

**Victoria Desidero**

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**From:** [REDACTED] <planning@southeast-ny.gov>  
**Sent:** Monday, July 09, 2018 12:18 PM  
**To:** [REDACTED]  
[REDACTED]  
[REDACTED]  
**Subject:** FW: Northeast Interstate Logistics Proposal  
**Attachments:** Northeast Interstate Logistics Letter.docx

Attached just received.  
Victoria

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**From:** Borkowski, James W. [REDACTED]  
**Sent:** Sunday, July 08, 2018 1:29 PM  
**To:** planning@southeast-ny.gov; townboard@southeast-ny.gov  
**Subject:** Northeast Interstate Logistics Proposal

Dear Planning Board and Town Board:

Attached please find my letter in opposition to the proposed Northeast Interstate Logistics project.

Respectfully,

James W. Borkowski

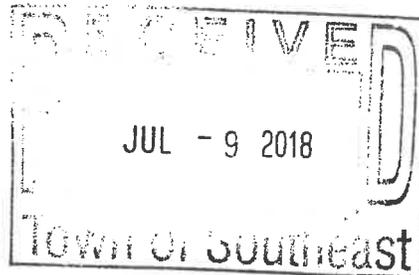
James W. Borkowski

**KEANE & BEANE P.C.**  
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[REDACTED]  
[REDACTED]  
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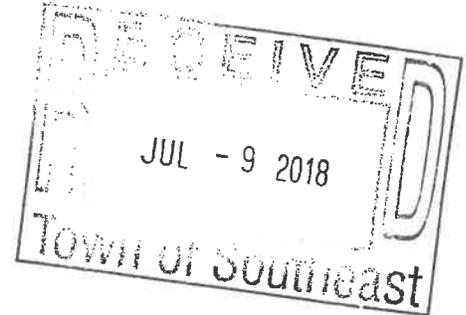
# JAMES W. BORKOWSKI

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

July 8, 2018

**BY E-MAIL**

Hon. Thomas LaPerch  
Chairman, Southeast Planning Board  
One Main Street  
Brewster, NY 10509



**Re: Northeast Interstate Logistics**

Dear Chairman LaPerch and Members of the Planning Board:

I write to express my strong opposition to the application of Northeast Interstate Logistics to construct a massive, non-conforming warehouse on a scenic ridgeline property located on Pugsley Road. Like The Retreat in Carmel, with its Monopoly-like houses built prominently on a ridgeline on Route 6, this project would forever change the character of Southeast for the worse, ruin the landscape, and cause traffic congestion on an already busy one-lane road.

The Town of Southeast enacted its Comprehensive Plan in 2014. The “Master Plan” was the product of years of study, planning, and public input. A major reason for the Master Plan was to preserve the character of the Town of Southeast. Having grown up on Staten Island, I can attest to how a lack of proper zoning, and shortsighted zoning exceptions, can negatively impact a community. The Northeast Interstate Logistics project offers little benefit for our community, with a huge impact on traffic.

**Ridgeline Protections**

The Town of Southeast enacted ridgeline protections after the construction of the Brewster Home Depot/Kohl’s commercial complex on Independent Way, near this proposed project. Like an ugly Parthenon atop a hill, the Home Depot dominates the landscape for miles, and can be seen daily by thousands of motorists on I-84. After seeing the negative visual impact of such building, the Town strove not to repeat building along its many scenic ridgelines. This project, with over 1.1 million square feet, entails not one, but two warehouses to be built along a ridgeline. These two unsightly warehouses will be visible for miles.

**Traffic Impact**

Route 312 is a one-lane, winding road which is already a major thoroughfare in Southeast. This

project anticipates adding 510 tractor trailer trips per day. Most of the trucks will be oversized, with 53 foot trailers. The traffic impact of hundreds of tractor trailers per day on Route 312 would be catastrophic. Why no dedicated on/off ramp is included in this proposal is a mystery, since it might help alleviate the traffic impact.

With respect, it is the responsibility of the Southeast Planning Board to balance the concerns of the community with responsible commercial development. A good proposed project enhances both the community, and creates beneficial commercial growth. The Northeast Interstate Logistics project accomplishes neither. It will ruin a beautiful area of the Town (next to the Tilly Foster Farm), and offers little fiscal benefit to the Town of Southeast.

Put simply, this proposal is just plain bad for our Town. Let's not create another Retreat in Carmel, and let's not cause gridlock traffic on Route 312.

I urge the Planning Board to reject the Northeast Interstate Logistics proposal.

Respectfully,

James W. Borkowski

**Victoria Desidero**

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**From:** Victoria Desidero [redacted]  
**Sent:** Monday, July 09, 2018 12:48 PM  
**To:** [redacted]  
**Cc:** [redacted]  
**Subject:** FW: Interstate Logistics  
**Attachments:** Interstate Logistics Letter of Support.docx  
**Importance:** High

Just received.  
Victoria

**From:** Sara McCormick [redacted]  
**Sent:** Monday, July 09, 2018 8:54 AM  
**To:** planning@southeast-ny.gov  
**Cc:** Brian Gates [redacted]  
**Subject:** Interstate Logistics  
**Importance:** High

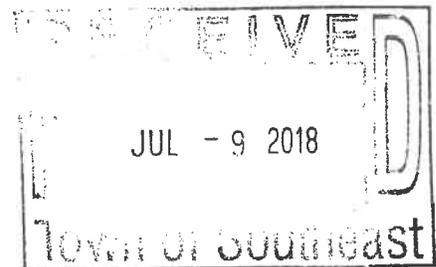
Good morning,

Please see the attached correspondence regarding our letter of support for Interstate Logistics plan in the Town of Southeast.

