

**TOWN OF SOUTHEAST**  
**1360 Route 22, Brewster, New York 10509**  
**Thursday, March 10, 2016**  
**WORK SESSION / REGULAR MEETING 7:00 P.M.**

**Notation of Exits**  
**Pledge of Allegiance**

Present: Supervisor Tony Hay  
Councilwoman Elizabeth Hudak  
Councilwoman Lynne Eckardt  
Councilman Robert Cullen  
Councilman Edwin Alvarez

Also: Town Clerk Michele Stancati  
Town Attorney Willis H. Stephens Jr.

And: 18 Persons

**PUBLIC HEARING**

Supervisor Hay made a motion to open the Public Hearing and Councilwoman Hudak seconded. All in favor.

*Food Trucks*

There was no Public or Town Board comment. Supervisor Hay stated that he will put the resolution on Food Trucks on the next meeting to be voted on.

Councilman Alvarez made a motion to close the meeting and Councilman Cullen seconded. All in favor.

**PRESENTATION**

*Spectra Energy*

Mr. James Lusky, the regional director, gave a power point presentation and timeline on the Algonquin Northeast Project. It can be viewed at the Town Clerks Office in print form or on our website and the FERC website. The project is the replacement of a 26 inch pipeline with a 42 inch pipeline. The gas is used for domestic use and is monitored 24/7/365. It was asked if the residents can be notified of every blowdown that happens and Mr. Lusky stated that they follow all DEC rules and regulations, and that isn't required for releases small in magnitude. They are

notified if there is an emergency situation, and for the yearly maintenance. There was a question about the radon levels and Mr. Lusky stated that they are well below the regulations, and there is radon in a lot of other elements.

**WORK SESSION**

*Employee Handbook*

Supervisor Hay suggested three additions to the Employee Handbook. They are the sick time policy, 25 % contributions made by 2016 new hire employees to health benefits, and longevity raises to non union members with the exception of elected officials.

**REGULAR MEETING**

Supervisor Hay made a motion to open the Regular Meeting and Councilwoman Hudak seconded. All in favor.

**RESOLUTION NO. 16 / 2016 RESOLUTION MANAGEMENT HEALTH INSURANCE CONTRIBUTION**

INTRODUCED BY: Supervisor Hay  
SECONDED BY: Councilman Alvarez

**WHEREAS**, upon recent review of the Town of Southeast Employee Handbook it was determined that changes made to health insurance contributions for union workers pursuant to collective bargaining agreement contract were not formalized for non-union workers;

**NOW, THEREFORE, BE IT**

**RESOLVED**, that effective immediately, for any non-union worker hired or elected after this date, the Town shall pay 75% of the cost of the health insurance premium, and the employee shall pay 25% of such health insurance premium for either a family or an individual plan.

**UPON A ROLL CALL VOTE:**

Councilman Alvarez Aye  
Councilwoman Eckardt Aye  
Councilman Cullen Aye  
Councilwoman Hudak Aye  
Supervisor Hay Aye

VOTE: Resolution passed, by a vote of 5, to 0, 0 abstained.

**RESOLUTION NO. 17 / 2016 RESOLUTION TOWN EMPLOYEE PARKING 1360 ROUTE 22**

INTRODUCED BY: Supervisor Hay  
SECONDED BY: Councilwoman Eckardt

**WHEREAS**, Southeast Town Hall, 1360 Route 22 is home to the Town's - Accounting Office, Assessor's Office, Supervisor's Office, Town Clerk's Office, Town Court, Town Tax Collector and is a very busy Town Hall; and

**WHEREAS**, 1360 Route 22 is the destination of many coming from near and far, from the Town of Southeast, to many of our neighboring Towns and Villages in Putnam, Dutchess and Westchester Counties, as well as our easterly neighbors in the State of Connecticut; and

