

TOWN OF SOUTHEAST
1360 Route 22,
Brewster, New York 10509
Thursday, March 5, 2026
EXECUTIVE SESSION 6:30 P.M.
WORK SESSION/REGULAR MEETING 7:00 P.M.

Pledge of Allegiance
Notation of Exits
Turn Off/Put on Vibrate – All Electronic Devices

Executive Session:

1. Contractual Matters

Work Session:

1. Discussion – Update 2026 TOSE Fee Schedule - Farmers Markets Permit Fee
2. Discussion – Increased Senior Exemption Income Limit – Amendment to Chapter 126 of the Town Code
3. Discussion – Town Code Article 131-11 – Removal of Stalled Vehicles; Impoundment; Deposit of Snow and Ice; Penalties for Offenses
4. Discussion – Moratorium – Data Centers
5. Discussion – 67 Main Street Subdivision Update
6. Discussion – Route 121 and Route 6 Intersection Traffic Light
7. Discussion – Dog Control Officer
8. Discussion – Municipality Change Code – Local Digital Municipal Code Import

Regular Meeting:

1. Motion – Set Public Hearing for Thursday, April 2, 2026 - Increased Senior Exemption Income Limit – Amendment of Chapter 126 of the Town Code
2. Motion – Set Public Hearing for Thursday, April 2, 2026 - Moratorium – Data Centers
3. Motion –Reschedule Public Hearing for Thursday, April 2, 2026 – Special Permit - Arbor Fields of NY LLC, 75 Fields Lane, Tax Map #78-2.1 and 78.-2-72.2
4. Resolution – Amend 2026 TOSE Fee Schedule – Farmers Markets Permit Fee
5. Resolution – Authorization of Supervisor’s Signature – Municipality Change Code - Local Digital Municipal Code Import
6. Resolution – Appointment of Dog Control Officer
7. New Business

Recognition of Public/Public Comment
Recognition of Town Board/Town Board Comment



Fw: Increased Senior Exemption Income Limit

From Laurie Bell <lbell@southeast-ny.gov>
Date Mon 2/2/2026 1:01 PM
To Town Board <townboard@southeast-ny.gov>

1 attachment (5 KB)
 S5175A.pdf;

Dear Town Board,

Following up on this as previously submitted for consideration. If discussed at this week's meeting, could be passed at the next meeting in advance of the March 1 deadline to be effective with the 2026 assessment roll.

I believe the County is looking to pass it as well as the Village; I have not yet heard back from the Brewster School district,

Laurie Bell, Assessor

Town of Southeast - Assessor's Office
 1360 Route 22, Brewster NY 10509
 845-279-7336

QR Code:
Assessment &
Property Info



[Assessor | Southeast, NY \(southeast-ny.gov\)](https://southeast-ny.gov)

[Forms | Southeast, NY \(southeast-ny.gov\)](https://southeast-ny.gov)

Any email received after 4:30pm Monday-Friday may not be answered until after Noon the next business day

From: Laurie Bell <lbell@southeast-ny.gov>
Sent: Monday, December 29, 2025 10:28 AM
To: Town Board <townboard@southeast-ny.gov>
Cc: Victor Karlsson <vkarlsson@brewsterschools.org>; Michelle Diebold <MChiudina@brewstervillage-ny.gov>; Patricia McLoughlin <Patricia.McLoughlin@putnamcountyny.gov>
Subject: Increased Senior Exemption Income Limit

Good morning, all,

The attached was signed by the Governor on December 5, 2025 but would need to be passed by each Town, County, School District and Village on or before March 1, 2026 to be effective with the 2026 assessment roll.

Currently/historically the Senior Citizens have received up to 50% off their tax bills depending on their income. Recently effective with 2023 income those income limits were increased substantially to allow for the minimum of 5% if their calculated income was under \$53,400. The attached allows for additional greater reductions allowing for up to 65% of a reduction (off whichever portions of their tax bills as is adopted).

