

**TOWN OF SOUTHEAST**  
**1360 Route 22, Brewster, New York 10509**  
**Thursday July 7, 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.  
Town Planner Ashley Ley

And: 10 Persons

**WORK SESSION**

Supervisor Hay made a motion to open the Meeting and Councilman Cullen seconded. All in favor.

*Barrett Hill*

Jennifer Gray and Terri Ann Hahn, representing the applicants, asked the Town Board if they had any questions about the EAF. Ms. Hahn stated that an Amended Petition with the Zone Text Change establishing a Floating Zone and a definition of the Community Benefits Agreement was sent out on July 5<sup>th</sup>. Councilwoman Hudak stated that it looks like the corrections discussed at the last meeting were corrected. Councilman Cullen stated that he spoke with Ms. Ley and she thought it was good to go so he doesn't have any other questions. Councilman Alvarez commented that he also spoke with Ms. Ley and corrections were made. He also wanted to make sure they crossed out the reference to the Comprehensive Plan. Councilwoman Eckardt stated that there was a lot to look at with all the amended copies and it was hard to see what was changed. Now all the documents are not in order and she felt it would be hard for the public to read. Ms. Grey stated that everything will be put together before it is circulated. Councilwoman Eckardt asked if the amendments could be redlined. Also, she thought the community benefits agreement was vague. She questioned whether the 55 and older residents have to be from the Town, if someone would have to be a full time employee or part time, how long someone would have to be working for the Town, schools ect... to qualify, and are there any environmental benefits or green initiatives. Ms Hahn stated that the Community benefits agreement is a little vague now but it has a while before it needs to be cleaned up. Councilwoman Hudak asked if the document could still be modified and Ms. Hahn stated yes. Ms. Ley recommended that the EAF be circulated to the interested parties, and then a Public Hearing be set on

the Zoning Petition, which could then be revised again. The Community Benefits agreement, if the project goes forward, can then be revised again also. Councilwoman Eckardt also asked if there was a proposal for recreational fees yet and how often will the rents go up. There hasn't been any discussion yet on recreational fees and increases in subsidized housing will be based on the same Putnam County household formula. It will not impact the resident in place, only if it comes back on the market. Councilwoman Eckardt asked that this information be put into the document. Councilwoman Eckardt also asked if there were any additional spaces added to the 1.5 plus 20% in the plans and Ms. Hahn said that there are 8 buildings and 336 spaces, 2 per unit. Councilwoman Eckardt asked about the proposal in the Village of putting 250 rental units. Village Trustee Christine Puccini responded that there were conceptual plans a few years ago but nothing further. There are no plans at this time in front of the Village. Councilwoman Eckardt stated that we still have 3 OP zones and if this project is approved and another project meets the same criteria, would we be able to say no? Ms. Ley explained that they would still have to go through the process of a zoning text change and SEQRA, and it would be judged separately on its own merit. Supervisor Hay also asked about the community benefits package and the amended petition. He stated that there were inconsistencies with who the priority units are for and to be more specific about whether it's for active or retired; and state what "qualified" means. Ms Hahn explained that the actual zoning text should be left that way, more flexible, and that the list is in the Community Benefits package. The Supervisor asked if all the units will be rentals and Ms. Hahn stated yes. Supervisor Hay asked the document be put together and sent to Ms Ley to go over before we send it out to all interested parties and the public. She recommends we wait 30 days before making a determination of significance. Town Attorney Stephens asked that a provision for payment of recreation fees to the Town be added, in Paragraph (7) a memorandum of this agreement be recorded, and that if there is any litigation that comes out of this agreement, the Town be reimbursed if successful.

## **REGULAR MEETING**

### **MOTION TO SET PUBLIC HEARING**

Supervisor Hay made a motion to set the Public Hearing for Barrett Hill on August 18, 2016 as long as the modifications suggested are made and approved by Town Planner Ms. Ley by August 1, 2016. Councilman Cullen seconded. All in favor.

### **MOTION TO CIRCULATE REVISED EAF FOR BARRETT HILL**

Supervisor Hay made a motion to circulate the revised EAF to interested agencies when completed. Councilman Alvarez seconded. All in favor.

### **MOTION TO REFER AMENDED PETITION TO PLANNING BOARD**

Supervisor Hay made a motion to circulate the amended petition to the Southeast Planning Board and Councilwoman Hudak seconded. All in favor.

### **MOTION TO REFER AMENDED PETITION TO PUTNAM COUNTY**

Supervisor Hay made a motion to refer the amended petition to Putnam County and Councilman Alvarez seconded. All in favor.

**PUBLIC COMMENT**

John Lord asked if the idea of a Floating Zone should be proposed by the municipality and Ms. Ley said it's not exclusive to the municipality.

**TOWN BOARD COMMENT**

Councilman Cullen stated that the Fireworks were a great success again this year and thanks to the Sheriff's Department for getting everyone out so quickly.

Councilwoman Hudak agreed and said everyone had a great time, and DeCicco's had a great barbeque.

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

Respectfully Submitted,

Michele Stancati  
Southeast Town Clerk