If you have any questions or concerns, please do not hesitate to contact us.

Sara McCormick  
[redacted]  
[redacted]  
[redacted]

[www.hvedc.com](http://www.hvedc.com)



 Virus-free. [www.avast.com](http://www.avast.com)



Victoria Desidero, Administrative Assistant  
Town of Southeast Planning Board  
1 Main Street, Brewster, NY 10509  
Phone: 845-279-7736  
E-mail: [planning@southeast-ny.gov](mailto:planning@southeast-ny.gov)

Dear Southeast Planning Board,

Hudson Valley Economic Development Corporation supports Interstate Logistics plan to build a 1MM + square foot Logistics Center in the Town of Southeast. We believe logistics centers are in high demand based on current market conditions, and this project will have a far less environmental impact on the site than the previous mixed use plan. The project, which poses relatively few demands on governmental services, provides a substantial net fiscal gain to the community. It would generate an annual average of approximately ten times the current property taxes of \$140,000. There are also significant job numbers associated with this project: Direct, indirect and induced jobs to be created during the construction phase of the logistics center are anticipated to reach 818 jobs. In addition, the operation of the proposed project is anticipated to generate 919 direct, indirect, and induced jobs at the local level, including 665 direct jobs from the operation of the proposed facility across a wide level of skills. Many of the Southeast residents, as well as the surrounding communities will be able to take advantage of this opportunity, increasing family income and retail spending.

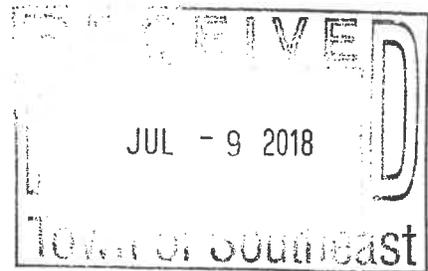
The project owners plan to maintain the rural character of the area and will offer several acres at the Route 312/Pugsley intersection to Putnam County for inclusion in the Tilly Foster Farms project, further enhancing the rural character along Route 312 and assuring the protection of the Town's aesthetics. Traffic is always a concern however extensive mitigation is proposed to accommodate the project and the associated site generated traffic volumes.

We support Northeast's efforts to invest in the Town of Southeast and Putnam County and to bring jobs and economic vitality to the Hudson Valley Region.

Sincerely,

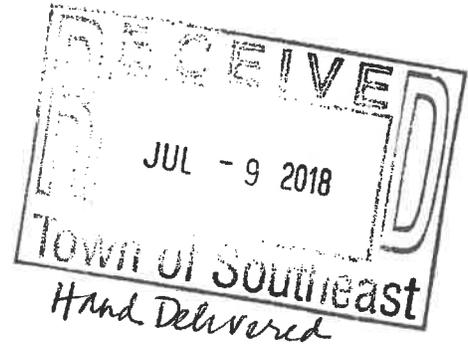
Mike Oates  
President and CEO  
Hudson Valley Economic Development Corporation

~~www.hvedc.com~~  
~~845-857-7356~~





Victoria Desidero, Administrative Assistant  
Town of Southeast Planning Board  
1 Main Street, Brewster, NY 10509.  
Phone: 845-279-7736. E-mail: [planning@southeast-ny.gov](mailto:planning@southeast-ny.gov).



Dear Town of Southeast Planning Board.

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We support Northeast's efforts to invest in the Town of Southeast and Putnam County and to bring jobs and economic vitality to the Hudson Valley Region.

Sincerely,

Mike Oates  
President and CEO  
Hudson Valley Economic Development Corporation  
[www.hvedc.com](http://www.hvedc.com)



**Victoria Desidero**

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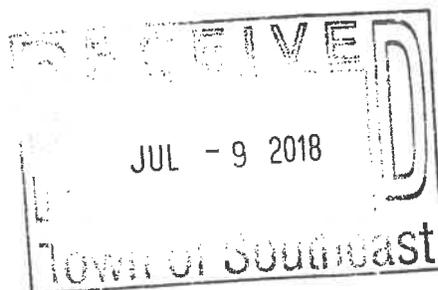
**From:** Amanda Scalzitti [REDACTED]  
**Sent:** Monday, July 09, 2018 12:24 PM  
**To:** planning@southeast-ny.gov; townboard@southeast-ny.gov  
**Subject:** Northeast Logistics

Dear Town of Southeast Planning Board,

With hearing the news of the proposed warehouse/industrial building that could take place in the close proximity to where we live, we felt you would understand why our voices matter most. We are the people that would be most affected. We own a townhome in Twin Brook Manor, a home that will undoubtedly be affected by the industrial space built there behind Tilly Foster. We own this home still and while growing as a family outgrew it and built a home a mile down the road off of Fields Corner Road. The same road that runs from Pugsley Road. The same area that will again be affected by this awful proposition. Noise, definitely. Fumes and polluted air, absolutely. Traffic, horrendous. Our kids and others that share a bus stop at this area, completely unsafe now with the amount of traffic and large trailers. We don't live in an area that should have to succumb to this kind of traffic by tractor trailers. We love our neighborhood, we are surrounded by nature and country life. Isn't that what Carmel/Southeast encompasses and wants to preserve? There are no benefits to this proposed project, only negative effects to our community. They are not proposing to build in an area uninhabited by residential homes. Please think about our community and the people who love it and make sure that this project does NOT take place.

