

**TOWN OF SOUTHEAST  
1360 Route 22,  
Brewster, New York 10509  
Thursday, April 2, 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. Personnel Matters

**Public Hearings:**

1. Increased Senior Exemption Income Limit – Amendment of Chapter 126 of the Town Code
2. Zoning Amendment - Arbor Fields of NY LLC, 75 Fields Lane, Tax Map #78-2.1 and 78.-2-72.2

**Work Session:**

1. Discussion – Presentation – Putnam County Department of Health – Community Health Assessment
2. Discussion – Fortune Ridge/Toll Brothers Bond Release
3. Discussion – Fortune Ridge/Toll Brothers Road Dedication and Bond Establishment
4. Discussion – Southeast Kitchen and Bath, 10 Old Doansburg Road, Tax Map #:45.-5-6 – Bond Release
5. Discussion – 301 Milltown Subdivision, 301 Milltown Road, Tax Map #58.-1-1 – Referral to the Town Board for 280A
6. Discussion – Putnam County Electric Bid
7. Discussion – Realvio Riverside 2025 Certiorari Settlement
8. Discussion – Board of Assessment Review – Vacancy
9. Discussion – Parks and Recreation – Markel Park Fencing – Transfer of funds, \$5,500.00, from current CREST Grant monies

## **Regular Meeting:**

1. Resolution – Fortune Ridge/Toll Brothers – Establish Erosion and Sediment Control Bond
2. Resolution – Fortune Ridge Development – Acceptance of Offer of Road and Drainage Facilities Dedication
3. Resolution – Southeast Kitchen and Bath, 10 Old Doansburg Road, Tax Map #:45.-5-6 – Release of Performance Bond
4. Resolution – Putnam County Electric Supply Cooperative – Bid Participation
5. Resolution – Settlement of Certiorari Proceedings - Realvio Riverside 309-313 Route 22
6. Resolution – Board of Assessment Review – Appointment to Fill Vacancy
7. Resolution – HSRD Holdings, LLC., Tax Map #55.-1-37, Petition to Amend Zoning - Referral to County Planning and Southeast Planning Board
8. Resolution – Parks and Recreation – Transfer of Funds – Crest Grant
9. Motion – Set Public Hearing for Thursday, May 7, 2026 – 280a (open development area) application for the 301 Milltown Road Subdivision - currently pending before the Planning Board
10. New Business

## **Recognition of Public/Public Comment**

## **Recognition of Town Board/Town Board Comment**

2025-2030

**Community Health Assessment  
Community Health Improvement Plan**



**Areas of Focus**

<b>ECONOMIC STABILITY</b>	<b>FOOD ACCESS &amp; HEALTHY EATING</b>
<b>HEALTHCARE ACCESS</b>	<b>ALCOHOL &amp; TOBACCO USE</b>
<b>MENTAL HEALTH &amp; SUICIDE PREVENTION</b>	<b>MATERNAL-CHILD HEALTH</b>
<b>CHILDHOOD PREVENTIVE SERVICES</b>	<b>TICKBORNE DISEASE</b>

**PUBLIC HEALTH  
IS FOR EVERYONE**



Putnam County  
Department of Health



2025-2030

**Community Health Assessment  
Community Health Improvement Plan**



**COMMUNITY PRIORITIZATION**

**WHAT DO WE  
KNOW?**

**WHAT IS THE IMPACT  
INDIVIDUAL/FAMILY/  
COMMUNITY?**

**WHAT  
RESOURCES/ACTIONS  
CAN ADDRESS THIS?**

**WHAT ISSUES MATTER  
MOST TO YOU?**

**PUBLIC HEALTH  
IS FOR EVERYONE**



Putnam County  
Department of Health



2025-2030

Community Health Assessment  
Community Health Improvement Plan



INTERNAL PRIORITIZATION

WHAT DO WE  
KNOW?

WHAT CAN  
WE DO?

FEASIBILITY

IMPACT

PUBLIC HEALTH  
IS FOR EVERYONE



Putnam County  
Department of Health

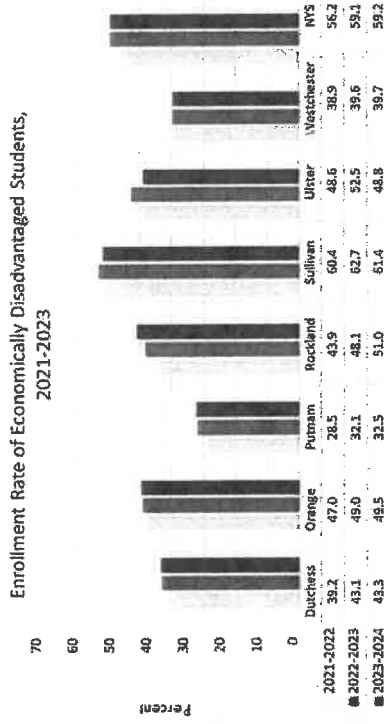




### ECONOMIC STABILITY

Putnam is an affluent county that consistently has one of the highest median incomes in the state. However, CHA data indicates decreasing economic stability and noteworthy disparities. These trends typically have downstream impacts on health and well-being, most notably resulting in elevated and inequitable rates of heart disease, diabetes and cancer.

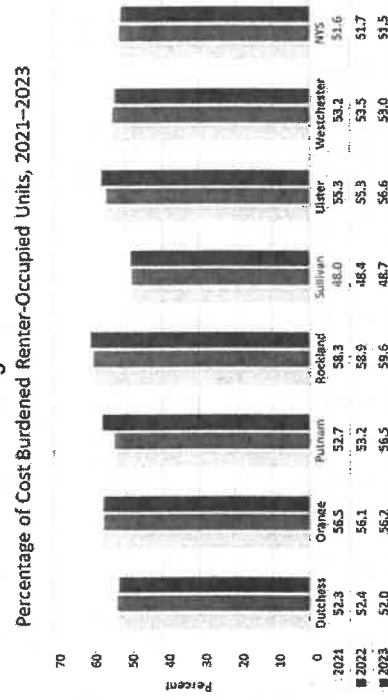
Figure 1



### FACTS & TRENDS

- **Increasing proportion of the population in poverty: 6% in 2021, 6.3% in 2022 and 6.5% in 2023.**
- **More than double the % of Hispanic families living below poverty level when compared to white, non-Hispanic families: 6.6 % compared to 2.8 %.**
- **Low but increasing proportion of economically disadvantaged students enrolled in public schools [Figure 1].**
- **Third highest percentage in Mid-Hudson region of cost-burdened, renter-occupied units (where gross rent exceeds 30 percent of household income); higher than NYS average [Figure 2].**