As with all legislation, the above would need to be adopted on or before March 1, 2026 to be effective with the 2026 assessments. Thank you in advance,

Laurie Bell, Assessor

Town of Southeast - Assessor's Office
1360 Route 22, Brewster NY 10509
845-279-7336

**QR Code:
Assessment &
Property Info**



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[Forms | Southeast, NY \(southeast-ny.gov\)](https://southeast-ny.gov)

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STATE OF NEW YORK

5175--A

2025-2026 Regular Sessions

IN SENATE

February 19, 2025

Introduced by Sens. COMRIE, RHOADS, ROLISON -- read twice and ordered printed, and when printed to be committed to the Committee on Aging -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the real property tax law, in relation to providing an additional real property tax exemption for certain senior citizens

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Paragraph (b) of subdivision 1 of section 467 of the real
2 property tax law is amended by adding a new subparagraph 4 to read as
3 follows:

4 (4) Notwithstanding the maximum exemption percentage permitted pursu-
5 ant to paragraph (a) of this subdivision, any local law, ordinance or
6 resolution adopted pursuant to this section may be amended, or a local
7 law, ordinance or resolution may be adopted, to create additional annual
8 income categories and corresponding exemption percentages for households
9 making less than the maximum income eligibility level of such municipal
10 corporation as provided in this subdivision (represented in the herein-
11 below schedule as M) pursuant to the following schedule:

<u>ANNUAL INCOME</u>	<u>PERCENTAGE OF ASSESSED VALUATION</u> <u>EXEMPT FROM TAXATION</u>
12 <u>Less than (M) but</u> 13 <u>more than (M- \$1,000)</u>	<u>50%</u>
14 <u>Less than (M- \$1,000) but</u> 15 <u>more than (M- \$2,000)</u>	<u>55%</u>

EXPLANATION--Matter in *italics* (underscored) is new; matter in brackets
[-] is old law to be omitted.

LBD06109-03-5

1 Less than (M- \$2,000) but 60%
2 more than (M- \$3,000); and

3 Less than (M- \$3,000) 65%

4 § 2. This act shall take effect immediately and shall apply to taxable
5 years beginning on and after January 1, 2026.



Town of Southeast

Building Department
One Main Street
Brewster, New York 10509
Tel. (845) 279-2123

Email building@southeast-ny.gov

Michael J. Levine
Building Inspector

Joe Hernandez
Assistant Building
Inspector

A. Gerald Schramek
Building Safety and
Fire Inspector

§ 131-11 Removal of stalled vehicles; impoundment; deposit of snow and ice; penalties for offenses.

[Amended 1-20-1994 by L.L. No. 1-1994; 3-20-2025 by L.L. No. 2-2025]

D.

No person, partnership, corporation, joint-stock company or syndicate shall deposit, or cause to be deposited, any snow and ice on or against a fire hydrant or on any way which has been cleared or plowed of snow or ice, it being expressly provided that until such snow clearance or plowing of the roadway, property owners may deposit accumulations of snow and ice from their sidewalks at curblines, incident to the cleaning of sidewalks. Nothing herein contained shall permit any commercial establishment or person or persons to gather accumulations of snow or ice from parking grounds or parking areas owned by them and/or in their control and to deposit the same in the public streets at any time.

E.

Penalties for offenses. Every person convicted of a violation of any provision of this section which is not a violation of any provision of the **Vehicle and Traffic Law** of the State of New York shall, for a first conviction thereof, be punished by a fine of \$50; for a second such conviction within 18 months thereafter, such person shall be punished by a fine of \$75; upon a third or subsequent conviction within 18 months after the first conviction, such person shall be punished by a fine of \$150.