Thank you for your time.

Amanda & Jon Scalzitti



## Victoria Desidero

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**From:** JillMarie Varricchio [REDACTED]  
**Sent:** Monday, July 09, 2018 6:08 PM  
**To:** Victoria Desidero  
**Subject:** PEDC : Northeast Logisitics LOS  
**Attachments:** LOS NE LOGISTICS 2018 July 9.pdf

Dear Victoria Desidero,  
Re: Letter of Support  
Attached find the PEDC letter of support for said project.  
If you have any questions, please don't hesitate to contact my office.  
Best  
JILL



**JILL VARRICCHIO, PRESIDENT**

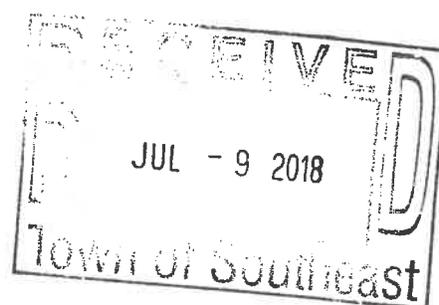
Visit: [www.PutnamEDC.org](http://www.PutnamEDC.org)

<https://youtu.be/Md3eafW7nBU> *Public Access Interview with President 2017 March*

40 Gleneida Avenue, Suite 310

Carmel, NY 10512

[REDACTED]  
[REDACTED]  
[REDACTED]





**Putnam County**

July 9 2018

Victoria Desidero, Administrative Assistant  
Town of Southeast Planning Board  
1 Main Street, Brewster NY 10509  
Phone : 845-279-7736. E-Mail : [Planning@Southeast-NY.gov](mailto:Planning@Southeast-NY.gov)

Dear Town of Southeast NY Planning Board,

Putnam County Economic Corporation supports the Northeast Interstate Logistics Plan, comprised of 332.64 acres, located at the Route 312 and Pugsley Road (Exit 19, Off Route 84). Of the proposed five lots, 3 will be the site for 4 buildings totaling 1,234,575 S.F of warehouse space. Lot 4 will remain vacant and Lot 5 will contain the wells to service the proposed buildings. This change from "Campus at Fields Corner" of 143 unit residential development, to warehouse will now have a far less environmental impact on that area. Without residential housing and no students to educate, there will be no impact on area schools. We believe this project will yield a net fiscal gain to this community; would generate an annual average of approximately ten times current property taxes of \$140,000.

Significant workforce and job creation is anticipated. From our labor force research, the direct, indirect and induced jobs to be created during the construction phase, is anticipated to be 919. This includes 665 direct jobs from the operation of the proposed facilities across a wide level of skills. We believe that due to its central location, many Town of Southeast residents, as well as surrounding communities, will want to take advantage of these job opportunities that in turn, positively impact family income as well as support their retail spending.

Of special note and with an eye on 'thoughtful economic growth', the owners are sensitive to maintaining the beauty and rural character of their acreage. They have offered acreage at this intersection for inclusion in the county owned Tilly Foster Farm project, further insuring its character and Town aesthetics.

Additionally, traffic volume associated with warehouses is remarkable. Extensive mitigating proposals are in place to target this matter. Specifically, the intersection, the time of each traffic pattern, the signalization of the intersection, offering dual left turns with shared right turns along Pugsley road as well as widening NY 312 to receive the dual left turn. Traffic signal timing improvements are also proposed at the intersection of NY 312 and Independent Way.

We support this proposal and believe it is within keeping with thoughtful economic development while bringing rate-ables and jobs to Putnam County's Town of Southeast.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill M. Varricchio".

Jill M. Varricchio, MEd, CAGS

President

Putnam County Economic Development Corporation

**Victoria Desidero**

---

**From:** nicholas ramundo [REDACTED]  
**Sent:** Monday, July 09, 2018 11:49 PM  
**To:** planning@southeast-ny.gov; townboard@southeast-ny.gov; nicholas ramundo  
**Subject:** Project Northeast interstate logistics

Dear Town of Southeast

As a person who see the lights from the Home Depot complex every single night as I drive to my house I say **PLEASE ALLOW THIS WAREHOUSE COMPLEX TO BE BUILT.**

I have lived on Maple Drive in Brewster for 34 of my 38 years of life.  
I have watched the town of Southeast grow and become a busy place to live.  
I remember the days when route 22 had every building occupied.

Now I drive around the town of southeast and I see buildings falling in on them selves like the old Dills Best location on Route 22.  
I see property where gas stations once stood and now are high grass or just Item #4.  
I see Dykemens looks like a run down and abandoned.