**WHEREAS**, 1360 Route 22 is the destination of many visitors daily, to obtain permits for burning, hunting, fishing, parking – handicap and otherwise, dog and marriage licenses, conduct marriage ceremonies, obtain copies of birth and death certificates, seek official documents, pay water, sewer, county, town and school tax bills, vote, attend court, pay tickets, inquire about STAR tax, military, senior and disability exemptions, as well as to discuss property assessments and grievances and is patronized daily by property owners, real estate brokers, appraisers, attorneys, engineers, surveyors, title companies, property owners/buyers, various NYS governmental agencies, and law enforcement, to name a few; and

**WHEREAS**, acknowledging that 1360 Route 22 is a very busy destination with limited parking opportunities, it is the Town Board's desire to ensure adequate and convenient parking for visitors wishing to transact business with the Town; now therefore be it

**RESOLVED**, that effective immediately, all black top parking spaces in "front" of Town Hall, 1360 Route 22 that run parallel to State Route 22 are reserved for "visitors only", during the normal business hours of 9:00 A.M. to 4:30 P.M., Monday through Friday, and during summer hours when applicable; and be it further

**RESOLVED**, that all employees of the Town who work at 1360 Route 22 shall park in any other non-designated space at 1360 Route 22, during normal business hours of 9:00 A.M. to 4:30 P.M. Monday through Friday and summer hours when applicable; and be it further

**RESOLVED**, that this resolution shall take effect immediately.

**UPON A ROLL CALL VOTE:**

Councilman Alvarez Aye  
Councilwoman Eckardt Aye  
Councilman Cullen Aye  
Councilwoman Hudak Aye  
Supervisor Hay Aye

VOTE: Resolution passed by a vote of 5 to, 0 against, 0 abstained.

**RESOLUTION NO. 18 / 2016 BRAVCOR, LLC 65 FIELDS LANE**  
**PERFORMANCE BOND**

INTRODUCED BY: Supervisor Hay  
SECONDED BY: Councilwoman Hudak

**WHEREAS**, the Town Board of the Town of Southeast is in receipt of a report and recommendation from the Town Engineer and referral from the Planning Board with respect to the Performance Security to be posted by Bravcor, LLC. in connection with a site plan application relative to property located at 65 Fields Lane, Southeast Tax Map No. 78.-2-15. (the “Subject Premises”); and

**WHEREAS**, the Planning Board Report has recommended that the performance security for the Subject Premises be established for this project in accordance with the advice of the Town’s Consulting Engineer.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the bond amount shall be established for the project set forth below:

**PROJECT NAME:**

**BOND AMOUNT:**

Bravcor, LLC

Site Improvements                   \$ 1,032,000.00  
Erosion & Sediment Control   \$    42,000.00

And be it further

**RESOLVED**, that a certified copy of this resolution shall be transmitted by the Town Clerk to the Planning Board Secretary and Building Inspector forthwith.

**UPON A ROLL CALL VOTE:**

Councilman Alvarez           Aye  
Councilman Cullen            Aye  
Councilwoman Eckardt       Aye  
Councilwoman Hudak         Aye  
Supervisor Hay                Aye

VOTE: carried by a vote of   5   in favor,   0   against;   0   abstained.

**RESOLUTION NO. 19 / 2016 BREWSTER CORPORATE PARK 1920 OLD ROUTE 22**  
**PERFORMANCE BOND**

INTRODUCED BY: Supervisor Hay  
SECONDED BY: Councilwoman Hudak

**WHEREAS**, the Town Board of the Town of Southeast is in receipt of a report and recommendation from the Town Engineer and referral from the Planning Board with respect to the Performance Security to be posted by BREWSTER CORPORATE PARK in connection with a site plan application relative to property located at 1920 Old Route 22, Southeast Tax Map No. 35.-2-4 (the "Subject Premises"); and

**WHEREAS**, the Planning Board Report has recommended that the performance security for the Subject Premises be established for this project in accordance with the advice of the Town's Consulting Engineer.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the bond amount shall be established for the project set forth below:

**PROJECT NAME:**

**BOND AMOUNT:**

BREWSTER CORPORATE PARK	Site Improvements	\$1,760,000.00
	Erosion & Sediment Control	\$ 60,000.00

And be it further

**RESOLVED**, that a certified copy of this resolution shall be transmitted by the Town Clerk to the Planning Board Secretary and Building Inspector forthwith.

