

Town of Southeast Comprehensive Plan Survey

Please answer each of the following questions as completely as you can.

1. Are you a resident of:
18 Town of Southeast 2 Village of Brewster 1 Other: Carmel

2. Do you own a business in the Town of Southeast?
1 Yes 20 No

3. How do you use your home or property? (Please check all that apply)
21 Residence 2 Business (non-agricultural)
 Business (agricultural) Other _____

4. Reason you live and/or own a business in Southeast?

	Very Important	Somewhat Important	Not Very Important	Not Applicable
Community character	19	1	1	
Natural beauty	19	2		
Public transportation	2	6	7	5
Grew up here	4	3	2	11
Housing cost	6	12	1	1
Proximity to NYC	3	9	8	1
School district	7	6	3	4
Businesses	2	9	7	2
Sense of community	17	2	1	
Town size	12	4	3	2
Proximity to I-84/I-684	8	6	7	
Investment opportunity	1	2	7	11
Other (specify):				
- small town atmosphere with small town amenities (no priority specification)				
- country feel	1			

5. For each of the services below, please indicate whether you think the level of service is appropriate, should be increased, or should be decreased. (Please check only one for each service.)

Service	Increase	Appropriate	Decrease	No Opinion
Road maintenance	7	13		1
Town hall services/hours		18		3
Water/Sewer Infrastructure	3	13		4
Building/Zoning Code enforcement	12	4		5

Public transportation	4	10		6
Pedestrian/bike lanes	10	8		3
Hiking trails/bike paths	12	9		
Notification about proposed development	17	2		1
Notification about proposed local laws (e.g. zoning changes)	20			1

General Comments

- Water/Sewer Infrastructure needs to be re-worked, watershed needs major overhaul
- Water/Sewer Infrastructure: can only help

6. For each of the land uses listed below, please indicate whether you think the use should be encouraged, discouraged, no change, or no opinion. (Please check only one for each land use.)

Land Use	Encourage	Discourage	No Change	No Opinion
Residential Development:		4	6	
Single Family Homes	6	4	11	
Multiple Unit Dwellings		8	8	3
Townhouses/Condominiums	3	9	9	
Affordable Housing	6	3	11	1
Senior/Assisted Living	8	4	7	
Accessory Apartments (e.g. in-law suites)	8	4	9	1
Commercial Development:	1	1	6	
Grocery/Retail	1	5	13	
Restaurant/Recreation	10	2	8	1
Home-Based Businesses	15	2	2	2
Day Care	8	1	7	4
Elder Care	13	1	6	1
Automobile Dealerships	1	10	9	1
Light Industrial/Manufacturing	4	10	7	
Gas Station/Convenience Store		12	9	
Hotel	2	8	5	3
Professional Offices (Medical, Dental, Legal, Technology)	13	1	6	1
Service Businesses	6	1	7	5
Outside Storage	1	16	2	1
Nursery	16		3	2
Agriculture	17	1	2	1
Horse Farms	15	1	3	1
Farmers Market	19		2	
Theater/Performing Arts	20		1	
Other:				
Parks and Recreation	1			
Aquatic center (large competition size swimming pool for both swimming and diving)	2			

Rock climbing gym	2			
Big box retail stores		1		

Comments

- Horse Farms & Farmers Markets: if land permits encourage these land uses, will contribute to quality of life

7. For the following statements, please indicate whether you strongly agree, agree, disagree, strongly disagree, or have no opinion.

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
<i>Existing zoning and other local laws adequately regulate development in the Town of Southeast.</i>	6	5	6	3	1
<i>Existing local zoning regulations are adequately enforced.</i>	1	6	8	6	
<i>The approvals process for commercial development takes too long.</i>	1	1	8	8	3
<i>The approvals process for residential development takes too long.</i>		4	7	7	3
<i>I am satisfied with the way the buildings and properties in the Town of Southeast are maintained.</i>	2	4	9	3	3
<i>Conflicts between agriculture and residential neighbors are a problem in the Town of Southeast.</i>		3	4	3	11
<i>Conflicts between horse farms and residential neighbors are a problem in the Town of Southeast.</i>		4	4	3	10
<i>Conflicts between commercial development and residential neighbors are a problem in the Town of Southeast.</i>	6	12	1		2

Comments

- Existing regulations don't work

Please provide any additional comments:

- disappointed in quality of commercial development because it is ugly. Ridgelines need to be protected to maintain beautiful quality of town
- developments should be low impact and conserve semi-rural character because small town, should discourage big box development that occurred in past with poorer planning. Plan should take into account trends in demographics, tech and climate change