Figure 2





# Community Health Assessment Community Health Improvement Plan

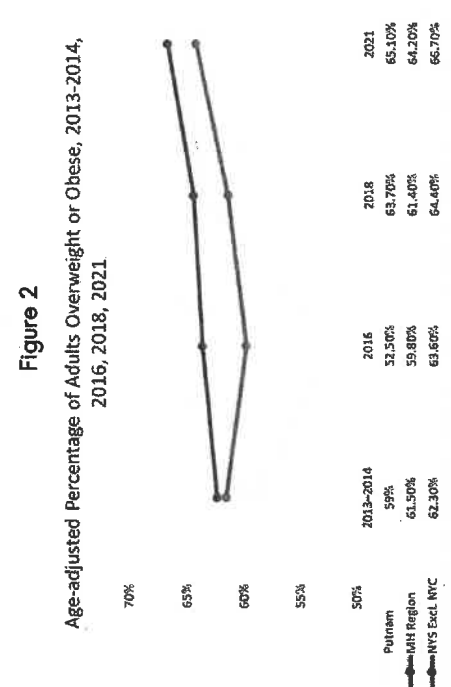
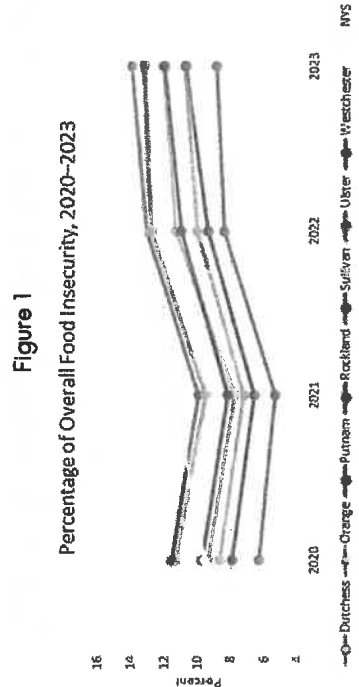
2025-2030

## FOOD ACCESS & HEALTHY EATING

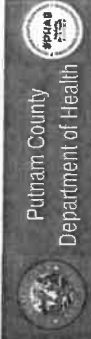
Food access and healthy eating focuses on ensuring that all residents have reliable access to affordable, nutritious, and culturally appropriate foods that support overall well-being and health. Limited access to healthy food can decrease food security and contribute to chronic health conditions such as heart disease, obesity, and diabetes. Improving access and promoting healthy eating can create environments where making these choices is easier and equitable across the county.

### FACTS & TRENDS

- The USDA's Food Environment Atlas defines having **limited access to healthy foods** as being both low income & not living close to a grocery store. In 2019, **6.7%** of Putnam residents were estimated to have limited access to food—the highest prevalence among Mid-Hudson Counties.
- Despite having a comparatively lower prevalence than other Mid-Hudson Counties, the overall percentage of **food insecure residents has increased** in Putnam since 2021 [Figure 1].
- The % of Putnam County adults consuming **less than one fruit and one vegetable daily** increased from **22.9% in 2018 to 30.1% in 2021**.
- Reduced access to healthy foods** may be contributing to the rising rates of **overweight and obesity** in Putnam County.
- The prevalence of **overweight and obesity** in Putnam adults is **increasing**, and **exceeded that of the Mid-Hudson Region in 2018 & 2021** [Figure 2].



**PUBLIC HEALTH IS FOR EVERYONE**



Putnam County Community Health Assessment  
New York State Prevention Agenda



**HEALTHCARE ACCESS**

Access to healthcare is crucial for illness prevention, timely diagnosis and treatment, and appropriate management of chronic conditions. Cost and lack of availability can present obstacles to accessing healthcare. Barriers to access contribute to poorer health outcomes and increased disparities, particularly among racial, ethnic, and low-income communities.

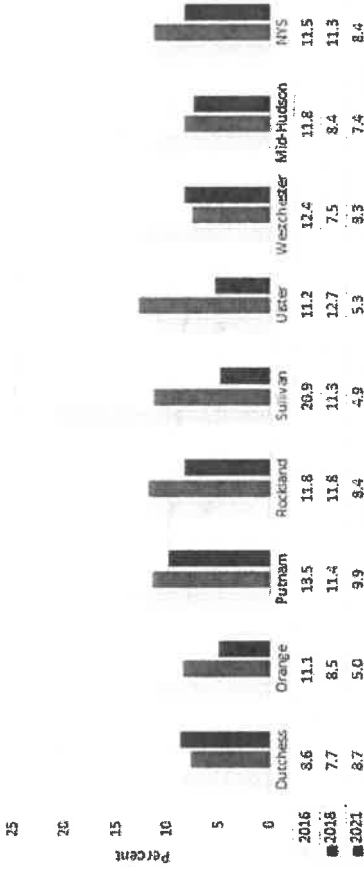
Table 1

Percentage of Population with no health insurance by Race and Ethnicity 2018-2022					
	White non-Hispanic	Black (including Hispanic)	Asian (including Hispanic, excl. Pacific Islanders)	Hispanic (of any race)	Total
Putnam	3.0%	4.6%*	8.8%*	5.6%	3.5%
NYS	3.2%	5.8%	6.2%	9.9%	5.2%

\*Note: Unstable estimate, as defined by the American Community Survey as a percentage with a relative standard error over 30% of the estimate

Figure 1

Age-Adjusted Percentage of Adults Who Did Not Receive Medical Care Due to Cost in the Past Year



**FACTS & TRENDS**

- While only **3.5% of Putnam's overall population lack health insurance, the uninsured proportion is higher in minority residents than in the White non-Hispanic majority** [Table 1].
- The percentage of the population not receiving care due to cost has decreased over time as insurance rates have increased, but the **percentage of Putnam adults not receiving care due to cost remains higher than that in the Mid-Hudson Region and NYS** [Figure 1].
- Putnam has more residents per primary care provider than all counties in our region except for Sullivan, and **survey respondents cited inability to get an appointment was a top reason for not getting an annual physical exam.**





## MENTAL HEALTH & SUICIDE PREVENTION

Mental and physical illness contribute to increased risk for suicide, with depression and other psychiatric disorders as major contributing factors. Chronic stress and adverse childhood experiences (ACEs) also increase risk for developing depression and other mental and physical health issues.

Figure 1

Age-Adjusted Percentage of Adults with Poor Mental Health for 14 or More Days in the Last Month, 2016, 2018, and 2021

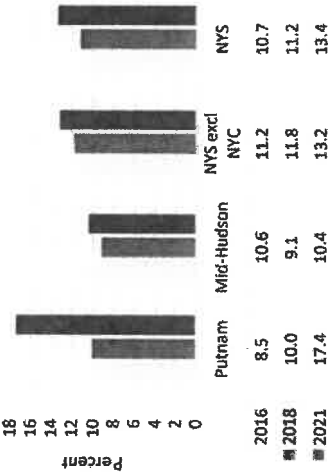
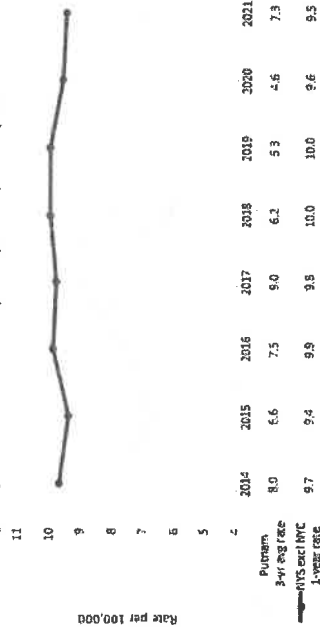


Figure 2

Age-Adjusted Suicide Mortality Rate per 100,000 Population



## FACTS & TRENDS

- The percentage of **adults with poor mental health** for 14 or more days in the last month increased from **10% in 2018 to 17.4% in 2021** [Figure 1].
- The proportion of people rating their **mental health as fair or poor** on the Mid-Hudson Region Community Health Survey increased from **19% in 2022 to 23% in 2025**.
- Mental health was a top concern** for residents responding to 2024 Community Health Experience Survey.
- The three-year average **suicide mortality rate increased from 4.6 per 100,000 population for 2019-2021 to 7.3 per 100,000 for 2020-2022** [Figure 2].