**UPON A ROLL CALL VOTE:**

Councilman Alvarez	<u>Aye</u>
Councilman Cullen	<u>Aye</u>
Councilwoman Eckardt	<u>Aye</u>
Councilwoman Hudak	<u>Aye</u>
Supervisor Hay	<u>Aye</u>

VOTE: carried by a vote of 5 in favor, 0 against; 0 abstained.

**MOTION TO SET A PUBLIC HEARING**

Supervisor Hay made a motion to set a Public Hearing for Brewster Ford to be held on April 7, 2016. Councilwoman Eckardt seconded. All in favor.

**MOTION TO WAIVE THE RULES**

Supervisor Hay made a motion to waive the rules to bring a resolution forward for a lot line adjustment. Councilman Alvarez seconded. All in favor.

**RESOLUTION NO. 20 / 16 RESOLUTION AUTHORIZING LOT LINE ADJUSTMENT**  
**- GRESS**

INTRODUCED BY: Supervisor Hay  
SECONDED BY: Councilwoman Eckardt

**WHEREAS**, the Town Board of the Town of Southeast is in receipt of an offer by John G. Gress, Jr. and Josephine Gress (hereinafter "Gress") to cede certain real property (part of Tax Map No. 67.35-1-39) which is adjacent to property owned by the Town of Southeast and generally known as "Wells Park" (Tax Map No. 67.37-1-2); and

**WHEREAS**, it appears that certain structures constructed and used in connection with the operation of Wells Park are situated so as to encroach upon portions of property owned by Gress; and

**WHEREAS**, the donation of lands by Gress to the Town of Southeast will rectify the encroachment of the Town's structures on to the Gress property; and

**WHEREAS**, Gress is prosecuting a "lot line adjustment" application before the Village of Brewster Planning Board to accomplish the ceding of this land pursuant to an application dated January 1, 2016.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Town of Southeast hereby accepts the donation of the portions of the Gress property, lying and being a part of Tax Map No. 67.35-1-39, as set forth in the Lot Line Adjustment application dated January 27, 2016 pending before the Village of Brewster Planning Board; and be it further

**RESOLVED**, that the Town Supervisor is hereby authorized to execute and deliver any and all documentation necessary and proper to effect the lot line adjustment between Tax Map No. 67.35-1-39 (Gress) and Tax Map No. 67.27-1-2 (Southeast) to resolve the encroachment of Town owned buildings and structures on the Gress property in such form and under such terms as may be approved by the Town Attorney.

**UPON A ROLL CALL VOTE:**

Councilman Alvarez	<u>Aye</u>
Councilwoman Eckardt	<u>Aye</u>
Councilman Cullen	<u>Aye</u>
Councilwoman Hudak	<u>Aye</u>
Supervisor Hay	<u>Aye</u>

VOTE: carried by a vote of 5 in favor, 0 against; 0 abstained.

### **PUBLIC COMMENT**

John Lord asked if there was anything new going on with Crossroads. Supervisor Hay stated that everything is on hold while there is litigation. He asked if the County changed their position on Barrett Hill and if lead agency was decided. Supervisor Hay stated nothing has changed and the DEC decided that the Town of Southeast will be Lead Agency. He also asked if there was an investigation going on and Supervisor Hay stated not at this time. Mrs. Chiarmela asked what was going on with the County and Danbury. Councilman Cullen stated that the only thing he new about was talk of the bike trail. Councilwoman Eckardt stated that the Town hasn't been notified of anything yet.

### **TOWN BOARD**

Councilwoman Hudak stated that there will be a St Patrick's Day Parade on Sunday at 2:00 pm in Mahopac.

Supervisor Hay asked if anyone has a complaint and wants answers, please sign your name or put confidential on the complaint. The Supervisor takes every accusation seriously, and investigates it, but would like the courtesy of being able to respond to it.

Respectfully Submitted,

Michele Stancati  
Southeast Town Clerk