- enough big box retail in area, need mom-and-pop businesses, office parks, community services (arts center, community college). Would like it to become more beautiful (like North Salem, Carmel, Pawling), not another Danbury with strip malls and low-wage retail jobs
- Don't allow large-scale developments like Crossroad 213 in Southeast. Southeast is a beautiful town with nice people, benefits of country living yet commutable to NYC, don't ruin town by allowing it to turn into an ugly big-box commercial development with heavy traffic, pollution and falling property values.
- Need to reconsider strategy for help and shelter for residents when disaster strikes (during Hurricane Sandy, no place to stay warm, charge phone, find adequate help)
- terrain should be kept as natural as possible
- (x2) would like to see revitalization of Village of Brewster with increase of walkability, revitalization of performance theater and movie theater to be used by local artists. Commercial development uses should be in line with nature of property, not large big box developments that change landscape
- vehemently opposed to changes in zoning that would permit developments like Crossroads lot on Route 312 to be rezoned, no more need for big-box commercial developments (increases traffic, pollution, upkeep is expensive, leads to low-wage jobs, will need full time police department to deal with more crime, which increases taxes of residents, will also lead to increase in affordable housing for low income wage earners. Overall will negatively change character and natural beauty of southeast

2002 Comprehensive Plan Vision:

1. Protect the Town's community character

Maintain the Town's picturesque rural character, including historic and scenic resources, while allowing for appropriate commercial and residential development.

Is this goal applicable today?

Yes 13

No 1

Please provide any comments on how the goal should be changed to reflect 2013

- Should maintain rural character, commercial development will take beautiful rural views away
- Commercial development should take backseat to preserving rural character which will become a great asset for home values as economy improves
- Goal should be most important one for Southeast
- Big box stores, seven story hotels and the like are not appropriate developments. Need more protection for properties like Tilly Foster and other Southeast treasures that can become attractions for local residents and visitors
- should change words to "while allowing for appropriate LIGHT commercial and residential development"
- maintaining natural beauty is important
- should enforce drainage districts for developments to repay town for highway department's work
- I don't know what you mean by "appropriate" commercial development, has not been appropriate.

2. Protect valuable natural resources

The Town of Southeast is committed to protecting its natural resources as a critical component of quality-of-life, the Town's character, the region's ecological functions, and water supply. Wetlands, watercourses, open space, woodlands, and agricultural lands contribute to the quality and character of Southeast, and their preservation, enhancement, and restoration must be considered in all actions that may affect them.

Is this goal applicable today?

Yes 14

No

Please provide any comments on how the goal should be changed to reflect 2013

- Strongly agree

- Beauty of town contributes to high home values. Preserving nature attracts wealthier people.
- Very important
- Very important with all development that is occurring
- Most important goal
- More than ever as inappropriate commercial and residential developments have threatened our natural resources.

3. Provide a diversity of housing opportunities

The Town of Southeast seeks a balanced diversity of housing opportunities and types to meet the needs of its current and future residents. The Town seeks to maintain its existing supply of housing, including its variety of price ranges, to accommodate residents of all income groups. New housing styles and types should reinforce the Town's rural qualities and predominately single-family detached housing patterns. New housing should also be sensitive to existing environmental constraints, including those related to the Croton watershed.

Is this goal applicable today?

Yes 10

No 2

Please provide any comments on how the goal should be changed to reflect 2013

- Multifamily housing units, apartment complexes, low income housing should be discouraged because would change character of community
- Strong need for lower income housing or smaller single family homes
- Need to explore conservation cluster development rather than the subdivisions of old and new ...

4. Provide a healthy economic environment

The Town of Southeast seeks a diversified base of business and industry to strengthen the Town's tax base and to provide employment opportunities for area residents while preserving the Town's rural residential character and protecting the Town's portion of the regional drinking water supply. Future non-residential uses should be targeted to those areas where they will have minimal impact on water quality, traffic, and community character.

Is this goal applicable today?

Yes 12

No 1

Please provide any comments on how the goal should be changed to reflect 2013

- Interested in commercial development that keeps rural character, no big box stores

- Route 312 zoning change will have negative impact on Southeast
- Important, home has been affected by view and light pollution of highlands. quality of home life should come before developer's desire to make money.
- Hasn't been focus of town in recent years though it should be
- Employment opportunities should include attracting high wage jobs through more development of professional space (such as MKMG building on 312 for health care professionals). Low-wage retail jobs won't help residents
- Unskilled jobs created by large retail shopping does not create jobs that can support and sustain a family
- Do not weaken town code to sacrifice environmental and community safeguards
- Concern about the type of businesses that are being attracted to this town, it is all very vague, want specifics

5. Provide necessary community services

The Town of Southeast is committed to providing its residents with adequate, accessible, and efficient community services and facilities.