The Town of Southeast is seeking a well-qualified, dependable individual to serve as its Dog Control Officer. Position is part-time with varying weekly hours; candidate should be able to respond to calls within 30 minutes. Duties include but are not limited to responding to loose or stray dogs, transporting dogs to the appropriate shelter, completing required paperwork, and handling nuisance complaints in accordance with the Town Code and NYS AGS and Markets Law. Qualified candidate should have a high school diploma or GED and at least six months experience working with animals in the animal control field or as an animal hospital aide; must have an appropriate vehicle and a valid driver's license throughout employment. Must be reliable, able to work independently, comfortable handling dogs and interacting with the public. Salary ranges from \$24,000 - \$27,000 plus mileage reimbursement. Please send applications by January 9, 2026 to apply@southeast-ny.gov.



Outlook

FW: Municipality and our Local Law integration

From Kathleen Chiudina <kchiudina@southeast-ny.gov>**Date** Fri 2/27/2026 9:21 AM**To** Christine DuBois <cdubois@southeast-ny.gov>

1 attachment (946 KB)

Town of Southeast NY - Municipality Change Order - Add eCodes and ICC Code Access - 2.12.26.pdf;

Here you go!

Kathleen Chiudina, Town Clerk

Town Clerk/Notary

Town of Southeast

1360 Route 22

Brewster, NY 10509

(845)279-2196

From: Kathleen Chiudina**Sent:** Thursday, February 12, 2026 4:29 PM**To:** Town Board <townboard@southeast-ny.gov>**Subject:** Municipality and our Local Law integration

Good afternoon,

In speaking with Peter Bell, it has come to my attention that the local laws that are updated in eCode on our website, are not also being updated in Municipality. Although both are owned by ICC, they are separate functions. According to David Aiello at ICC, we most likely have not had our Code updated in Municipality since we started on the most recent platform. Peter Bell informs me that when he does enforcement, the local laws that get cited are not accurate and it causes extra work for him when writing tickets and violations.

I have attached a quote from ICC for updating the local laws (\$1500). The second part of the quote was if we wanted to add other code books but Michael informed me that they are not necessary.

Please let me know if you would like to proceed with this update.

Thank you,

Kathleen Chiudina, Town Clerk

Town Clerk/Notary

Town of Southeast

1360 Route 22

Brewster, NY 10509



3490 Winton Place, Rochester, New York 14623
 (800) 836-8834 • (585) 328-1810
 FAX (585) 328-8189

MUNICIPITY™ CHANGE ORDER #SO1053_21226 – ADDITIONAL PRODUCTS

This Change Order is subject to ICC Community Development Solutions' Terms and Conditions, which are available at <http://cms.generalcode.com/terms-conditions> and are incorporated herein by reference, and the client authorizes ICC Community Development Solutions to proceed with the project.

Client Name:	Town of Southeast	Contact Person:	Kathleen Chiudina
Address:	1360 Route 22	Account Executive:	Dave Aiello
	Brewster, NY 10509	Date:	2.12.26

Additional Municipality Services			
Implementation	Digital Title		
Local Digital Municipal Code Import	eCode360®	\$1,500	-
Totals		\$1,500	-

⌊The Municipal Code Import is a one-time data upload of the entire code into the Municipality 5 system for reference/citation/etc. Any future code updates beyond the initial import, (due to supplementation changes or other), will require additional export services and will be subject to Change Order.

OPTION A – ICC CODE ACCESS (9 TITLE OPTION)

Annual SaaS Subscription				
ICC Code Connect Subscription	No. of Books and Users	Year 1	Year 2 ^①	Year 3 ^①
Annual Code Access Subscription and Integration Maintenance	Up to 9 titles	\$1,197	\$1,257	\$1,320
Implementation and Training				
Implementation	Digital Book Title			
Municipality 5 – ICC Code Access Integration (set-up, configuration)	Exact titles to be determined by the Municipality	\$350	-	-
Totals		\$1,547	\$1,257	\$1,320

⌊The Municipality ICC Code Access feature creates a search interface within Municipality to easily pull code content from the ICC digital code records into Municipality for citations, violations, notices, etc. In addition to setup and maintenance, this also includes a subscription to access up to 9 digital ICC Code titles. This setting can be turned on or off at the request of the Municipality. Please note that declining this functionality does not result in a price reduction.

