

**Michele Stancati**

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**From:** edward [REDACTED]  
**Sent:** Tuesday, October 14, 2014 3:05 PM  
**To:** townboard@southeast-ny.gov  
**Subject:** route 312 development

I urge the town to deny any modification of the existing regulations allowing a variance for this development. It's much too large and invites more traffic congestion than our roads can handle. I would find it difficult to vote for any board member supporting this plan.

Edward [REDACTED]  
[REDACTED]  
[REDACTED] resident and taxpayer)

**Michele Stancati**

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**From:** Louis [REDACTED]  
**Sent:** Tuesday, October 14, 2014 8:43 PM  
**To:** townboard@southeast-ny.gov  
**Subject:** Crossroads 312 Project

Dear Town Board Members,

I am writing this email in support of the Crossroads 312 Project. I am a resident of Putnam County for the past 18 years, and would sincerely appreciate being able to shop in my own County. I am tired and overworked, with little time to chase around in Westchester and Connecticut to shop for my family. Putnam County is sorely under-represented in the retail market. As residents we are forced to spend our time and tax dollars elsewhere. The Crossroads 312 Project will offer convenience, a much needed source of revenue, for both the Town and the County, and employment opportunity. It is in an ideal location. "Shop Putnam County" is a great stick, but where's the carrot? Give us Crossroads 312!!! Please!

Sincerely,

Jocelyn [REDACTED]

**Michele Stancati**

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**From:** [REDACTED]  
**Sent:** Tuesday, October 14, 2014 10:10 PM  
**To:** townboard@southeast-ny.gov  
**Subject:** Maintain the current zoning (RC) on Crossroads 312.."

I moved to the town of south east for it quiet country feel I pay high property taxes for that luxury. by adding this development into my neighborhood which is not prepared for the increase in traffic is a personal violation to my right as a town tax payer. I implore you to **MAINTAIN THE CURRENT ZONING** and tell the developer to find another town

Thank you

Joseph [REDACTED]  
461 Tonetta lake road

**Michele Stancati**

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**From:** [REDACTED]  
**Sent:** Thursday, October 02, 2014 5:38 AM  
**To:** mstancati@southeast-ny.gov  
**Subject:** FOIL Request - Crossroads 3

TO: Supervisor Tony Hay and Members of the Town of Southeast Town Board  
FROM: Ann Fanizzi  
RE: Communication re: Crossroads 312

In light of the submission of the draft FEIS and Consultants' Reports with respect to the proposed Crossroads 312 project and remarks made by Board members at the Workshop meeting, I am requesting all communication i.e. letters, e-mails, memos between and among Board members, the Supervisor, consultants and representatives of the developer, LADA, concerning Crossroads 312.

Please accept my thanks for your prompt consideration of my request.

Ann [REDACTED]  
[REDACTED]  
[REDACTED]

**Michele Stancati**

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**From:** Sabrina [REDACTED]  
**Sent:** Friday, October 03, 2014 11:50 AM  
**To:** townboard@southeast-ny.gov  
**Subject:** 312 Crossroads

I am a local resident at 29 Indian Wells Road in Brewster. I am emailing to tell you to **\*please\*** allow the building of 312 crossroads. Our town and county is in desperate need of businesses and hotels. We need a decent conference facilities to attract people to our area. We need large businesses to be attracted to the area, which will bring people in from surrounding areas and keep our own residents shopping here, which will then help attract small businesses to come return to the multitude of empty storefronts throughout the town and county.

Kind Regards,  
Sabrina

**Sabrina** [REDACTED]  
*Publisher / Editor,* [REDACTED]

*Putnam East:*  
[REDACTED]

*Lower Dutchess:*  
[REDACTED]

*Mid-Upper Dutchess:*  
[REDACTED]

*Entertain, Educate and Exhaust Your Children*

**Michele Stancati**

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**From:** James [REDACTED]  
**Sent:** Friday, October 03, 2014 8:43 AM  
**To:** townboard@southeast-ny.gov  
**Cc:** [REDACTED]  
**Subject:** RE: Cross Roads 312 Project

**Importance:** High

Town Board Members:

I spoke last fall at the open hearing regarding the Crossroads 312 Project. My comments were based on my experience of growing up in Woodbury during the lead-up, building and aftermath of the Woodbury Commons.