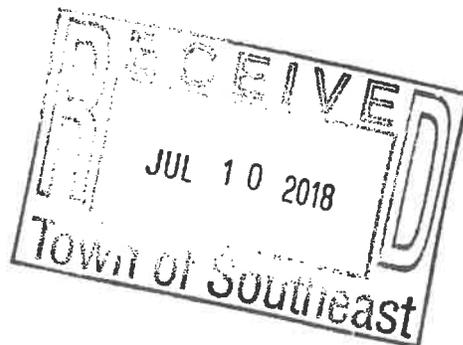
This town has stood in the way of many projects and the people here stopped many projects that would bring money into the area, jobs, and tax money.

I fully understand that there will be 500 tractor trailers going to and from the location.  
I rather have this then 170 home built on that same property.  
If 170 homes are built there then we will have just homes.  
No jobs coming to the Town, we will have about 510 cars going to and from those homes anyways as the average home has 2.5 cars per house hold.

The draw on the local police will be less with a warehouse then 170 homes.  
The warehouse will most likely have its own security to handle many issues on the property instead 170 calling 911 for every issue.  
As far as traffic accidents that is a wash as 170 house worth of cars will be about the same as trucks coming and going.

I say again as a person who see the lights from the Home Depot complex every single night as I drive to my house I say **PLEASE ALLOW THIS WAREHOUSE COMPLEX TO BE BUILT.**

Sincerely;  
Nicholas J Ramundo  
[REDACTED]  
[REDACTED]



*rec'd at 7/9/18 Mtg.*

## **5,000 BREWSTER CHILDREN**

### **MAY BE EXPOSED TO INCREASED DIESEL EXHAUST FUMES**

A panel of scientific experts convened by the World Health Organization's (WHO) International Agency for Research on Cancer (IARC) concluded in June 2012 that diesel engine exhaust is a Group 1 carcinogen—that is, carcinogenic to humans. Previously, the IARC classification for diesel exhaust was "probably carcinogenic to humans," but with the publication of additional epidemiological and toxicological studies over the last 20 years, the expert panel determined there was sufficient evidence to change the compound's cancer designation. The IARC panel wrote:

#### **Health Effects**

##### **Acute Effects**

The acute (immediate) health effects associated with exposure to diesel exhaust exposure include irritation of the nose and eyes, lung function changes, respiratory changes, headache, fatigue and nausea.

##### **Chronic Health Effects**

Chronic (long term) exposures are associated with cough, sputum production and lung function decrements. In addition to symptoms, exposure studies in healthy humans have documented a number of profound inflammatory changes in the airways, notably, before changes in pulmonary function can be detected. It is likely that such effects may be even more detrimental in asthmatics and other subjects with compromised pulmonary function.

In addition, there are observations supporting the hypothesis that diesel exhaust is one important factor contributing to the allergy pandemic. For example, in many experimental systems, diesel exhaust particles can be shown to act as adjuvants to allergen and hence increase the sensitisation response.

*Diesel exhaust idling - case study*

PRESS RELEASE

# New Medical Study Says Diesel Exhaust May Cause Asthma, Not Just Aggravate It

February 13, 2002

**MEDIA CONTACTS**

NRDC and UCSF Report Shows Strongest Evidence to Date on Causal Link Between Diesel and Asthma

Craig Noble or Gina Solomon  


SAN FRANCISCO (February 13, 2002) -- Diesel exhaust doesn't just aggravate asthma, it may cause asthma, according to a new study by researchers from the Natural Resources Defense Council (NRDC) and the University of California at San Francisco (UCSF) School of Medicine. The study in the journal *Environmental Health Perspectives* suggests that fine particulates found in diesel exhaust lead to immune system alterations that can cause asthma in otherwise

the airways and lungs and is considered an epidemic in the United States.

Diesel exhaust from buses, trucks, other vehicles and equipment is a major source of sooty particles in the air. "There are a lot of sick people at the end of the tailpipe, especially children," said Dr. Gina Solomon, M.D., NRDC senior scientist and co-author of the study. "The tiny particles in diesel exhaust bypass our respiratory defenses and lodge deep into the lungs. Once there, they stimulate an immune response that triggers inflammatory changes, airway constriction, mucus production and symptoms of asthma."

Diesel exhaust also contains nitrogen oxides (NOx), a major component of smog. Although smog has been linked to asthma before, this study draws the strongest link to date between asthma and the small particles in diesel exhaust.

The study summarized several immune pathways that are affected by diesel particles. The particles alter the ratios of certain key immune cells known as T-lymphocytes. Scientists believe these cells play a particularly important role in airway inflammation and allergic response. Diesel exhaust appears to stimulate production of a kind of T-lymphocyte commonly found in people who suffer from asthma and other allergic disease.

Diesel particles also stimulate the production of chemical messengers, known as cytokines and chemokines. These chemicals stimulate inflammation and increase the presence of immune cells that release free radical molecules, which damage the cells in airways. In addition, these chemicals directly stimulate production of mucus, cause constriction of smooth muscles in the airways, irritate the nerves (resulting in coughing), and cause fluid to leak into the airways.

they have shown how diesel can work both acutely to trigger attacks and chronically to make an individual susceptible to developing an asthmatic response. Possibly because of this dual effect, individuals exposed to diesel exhaust and a common allergen, such as pollen, will have a greatly magnified response to the allergen. This mechanism may also help explain why more and more children appear to be developing sensitivity to pollen, animal dander, dust mites, and other natural allergens that have been around for centuries.

