



TOWN OF

Southeast

NEW YORK

Open Space Land Swap

Thursday, February 13th 2020

ALERT TOWN OF SOUTHEAST RESIDENTS

**IS THERE A COMPELLING PUBLIC NEED TO SWAP OPEN SPAC
PUGSLEY RD LAND FOR A DEVELOPER'S PARCEL ON STARR RIDGE RD**

**SOUTHEAST PUBLIC OFFICIALS ARE SCHEMING TO FAST TRACK THE
SWAPPING OF OPEN SPACE LAND ON PUGSLEY RD, ADOPTED BY 2007
RESOLUTION OF THE TOWN BOARD, THE OPEN SPACE COMMITTEE
AND SUPPORTED BY THE VOTERS IN A 2005 REFERENDUM WHICH
APPROVED \$5 MILLION DOLLARS FOR THE PRESERVATION OF OPEN
SPACE.**

**TO PRESERVE THE RURAL CHARACTER OF THEIR TOWN AND PROTECT
TILLY FOSTER FARM FROM THE ONSLAUGHT OF DEVELOPMENT
PRESSURE, SOUTHEAST RESIDENTS AGREED TO AN INCREASE IN
THEIR TAXES. NOW THOSE TAXES ARE GOING TO BE USED TO BENEFIT
A DEVELOPER, WHO WANTS TO BUILD A SPORTS COMPLEX, ON
PUGSLEY AND IN LET'S MAKE A DEAL SCHEME SWAP HIS FLAT,
BARREN, DISTANT 100 ACRE LAND TO FULFILL THE OPEN SPACE
MANDATE.**

**AS A TAXPAYER SHOULDN'T YOU APPROVE OF THIS LAND SWAP? IS
THERE A COMPELLING NEED FOR A SPORTS COMPLEX WHEN
DEVELOPER HAROLD LEPLER DONATED 15 ACRES NOT A MILE AWAY
AND WITH THE TOWN HAVING 6 PARKS WITH OVER 100 ACRES FOR
THE PURPOSE OF ACTIVE RECREATION?**

**IF YOUR ANSWER IS NO, PLEASE ATTEND THE PUBLIC HEARING
FEBRUARY 13TH, SOUTHEAST TOWN HALL -1360 RTE 22 AT 7 PM.**

**DON'T LET YOUR TAX DOLLARS, WITH THE CONNIVANCE OF OUR
PUBLIC OFFICIALS, BE DIVERTED AND MISUSED FOR A DEVELOPER'S
BENEFIT.**