I'd like to stress again that any claims the builder makes in his proposed statement, must be backed up by an escrow fund established by the builder, which should be in place for at least 5-years to fund any expenses over and above those provided in his impact statement.

As those promises are kept (i.e. the impacts are within the predicted threshold), than each year the builder's money can be released to him. If the impact is greater than what he says it will be (i.e. traffic is heavier, roadway improvements are needed), than we use his money. If the impact is less, than his money should be returned with a fair interest rate. I can assure you the builder's time horizon for ROI for this project is 30-years or more – he can easily afford to set aside a \$5-\$10 million escrow fund for a project of this size.

I am a supporter of responsible development for our town – it is critical that we get what we agree to in this project and that the builder is held responsible for any excess impact to the community or the environment.

I am asking the town board to please do the following:

1. Keep Rural Commercial (RC) zoning for Crossroads 312.
2. Make sure the developer shows the public his Final Environmental Impact Statement (FEIS). The FEIS should be available to the public to answer our questions and concerns, but the developer hasn't posted it on his web site or filed it at the library.
3. Require the builder to set aside an escrow fund to cover impacts that his study "underestimates."

Folks – I am a resident of the town just like you. There is not a whole lot of development that will be scared away from the town if we require this protective escrow fund. It's a solid business practice.

We know this builder, he has made a very good living off of our town for decades – his company can afford it. And honestly, since the town will directly receive nearly ZERO of the income generated by this project, if it never happens will Brewster/Southeast really be worse off?

I can tell you there are no town board members left in Woodbury who are doing business in the town (lawyer, insurance guy, etc.), who are running around saying, "Elect me or do business with me, I was one of the genius board members who brought us the Commons..."

Do the right thing.  
Thanks for listening.

Jim

**Michele Stancati**

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**From:** [REDACTED]  
**Sent:** Thursday, October 02, 2014 11:33 PM  
**To:** townboard@southeast-ny.gov  
**Subject:** Crossroads Development

I, as a resident of Southeast, and who travels a lot on Rt 312, am very concerned with the impact on traffic and the environment of our town that the Crossroads project will impose on all residents of Southeast. I find that for much of the day now, Rt 312 is very hard to travel across, and the effect of the 312 traffic is also apparent on Rt 6 going to and from Carmel.

We do not need any more of this disruption in the Rt 312 corridor.

I am not opposed to business. I own a business in the town. I am opposed to plans and development that will degrade our town, and cause the town to need more revenue through higher taxes to pay for the "unseen" expenses we will as a town, incur while the county and state get the lions share of any revenue generated by a project such as Crossroads.

Roger [REDACTED]  
Concerned Resident

**Michele Stancati**

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**From:** Don [REDACTED]  
**Sent:** Saturday, October 04, 2014 9:30 AM  
**To:** townboard@southeast-ny.gov  
**Subject:** Crossroads 312

Dear Southeast Town Board,

We are 100% against any further development in the Route 312 / Interstate 84 area. There is already too much development there and of course too much traffic as well. Keep Rural Commercial (RC) zoning for Crossroads 312.

Regards,  
Don & Donna [REDACTED]  
Brewster, NY

**Michele Stancati**

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**From:** Maksim [REDACTED]  
**Sent:** Tuesday, October 07, 2014 11:59 AM  
**To:** townboard@southeast-ny.gov  
**Subject:** Crossroads 312

Hello! My name is Maksim Chepel.

I'm a resident of Southeast. I've been informed that you are interested in public opinions regarding the proposed plan for Crossroads 312 development. I am very concerned about traffic problem that it will create. I live on Garrity blvd. It's not a through street so we are blocked from coming out of our development if 312 is clogged.

The situation is already bad on regular basis. We see that traffic is blocking us from coming out around the time when school ends. We see car standing still right across our entrance. 312 is blocked from Brewster school towards railroad crossing and all the way to Zimmer road. this is very frustrating. The only thing to do at that time is to go right from our development toward Crossroads 312. If that direction also gets dramatic increase in traffic we will have virtually no way to come out of our houses at all.