### **Diesel School Buses Put Children at Increased Risk**

The study adds to the growing catalog of research implicating diesel in a host of ailments, from cancer and cardiac problems to asthma and other respiratory disease. It also underscores the particular danger to children, whose immune systems and lungs are underdeveloped and more vulnerable to pollutants. Pediatric asthma in the United States has increased by 58 percent since 1982.

According to the Centers for Disease Control and Prevention, the number of individuals with asthma increased by 42 percent in the United States during the last decade. If rates continue unchecked, a child born a generation from now will be twice as likely to develop asthma as a child born today. The Pew Environmental Health Commission has calculated that 22 million Americans will suffer from asthma by the end of this decade, 8 million more than today. That means that 1 in 14 Americans and 1 in every 5 families would be forced to live with the disease. By 2020, the commission estimates the number of sufferers could increase to 29 million -- more than twice the current number. In 1990, asthma cost society \$6.2 billion. That figure is \$11 billion today and could rise to \$18 billion by 2020.

## Victoria Desidero

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**From:** Dalia Clarke [REDACTED]  
**Sent:** Tuesday, July 10, 2018 12:45 PM  
**To:** planning@southeast-ny.gov  
**Subject:** Logistics center

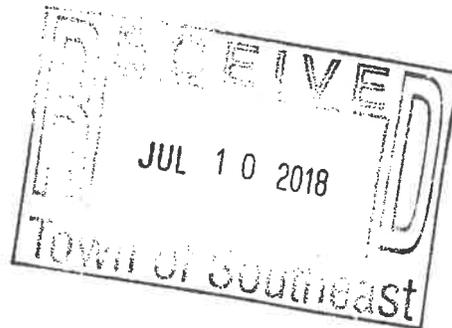
Hi Victoria,

My name is Dalia Valdajevaite, I own [REDACTED].

I attended last night's board meeting and wanted to ask the following questions.

- 1) is this project already approved and will the building (construction) be going forward? If not yet approved will there be a public vote?
- 2) will there be a fueling station in this facility (diesel / gas)?
- 3) where will the facility get their electricity from? Will they have their own grid designated just for them or will they be on hunters Glen's grid?
- 4) could there be further building added at a future date?

Kind regards, Dalia



## Victoria Desidero

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**From:** Gina Occhigrossi [REDACTED]  
**Sent:** Tuesday, July 10, 2018 6:22 PM  
**To:** Tony Hay  
**Cc:** Victoria Desidero; Town Board  
**Subject:** Re: Warehouse distribution center

Thank you for this acknowledgement , after last night s meeting at town hall , I am convinced this is a HORRIBLE decision, if allowed.

It will force good people to sell their homes ( for less\$\$) and move.

Sad reality.

Gina Occhigrossi

On Jul 10, 2018, at 7:12 AM, Tony Hay [REDACTED] wrote:

Dear Ms. Occhigrossi,

The Town is in receipt of your e-mail. Thank you. Tony Hay

On Sat, Jul 7, 2018 at 7:58 AM, Gina Occhigrossi [REDACTED] wrote:

To Whom it may concern:

I am against the warehouse distribution center being allowed and built at the proposed site. We need growth , but the kind of growth that encourages family's to want to raise their children here. Once we allow an industrial location such as the proposed, the element and atmosphere begins to change.

This is surely a mistake at the cost of the integrity of the area.

Please NO WAREHOUSE DISTRIBUTION CENTER.

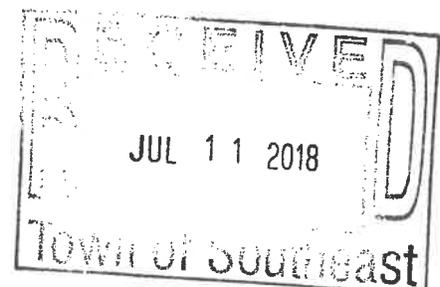
I live behind the Restoration Hardware center on Hughson road Carmel, and the noise of the containers being filled at early hours is not a pleasant sound.

I remember driving through that area prior to all the changes with great admiration for the country road ambience. Slowly as we remove all our green land , we will become a overbuilt town and nothing special about living here. No Charm , box stores, no small business. The type of area we should be, is one people like to visit for the peace and charm it offers.

Our politicians should work on inviting the types of projects that encourage visitors and desirability to wanting to live here!