Is this goal applicable today?

Yes 13

No 1

Please provide any comments on how the goal should be changed to reflect 2013

- Important to have senior services in community
- Current services are adequate
- Should add a multipool aquatic center and community center with sport facilities for public

6. Maintain the Town's transportation network

The Town of Southeast is committed to maintaining an efficient, uncongested, safe and well-maintained network of roadways to serve local and through-travelers, especially residents, businesses and visitors. The Town is committed to maintaining the rural flavor of Southeast by protecting the character of many of its rural and scenic roadways.

Is this goal applicable today?

Yes 12

No 1

Please provide any comments on how the goal should be changed to reflect 2013

- Proposed zone change will allow development along 312, requiring substantial outlays of funds for infrastructure and increased traffic

- Starting to struggle with increased traffic, which will be exacerbated by more commercial development/big box retailers, leading to less rural character
- don't have adequate transportation infrastructure to handle influx of traffic. No one wants to see corridors such as 312 become the next Rt 9 or Rt 7.
- As a senior, finds heavy traffic hard to drive in and hopes town will consider this
- Need safe and well maintained network of roads to avoid congestion
- Need neighborhood businesses to reduce auto-dependency, need to stop isolating residence from neighborhood convenience businesses

Michele Stancati

From: [REDACTED]
Sent: Monday, September 30, 2013 10:16 PM
To: mstancati@southeast-ny.gov
Subject: Re. Revised Comprehensive Plan

Dear Comprehensive Plan Committee:

After reviewing the revised Comprehensive Plan (CP) online, I'm both encouraged and troubled. I'm encouraged that Tonetta Lake and scenic ridgelines continue to be singled out for special consideration and protection in Sections 4.1, 4.3, 5.2, and 6.4. (Although I wonder why the ridgeline along Rt. 312 isn't suggested for conservation on p. 5-13.) It's also good to see that residential zoning districts are now much better defined in Section 5.3. However, I'm troubled by the continued push to suburbanize the town and the effect this will have on quality of life, the housing market, and the environment.

In particular, I'm very concerned about the risk of overdeveloping Rt. 312. The revised CP states that "this area is envisioned as a node of commercial activity" (7-6), then elaborates on sites of "continued development" such as the Highlands Center. Further proposals for Rt. 312 and Independent Way are detailed in Sections 5.1 and 8.5. At a number of CP meetings, residents have vocalized their unhappiness with the strip malls in this vicinity. These plans are in direct opposition to the stated wishes of residents to discourage the expansion of retail projects on Rt. 312 and minimize noise and light pollution originating from that region as well as traffic traveling to and from it. These issues impact home values, road safety, and general well-being for the surrounding neighborhoods.

The CP is also inconsistent in that it views Rt. 312 as a commercial hub while simultaneously presenting it as a scenic tourist attraction. The CP suggests "creation of an Historic District overlay zone that will recognize certain historic features" such as "the Tilly Foster Iron Mine . . . to minimize the potential for development on these sites" (5-23). Elsewhere, the CP recommends restricting the usage of stretches of land along Rt. 312 to "maintain and enhance the parcels' scenic qualities and rural character" (7-3). (The Tilly Foster Farm is also located along one of these stretches.) It would seem highly incongruous and counterintuitive to situate "a significant commercial hub" (8-5) near these historic attractions and "parcels of notable rural character" (5-6) and surround them with more chain stores and industry. Yet that is exactly what this CP proposes.

Additionally, increased development on Rt. 312 and associated deforestation and traffic threaten to contribute to the decline of Tonetta Lake and the adjacent Atlantic White Cedar swamp. We already know that "Southeast has shifted . . . toward increased residential subdivision developments, commercial retail strips, and local and regional business offices. This change in the Town's land use pattern has resulted in impacts to the environmental character of the community, and to the water quality of both groundwater aquifers and reservoirs" (5-10). We also know that "the stress of development on lakes has led to eutrophication of Lake Tonetta, Peach Lake, and the New York City reservoirs" (4-9). Although new constructions may be able to contain their own wastewater, the traffic they generate will produce air pollution and roadway runoff. We know this traffic will not be insignificant because the CP projects that Rt. 312 will have to be widened to accommodate it.