### ALCOHOL & TOBACCO USE

Excessive alcohol use includes binge drinking, heavy drinking, and drinking among pregnant people and those under 21 years of age. Excessive alcohol use leads to short term harms like injuries and violence, as well as long term harms like chronic diseases, mental health and social problems, and alcohol use disorders. Commercial tobacco use is another risk factor for chronic diseases like cardiovascular disease and cancer, and is the leading preventable cause of death in New York.

Figure 1  
Age-Adjusted Percentage of Adults Binge Drinking in the Past Month: 2016, 2018, & 2021

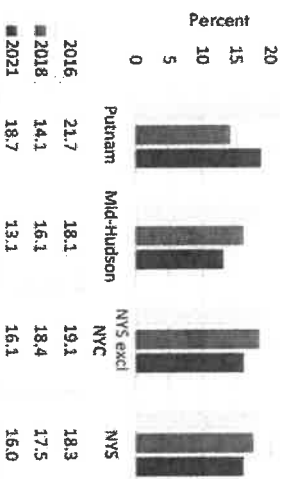
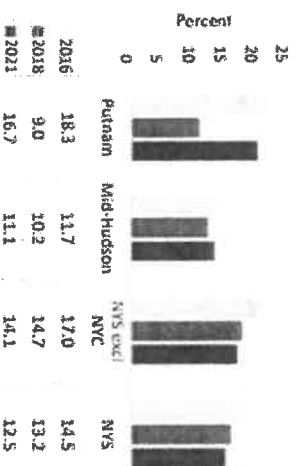


Figure 2

Age-Adjusted Percentage of Adults Who Are Current Smokers: 2016, 2018, & 2021



### FACTS & TRENDS

- The percentage of adults **binge drinking** in the past month increased from **14.1% in 2018** to **18.7% in 2021** well exceeding the Mid-Hudson Region prevalence of 13.1% [Figure 1].
- The percentage of adults who are **current smokers** increased from **9% in 2018** to **16.7% in 2021** giving Putnam the 2nd highest smoking prevalence in the Mid-Hudson Region [Figure 2].
- In 2024, **13.4% of Putnam 8th, 10th and 12th grade students reported riding with a drinking driver** in the past 30 days.



### PRENATAL & POSTNATAL CARE

Prenatal and postnatal care are essential preventive health services that support healthy pregnancies, mothers, and newborns. Early and adequate prenatal care ensures timely risk assessments, health education, and clinical intervention which decreases rates of preterm labor, low birth weight, and infant and maternal mortality. Postnatal care supports recovery after birth and ongoing monitoring of maternal and infant health. Breastfeeding is an evidence-based practice that improves maternal and child health outcomes.

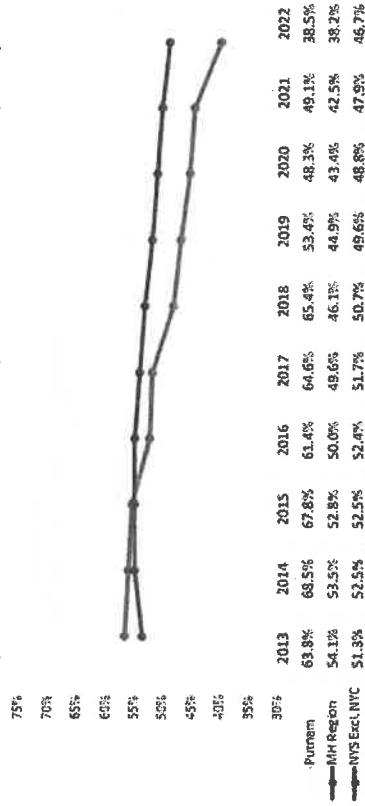
Table 1

Prenatal Care and Birth Indicators by Race and Ethnicity, Putnam County, 2020-2022			
White non-Hispanic	Black non-Hispanic	Asian/Pacific Islander non-Hispanic	Hispanic (of any race)
89.0%	86.4%	79.2%	74.6%
Percentage of Births with Early (3 <sup>rd</sup> Trimester) Prenatal Care			
Percentage of Births with Adequate* Prenatal Care			
88.7%	81.5%	84.7%	80.1%
Percentage of Premature Births			
8.7%	8.5% <sup>A</sup>	8.3% <sup>A</sup>	10.0%
Percentage of Low Birthweight Births			
7.1%	10.2% <sup>A</sup>	4.2% <sup>A</sup>	7.6%
Total			
			84.0%

\*Note: The percentage is unstable (fewer than 10 events in the numerator)

Figure 1

Percentage of Infants Fed Exclusively Breast Milk in Delivery Hospital



### FACTS & TRENDS

- Disparities exist by race and ethnicity for prenatal and birth outcome indicators. A higher proportion of births in the majority White non-Hispanic population received early and adequate prenatal care as compared to births in minority populations. A lower proportion of births in the majority White non-Hispanic population were premature or low birthweight as compared to births in minority populations [Table].
- The percentage of Putnam infants fed exclusively breast milk in the hospital where they were delivered decreased from a high of 68.5% in 2014 to 38.5% in 2022 [Figure 1].



### CHILDHOOD PREVENTIVE SERVICES

Childhood preventive services, including regular checkups, screenings, and vaccines, are critical for preventing illness, detecting issues early, and establishing long-term health. Vaccines protect children from serious illnesses, and the HPV vaccine, can also prevent several types of cancer later in life. Childhood screenings are key to early detection of risks such as lead exposure, which can affect a child's brain development and neurological health. In New York State, children are required to be tested for lead at ages 1 and 2.