**Ann Fanizzi, Town of Southeast Resident, PC Committee for
Responsible Development**

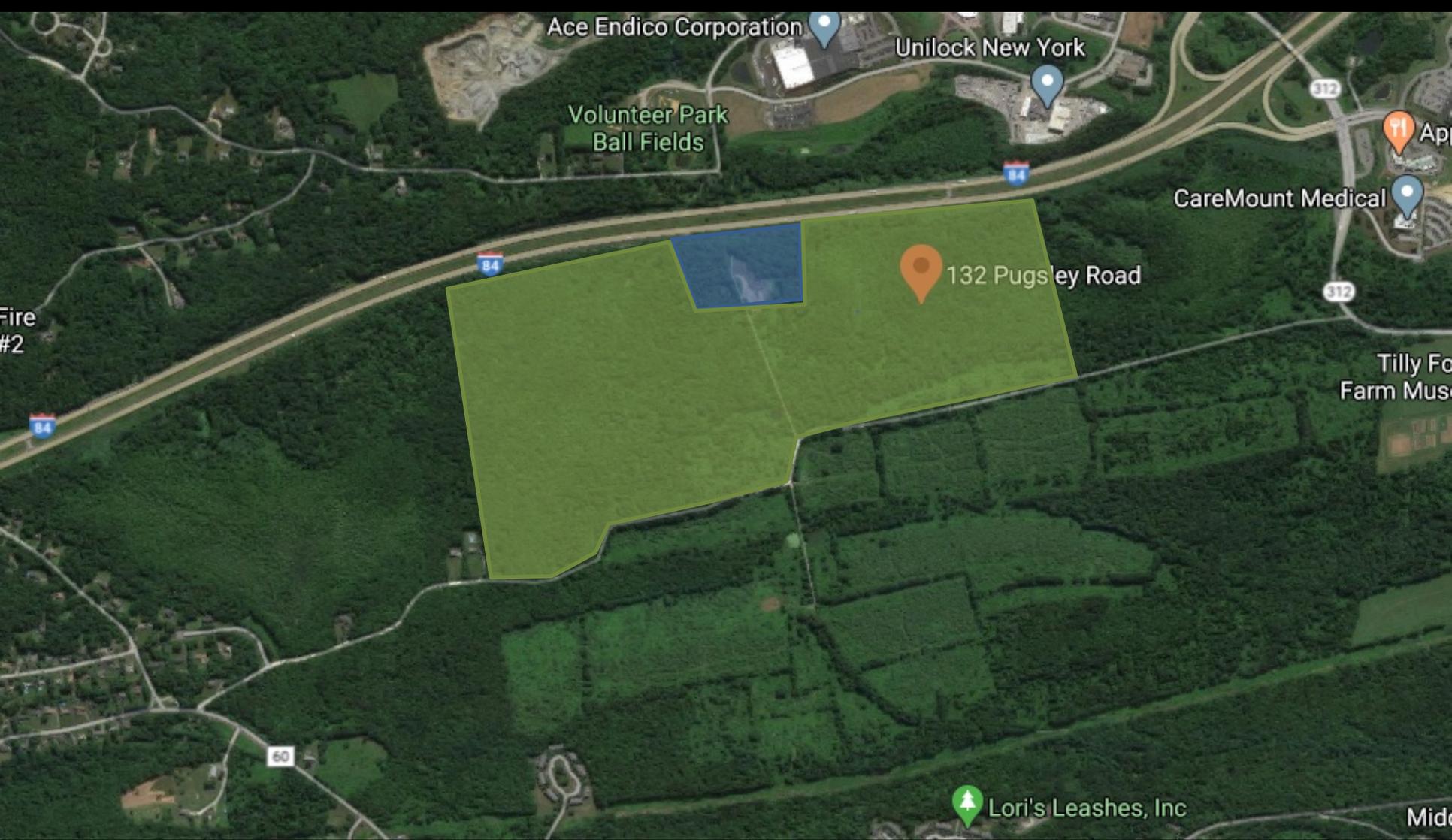


County
Property
10 Acres

Open Space
166.9 Acres
(increase of 14 acres)

Proposed Private
Recreation
81 Acres

This Results in a Net Increase of and additional 14 Acres of Open Space!



County
Property
(10 Acres)

Open Space
(153 Acres)