①After the first year ICC Community Development may raise the annual support contract by 5% or by the previous year's annual Cost of Living Adjustment (COLA) as calculated by the US Social Security Administration, whichever is greater.

OPTION B – ICC CODE ACCESS (2 TITLE OPTION)

Annual SaaS Subscription				
ICC Code Connect Subscription	No. of Books	Year 1	Year 2 ^①	Year 3 ^①
Annual Code Access Subscription and Integration Maintenance	Up to 2 titles	\$900	\$945	\$992
Implementation and Training				
Implementation	Digital Book Title			
Municipality 5 – ICC Code Access Integration (set-up, configuration)	2 titles, NYS Property Code and NYS Fire Code	\$350	-	-
Totals		\$1,250	\$945	\$992

CHANGE ORDER FORM

↳The Muncity ICC Code Access feature creates a search interface within Muncity to easily pull code content from the ICC digital code records into Muncity for citations, violations, notices, etc. In addition to setup and maintenance, this also includes a subscription to access up to 9 digital ICC Code titles. This setting can be turned on or off at the request of the Municipality. Please note that declining this functionality does not result in a price reduction.

●After the first year ICC Community Development may raise the annual support contract by 5% or by the previous year's annual Cost of Living Adjustment (COLA) as calculated by the US Social Security Administration, whichever is greater.

Scope: This Change Order covers service hours for the Muncity Staff to import the Town of Southeast eCode360® into the Muncity system for updated reference/citation/lookup/etc.

This change order also includes options for the Muncity – ICC Code Connect integration to be configured, which can include and accommodate up to (9) or (2) digital code book titles. These Digital book selections will be determined by the Town.

Exceptions: Please note that this Change Order does not include any additional process configuration or data conversion/migration services. Requests of this nature are subject to additional scoping and Change Order.

Timeline: This service will begin within 90 days of reception of the signed Change Order.

Payment Terms: Services will be invoiced as completed. Annuity increases will be applied/prorated to the existing Town of Southeast MSAP.

Price Validity: Price is valid for 60 days from 2.12.26.

(Client please fill out) Invoice for this Change Order to be sent to:

Department: _____ Contact Name: _____

The prices and specifications in this Change Order are satisfactory and are hereby accepted. All work is to be performed under the same terms and conditions as specified in the original contract unless otherwise specified.

TOWN OF SOUTHEAST, PUTNAM COUNTY, NEW YORK

Signature _____ Date _____

Name _____ Title _____

Town of Southeast Town Board
Application for 280-a/Special Permit/Zoning Change/
Zoning Text Change

Applicant Information:

Applicant Name: Arbor Fields of NY, LLC. Stefan Karlson
(If a proprietorship or partnership, give name of owners. If a corporation, give name of officers)
Address: 75 Fields Lane Brewster NY 10509
Phone Number: 845 940 0555 Fax: 845 940 0550
E-mail: stefan@arborscape.com
Applicant's Relationship to property: Owner

Name of Property Owner
(if different from above): Same as above
Address: _____
Phone Number: _____ Fax: _____
Has the property owner been notified of the proposed action? Yes: X No: _____

Applicant's Primary Representative (Architect/Engineer/Lawyer): Same as above
Address: _____
Phone Number: _____ Fax: _____
E-mail: _____

Application Information:

Project Name: Arbor Fields of NY, LLC. Stefan Karlson
Address: 11 Fields Lane and 383 North Salem Road Brewster, NY 10509
Land is recorded by Deed or Deeds in the County Clerk's Office as follows:
Date March 11, 2025 Liber: 2383 Page: 185
Tax Map No(s): 78-2-72.1 & 78-2-72.2 Block No(s): 2 & 2 Parcel No(s): 72.1 & 72.2
Acres: 6.131 & 6.956 acres Number of Parcels: 2
Zoning District: OP-1 & R-60 School District: North Salem Central School District