Beyond just Rt. 312, the whole town is in danger of sacrificing what remains of its open spaces to businesses that do nothing to improve the community. For example, despite the acknowledged protests of the public, this CP still maintains that Rt. 6 would be an appropriate location for more auto dealerships (5-9). And as I remarked in my last letter to the committee, the proposed zoning district uses in Table 5-3 significantly expand permissible locations for large-scale development while shifting much of the Town Board's authority to approve such projects to the Planning Board, which is not composed of elected officials and so is not directly answerable to the public.

According to the CP, "Southeast is predominantly a bedroom community with a few concentrated areas of commercial activity. Reinforcing this pattern is a vital component of the Town's land use plan" (6-1). But if we endlessly expand development on Rt. 312, Rt. 22, Rt. 6, and Fields Ln., soon the businesses and associated traffic will be encroaching on that bedroom community. Numerous retail spaces are currently unoccupied. Why does the CP promote more such development? Should we not be focused on sustainability rather than limitless growth, which isn't even possible? Southeast has only so many square feet of buildable space. Must every inch be covered?

In closing, I believe this CP is positioning Southeast to become an unattractive, suburbanized town and, in doing so, is throwing residents under the bus to benefit the county and state, which will receive the majority of tax dollars from these businesses. Meanwhile, those of us who live here will see falling home values, shrinking open spaces, increased traffic, accidents, crime, and pollution, and decreased quality of life. As a final example, consider the

new construction at the corner of Rt. 6 and Rt. 312. If the CP were really working for us, that lot would either be dedicated open space or a business in keeping with the surroundings, such as an Adams Fairacre Farms. Instead it's a liquor store, the *eighth* in Brewster/Southeast, if I'm not mistaken. How does that in any way enhance Rt. 312 as a historic tourist destination? How does it make Southeast a more attractive place to live, work, or shop? Something isn't working here.

Sincerely,

Kara Dorkin

Michele Stancati

From: Ashley Ley [aley@akrf.com]
Sent: Friday, August 02, 2013 11:36 AM
To: [REDACTED]
Cc: Michele Stancati
Subject: Re: Comprehensive Plan

Thank you for your comments. I am forwarding this e-mail to the Town Clerk as well.

Thank you,

Ashley

On Fri, Aug 2, 2013 at 11:28 AM, [REDACTED] wrote:

Ashley Ley.

My name is Richard Feuerman President of The Concerned Residents of Southeast. I am writing this email on behalf of our organization. There are two concerns that stand out in the new comprehensive plan.

Number one is the of additional zoning of automobile dealerships without addressing the modernizing and bringing in to compliance the many dealerships that already exist throughout the Town of Southeast.

Number two, we think the most important aspect of the plan based on previous history with the old Comprehensive Plan, is how are we as a town going to get the cooperation of all the businesses and people in the community to make sure that everyone becomes compliant with the new zoning? What enforcement procedures and fines will be put in place if people are unwilling to work together with the Town to become compliant with the new comprehensive plan? It will not be possible to develop new businesses of the type we would like to see in our town unless we are able to accomplish this task.

Respectfully,
Richard Feuerman
President
The Concerned Residents of Southeast

[REDACTED]

Michele Stancati

From: Ashley Ley [aley@akrf.com]
Sent: Friday, August 02, 2013 11:38 AM
To: Michele Stancati
Subject: Fwd: Southeast Economic Plan

FYI

----- Forwarded message -----

From: christine capuano <[REDACTED]>
Date: Thu, Aug 1, 2013 at 9:44 AM
Subject: Southeast Economic Plan
To: "aley@akrf.com" <aley@akrf.com>

Just short and sweet..keep the big box stores and large hotels **out** of Southeast. No need for these. We have so many empty stores located in small strip malls...most empty. Any big box stores, will put other small stores out of business and these areas will be empty. Regarding large hotels, I've heard one person say they had no place to stay when they came to a wedding. If they were built, they would never be full enough to make a profit and will become welfare hotels or SRO places

If I want to go to a big big store, it is a 20 minute EASY drive to Danbury or a little more to Poughkeepsie. I never want this area to look like those places. That is why we moved here 10 years ago...not to look at cement parking lots and neon signs. Keep Southeast looking pretty and any development should reflect that.