Thank you,

Gina Occhigrossi  
[REDACTED]  
[REDACTED]



--  
*Tony Hay*

**Supervisor, Town of Southeast**

1360 Route 22, Brewster, NY 10509

(845) 279-5345 (O)

(845) 278-2453 (F)

  
[thay@southeast-ny.gov](mailto:thay@southeast-ny.gov)

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**Victoria Desidero**

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**From:** Tony Hay [REDACTED]  
**Sent:** Wednesday, July 11, 2018 6:28 AM  
**To:** gary hamburg  
**Cc:** planning@southeast-ny.gov; townboard@southeast-ny.gov  
**Subject:** Re: 100 million dollar distillery project

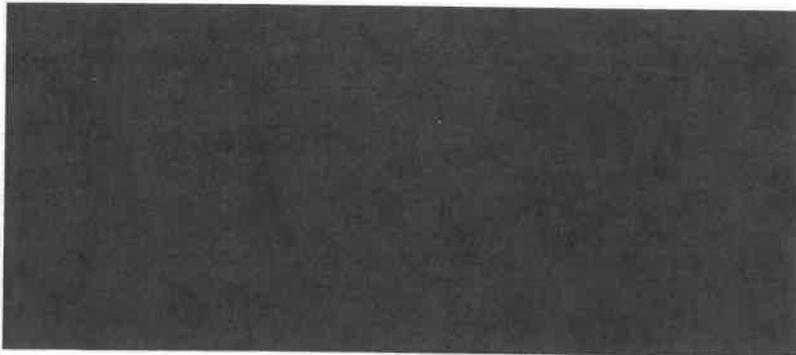
Dear Mr. Hamburg,

These are two separate proposals, the \$100 million dollar distillery project is slated for the Town of Carmel and the Interstate Logistics Center is slated for the Town of Southeast. If you go to the Town of Southeast Website southeast-ny.gov, you can learn the details of the Southeast project. Thank you. Tony Hay, Southeast Supervisor

On Tue, Jul 10, 2018 at 4:39 PM, gary hamburg [REDACTED] wrote:

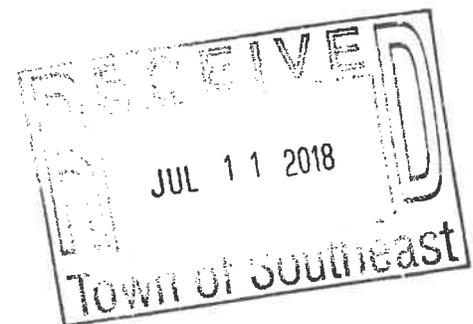
Hi lot of discrepancies between these two statements/articles. One stating over 500 tractor trailers a day, other saying 6 to 8? One is an attachment.  
Please can we have the truth.  
Thank you

[\\$100 Million Distillery Project Planned for Town](#)



**\$100 Million Distillery Project Planned for Town**

CARMEL, N.Y. - Town and county officials say that a \$100 million project that will bring an internationally know...



--  
*Tony Hay*

**Supervisor, Town of Southeast**

1360 Route 22, Brewster, NY 10509

(845) 279-5345 (O)

(845) 278-2453 (F)



[thay@southeast-ny.gov](mailto:thay@southeast-ny.gov)

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**CONCERNED RESIDENTS OF SOUTHEAST**  
P.O. BOX 762  
BREWSTER, NY 10509  
concernedresidentsofsoutheast@gmail.com



Did you know that the largest new project in the Town of Southeast's history is currently in front of the Southeast Planning Board? The project, known as Northeast Interstate Logistics, is over 1.1 million square feet of warehouse/distribution space.

Here are a few facts.

**LOCATION:** The project is on 327 rolling acres located on Pugsley Road (behind Tilly Foster Farm), approximately one mile from Exit 19 off I-84. Route 312 will be used to access the warehouses with a roundabout being built at the intersection of Pugsley Road and Route 312.

**SIZE:** The four warehouses will exceed 1.1 million square feet. By way of comparison, the entire Highlands Shopping Center (Home Depot, Kohl's, DeCicco's, Marshalls, Michael's, etc.) is 377,000 square feet.

**TRAFFIC:** The Proposed project could induce ±510 tractor-trailer truck trips per day, which would result in significant impacts to local traffic. Many trucks will be oversized with 53' trailers. The number of passenger vehicles trips per day is not available but could easily exceed 1,000.

**WILL THESE WAREHOUSES BE VISIBLE?** At least two of these warehouses will be built on our ridgelines and will be visible from areas around Brewster including the Putnam Trailway, Sunset Drive and Maple Road.

**EMPLOYEES:** Possible employment could be 665 people. Compensation will range from \$35,000 (the majority) to \$110,000 for executive positions. Because warehouses are becoming more automated, these numbers may not be accurate.

**TAX BENEFITS:** Despite the traffic this project will generate on our local roads, law enforcement demands and changes to our overall quality of life, the applicant will apply for a PILOT (Payment in Lieu of Taxes) program. Over a ten-year period this will reduce the property and construction taxes by about one third.