Figure 1

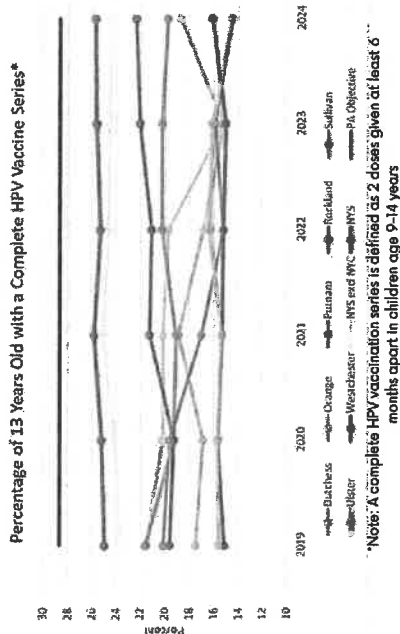
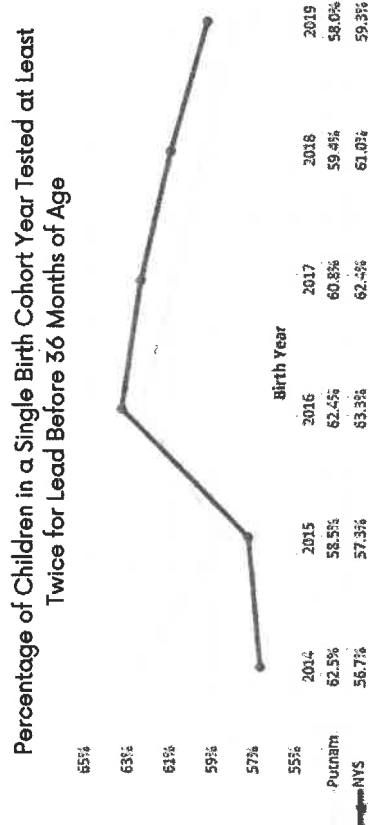


Figure 2



### FACTS & TRENDS

- **HPV vaccine series completion in Putnam County 13-year-olds is declining.** At 14.5% in 2024, Putnam and Ulster Counties had the lowest percentages in the Mid-Hudson Region- well below the 2030 NYSPA target of 28.7% [Figure 1].
- The percentage of children receiving both **blood lead tests** before 36 months is **declining** in Putnam County and across New York State. In Putnam, only **58%** of children born in 2019 **received both tests**, well below the state goal of 70% [Figure 2].
- In 2023, **Putnam County launched an intervention** with local pediatric providers to improve early childhood vaccination rates, helping to **increase the number of 2-year-olds who have completed their full early childhood vaccine series.**

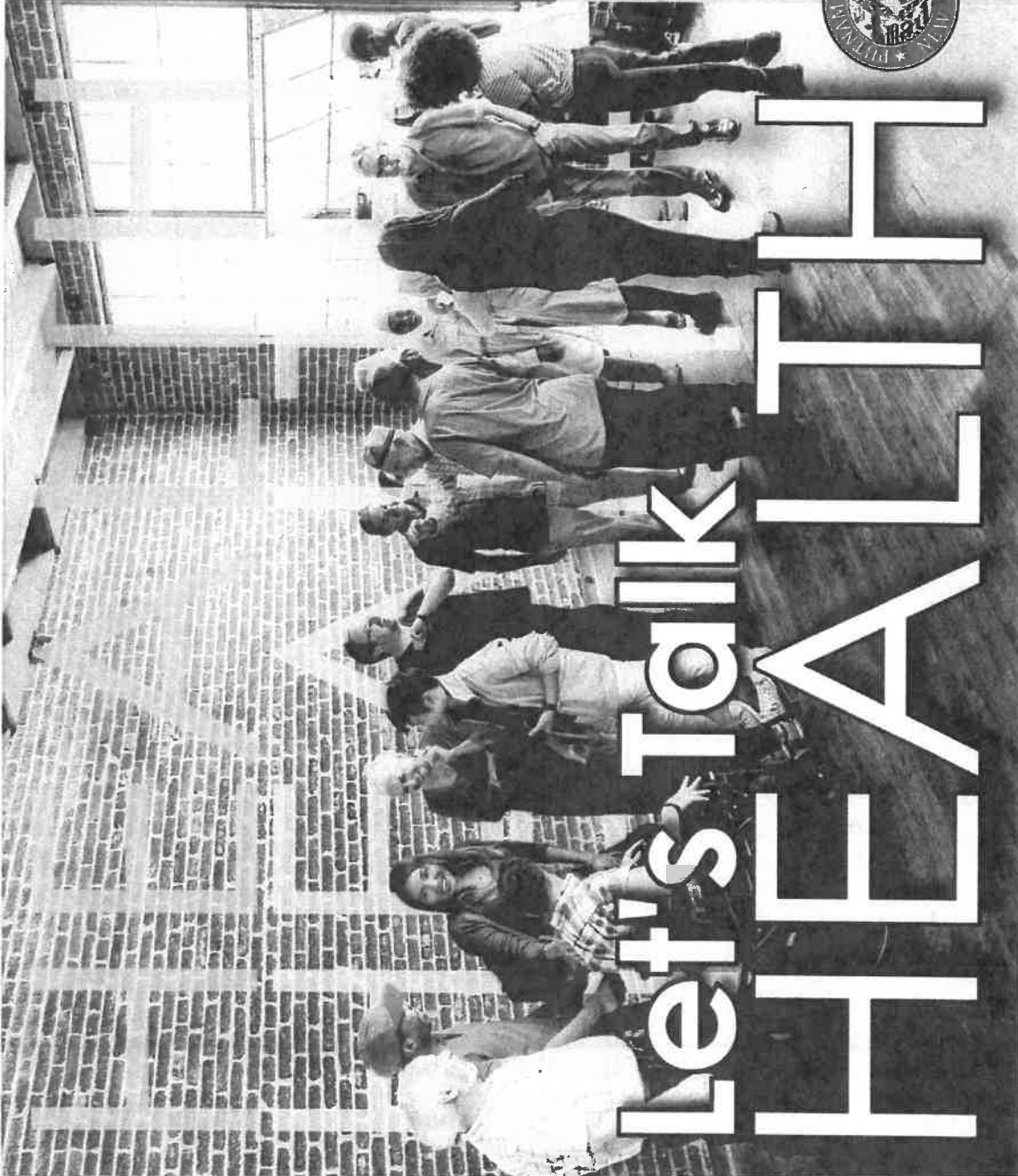


**SHARE  
YOUR IDEAS  
SHAPE OUR  
FUTURE**

by scanning here



**Let's talk  
HEALTH**





**TICKBORNE DISEASE**

Putnam County has a disproportionately high burden of tickborne disease. The geographic distribution of tickborne disease is highly concentrated in Upper Midwestern and Northeastern states, including New York State. While Lyme disease is the most common tickborne disease found in New York, anaplasmosis and babesiosis are also commonly found as they are transmitted by the same tick, *Ixodes scapularis*.

Figure 1  
Lyme Disease Incidence Per 100,000 Population, New York State Counties, 2020-2022

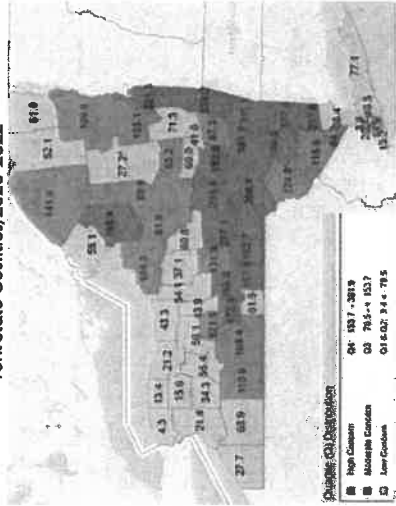
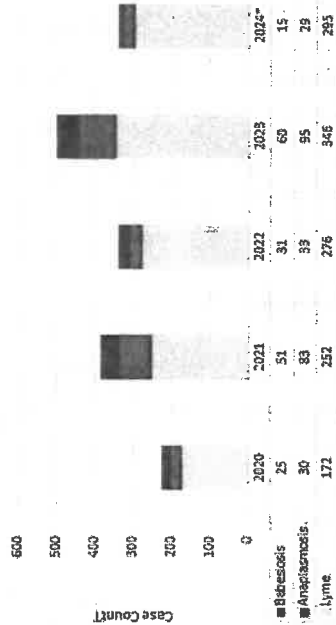


Figure 2  
Reported Cases of Tickborne Disease, Putnam County



**FACTS & TRENDS**

- Among NYS counties, Putnam County has:
  - The **5th highest incidence of Lyme disease** from 2020-2022 [Figure 1]
  - The **3rd highest incidence of babesiosis** in 2023, &
  - The **8th highest incidence of anaplasmosis** in 2023
- There is an overall **increasing trend for tickborne disease** in Putnam County [Figure 2].
- Record high case counts for **anaplasmosis and babesiosis** set in 2021 were surpassed by **new record highs in 2023** [Figure 2].