This is really upsetting. I've been at this address since the beginning in 1999. I really hoped to stay here. It's been great but it's getting worse. It would be a shame to have to leave because of some commercial development near by. But that may be our only choice. Some people in our development are already putting their houses for sale. And I am considering this as well. I mean how is it possible to live in a house if you can't get out? Which in turn makes the house worthless even for sale. It's unacceptable to expect us to resort to going anywhere in hours that most other people don't. And our kids also need to get places when others do.

Please consider our situation when making decision on the Crossroads 312 project. Is this project really worth forcing us to leave? Is it worth forcing other communities like Tonetta lake to leave because of environmental and economical impact and as well?

**If something must be built there I'm asking you to Keep Rural Commercial (RC) zoning for Crossroads 312 which hopefully would help with traffic. Then I'd like to see Final Environmental Impact Statement from the developer which would hopefully predict the impact as accurately as possible.**

Thank you very much for you consideration in advance!  
Hoping to stay here.

Maksim [REDACTED]  
[REDACTED]  
[REDACTED]

10509  
[REDACTED]

**Michele Stancati**

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**From:** Tony Hay [tonyhayusmc@gmail.com]  
**Sent:** Thursday, October 09, 2014 9:35 AM  
**To:** Laura [REDACTED]  
**Cc:** Town Board; Victoria Desidero; Ashley Ley  
**Subject:** Re: FEIS for Crossroads 312

Dear Ms. Catalano,

The Town has repeatedly asked the applicant to post the FEIS on Web and it has fallen on deaf ears. Our meetings are recorded and it is quite clear the public wants this on the Web. I am forwarding them this e-mail in a blind cc in hopes that they will reconsider their position on posting. Thank you. Tony Hay

On Wed, Oct 8, 2014 at 1:52 PM, Laura [REDACTED] wrote:

Dear Town Board,

It is my understanding the applicant of Crossroads 312 has submitted the Final Environmental Impact Statement. It has been a couple of months and the FEIS is still not posted on the developer's website or on the town's website - why?

The FEIS should have a very large section answering all questions voiced (and written) at the Public Hearing held on October 24, 2013. I have many concerns about this development (even as the size continues to decrease). I'd like to review the FEIS to make sure all the questions have been adequately answered. If the FEIS is not publicly posted the applicant has denied my right to view his response to my and our community's concerns. I was at the public hearing and heard the promise to the residents that we'd be able to view the answers to our questions.

I moved to Southeast a little under 6 years ago to escape the traffic and retail growth of central Westchester. If the developer is awarded HC-1 zoning, I'm sadden to think of the huge, unnecessary retail growth and big box store that will tarnish our small community.

Please keep the area known as Crossroads 312 zoned Rural Commercial. This will ensure reasonable and responsible growth for our town.

Sincerely,

Laura [REDACTED]  
[REDACTED]  
Town of Southeast

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*Tony Hay*

**Supervisor, Town of Southeast**

1360 Route 22, Brewster, NY 10509

(845) 279-5345 (O)

(845) 278-2453 (F)

[tonyhayusmc@gmail.com](mailto:tonyhayusmc@gmail.com)

**Michele Stancati**

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**From:** Laura [REDACTED]  
**Sent:** Wednesday, October 08, 2014 1:52 PM  
**To:** townboard@southeast-ny.gov  
**Subject:** FEIS for Crossroads 312

Dear Town Board,

It is my understanding the applicant of Crossroads 312 has submitted the Final Environmental Impact Statement. It has been a couple of months and the FEIS is still not posted on the developer's website or on the town's website - why?

The FEIS should have a very large section answering all questions voiced (and written) at the Public Hearing held on October 24, 2013. I have many concerns about this development (even as the size continues to decrease). I'd like to review the FEIS to make sure all the questions have been adequately answered. If the FEIS is not publicly posted the applicant has denied my right to view his response to my and our community's concerns. I was at the public hearing and heard the promise to the residents that we'd be able to view the answers to our questions.