County Property
10 Acres

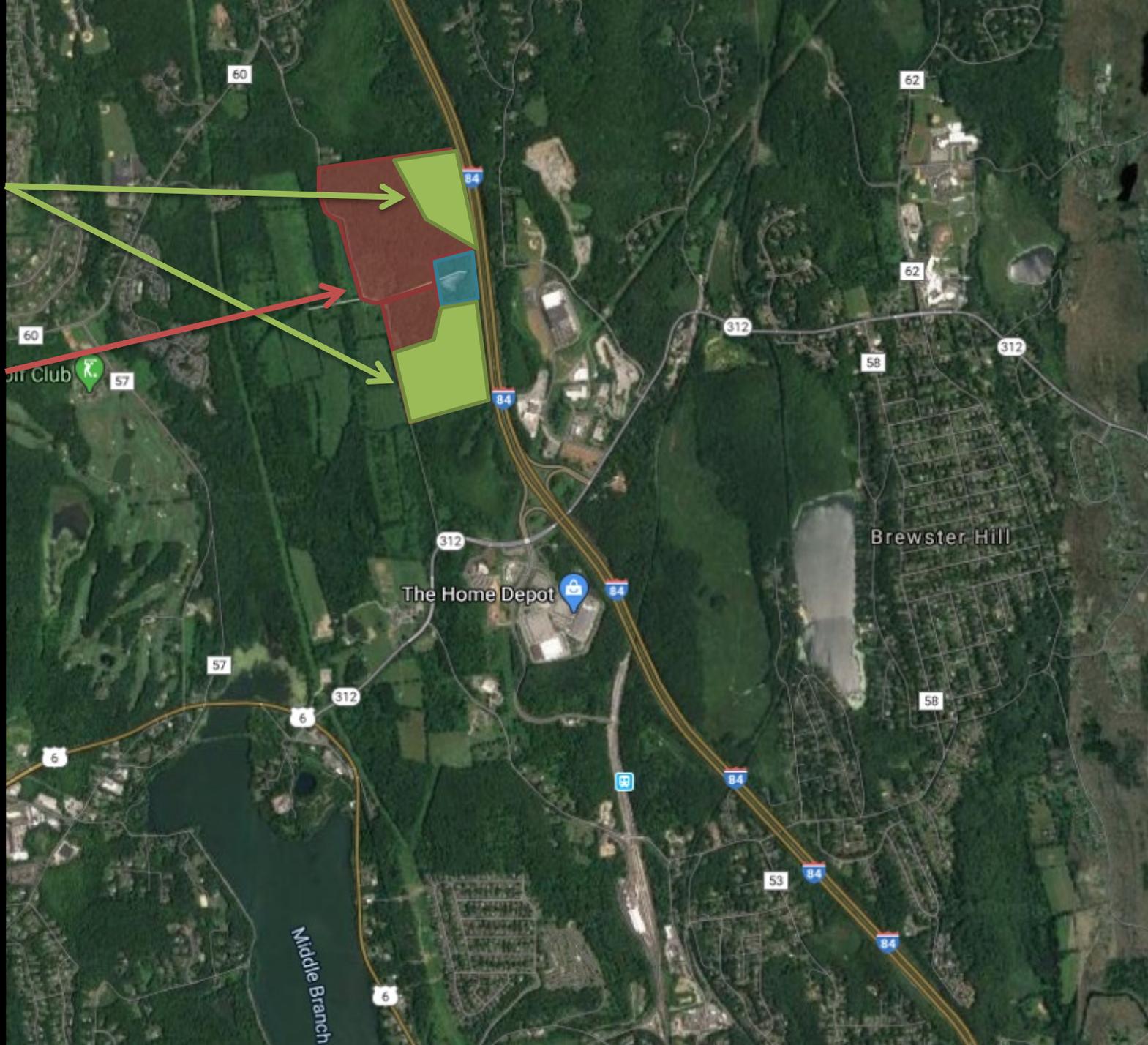
Open Space
72 Acres

Proposed Private
Recreation
81 Acres

Proposed Access
Easement TBD

Remaining
Town Open
Space

Proposed
Land Swap





Pugsley Rd (Proposed Property Swap)



Pugsley Rd (Proposed Property Swap)