Are there any waivers of Town of Southeast regulations required for this Project?
(If yes, please request in writing and specify the code section in your request.) Yes: _____ No: X

Does the project site contain wetlands, wetland buffers, or other controlled areas
as defined by Chapter 78 of the Code of the Town of Southeast? (If yes, please
complete the Wetland Permit Section) Yes: _____ No: X

Disclosure Statement (pursuant to Section 809 of the General Municipal Law)

A. Nature and Extent of Interest of any State Official or Municipal Officer or Employee in this Application,
Petition, or Request (set forth in detail):
None

B. Statement that no State Official or Municipal Officer or Employee in this Application, Petition, or Request:
None

**TOWN OF SOUTHEAST
PLANNING BOARD / ARCHITECTURAL REVIEW BOARD
SPECIAL PERMIT REFERRAL**

INTRODUCED BY: Thomas LaPerch

DATE: January 12, 2026

SECONDED BY: George Pangis

WHEREAS, Arbor fields of NY, LLC, owner of the properties located at 11 Fields Lane and 383 North Salem Road, in the OP-1 and R-60 Zoning Districts, respectively, in the Town of Southeast, has applied for a Special Permit from the Town Board of the Town of Southeast for permission to use part of the residential property at 383 North Salem Road for planting fields in the R-60 Zoning District, designated as Tax Map Number 78.-2-72.1; and,

WHEREAS, the Town Board has requested a report from the Planning Board/Architectural Review Board on the said proposal; and,

WHEREAS, the Planning Board/Architectural Review Board has determined that the above request for a Special Use Permit for this particular project is in conformance with Article X of Chapter 138 of the Zoning Code of the Town of Southeast; and,

WHEREAS, the Planning Board/Architectural Review Board, having reviewed such application together with its consultants, finds that there will be no adverse affect to the surrounding area or the environment,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board/Architectural Review Board recommends that the Town Board of the Town of Southeast grant the requested Special Permit.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman	<u>yes</u>	D. Rush, Vice Chairman	<u>absent</u>
J. King, Boardmember	<u>yes</u>	L. Eckardt, Boardmember	<u>absent</u>
G. Pangis, Boardmember	<u>yes</u>	C. Galli, Boardmember	<u>yes</u>
R. Ferrito, Boardmember	<u>yes</u>		

The resolution was passed by a vote of 5 to 0, with 2 absent.


T. LaPerch, Chairman
Planning Board/
Architectural Review Board

**TOWN BOARD
TOWN OF SOUTHEAST, NEW YORK**

AMEND 2026 TOWN OF SOUTHEAST FEE SCHEDULE

RESOLUTION NO. _____ / 2026

Date: March 5, 2026

INTRODUCED BY: _____

SECONDED BY: _____

WHEREAS, Chapter 72 of the Town Code provides for the regulation and permitting of “Farmers’ Markets”; and

WHEREAS, Section 72-6 of Chapter 72 provides for a fee to be established for the issuance of a Farmer’s Market Permit.

NOW, THEREFORE, BE IT

RESOLVED, the 2026 Town of Southeast Fee Schedule is hereby amended to insert a new line for Farmers’ Market Permit and the fee to be charged in connection with such permit will be _____ ; and be it further

RESOLVED, this resolution shall take effect immediately.

UPON A ROLL CALL VOTE:

Councilman Cyprus ___
Councilman Larca ___
Councilwoman Lewis ___
Councilman Mazzotta ___
Supervisor Castellano ___

VOTE: Resolution passed, by a vote of _____, to _____, ___ abstained.

TOWN CLERK'S CERTIFICATION

STATE OF NEW YORK)
 : ss.:
COUNTY OF PUTNAM)

I, KATHLEEN CHIUDINA, Town Clerk of the Town of Southeast, do hereby certify that the above is a true and exact copy of a Resolution adopted by the Town Board of the Town of Southeast at a meeting of said board held the 5th day of March 2026.