I moved to Southeast a little under 6 years ago to escape the traffic and retail growth of central Westchester. If the developer is awarded HC-1 zoning, I'm sadden to think of the huge, unnecessary retail growth and big box store that will tarnish our small community.

Please keep the area known as Crossroads 312 zoned Rural Commercial. This will ensure reasonable and responsible growth for our town.

Sincerely,

Laura [REDACTED]  
[REDACTED]  
Town of Southeast

**Michele Stancati**

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**From:** Tony Hay [tonyhayusmc@gmail.com]  
**Sent:** Wednesday, September 17, 2014 12:00 PM  
**To:** Samantha [REDACTED]  
**Cc:** ann [REDACTED]; Bob Cullen; cdubois@southeast-ny.gov; Edwin Alvarez; Liz Hudak; Lynne Eckardt; Michele Stancati; Will Stephens; Ashley Ley  
**Subject:** Re: Crossroads 312

Ms. Jacobs,

I have asked through our consultants on several occasions, that they ask the developer to provide the Town with a link to the FEIS similar to what they provided for the pDEIS, but it appears by your e-mail, that this has not taken place. At this point in time I can not answer your question, but will keep trying to get it posted. Thank you. Tony Hay

On Wed, Sep 17, 2014 at 11:42 AM, Samantha [REDACTED] wrote:

Hello tony,

I've been keeping an eye on the crossroads 312 website for an updated feis. I see the development is on the agenda for Thursday night. I hope the developer updates the site before the project moves forward. I understand that the updated material is in several boxes making it difficult to review at town hall. Do you know if the updated info will appear on the web?

Thank you,

Samantha [REDACTED]  
[REDACTED]

Samantha [REDACTED]  
[REDACTED]  
Ridgefield, CT 06877  
[REDACTED]  
[REDACTED]  
[REDACTED]

*Tony Hay*

**Supervisor, Town of Southeast**

1360 Route 22, Brewster, NY 10509

(845) 279-5345 (O)

(845) 278-2453 (F)

[tonyhayusmc@gmail.com](mailto:tonyhayusmc@gmail.com)

[thay@southeast-ny.gov](mailto:thay@southeast-ny.gov)

**Michele Stancati**

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**From:** Victoria Desidero [vdesidero@southeast-ny.gov]  
**Sent:** Thursday, February 20, 2014 10:32 AM  
**To:** 'Town Board'; Ashley Ley; David Rush; Dennis Sullivan; Eric Cyprus; Joe Dillon; 'Liz Hudak';  
Lynne Eckardt; Phil Wissel; planning@southeast-ny.gov; Stephen Coleman; Steve Coleman;  
Sybil Higgins; Tom Fenton; Tom LaPerch; Will Stephens  
**Cc:** rickyfeuerman@aol.com  
**Subject:** FW: CRSE-Letter Re- Parking Lot.docx  
**Attachments:** CRSE-Letter Re- Parking Lot.docx; ATT00010.txt

Please see attached letter received within the 10-day written comment period.

Thank you,  
Victoria

Victoria Desidero  
Assistant to the Planning Board,  
Architectural Review Board,  
Zoning Board of Appeals and  
MS4 Coordinator  
(845) 279-7736

-----Original Message-----

**From:** Ricky [REDACTED]  
**Sent:** Wednesday, February 19, 2014 5:25 PM  
**To:** [vdesidero@southeast-ny.gov](mailto:vdesidero@southeast-ny.gov)  
**Subject:** CRSE-Letter Re- Parking Lot.docx

CONCERNED RESIDENTS OF SOUTHEAST

P.O. BOX 762

BREWSTER, NEW YORK 10509

February 19, 2014

Dear Chairman LaPerch and Members of the Board,

While still in the early stages of SEQR Concerned Residents of Southeast believes that the private parking lot proposed on Independence Way has a number of important questions that remain unanswered. In fact, our Town Consultants along with the DEP and NYDEC have expressed serious concerns as well.