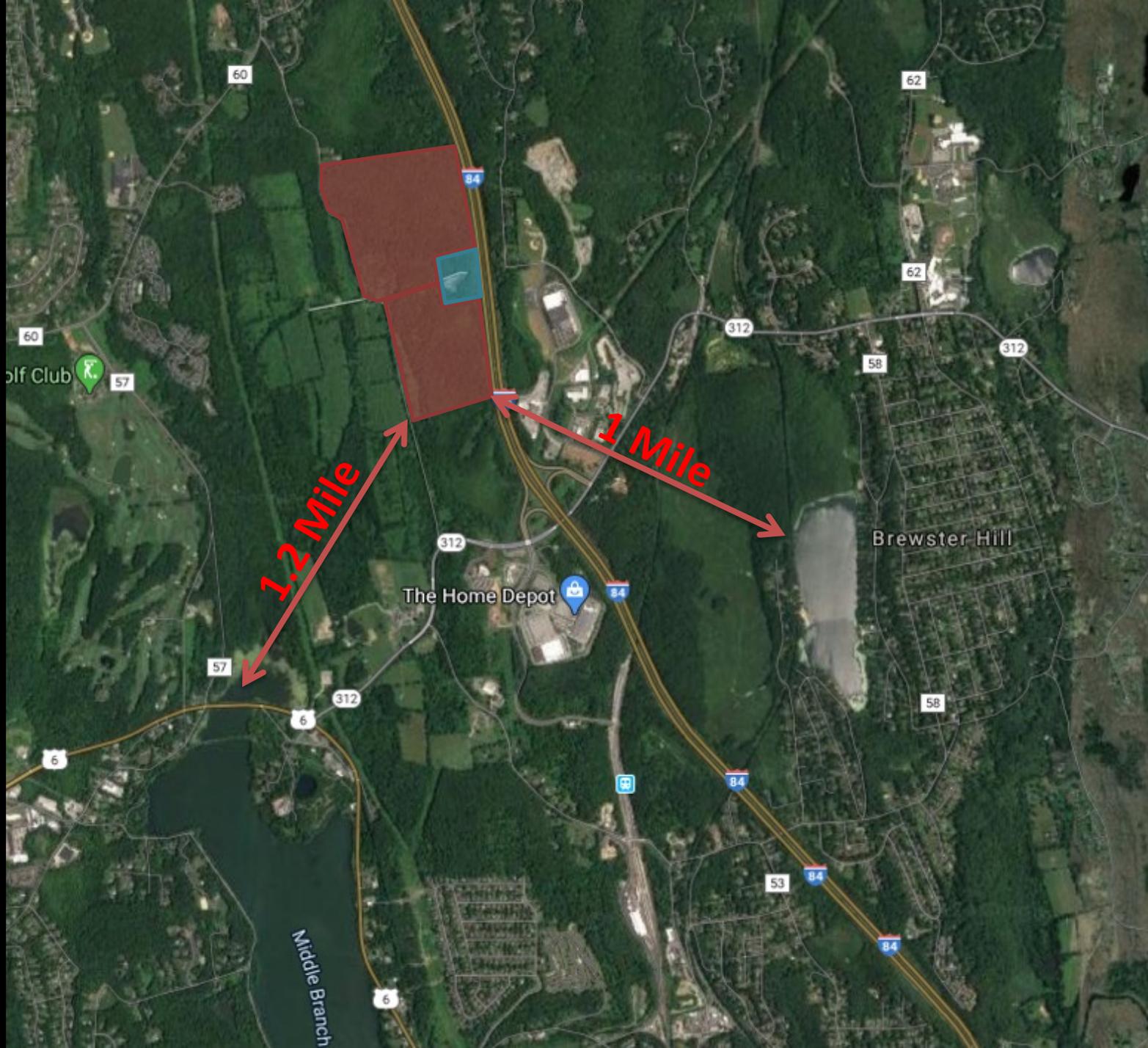
Pugsley Rd (Proposed Property Swap)



Pugsley Rd (Proposed Property Swap)



Pugsley Rd to Zimmer Rd (Proposed Property Swap)



County Property



Zimmer Rd (Proposed Property Swap)



10 Acre County Property - Zimmer Rd



10 Acre County Property - Zimmer Rd



10 Acre County Property - Zimmer Rd



10 Acre County Property - Zimmer Rd



10 Acre County Property - Zimmer Rd



10 Acre County Property - Zimmer Rd

184



10 Acre County Property - Zimmer Rd



10 Acre County Property - Zimmer Rd



10 Acre County Property - Zimmer Rd



10 Acre County Property - Zimmer Rd



10 Acre County Property - Zimmer Rd



10 Acre County Property - Zimmer Rd



10 Acre County Property - Zimmer Rd

Approximately 20' Drop



10 Acre County Property - Zimmer Rd

Starr Ridge Road Property

map #



Turk Hill Rd - (Scenic & Historic Route)

