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November 19, 2020

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REPLY TO:

Tarrytown office

Honorable Supervisor Tony Hay
and Members of the Town Board
Town of Southeast
1 Main Street
Brewster, New York 10509

RE: Comments to Commercial Campus at Fields Corners f/k/a Northeast
Interstate Logistics Center proposal by
Hunters Glen Master Association

Dear Hon. Supervisor Hay and
Members of the Planning Board:

We are the attorneys for Hunters Glen Master Association ("Hunters Glen"). As previously stated in our letter to this Board dated November 13, 2020 ("November 13th Letter"), Hunters Glen directly abuts the proposed development, and as such, Hunters Glen has a significant interest in the thorough review of the proposed development and concerns with the proposed development's impact on Hunters Glen. Those concerns were detailed in the numerous comments at this Board's November 5, 2020 meeting and in the November 13th Letter.

Please note, however, that since the submission of the November 13th Letter, Hunters Glen has continued to negotiate with the developer to address certain concerns. In connection with such negotiations, the developer has agreed to provide \$40,000.00 in cash to Hunters Glen prior to the earlier of the issuance of a building permit for Building A or for Building B to use in its sole discretion to retain a landscape architect and install and maintain landscaping on the Hunters Glen property instead of the arrangement set forth in condition number 18 of the Planning Board's SEQRA Findings. The developer will have no responsibility to design, install or maintain this landscaping. As a result of the developer agreeing to provide Hunters Glen with such funds for landscaping, Hunters Glen no longer requests the denial of the application for the proposed development.

In the event that the Town Board approves the proposed development, it is requested that the Town Board review and incorporate the suggested conditions for the remaining comments discussed at this Board's November 5, 2020 meeting and detailed in the November 13th Letter.

As noted previously, it is important that any approvals from the Town Board contain those necessary safeguards to ensure that the project is developed and maintained not only in accordance with the approved plans, but in a manner that limits any negative impacts of the proposed development on Hunters Glen.

Thank you for your consideration.

Respectfully submitted,
Snyder & Snyder, LLP

By: 

Robert D. Gaudio

DG/dac

cc: Planning Board
Architectural Review Board
Hunters Glen
Zarin & Steinmetz,

Attorneys for the Commercial Campus Applicant

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