A top priority should be the safety of Southeast Residents. The already dangerous intersection of Applebee's and Home Depot currently suffers an 'F' in level of service. If Crossroads at 312 is approved, but remains unbuilt, what responsibility will the parking lot applicant have to improve this intersection?

The proposed lot has a great deal of wetland and wetland buffer disturbance. Have alternatives to the size and location of this parking lot been explored? Several variances will be required to construct the lot, among them a request to downgrade parking space size and a DEP variance to construct a new impervious surface within 100 feet of a New York State wetland.

In addition the applicant wants to eliminate parking islands. Parking islands give some respite from a sea of pavement, can cool down the lot and are an aesthetic necessity.

Finally, while we understand that the Town Board will be the agency making the zoning change will granting a zoning variance allowing a 350 space parking lot improve the quality of life in Southeast? CRSE sees this project as a magnet attracting out of town commuters who will drive our roads and pay little in return. Thus Southeast is left with increased traffic, deteriorating highways and wetland destruction with nothing to show for it.

Please continue to review this project with great care and diligence, residents of Southeast deserve nothing less.

Sincerely,

Richard [REDACTED]  
President

**Michele Stancati**

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**From:** Ann Marie [REDACTED]  
**Sent:** Wednesday, October 15, 2014 2:59 PM  
**To:** townboard@southeast-ny.gov  
**Subject:** 312 Proposal

Dear Town Board of Southeast,

Go back to the minutes of meetings in the late 1970s when John Joram was Town Supervisor. The 312 connector road was built with -0- tax dollars from the taxpayers of Southeast. It was paid for by a Federal Grant and the balance of 12 1/2% State and 12 1/2% by a consortium of investors. The road was to connect 312 to the Brewster North train station and the investors were to build a hotel, convention center on the left.

There were no complaints from the taxpayers at that time. They were getting an easy access to the train station and very, very convenient parking. There was little if no complaints about the shopping area. Again, no more travelling to Connecticut or Westchester for shopping.

The people who are complaining now if they had done their homework diligently BEFORE they purchased their residence they would have known that the hotel/convention center was in the original plans.

Back in the late 70s, I was the accountant who had to break down every single bill for the construction of the connector road and bill out the appropriate amounts to each to each account. I also did the monthly and annual report for the Town of Southeast under the supervision of my employer, Richard Olsen, CPA.

Have a great day and good luck in whatever decision you choose to make.

As ever,

Annmarie [REDACTED]

Michele Stancati

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From: Donna [REDACTED]  
Sent: Wednesday, October 15, 2014 2:48 PM  
To: 'townboard@southeast-ny.gov'  
Subject: Support for Crossroads 312

To the Southeast Town Board Members,

We are writing in support of *Crossroads 312*.

As residents of Putnam County, it is important to us to be able to shop locally, therefore we fully support the proposal for Crossroads 312 in Southeast. We welcome the addition of a much needed hotel in our area since this hotel will serve a long overdue need since currently you have to travel to Danbury CT or Route 9 in Fishkill for hotel facilities.

We are aware there is opposition to this project, and although as they do, we support smart development, it is very frustrating to pick up the paper and once again here about opposition to projects such as this one. It seems that the same people oppose any and all types of development, and the voices of those of us who want to see businesses come into our area, are not getting attention.

Therefore, the objective of this email is to make sure that you the Town Board of Southeast know, that although we are not as vocal as the opponents .....there are many residents in Putnam county that welcome this kind of development.

We hope to see this project move forward.

Donna & Steve [REDACTED]  
[REDACTED]  
Carmel NY 10512

**Michele Stancati**

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**From:** Aimee [REDACTED]  
**Sent:** Wednesday, October 15, 2014 1:57 PM  
**To:** townboard@southeast-ny.gov  
**Subject:** Crossroads Project

To Whom it May Concern,

I am a resident of Danbury, CT. As a result of my commute, most of my shopping is done in Putnam County. I spend a good deal of time with family in the Carmel and Brewster area and am very excited about the Crossroads Project. I pass by the area daily, and would absolutely frequent this shopping area regularly. The convenience would be great. I, as well as many friends and family, would be very excited if the project comes into fruition.

Thank you very much.

Aimee [REDACTED]