350' +/-
Road Frontage

**Proposed Land
Swap
94.9 Acres -
Open Space**

House
7.8 Acres

1,000' +/-
Road Frontage

Starr Ridge Rd - (Scenic & Historic Route)

map #



Access to Property

Acres

Starr Ridge Rd - (Scenic & Historic Route)

House



Driveway to sub-divided 7.8 acre Parcel
to be kept by Pro Swing

Starr Ridge Rd

A photograph of a two-lane asphalt road, Starr Ridge Rd, with a white edge line and double yellow center lines. The road is flanked by grass and trees. A red arrow points along the road from the foreground towards the background, indicating a distance of 1,000 feet. The background shows a dense line of trees and utility poles.

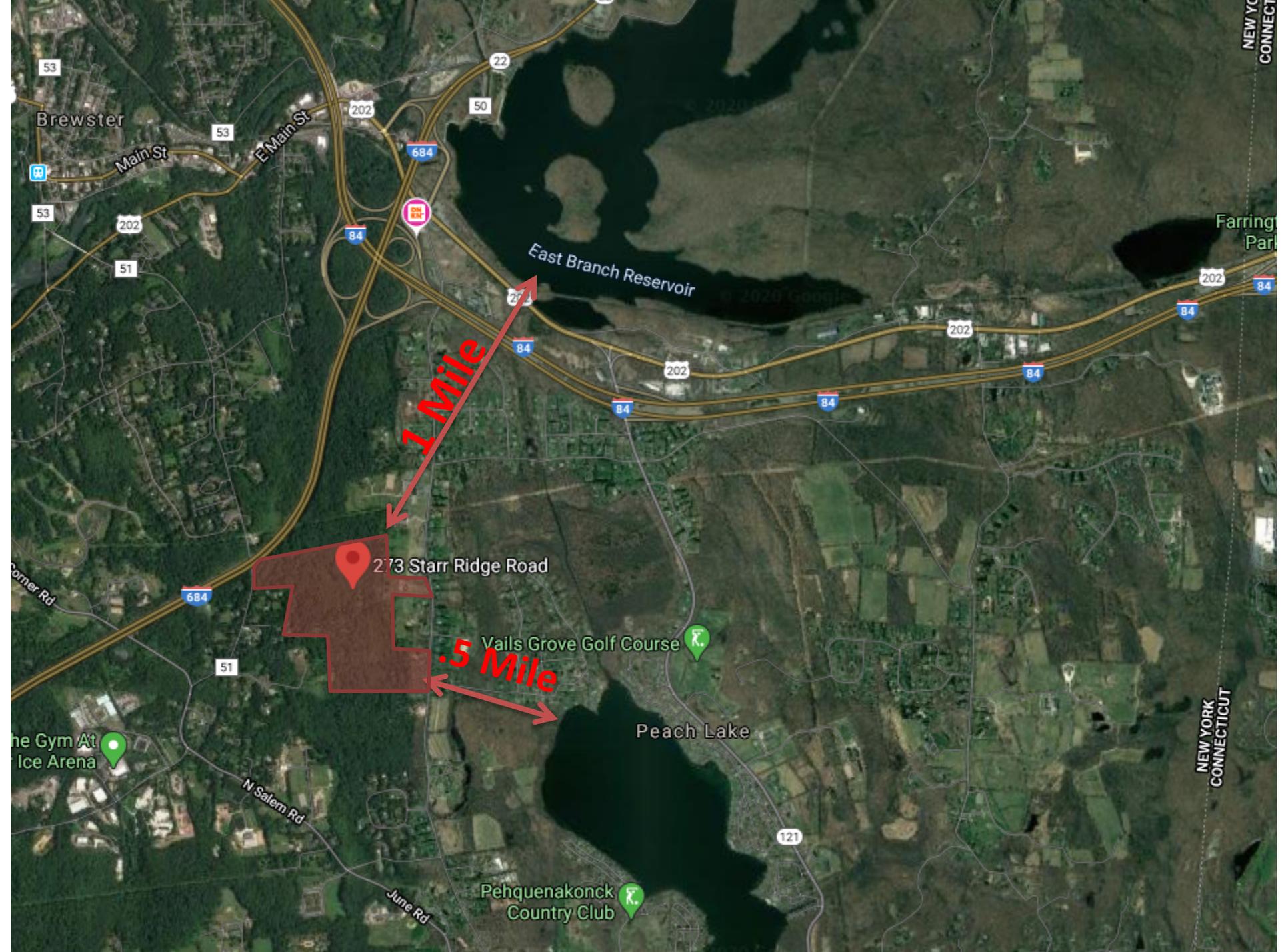
1,000' +/- Road Frontage

Starr Ridge Rd

1,000' +/- Road Frontage



Starr Ridge Rd



53

Brewster

Main St

E Main St

202

22

50

684

53

53

202

51

1 Mile

East Branch Reservoir

202

84

202

84

84

Farring Park

202

84

202

84

Corner Rd

684

51

273 Starr Ridge Road

Vails Grove Golf Course

.5 Mile

Peach Lake

The Gym At Ice Arena

N Salem Rd

June Rd

Pehquenakonck Country Club

121

NEW YORK
CONNECTICUT

File Edit View Toolbar Window Help

Parcel 45-1-10
Town of Southeast
160 Pugsley Rd

373089 Southeast
Roll Year: 2019* Prior Year
Land Size: 94.82 acres

Active
Vacant corner
Non-Homestead

R/S B School: Reicester Centr.
Land AV: 789,040
Total AV: 789,040

Assessment Reassessment Values Market Value Survey

Land Assessed Value: 789,040
Total Assessed Value: 789,040
Residential Percent:
Uniform Percent: 100.00