Christine Capuano

Michele Stancati

From: Ashley Ley [aley@akrf.com]
Sent: Friday, August 02, 2013 1:05 PM
To: Michele Stancati
Subject: Fwd: Comments for the Comprehensive Plan

FYI

----- Forwarded message -----

From: Lisa Tremblay [REDACTED]
Date: Fri, Aug 2, 2013 at 1:02 PM
Subject: Comments for the Comprehensive Plan
To: aley@akrf.com

On behalf of the Tremblay family and our current tenants which are business owners in the town, I would like my comments noted for the Town Board.

We are deeply troubled by the fact that back in 2002 when the new zoning adopted changed the uses in many commercial districts, particularly for us in the Route 6 corridor from ED to GC2, the business and property owners were not notified. More importantly, the owners were not asked for their input when changing the zoning greatly affected their businesses. Worse yet, when non-conforming uses were terminated, not one business or property owner was notified or again asked for their input on how that would impact their livelihood. I am still waiting on an answer on whether or not this action was legally implemented.

We are in agreement that the Town needs to broaden allowable uses. If the Route 6 corridor is to remain GC2 then those uses need to be broadened greatly. We are not looking for special or conditional use permits that expire in a certain amount of years or terminate completely when businesses are sold. At the very least we would like to see accessory uses if the zoning is not going to be changed altogether. Motor vehicle service and repair stations are not even sited on the proposed zoning district use table 5-3 except as a special permit use in the ED zone. In our Route 6 corridor there has been four of them in business for decades! We are also asking to increase the current outside storage percentage throughout the town understanding that beautification and screening efforts need to be implemented.

Together we should be moving forward to preserve and improve what we have by working with our current business owners to encourage growth and prosperity and prevent new development from harming existing residents and businesses. However, we should make sure we are not so restrictive that we stifle the Town of Southeast's future.

Sincerely,

Lisa LaGuardia-Tremblay

Michele Stancati

From: Ashley Ley [aley@akrf.com]
Sent: Friday, August 02, 2013 5:20 PM
To: Michele Stancati
Subject: Fwd: Comprehensive Plan Update

FYI

----- Forwarded message -----

From: John Lord <[REDACTED]>
Date: Fri, Aug 2, 2013 at 5:16 PM
Subject: Comprehensive Plan Update
To: aley@akrf.com

Hi Ashley,

I read the red-lined draft.

In Section 4 page 5

Reference is made to the Conservation Commission only to advise later in the text that the Wetlands Inspector replaced the Conservation commission and reports to the planning board.

Since this document is an update shouldn't that fact be mentioned early on. It appears to be an afterthought.

Referencing the Conservation Commission 2 times in the early text seems to give that body some importance and seems to give SouthEast the appearance of a town that has citizens who have input in this important matter.

Also mention is made of a re-mapping of the wetlands. Was this done?

In Section 5 page 7 concerning amending zoning for outside storage

I feel it would be important that consideration of storm water run-off is addressed.

Section 5 Page 23

I did not attend all the meetings but I don't recall discussions on now having certain Special Use Permits subject to Planning Board Approval instead of Town Board approval. It appears to be a recommendation of the document. Did the Update Committee vote on this?

Thank you for your efforts

John Lord
[REDACTED]

Michele Stancati

From: Cathy Quaranta [REDACTED]
Sent: Tuesday, July 30, 2013 9:56 PM
To: Michele Stancati; aley@akrf.com; Town Board; specialdistricts@southeast-ny.gov
Subject: Re: Comprehensive Plan Draft - PH questions +

Hi&TY!

Thanks for sharing! I am confused about some of the pictures and have some questions. Please clarify and/or point me to someone who can?

- Does the Comprehensive Plan include the VOB?
- I thought that the NB-1 and NB-2 areas are part of the VOB? Are they?
- In figure 4.1, I thought that Peaceable Hill would have some 'water' designation, since it will have well? Why not?
- In figure 4.2, I see that PH has a 'NWI Wetlands' area? Why? Will this affect a PH well? How are the other water district designated?
- I thought my neighborhood, Peaceable Hill, was zoned 'residential, but see that it called 'ED1 - Economic Development 1'. What does ED1 mean? How do we get/keep it residential?
- In figure 7.1, does section 5 include the Southeast Train station?
- In figure 10.1, 'Proposed Village Center', is this near the 312/6 intersection?
- Why were the trees cut down on the southeast corner of the RT312/Rt6 intersection? What is planned/proposed to go there?
- The newly cleared #50(?) Independence that was used for the 7/4 fireworks has a sign that says something like 'TOSE Multipurpose area'. What else is proposed/planned for this site? Can residents use it for picnics or other gatherings/functions?

Thanks, Cathy