KATHLEEN CHIUDINA
Town Clerk

**TOWN BOARD
TOWN OF SOUTHEAST, NEW YORK**

MUNICIPITY – ECODE360 INTERFACE

RESOLUTION NO. _____ / 2026

DATE: March 5, 2026

INTRODUCED BY: _____

SECONDED BY: _____

WHEREAS, the Town Board of the Town of Southeast previously entered into an agreement with Software Consulting Associates for utilization of the Municipality Integrated Parcel Management Software; and

WHEREAS, Municipality is now merged with ICC Community Development Solutions, owner of eCode360 (formerly General Code PublisherS) and has evolved to provide greater coverage to service the needs of the Town; and

WHEREAS, it is the sense of this Town Board that an upgrade of the Municipality Program which will allow Municipality to interface with our Town Code and enhance the services to the Public and streamline the integration of data and information throughout the Town's various departments.

NOW, THEREFORE, BE IT

RESOLVED, the Town Board hereby accepts the proposal of ICC Community Development Solutions (ICC) to provide for the importation of the Town's Digital Municipal Code into the Municipality 5 platform to establish a search interface which will allow code enforcement to pull code content from ICC's digital code records into Municipality for the purpose of preparing citations, violations, etc; and be it further

RESOLVED, that the Supervisor is hereby authorized to enter into any and all contracts, agreements, purchase orders or other documents as may be deemed necessary and appropriate, all in accordance with the specifications and scope of work set forth.

Upon Roll Call Vote:

Councilman Cyprus _____
Councilman Larca _____
Councilwoman Lewis _____
Councilman Mazzotta _____
Supervisor Castellano _____

VOTE: carried / defeated by a vote of _____ in favor, ____ against; ____ abstained.

TOWN CLERK'S CERTIFICATION

STATE OF NEW YORK)
 : ss.:
COUNTY OF PUTNAM)

I, KATHLEEN CHIUDINA, Town Clerk of the Town of Southeast, do hereby certify that the above is a true and exact copy of a Resolution adopted by the Town Board of the Town of Southeast at a duly noticed regular meeting of said board held the 5th day of March 2026.

KATHLEEN CHIUDINA
Town Clerk

**TOWN BOARD
TOWN OF SOUTHEAST, NEW YORK**

APPOINTMENT OF DOG CONTROL OFFICER

RESOLUTION NO. _____ / 2026

DATE: March 5, 2026

INTRODUCED BY: _____

SECONDED BY: _____

WHEREAS, a vacancy in the position of Town Dog Control Officer has occurred because of resignation; and

WHEREAS, the New York State Agriculture and Markets Law requires localities to provide for a Dog Control Officer to administer Town Code Chapter 60 regarding the keeping and harboring of dogs.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Southeast names

as Dog Control Officer of the Town to serve pursuant to a personal services agreement in form and content satisfactory to the Town Attorney; and be it further

RESOLVED, that the Supervisor is hereby authorized to execute such personal services agreement with the duly appointed Dog Control Officer; and be it further

RESOLVED, that this appointment shall take effect upon the taking and filing of the appropriate oath of office with the Town Clerk.

Upon Roll Call Vote:

Councilman Cyprus	_____
Councilman Larca	_____
Councilwoman Lewis	_____
Councilman Mazzotta	_____
Supervisor Castellano	_____

VOTE: carried / defeated by a vote of _____ in favor, _____ against; _____ abstained.

TOWN CLERK'S CERTIFICATION

STATE OF NEW YORK)
 : ss.:
COUNTY OF PUTNAM)

I, KATHLEEN CHIUDINA, Town Clerk of the Town of Southeast, do hereby certify that the above is a true and exact copy of a Resolution adopted by the Town Board of the Town of Southeast at a regular meeting of said board held the 5th day of March 2026.

KATHLEEN CHIUDINA
Town Clerk