

**TOWN OF SOUTHEAST**  
**1360 Route 22, Brewster, New York 10509**  
**Thursday December 1, 2016**  
**WORK SESSION / REGULAR MEETING 7:00 P.M.**

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

Present: Supervisor Tony Hay  
Councilwoman Elizabeth Hudak – 7:05 PM  
Councilwoman Lynne Eckardt  
Councilman Robert Cullen  
Councilman Edwin Alvarez

Also: Town Clerk Michele Stancati

And: 6 Persons

Absent: Town Attorney Willis H. Stephens Jr.

**PRESENTATION**

*Recognition of Senior Volunteers*

Supervisor Hay presented Antoinette Cegelski, Terry Claro, Diane Esposito, Cheryl Langley, and Karen Ratajack with a proclamation for all their time and hard work with the Senior Program. Patty Bohrman also thanked the ladies for all they do. They do all the shopping, planning and teaching of the crafts for the Seniors. They work very hard to take care of the Southeast Seniors and we are lucky to have them.

**WORK SESSION**

Nothing at this time.

**REGULAR MEETING**

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

**RESOLUTION NO. 85 / 2016 BREWSTER RETAIL OUTLET ARCHITECTURAL REVIEW BOARD**

INTRODUCED BY: Supervisor Hay  
SECONDED BY: Councilwoman Hudak

WHEREAS, the Town Board is in receipt of a Report of the Architectural Review Board (“ARB”) of the Town Southeast dated November 17, 2016 in connection with the application of Brewster Retail Outlet to re-construct or alter an existing retail gasoline station on property located at 1224 Route 22, Tax ID 57.-2-42, in the Town of Southeast, Putnam County, New York; and

WHEREAS, the Report concludes that the ARB positively recommends the project to the Town Board with the notation that the ARB recommendation does not include any signage for the subject premises; and

WHEREAS, the Town Board finds that there is no reason to upset the findings and recommendation of the Architectural Review Board in connection with the instant application,

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board hereby accepts and approves the Report of the Architectural Review Board dated November 17, 2016 in connection with premises located at 1224 Route 22, Tax ID 57.-2-42, a copy of which is annexed hereto and made part hereof, and that such Report shall be incorporated in any final Site Plan subsequently reviewed for this project by the Planning Board.

UPON 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.

**RESOLUTION NO. 86 / 2016 APPOINTMENTS FOR BREWSTER PUBLIC LIBRARY BOARD OF DIRECTORS**

INTRODUCED BY: Supervisor Hay  
SECONDED BY: Councilwoman Hudak

WHEREAS, the Brewster Public Library Board has requested the following individuals be appointed to new five (5) year terms as directors.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Southeast hereby appoints the following individuals to new terms as Directors of the Brewster Public Library:

John Blaser  
Margaret Bruen  
Peter Carey

And be it further

RESOLVED, that these appointments shall take effect immediately.

Upon 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.

**RESOLUTION NO. 87 / 2016 BRAVCOR, LLC – FIELDS LANE  
ARCHITECTURAL REVIEW BOARD**

INTRODUCED BY: Supervisor Hay  
SECONDED BY: Councilman Alvarez

WHEREAS, the Town Board is in receipt of a Report of the Architectural Review Board (“ARB”) of the Town Southeast dated August 26, 2016 in connection with the application of Bravcor, LLC to re-construct or alter a planned structure adding a loading dock with three bays where parking and garage doors had previously been approved on property located at 65 Fields Lane, Tax Map ID 78.-2-15, in the Town of Southeast, Putnam County, New York; and

WHEREAS, the Report concludes that the ARB positively recommends the project to the Town Board; and

WHEREAS, the Town Board finds that there is no reason to upset the findings and recommendation of the Architectural Review Board in connection with the instant application,

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board hereby accepts and approves the Report of the Architectural Review Board dated August 26, 2016 in connection with premises located at 65 Fields Lane, Tax Map ID 78.-2-15, a copy of which is annexed hereto and made part hereof, and that such Report shall be incorporated in any final Site Plan subsequently reviewed for this project by the Planning Board.

UPON 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. 88 / 16 DURANTE RENTAL RELEASE OF PERFORMANCE BOND ESTABLISHMENT OF MAINTENANCE 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 release of Performance Bond and Establishment of Maintenance Bonds for the DURANTE RENTALS project located at 11 Fields Lane, Tax Map No. 78.-2-72; and

WHEREAS, such report recommends the release of the balance of the performance bond held in connection with this project on the condition that appropriate maintenance bond is posted.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Clerk is hereby directed to cancel and return the original performance security for DURANTE RENTALS, 11 Fields Lane, and to return any and all original bonds, deposits, letters of credit or other indicia of security posted in connection with this project on the condition the applicant / owner files a maintenance bond with the Town Clerk in an amount not less than \$2,000 for a period of two (2) years.

UPON ROLL CALL VOTE:

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

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

**PUBLIC COMMENT**

Mr. Yessian wished everyone a Merry Christmas!

**TOWN BOARD COMMENT**

Councilwoman Hudak wished everyone a Merry Christmas and Happy Holiday.

Councilwoman also added Happy Hanukkah!

Councilman Cullen thanked the Italian American Club for lighting the tree at the triangle between the Village and Town.

Supervisor Hay stated that there have been some complaints about the bulk pickup with AAA carting. Anyone having any problems, please call Special Districts at 845-279-8206. The Supervisor has corresponded with them and they stated that it was busy over the holiday, but that they will give the same service they have given through the years.

In January, we will be in contract with Sani-Pro, who will allow a bulk pick up every week. Please refer to the Town flyer that was sent out last week for details.

Councilman Cullen stated that there are some things the carting company cannot pick up because of DEC rules.

Respectfully Submitted,

Michele Stancati  
Southeast Town Clerk