**WHAT CAN YOU DO?** There are two Public Hearings scheduled: July 9, 2018 and July 23, 2018 at 7:30 PM at Southeast Town Hall, 1360 Route 22, Brewster, New York. You can ask questions and make comments at Public Hearings. You can also send a letter or email to:

Chairman Thomas LaPerch  
Town of Southeast Planning Board  
One Main Street  
Brewster, NY 10509

planning@southeast-ny.gov  
townboard@southeast-ny.gov

All the information above and much more can be found on the Southeast town website at the link <http://www.townofsoutheast-ny.com/344/interstate-Logistics-Accepted-DEIS-June>

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Victoria Desidero, Administrative Assistant  
Town of Southeast Planning Board  
1 Main Street, Brewster, NY 10509  
Phone: 845-279-7736  
E-mail: [planning@southeast-ny.gov](mailto:planning@southeast-ny.gov)

Dear Southeast Planning Board,

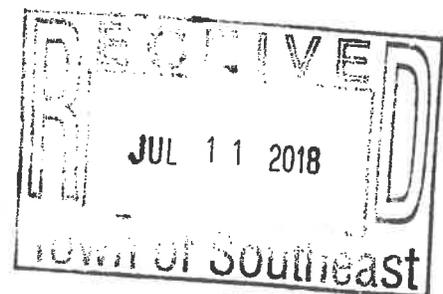
Hudson Valley Economic Development Corporation supports Interstate Logistics plan to build a 1MM + square foot Logistics Center in the Town of Southeast. We believe logistics centers are in high demand based on current market conditions, and this project will have a far less environmental impact on the site than the previous mixed use plan. The project, which poses relatively few demands on governmental services, provides a substantial net fiscal gain to the community. It would generate an annual average of approximately ten times the current property taxes of \$140,000. There are also significant job numbers associated with this project: Direct, indirect and induced jobs to be created during the construction phase of the logistics center are anticipated to reach 818 jobs. In addition, the operation of the proposed project is anticipated to generate 919 direct, indirect, and induced jobs at the local level, including 665 direct jobs from the operation of the proposed facility across a wide level of skills. Many of the Southeast residents, as well as the surrounding communities will be able to take advantage of this opportunity, increasing family income and retail spending.

The project owners plan to maintain the rural character of the area and will offer several acres at the Route 312/Pugsley intersection to Putnam County for inclusion in the Tilly Foster Farms project, further enhancing the rural character along Route 312 and assuring the protection of the Town's aesthetics. Traffic is always a concern however extensive mitigation is proposed to accommodate the project and the associated site generated traffic volumes.

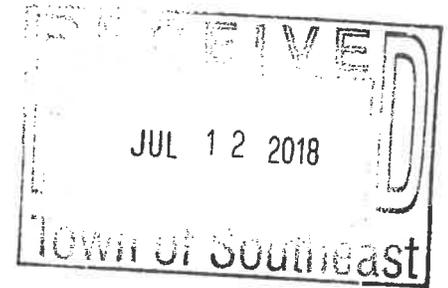
We support Northeast's efforts to invest in the Town of Southeast and Putnam County and to bring jobs and economic vitality to the Hudson Valley Region.

Sincerely,

Mike Oates  
President and CEO  
Hudson Valley Economic Development Corporation  
[www.hvedc.com](http://www.hvedc.com)



Chairman Thomas LaPerch  
Southeast Planning Board  
1 Main Street  
Brewster, NY 10509



Dear Mr LaPerch,

This is one of several concerns I have regarding the proposed Northeast Logistics Center on Pugsly Road.

The traffic resulting from this facility is not only inappropriate for our community, it will be added frustration to anyone coming and going, commuting to work as well as interfere with the mobility of school busses, shoppers, access to medical facilities, and the ability for emergency vehicles (ambulances, fire, and police) to get to and from their destinations.

COMMUNTING: 684, 312, 22, and 84 are already congested. Although many improvements have been made, commuters find traveling frustrating as it is. Add 53' tracker trailers to this would negatively contribute to this situation. While it has been said the trucks will be traveling only 1 mile on 312 to 84, and not use 312 to get to Rte 22 and 684, few believe the trucks will not seek alternate routes in order to go North and South.

SHOPPING will become difficult. While Ms Maher (Putnam County Chamber of Commerce) suggests these truckers may "shop and dine here," these huge vehicles are unlikely to do that. Most truckers look for convenience stores and rest stops (Loves, as an example) that are easy for them to enter and exit. They also sleep in their vehicles eliminating the need for lodging.

More, the increased traffic conditions will only frustrate residents who shop in our area. They will likely plan to shop elsewhere. Danbury, for example, would be an option for those living in the Milltown area. Other areas would seek alternatives to dealing with anything in and around Southeast.

LIVING WITH TRUCKS is a concern. Trucks of this size are not cars. They start slowly when they are stopped at lights or intersections. They also do not turn easily. Our calculations reveal 550 trucks in 24 hours to be 1 truck every 3 minutes. In the best scenario, an image of several trucks (1 every 3 minutes) at the I intersection of 84 and 312 (Home Depot) will further disrupt the already congested situation there. Added to this, the winding sections of 312 and 22 to go North or South to 684, will choke movement in all directions.

SCHOOL BUSES will have to accommodate for these delays and added traffic conditions. The estimate is for 24 hours per day. Changing times for schools in order to plan around truck-traffic would not make a difference. As a result, school children would have to wake earlier and get home later to accommodate traffic situations.

EMERGENCY VEHICLES, such as fire, ambulances, and police would find getting to their destinations much more difficult.

MEDICAL FACILITIES: The CareMount medical building is right at the Highlands intersection. People in need of emergency care, or even simple medical needs already find this intersection to be a problem. As stated above, added truck traffic would increase the difficulty of people getting to their destinations for their medical needs.