**Town of Southeast**  
**Planning Board / Architectural Review Board**  
One Main Street  
Brewster, NY 10509

March 23, 2026

Town Board of the Town of Southeast  
1360 Route 22  
Brewster, NY 10509

RE: TOLL BROTHERS/MEADOWS AT DEANS CORNER  
Project #: 414

Dear Boardmembers:

At the March 23, 2026 regular meeting of the Town of Southeast Planning Board/Architectural Review Board, a motion was made to positively refer the above referenced application to the Town Board for the release of the Performance Bond currently being held.

<u>PROJECT</u>	<u>AMOUNT</u>
TOLL BROTHERS/MEADOWS AT DEANS CORNER	\$4,871,500.00

The Town Engineer's Report is attached for your consideration. If you have any questions, please do not hesitate to contact the Planning Board/Architectural Review Board.

Sincerely,



Thomas LaPerch, Chairman  
Southeast Planning Board/Architectural Review Board

cc: Town Attorney  
Town Clerk  
Debra Bloomer  
Planning Board File



Jacobson

March 20, 2026

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

Re: Fortune Ridge Subdivision  
Serenity Ridge Lane, & Stonehollow Drive north  
of Stableview Lane Intersection, Drewsclift Drive  
& Dreyfus Ridge Lane  
Request for Road Dedication  
NLJA #0001-0452

Dear Mr. LaPerch:

As requested, recent inspections were made at the above referenced subdivision to determine if all public improvements are complete such that the Planning Board can consider the request for release of Performance Bond and recommend acceptance of the road by the Town of Southeast.

- Item 1: Letter to Mr. Michael Burdick from John Kellard, P.E., dated January 14, 2026.
- Item 2: Four (4) drawings titled "Road As-Built prepared for Glickenhause Brewster Development, Inc. being Serenity Ridge Lane & a portion of Stonehollow Drive, situate in Town of Southeast, Putnam Co., N.Y." scale: as noted, dated: November 4, 2025, prepared by Terry Bergendorff Collins.
- Item 3: Six (6) drawings titled "Road As-Built prepared for Glickenhause Brewster Development, Inc. being Drewsclift Dr. and Dreyfus Ridge Ln, situate in Town of Southeast, Putnam Co., N.Y." scale: as noted, dated: November 4, 2025, prepared by Terry Bergendorff Collins.

Based on our inspection and review of the record drawings and engineer's certification provided, we can confirm that the roads as constructed are in substantial conformance with the Town of Southeast Subdivision Regulations and the approved plans subject to any approved modifications during construction. As such, we can now recommend that the Town accept the offer of road dedication subject to the following conditions:

1. A mylar copy of the record drawings should be provided to the Town in accordance with §123-23B of the Town Code.
2. We have no objection to release of the project's performance bond subject to the establishment of a maintenance bond in the amount of \$1,537,371 which is 10% of the original \$15,373,716 subdivision bond amount. This maintenance bond will apply to all roads within the Fortune Ridge Subdivision. We recommend that this bond be held until all Certificates of Occupancy have been

---

Nathan L. Jacobson & Associates, Inc.  
Nathan L. Jacobson & Associates, P.C. (NY)  
86 Main Street P.O. Box 337 Chester, Connecticut 06412-0337  
Tel 860.526.9591 Fax 860.526.5416

Consulting Civil and Environmental Engineers Since 1972



Jacobson

Mr. Thomas LaPerch, Chairman  
Town of Southeast Planning Board  
Re: Serenity Ridge Lane, Drewscift Drive,  
Dreyfus Ridge Lane & Stonehollow Drive  
north of Stableview Lane Intersection  
Request for Road Dedication  
NLJA #0001-0452

March 20, 2026

Page 2

Issued for all lots within the subdivision. The bond will cover not only defects in the completed public improvements but also damage that may occur as a result of home construction for all roads within the subdivision.

3. All legal documentation, including relevant deeds, be submitted for review by the Town Attorney.
4. By dedication and acceptance of Serenity Ridge Lane, Stonehollow Drive north of Stableview Lane Intersection, Drewscift Drive, & Dreyfus Ridge Lane, the Town will assume maintenance responsibilities for the roadways, drainage systems and stormwater practices associated solely with these roads.

Should you have any questions, please feel free to contact me.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

Joseph M. Dillon, P.E.

JMD:jmd

cc: J. Castellano  
M. Levine  
K. Chiudina  
M. Burdick  
W. Stephens, Jr.  
B. Barber  
A. Ley  
D. Bloomer  
R. O'Rourke



**Town of Southeast**  
**Planning Board / Architectural Review Board**  
One Main Street  
Brewster, NY 10509

March 23, 2026

Town Board of the Town of Southeast  
1360 Route 22  
Brewster, NY 10509

**RE: FORTUNE RIDGE ROAD DEDICATION, Serenity Ridge Lane, Drewslift Drive,  
Dreyfus Ridge Lane, Stonehollow Drive, Stableview Lane and Ledgeview Court  
Project: 25-1291**

Dear Boardmembers:

At the 3/23/26 regular meeting of the Town of Southeast Planning Board/Architectural Review Board, a motion was made to positively refer the above referenced application to the Town Board for the establishment of a Performance Bond for the maintenance of the public improvements, including defects and damage that could occur as a result of continued home construction within the subdivision. :

<u>PROJECT</u>	<u>AMOUNT</u>
FORTUNE RIDGE ROAD DEDICATION	\$1,537,371.00

The Town Engineer's memo is attached for your consideration and includes the estimate for all site improvements, which totals \$15,373,716.00. The Performance Bond would be applicable to all accepted roads within the Fortune Ridge Subdivision.

If you have any questions, please contact the Planning Board/Architectural Review Board.