Full Market Value: 789,040
Partial Construction Flag:

Taxable Values
County Taxable: 0
Muni Taxable: 0
School Taxable: 0
Schl After STAR: 0

Ratios/rates
School Relevy: .00

AR Information
Equal Inc: Phys. Inc: Hold AR Amt:
Equal Dec: Phys. Dec: Split Merge No.:

Total 19 Roll Years:

Roll YR	Land AV	Total AV	\$ Diff from PY	% Chg from PY
2009	444,200	444,200	-23,400	-5
2008	467,600	467,600	0	0
2007	467,600	467,600	16,174	4
2006	423,078	449,426	12,326	3
2005	423,078	437,100	14,022	3
2004	423,078	423,078	45,330	12

Assessed Value in 2007

160 Pugsley - \$789,040

132 Pugsley - \$313,840

Total Value - \$1,102,880

Parcel 45-1-11
Town of Southeast
132 Pugsley Rd

373688 Southeast
Roll Year: 2019* Prior Year
Land Size: 61.36 acres

Active
Vacant corner
Non-Homestead

R/S B School: Reicester Centr.
Land AV: 313,840
Total AV: 313,840

Assessment Reassessment Values Market Value Survey

Land Assessed Value: 313,840
Total Assessed Value: 313,840
Residential Percent:
Uniform Percent: 100.00
Full Market Value: 313,840
Partial Construction Flag:

Taxable Values
County Taxable: 0
Muni Taxable: 0
School Taxable: 0
Schl After STAR: 0

Ratios/rates
School Relevy: .00

AR Information
Equal Inc: Phys. Inc: Hold AR Amt:
Equal Dec: Phys. Dec: Split Merge No.:

Total 19 Roll Years:

Roll YR	Land AV	Total AV	\$ Diff from PY	% Chg from PY
2009	665,000	665,000	-35,000	-5
2008	700,000	700,000	0	0
2007	700,000	700,000	-247,718	-26
2006	198,100	947,718	95,618	11
2005	198,100	852,100	145,314	21
2004	198,100	706,786	81,098	13

Purchase Price in 2007

\$2,200,000