

# Concerned Residents of Southeast

[www.crse.org](http://www.crse.org)

Fall 2013

## CROSSROADS 312: BY THE NUMBERS

**Property Description:** 51.88 wooded acres

**Location:** Across Route 84 opposite 'Home Depot' (The Highlands Shopping Center) and across Route 312 from Terravest Corporate Park (DMV, Ace Endico, Unilock)

**Present Zoning:** RC (Rural Commercial)

**Requested Zoning:** HC-1 (Highway Commercial)

**Proposed Project:** 186,000 Square Feet of primarily retail development

**Wastewater:** A private treatment facility across the street (this facility services some of the Terravest complex and has a 52,000 gallons per day remaining capacity)

**Access:** Two separate locations from Route 312

**Parking Spaces:** 800

**Traffic Generation:** Weekday AM: 135, PM: 685, Saturday: 989

**Cut and Fill:** 400,000 Cubic Yards (Balanced on site)

**Slopes:** No steeper than 2 on 1

**Wetlands:** No Disturbance

**Current Rural Commercial Zoning Allows:** Restaurant, Recreation, Office, Bed and Breakfast, Country Inn, Garden Center, Farm Use, Conference Center and Equestrian Center.

**Request Rezone to Highway Commercial-1 Allows:** Restaurants, Office, Personal Services, Professional Services, and by special permit, Retail and Large Retail

**Traffic Controls to be added:**

Traffic Light: Route 312 and North Brewster Road

Traffic Light: Intersection of Applebee's and Home Depot

**Crossroads 312 Building Breakdown:**

**Freestanding Restaurant:** 7000 Square Feet

**Freestanding Bank:** 3000 Square Feet (NOTE: 3200 in some parts of the DEIS)

**Smaller Retail Building:** 28,000 Square Feet

**Larger Retail Building:** 148,000 Square Feet

**Hours of Operation (Likely):** 8:00 AM until 11:00 PM

**Jobs created:** 262 Employees (average wage is estimated at: \$31,796 per year)

**Property Taxes after Development:**

Town of Southeast: \$46,084 (2013 Southeast Budget: \$9,626,253)

Brewster School District: \$568,519 (2013-2014 School Budget: \$85,999,723)

Sales Tax Revenue: \$3,955,000 to \$4,449,600 (NOTE: This revenue goes to Putnam County and is **not** shared with the town)

**Alternate Hotel Proposal:** The applicant is proposing a four story, 120,000 square feet, 150 room hotel in place of the 28,000 square feet of retail space. All other buildings would remain the same.

Crossroads 312 is reviewed by the Town Board (not Planning) because of the request for a zoning change. (RC to HC-1)

The traffic study numbers do include employees- or should. This question will be asked by the Town Planning Consultants AKRF traffic consultant during the next review.

### What are the impacts for Town of Southeast residents?

To begin with there will be over 800 vehicles added to our roads every weekday, and on Saturday this count jumps to over 980. Imagine what this additional wear and tear on our roads will cost? Not to mention the additional time you will spend waiting in traffic when trying to get across town.

Our property tax revenue will increase by around \$45,000. Our 2013 Town Budget (excluding Special Districts) was \$9.6 million; obviously \$45,000 is a drop in the bucket. And will \$45,000 actually cover the additional maintenance and upgrades our roads might need due to an increase of almost 6000 additional vehicular trips per week?

### View Sheds:

Protection of Southeast's ridgelines became an issue after 'The Highland's' (Home Depot) Shopping center was built. The Highlands became a poster child of poor commercial development as it is an unattractive beacon seen for miles.

### What you can do:

**Attend the Crossroads 312 Public Hearing on Thursday, October 24 at 7pm at the Civic Center, 1360 Route 22.**

**Email the Southeast Town Board at [townboard@southeast-ny.gov](mailto:townboard@southeast-ny.gov) or write them at 1360 Route 22, Brewster, NY 10509 and tell them how you feel about this project.**

**Write Letters to the Editor of the local newspapers. Talk to your neighbors about the proposed development.**

=====

**Members are the lifeblood of our organization!** We rely on dedicated, motivated members and volunteers to gather petition signatures, research issues and, most importantly, help CRSE find out what matters to the people of the Town of Southeast. To become a member of CRSE fill out this form then drop it, along with your membership dues in an envelope and send it to: CRSE, PO Box 762, Brewster, NY 10509. We'd love to have you on board with us as we work together for the future.

<b>Full Name</b>	_____	One Year Individual Membership	\$5
<b>Address</b>	_____	One Year Family Membership	\$10
<b>City</b>	_____	One Year Friend Membership	\$25
<b>State and Zipcode</b>	_____	One Year Sponsor Membership	\$50
<b>Email</b>	_____	One Year Benefactor Membership	\$100
<b>Home Phone:</b>	(____)____-____	Life Member	\$250
	Sign up at <a href="http://www.crse.org">www.crse.org</a>	Students	Free

CRSE is a 501(c)(4) tax exempt organization. Membership dues or donations are not tax deductible.

# Concerned Residents of Southeast

www.crse.org

Fall 2013

**Brewster Honda:** Since the square footage has been increased to over 42,000 square feet (and according to AKRF) this should trigger a new traffic review. The Level of Service goes to an 'F' in Peak PM hours. The applicant has asked to wait until after the service center has been in operation for 6 months. The Planning Board voted to keep the Public Hearing open until the October meeting.

For the record, the history of increased square footage went from 25,000 (2009) to 29,600 (2009) to 36,120. Currently the proposed square footage is 42,526.

The Town is to hold \$10,000 for a proposed traffic study and \$75,000 towards possible 'fair share' traffic mitigation measures.

It's important to remember that there is serious discussion about the possible annexation of Brewster Honda (Allview site), the Mobil Station and Scortino's from Southeast into the Village of Brewster. The same holds true of the old Crossroads restaurant site as all properties mentioned may benefit from sewer hook-ups.\* Please note that the town would lose revenue if this annexation takes place.

**Comprehensive Plan:** There is a suggestion of allowing hotels in the now existing HC-1 zone. There is also a request to allow new car dealerships in Southeast. New dealerships were not allowed in the last plan.

**The Public Hearing for the Comprehensive Plan will be on October 3rd at 7:00 PM,** 1360 Route 22. Obviously this is a very important meeting as residents should weigh in on such important proposed changes.

**Members are the lifeblood of our organization!** We rely on dedicated, motivated members and volunteers to gather petition signatures, research issues and, most importantly, help CRSE find out what matters to the people of the Town of Southeast. To become a member of CRSE fill out this form then drop it, along with your membership dues in an envelope and send it to: CRSE, PO Box 762, Brewster, NY 10509. We'd love to have you on board with us as we work together for the future.

<b>Full Name</b>	_____	One Year Individual Membership	\$5
<b>Address</b>	_____	One Year Family Membership	\$10
<b>City</b>	_____	One Year Friend Membership	\$25
<b>State and Zipcode</b>	_____	One Year Sponsor Membership	\$50
<b>Email</b>	_____	One Year Benefactor Membership	\$100
<b>Home Phone:</b>	(____)____-____	Life Member	\$250
	Sign up at <a href="http://www.crse.org">www.crse.org</a>	Students	Free

CRSE is a 501(c)(4) tax exempt organization. Membership dues or donations are not tax deductible.