Sincerely,



Thomas LaPerch, Chairman  
Southeast Planning Board/Architectural Review Board

cc: Town Attorney  
Town Clerk  
Debra Bloomer  
Planning Board File



Jacobson

March 20, 2026

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

Re: Fortune Ridge Subdivision  
Serenity Ridge Lane, & Stonehollow Drive north  
of Stableview Lane Intersection, Drewsclift Drive  
& Dreyfus Ridge Lane  
Request for Road Dedication  
NLJA #0001-0452

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**Jacobson**

Mr. Thomas LaPerch, Chairman  
Town of Southeast Planning Board  
Re: Serenity Ridge Lane, Drewsclift Drive,  
Dreyfus Ridge Lane & Stonehollow Drive  
north of Stableview Lane Intersection  
Request for Road Dedication  
NLJA #0001-0452

March 20, 2026

Page 2

issued for all lots within the subdivision. The bond will cover not only defects in the completed public improvements but also damage that may occur as a result of home construction for all roads within the subdivision.

3. All legal documentation, including relevant deeds, be submitted for review by the Town Attorney.
4. By dedication and acceptance of Serenity Ridge Lane, Stonehollow Drive north of Stableview Lane Intersection, Drewsclift Drive, & Dreyfus Ridge Lane, the Town will assume maintenance responsibilities for the roadways, drainage systems and stormwater practices associated solely with these roads.

Should you have any questions, please feel free to contact me.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

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JMD:jmd

cc: J. Castellano  
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B. Barber  
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D. Bloomer  
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**Town of Southeast**  
**Planning Board / Architectural Review Board**  
One Main Street  
Brewster, NY 10509

March 23, 2026

Town Board of the Town of Southeast  
1360 Route 22  
Brewster, NY 10509

RE: SOUTHEAST KITCHEN & BATH, 10 Old Doansburg Road, Tax Map ID 46.-5-6  
Project #: 22-1194

Dear Boardmembers:

At the March 23, 2026 regular meeting of the Town of Southeast Planning Board/Architectural Review Board, a motion was made to positively refer the above referenced application to the Town Board for the release of the Performance Bond currently being held.

<u>PROJECT</u>	<u>AMOUNT</u>
SOUTHEAST KITCHEN AND BATH	\$12,400.00

The Town Engineer's Report is attached for your consideration. If you have any questions, please do not hesitate to contact the Planning Board/Architectural Review Board.

Sincerely,



Thomas LaPerch, Chairman  
Southeast Planning Board/Architectural Review Board

cc: Town Attorney  
Town Clerk  
Nicholas Palladino  
Planning Board File

**Town of Southeast**  
**Application for Site Plan Approval/Special Permit/Wetland Permit/  
Subdivision Approval/Lot Line Adjustment/Conditional Use Permit**

**Applicant Information:**

Applicant Name: Tom Nejame -Nejame New York Land, LLC  
(If a proprietorship or partnership, give name of owners. If a corporation, give name of officers)  
Address: 91 South Street, Danbury, CT 06810  
Phone Number: 203-948-6912 Fax: None  
E-mail: tomnejame@yahoo.com  
Applicant's Relationship to property: Owner

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

Applicant's Primary Representative (Architect/Engineer/Lawyer): Peder Scott, P.E., R.A.  
Address: PW Scott Engineering & Architecture, PC, 3871 Danbury Rd, Brewster, NY 10509  
Phone Number: 845-278-2110 Fax: None  
E-mail: pwscott@pwscott.com

**Application Information:**

Project Name: 301 Milltown Rd  
Address: 301 Milltown Rd  
Land is recorded by Deed or Deeds in the County Clerk's Office as follows:  
Date 3/5/21 Liber: 2206 Page: 184  
Tax Map No(s): 58 Block No(s): 1 Parcel No(s): 1  
Acres: 48.78 Number of Parcels: 1  
Zoning District: R-160 School District: Brewster

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: X No: \_\_\_\_\_

**Wetland Permit:**

Type of area and acreage to be affected: \_\_\_\_\_ Entrance: 0.32 acres  
Wetland: 0 sf Watercourse: 20 sf Wetland Buffer: Lot #4: 0.29 Acres  
Description of the Proposed Activity: Four Lot Subdivision

**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:

The undersigned Applicant, Petitioner or Person (Firm) making this request certifies by signature on this Disclosure Statement that, in accordance with the Provisions of §809 of the General Municipal Law, except as stated in A above, no State Officer, or any officer or employee of the Town of Southeast or any municipality of which the Town is a part has any interest in the person or firm (partnership or association) making the above application, petition, or request.

Signed: Thomas Nejame  
Tom Nejame (Jan 23, 2024 19:51 EST)  
(Applicant, Petitioner or Authorized Representative)

By: THOMAS NEJAME FOR NEJAME NEW YORK LAND, LLC  
(Name and Title)

Date: 1/23/25

The above information is complete and factually correct to the best of my knowledge:

Applicant's Signature Thomas Nejame Date 1/23/25  
Tom Nejame (Jan 23, 2024 19:51 EST)

**FOR OFFICE USE ONLY (DO NOT WRITE BELOW THIS LINE):**

**Identification of Application, Petition, or Request:**

To (please check all that apply):

- |  |   |
|--|---|
| <input type="checkbox"/> Southeast Town Board              | <input type="checkbox"/> Southeast Building Inspector |
| <input type="checkbox"/> Southeast Planning Board          | <input type="checkbox"/> Southeast Wetlands Inspector |
| <input type="checkbox"/> Southeast Zoning Board of Appeals | <input type="checkbox"/> Architectural Review Board   |

For (please check all that apply):

- |   |            |   |            |
|---|------------|---|------------|
| <input type="checkbox"/> Site Plan Approval | Fee: _____ | <input type="checkbox"/> Subdivision Approval | Fee: _____ |
| <input type="checkbox"/> Special Permit     | _____      | <input type="checkbox"/> Lot Line Adjustment  | _____      |
| <input type="checkbox"/> Wetland Permit     | _____      |   |            |

Date: \_\_\_\_\_ Total Application Fee: \_\_\_\_\_



## Realvio Riverside 2025 Certiorari Settlement

**From** Laurie Bell <lbell@southeast-ny.gov>

**Date** Wed 3/25/2026 9:27 AM

**To** Alex Mazzotta <amazzotta@southeast-ny.gov>; Christine DuBois <cdubois@southeast-ny.gov>; Eric Cyprus <ecyprus@southeast-ny.gov>; Eric Larca <elarca@southeast-ny.gov>; Joseph Castellano <jcastellano@southeast-ny.gov>; Kathleen Chiudina <kchiudina@southeast-ny.gov>; Wendy Lewis <wlewis@southeast-ny.gov>; Will Stephens <wstephens@southeast-ny.gov>

 1 attachment (15 KB)

Realvio Riverside Settled CERT Memo 2025.docx;

Dear Town Board,

After several months of negotiations, the above certiorari has been settled resulting in a nominal refund. I have attached my summary memo for your reference.