550 TRUCKS PER DAY. The above comments assume 550 is evenly distributed over a 24 hour period. However, if night truck-traffic is lighter than day truck-traffic, the negative conditions above would only be increased.

Sincerely,

Stefani Gosselink

A handwritten signature in black ink, appearing to read 'Stefani Gosselink', with a long, sweeping flourish extending to the right.Four horizontal black bars redacting contact information, likely a phone number and an email address.

## Victoria Desidero

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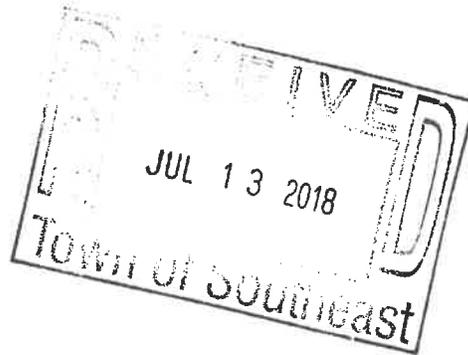
**From:** Larry Martinez [REDACTED]  
**Sent:** Friday, July 13, 2018 1:05 PM  
**To:** planning@southeast-ny.gov  
**Subject:** Northeast Logistics Warehouse/Distribution Facility Project  
**Attachments:** Northeast-Logistics.pdf

NOTE: Signed Version Attached

Lawrence Martinez  
[REDACTED]  
[REDACTED]

July 13, 2018

Planning Board  
Town of Southeast  
1 Main Street  
Brewster, NY 10509



Planning Board Members,

Not sure how you can consider the Northeast Logistics proposal a positive for the area, when the reality of the facts are clearly against this mode of thinking. The impact of this warehouse/distribution facility would actually have devastating effects, not just to Southeast, but also the rest of Brewster, Carmel, Patterson and as far as Danbury and other CT areas. Obviously, any developer with a vested interest in the project is going to paint the rosy picture of a positive impact, but nothing can be further from the truth. There is already major traffic congestion in our areas during peak times, such as morning/evening rush hours and Holidays, and this would create a nightmare up/down I84 & I684. Do you know what happens when there is traffic on these major roads? Cars, AND TRUCKS, tend to find other ways to get to their destinations, including roads they should not be using, impacting ALL the communities surrounding the area. That's a very basic simple fact, and that is what will happen, guaranteed. I may not live in the Town of Southeast, but your decision will have a MAJOR impact on me and my town, Patterson.

Not enough? Let me present some impact you may not be thinking about that will really start to hit your tax revenue. The shopping plaza with Home Depot, Kohl's, etc. will also be impacted. When it starts to become difficult to reach these businesses due to the truck traffic and the traffic they will create, people will simply take their business somewhere else to avoid the situation. Eventually, it will not be profitable to be in that plaza anymore, so the businesses will close and relocate somewhere else. Now you have commercial lots, which other businesses will not want, creating another eye sore which would also be an invitation to the criminal element. Now you would have lost Tax Revenue, have to increase Police presence (more tax money spent). The tax burden will eventually impact the Town of Southeast residents. Please don't fool yourself, this is almost a certain outcome if the project is allowed to move forward. How about Caremount Medical Group? You will be impacting the ability for many people to reach this facility, which impacts people's health. If it becomes too difficult for patients to get there to see their doctors, they will need to seek alternatives, and after an increase in patient complaints, and a drop in patient visits, Caremount will seek another facility to make it, not just easier for patients to reach, but also to avoid a downturn in their ability to make money. Now you have another building that needs to be occupied. How about Carmel? It's already a nightmare to get to Carmel, so, with the increased traffic and trucks, people would just basically avoid going there at all, putting all those businesses, located there, in jeopardy. That area of Southeast will end up being avoided by a majority of travelers, impacting the economy, traffic and environmental health of the surrounding areas.

The impact to surrounding homes and other businesses/entities close to the facility, such as the newly renovated Tilly Foster Farm, will also be devastating. Home values throughout the entire area will drop, people will move out and crime will start to creep up. It certainly will become a vicious circle and down-spiral.

Let me ask, have you travelled I84 or I684 lately? How many trucks actually obey ANY Speed Limits or drive safely? I travel these roads quite a bit, and I can tell you, first hand, that every time I'm on the road, the chances of being killed by one of these trucks, has increased 10X. What you are asking is to create a situation to direct even more of these trucks into our area, which will eventually lead to an increase in fatalities on our highways and roads. If you have driven on I84 or I684, then you know I am speaking the truth. And our Environmental Health? With the quantity of trucks traveling in and out, and without a doubt, around our town roads, the environmental impact will be an absolute negative. This is common sense. Anyone who claims anything to the contrary, obviously has other intentions.

In closing, I'm asking that you please consider the negative impacts of this project and stop it from happening before it is too late. There is no need to change ANY zoning for this since this project does not compliment the surrounding area, will be visibly unpleasant throughout the area and will only have a negative impact. Yes, the negatives far outweigh any positives the developer has presented. Please protect our area and homes, which we work so hard for.

Sincerely,

Lawrence Martinez  


Lawrence Martinez  
[REDACTED]  
[REDACTED]  
[REDACTED]

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Town of Southeast  
1 Main Street  
Brewster, NY 10509

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Sincerely,



Lawrence Martinez

