

## Victoria Desidero

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**From:** Margaret <mianniello@aol.com>  
**Sent:** Wednesday, September 16, 2020 10:01 AM  
**To:** planning@southeast-ny.gov  
**Subject:** Logistics

I live at Hunters Glen which you have just destroyed. It is disgraceful that you would allow this project to go through. You have destroyed this area that would have been perfect for a 55 and over community that would have generated tax revenue and not generated the need for additional schools. This region is lacking enough 55 and older communities. Instead you chose to allow this project which will not generate any tax revenue for ten years and cost the community more money in repairs that will undoubtedly occur. Unfortunately this letter and all letters will not affect the outcome as it has been a done deal from the beginning. My only option now is to leave this area. Not that you care about the people of this community. I hope it was worth it to the people who made this decision. By the way, where do you live? Bet it is not here. Too bad they can't build this warehouse in your backyard.

Sent from my iPhone



## Victoria Desidero

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**From:** Christine Capuano <redcycle62@gmail.com>  
**Sent:** Thursday, September 17, 2020 11:37 AM  
**To:** planning@southeast-ny.gov  
**Cc:** townboard@southeast-ny.gov  
**Subject:** Logistics Comments

I watched the meeting on Monday night on Zoom and have the following questions and comments.

It was mentioned that these huge trucks can make a right turn out of Pugsley. If this were to happen we could possible see increased truck traffic and tie-ups on Rt 6 going towards Putnam Plaza and into Brewster to Rt 22 where they could pick up 84. Additionally, our roads will take beating from heavy road traffic. Can there be a sign erected saying "No right turn allowed"

Also mentioned was that truckers cannot drive more that 10 hours. If that happens where are the drivers going to sleep as we were told there would be no overnite stays? Where will they park their trucks to sleep.?

Will we have definite assurances that these semis and trucks will be equipped to limit emissions possibly causing cancer or respiratory diseases. How will this be monitored? We have a large population of seniors who already have breathing problems.

As to the remark by a board member by a resident of Twin Brook that "we should have known this site was zoned for lite commercial"

I don't believe anyone envisioned commercial To translate to 150 semi trucks 24/7 going in and out of Pugsley road.

If at some point on Rt312 three lanes will go into two won't that create a bottleneck?

There will be an additional entrance to CareMount on International Drive but one must still pass the entrance on Rt 312 to get there.

I believe a lot of people will find it easier to shop at the Jefferson Valley Mall than negotiate 312 to Kohl's or Marshall's..there goes our sales taxes to Westchester.

And as for taxes, we will not see any significant amount for years with Pilot and abatement they can apply for. Road repairs will eat that up.

I still believe this is a ill conceived project for this area. I shudder to think the first time one of these trucks is involved in an accident on 312 or fire trucks and/or ambulances need to get to Putnam Hospital. Someone likened this to throwing spaghetti at a wall and expecting it to stick.

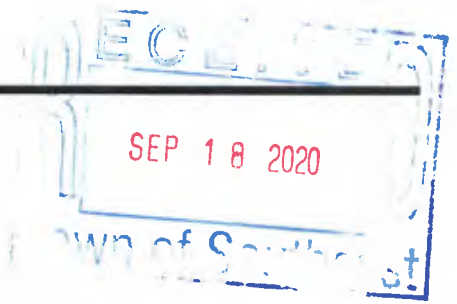
Christine Capuano  
4804 Applewood Circle  
Carmel

Sent from my iPad=



**Victoria Desidero**

**From:** geesewatch@aol.com  
**Sent:** Friday, September 18, 2020 8:34 AM  
**To:** planning@southeast-ny.gov  
**Subject:** Comments re: Commercial Campus at Fields Corners



To: Tom LaPerch, Chairman, Town of Southeast Planning Board and Members of the Town Board  
From: Ann Fanizzi, Resident, Town of Southeast

IS THE COMPREHENSIVE PLAN OBSOLETE, INEFFECTUAL AND SHOULD BE SCRAPPED? The approval of the Commercial Campus at Fields Corners will confirm or negate the above.

In a February 2012, US Environmental Protection publication, *Essential Smart Growth Fixes for Rural Planning, Zoning and Development*, rural communities are grouped into five categories of which the Town of Southeast falls into an *Edge Community*, located at the fringe of metropolitan areas and typically connected to them by state and interstate highways. But precisely because of their location, they face pressure managing and coordinating growth commensurate with the vision. The challenge: how to support the vision, improve the quality of life for residents and protect the way of life that many of the residents of Southeast cherish.

Let me count the ways that the Comprehensive Plan in diverse places, describes Southeast and the vision of the plan: to preserve the rural character of the town. Too numerous to mention how the plan has become a mass of contradictions in its implementation and too numerous to mention how for decades, development proposals have violated the Plan with the approval of the Planning and Town Boards. What defines "ruralness?" Roadways help define rural character and community image and contiguous forests supportive of wildlife habitat and water quality, provide its visual confirmation. Road widening is the very antithesis of efforts to calm traffic and maintain the rural nature of the road.

As I stated in my previous comments, the developer of Commercial Campus at Fields Corners has proposed a project that is incompatible with the vision and goals of the Comprehensive Plan and should be rejected by the Planning Board. The components of the Commercial Campus at Fields Corners project with its trucks and semis, massive warehouses and widening of formerly rural roads to accommodate the increases in traffic, debase the quality of life of residents and imperils the way of life of the town's residents. The Planning Board has no legal obligation to approve a project that is so contrary to the town's vision and goals, so vigorously opposed by residents and so detrimental to the health and safety of its residents.

The project developer will demur at these statements noting that the Comprehensive Plan envisions the Rte 312, I84 corridor as a "Commercial Hub." Yet that goal can and should be implemented only within the context of the vision: to preserve the rural character of the town." Warehouses and semi-trailers were categories of development that both earlier town and planning boards recognized were unacceptable within the context of a rural commercial hub and therefore omitted them from the plan and the zoning code. And ironically that recognition also dawned on the developer. Realizing that the omission would jeopardize the possibility of approval of the project or inordinately consume valuable approval time and possibly subject them to litigation, the attorney consulted the building department and obtained a re-definition of warehouse as "light manufacturing" requiring only a Special Permit from the Town Board.

And lastly, does this project enhance the economic opportunities of its residents? Does the project's employment opportunities meet the educational and skill attainment of the Town of Southeast residents? Does this project relieve 70% of the County's population need for employment outside the county and the town to obtain salary and benefits that would ensure continued residency within the town? Does the 15-year PILOT abatement advantage the residents for tax relief? Has the experience of employees at Amazon distribution centers et al been exemplary of working conditions? Just read the internet comments of former employees.

The 30-year record of this developer's unproductive efforts to grasp the brass ring of windfall profits has seemingly been realized. Why should the Planning Board aid and abet this individual's endeavors to render insignificant and ineffectual the goals of our Comprehensive Plan, distort and re-interpret elements of the zoning code and shatter the vision of the majority of residents for the town they chose to make their own,

Ann Fanizzi  
2505 Morgan Drive



## Victoria Desidero

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**From:** Christine Capuano <redcycle62@gmail.com>  
**Sent:** Monday, September 21, 2020 9:23 AM  
**To:** planning@southeast-ny.gov; Tony Hay  
**Subject:** Two Killed In Fiery Crash Between SUV, Tractor-Trailer In Hudson Valley | Putnam Daily Voice

Imagine this on Rt 312

Christine Capuano

<https://dailyvoice.com/new-york/mountpleasant/police-fire/two-killed-in-fiery-crash-between-suv-tractor-trailer-in-hudson-valley/794604/>

Sent from my iPad=