Please place this In the next available agenda for approval via resolution and thank you in advance,

*Laurie Bell*, Assessor

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

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

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

**QR Code:  
Assessment &  
Property Info**



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

MEMORANDUM

TO: Town Board Members

FROM: Laurie Bell, Assessor

DATE: March 25, 2026

RE: Recently Settled CERT

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The following was recently settled by the Assessor:

Name	Address	Tax ID	Year	Assessment	Original Assessment	Requested Assessment	Settled Assessment	Town Refund Due
Realvio Riverside	309-313 Rt 22	78.-1-45	2025	\$2,750,000	\$2,750,000	\$ 275,000	\$2,550,000	\$469.25
							Town Refund Due:	\$469.25



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## Board of Assessment Review Member Vacancy & Interview

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**From** Laurie Bell <lbell@southeast-ny.gov>

**Date** Mon 3/16/2026 10:50 AM

**To** Alex Mazzotta <amazotta@southeast-ny.gov>; Christine DuBois <cdubois@southeast-ny.gov>; Eric Cyprus <ecyprus@southeast-ny.gov>; Eric Larca <elarca@southeast-ny.gov>; Joseph Castellano <jcastellano@southeast-ny.gov>; Kathleen Chiudina <kchiudina@southeast-ny.gov>; Wendy Lewis <wlewis@southeast-ny.gov>; Will Stephens <wstephens@southeast-ny.gov>

Good morning,

Kathy was nice enough to re-post my Board of Assessment Review vacancy recently. I received two inquiries, and one of them was very interested in interviewing with me.

I just finished interviewing Maritza Sanchez who moved to Southeast in March of 2019. Her background in research, audit, financial and valuation-related workflows will be a great fit for the needs of the BAR. I also believe she will work well with the existing members of the BAR.

I would like to have Maritza appointed to the Board of Assessment Review at your earliest convenience (either this upcoming March 19<sup>th</sup> meeting or the following meeting on April 2nd) as she will need to take the mandatory training with the Director of Real Property that is typically held mid-April in anticipation of the month of May and the filing of grievances and ultimately Grievance night which this year is (again) the Tuesday after the Memorial Day holiday weekend.

Please let me know if/when this appointment might take place and if you would like her to be attendance at whichever Town Board meeting you can schedule for her appointment. 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**



[Assessor | Southeast, NY \(southeast-ny.gov\)](#)

[Forms | Southeast, NY \(southeast-ny.gov\)](#)

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



41 Old Route 6  
 Brewster, NY 10509  
 www.frasierfence.com  
 frasierfence2@gmail.com  
 845-363-1797

# ESTIMATE

Date: 3/30/26

Westchester Lic # -15249-H04

Putnam Lic # - PC 52040

CT. Lic. # - HIC.0627721

OWNER'S NAME: Southeast Recreation Department PHONE #: \_\_\_\_\_ CELL PHONE # (845) 279-3915

ADDRESS: 146 Pumphouse Road Brewster, NY 10509 EMAIL: recreation@southeast\_ny.gov

WORK LOCATION(If different form above) Markel Park 531 North Main Street- Field #2

## I. GENERAL DESCRIPTION OF WORK

The Company will perform the following work and provide all labor, supervision, materials and equipment as expressly stated, in a good and workmanlike manner:

- Install: 56 LF of 6' High Galvanized Chain Link 9 Gauge Fence
- 1-5/8" Top Rail
- 2" Line Posts
- Remove 39 LF of Old Chain Link Fence
- Reuse Posts and Rails and Attach 39 LF of New Chain Link Fence
- All Posts Set in Concrete

**II. WARRANTIES:** All materials are guaranteed as specified by the manufacturer. Company provides a one (1) year warranty for all installations.

**III.** Owner will be responsible for obtaining the building permit and any fees that are associated with obtaining the permit.

**IV.** This estimate valid for 30 days from date issued.

Materials & Labor: 4,557.00

Sales Tax:

**PROPOSED TOTAL COST TO OWNER: \$ 4,557.00**

**Thank you for choosing FRASIER FENCE COMPANY!**

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

**FORTUNE RIDGE / TOLL BROTHERS  
ESTABLISH EROSION & SEDIMENT CONTROL BOND**

RESOLUTION NO. \_\_\_\_\_ / 2026

DATE: April 2, 2026

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

**WHEREAS**, the Town Board of the Town of Southeast is in receipt of a report and recommendation from the Town Engineer dated March 20, 2026 and referral from the Town’s MS4 Coordinator with respect to the Performance Security to be posted in connection with the Erosion and Sedimentation Control (MS4) bond for the balance of the undeveloped residential lots being constructed in the residential development known generally as Fortune Ridge (f/k/a Meadows at Dean’s Corners) (the “Subject Premises”).

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the bond amount shall be established for the project set forth below:

**PROJECT NAME:**

**BOND AMOUNT:**

Fortune Ridge Residential Development

Erosion & Sediment Control \$246,000

And be it further

**RESOLVED**, that the Developer shall at all times adhere to the conditions contained in the memorandum issued by the Town Engineering Consultant dated March 20, 2026 and no additional building permits shall be issued until the appropriate security has been posted with the Town Clerk in accordance with this resolution; and be it

**RESOLVED**, that a certified copy of this resolution shall be transmitted by the Town Clerk to the Building Inspector forthwith.

**UPON A 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 2<sup>nd</sup> day of April 2026.

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KATHLEEN CHIUDINA  
Town Clerk

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

**FORTUNE RIDGE DEVELOPMENT  
ACCEPTANCE OF OFFER OF ROAD and DRAINAGE FACILITIES DEDICATION**

RESOLUTION NO. \_\_\_\_\_ / 2026

DATE: April 2, 2026

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

**WHEREAS**, Glickenhau Brewster Development, Inc., the owner and developer (hereinafter the “Developer”) of the Fortune Ridge Subdivision (formerly known as “Meadows at Dean’s Corners”), has requested the Town of Southeast to accept the offer of dedication of the balance of the roads shown on a certain Filed Map entitled “Final Subdivision Plat for Meadows @ Deans Corners” filed in the Putnam County Clerk’s Office on February 18, 2005 as Filed Map No. 2971 which were not previously dedicated / accepted under Resolution No. 19 of 2025 (the “Roads”) and to accept such drainage facilities and appurtenant easements as shown on “As-Built Survey of the Drainage District and Maintenance Easements-South”, prepared by Terry Bergendorff Collins, dated 1/28/25 and rev. 4/1/25 and “As-Built Survey of the Drainage District and Maintenance Easements-North”, prepared by Terry Bergendorff Collins, dated 1/28/25 and rev. 4/1/25 and the “Highlighted list of remaining Drainage Facilities to be dedicated (i.e.: Easement Areas 1-A, 1-A1, 1-B, 1-B1, 1-B2, 4, 4A, 4B, 7, 7-B1, 7-C1, 7-C2, 8, 8A, 8A-1, 8B, 10-9, 10-9A, 11-3, 11-3A, 11-3B, 12, 12-1A, 12-2A, 16, 16-3, 16-3A, 16-3B, 16-3C, 16-7A, 16-8A) as shown thereon (collectively the “Drainage Facilities”); and

**WHEREAS**, the Town’s Consulting Engineers and the Town Highway Superintendent have inspected said Roads and Drainage Facilities and have found them to be constructed generally according to plan and in compliance with the town highway and drainage specifications; and

**WHEREAS**, it is deemed to be in the best interest of the residents of the Town of Southeast to accept the dedication of the Roads and Drainage Facilities.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Supervisor of the Town of Southeast is hereby authorized to accept the deed or deeds dedicating and releasing the necessary lands for the balance of the roads shown on a certain Map entitled “Final Subdivision Plat for Meadows @ Deans Corners” filed in the Putnam County Clerk’s Office on February 18, 2005 as Filed Map No. 2971, and cause same to be recorded in the Putnam County Clerk’s office in connection with the residential development known as Fortune Ridge Estates (formerly known as Meadows at Dean’s Corners), together with such Drainage Facilities and associated easements in connection therewith (as heretofore defined

above), upon the Developer having fulfilled the following terms and conditions:

1. The Roads shall be completed in accordance with all other Town Highway road construction specifications and in a manner satisfactory to the Town's consulting engineers and the Town Highway Superintendent.
2. The Developer shall provide a deed or deeds of dedication for all portions of such Road and being dedicated to the Town, necessary to convey fee simple title to the lands underneath the road to the Town of Southeast, free and clear of all liens or encumbrances, except for utility and necessary drainage easements in favor of third parties, together with a bill(s) of sale and maintenance easements in favor of the Town for drainage facilities / structures constructed to serve the Fortune Ridge Drainage District.
3. The Developer shall provide the Town with all necessary and proper easements, if any, across adjoining lands for the purpose of drainage or discharge of storm water from the dedicated portion of the Road over such adjoining lands and such easements as are required for the maintenance of such Drainage Facilities;
4. The Developer shall provide a title insurance policy issued by a company which is a member of the New York Board of Title Underwriters in good standing insuring the Town's fee simple title in and to such Roads as described in the deed or deeds of dedication in the amount of Ten Thousand (\$10,000.00) dollars; and
5. The remaining subdivision performance security in the amount of \$4,871,500.00 (in the form of a Standby Letter of Credit) and the road maintenance bond established under Resolution #19 of 2025 shall be released to the Developer, upon condition that a replacement road maintenance bond in the amount of \$1,537,371.00 is posted with the Town Clerk in form and manner of execution satisfactory to the Town Attorney, and which bond shall be held until the issuance of the last certificate of occupancy in the Subdivision and ear marked for use in repaving or reconstruction of the Road(s) caused in whole or in part by the movement of heavy equipment over so much of the Roads during construction; and it is further

**RESOLVED** that, upon compliance with the foregoing conditions, and in accordance with the provisions of Section 171 of the Highway Law of the State of New York, consent is hereby given that the Highway Superintendent of the Town of Southeast make an order laying out the aforesaid roads as a town highway, the town highway to consist of the lands described in the deed of dedication, and it is further

**RESOLVED**, that upon compliance with the aforesaid conditions and upon posting the appropriate maintenance bond, the Town Clerk is authorized to record the deed(s) of dedication and Maintenance Easements in the Putnam County Clerk's office.

**UPON A 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 2<sup>nd</sup> day of April 2026.

\_\_\_\_\_  
KATHLEEN CHIUDINA  
Town Clerk

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

**SOUTHEAST KITCHEN AND BATH  
10 OLD DOANSBURG ROAD  
RELEASE OF PERFORMANCE BOND**

RESOLUTION NO. \_\_\_\_\_ / 26

DATE: April 2, 2026

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

**WHEREAS**, by resolution adopted on October 12, 2023, the Town Board of the Town of Southeast established certain performance bond(s) for a site plan application relating to property located at 10 Old Doansburg Road, Southeast Tax Map No. 45.-5-6 (the "Subject Premises"); and

**WHEREAS**, the Town Board is in receipt of a recommendation of the Town Engineer dated March 17, 2026, and referral from the Planning Board dated March 23, 2026 that the Subject Premises are substantially complete and that the erosion and sedimentation control bond may be released.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Town Clerk is hereby authorized and directed to cancel and return the original performance security for Southeast Kitchen and Bath, for premises located at 10 Old Doansburg Road, Tax Map No. 45.-5-6, in the remaining secured amount of \$12,400.00, and to return any and all original bonds, deposits, letters of credit or other indicia of security posted in connection with this project.

**UPON ROLL CALL VOTE:**

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

VOTE: Resolution was Passed / Defeated, by a vote of \_\_\_ in favor to \_\_\_ opposed, \_\_\_ 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 special meeting of said board held the 2<sup>nd</sup> day of April 2026.

---

KATHLEEN CHIUDINA  
Town Clerk

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

**ELECTRIC SUPPLY COOPERATIVE – BID PARTICIPATION**

RESOLUTION NO. \_\_\_\_\_ / 2026

DATE: April 2, 2026

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

**WHEREAS**, the Town of Southeast has participated with Putnam County (the “County”) in the County’s **RFB #11-26 for Firm Electric Supply** (the “RFB”); and

**WHEREAS**, bids will be received by the County and opened on **Wednesday, April 8, 2026 at 1:00 p.m.**, in accordance with applicable law; and

**WHEREAS**, M&R Energy Resources Corp., the County’s consultant regarding the Firm Electric Supply process, has recommended that the contract be awarded to the lowest responsible bidder providing the best value term, unless Putnam County determines to postpone the award to a later date; and

**WHEREAS**, the intent is to award either (i) a Day-Ahead Index Adder product not to exceed **\$0.040 per kWh**, or (ii) an all-in fixed rate product not to exceed **\$0.15 per kWh**, as outlined in the RFB for the best value term; and

**WHEREAS**, energy pricing is subject to market fluctuations, and supplier pricing is typically only valid for a limited time.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Town Board of the Town of Southeast hereby authorizes acceptance of the bid submitted by the lowest responsible bidder, provided that the pricing remains valid, within the parameters outlined herein, and acceptable at the time of execution; and be it further

**RESOLVED**, that the Supervisor is hereby authorized to execute an agreement with the lowest responsible bidder, in a form approved by the Town Attorney, and to take any actions necessary to secure such pricing in a timely manner consistent with market conditions.

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 meeting of said board held the 2<sup>nd</sup> day of April 2026.

---

KATHLEEN CHIUDINA  
Town Clerk

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

**SETTLEMENT OF CERTIORARI PROCEEDINGS  
REALVIO RIVERSIDE – 309-313 RT 22**

RESOLUTION NO. \_\_\_\_\_ / 2026

DATE: April 2, 2026

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

**WHEREAS**, a proceeding having been commenced in NYS Supreme Court challenging the assessed valuation of premises owned by Realvio Riverside LLC, 309-313 NYS Route 22, Tax Map No. 78.-1-45 for the 2025 tax roll; and

**WHEREAS**, the Town Board is in receipt of a recommendation from its Assessor, Appraiser and Town Attorney in connection with the assessed valuation of the subject premises.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Town Board of the Town of Southeast does hereby accept the recommendation of its professional advisors and authorizes the Town Attorney to execute a Stipulation of Settlement, Consent Judgment and/or Order on Consent in accordance with said recommendations for the following:

<u>Petitioner</u>	<u>Tax ID</u>	<u>Tax Year</u>	<u>Assessment</u>	<u>Settled Assessment</u>
Realvio Riverside LLC Index No. 501361/2025	78.-1-45	2025	\$2,750,000	\$2,550,000

And be it further

**RESOLVED**, that the Town Attorney is hereby authorized and directed to execute all stipulations, consent orders or other documents necessary to reflect the forgoing settlement.

**UPON A 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 2<sup>nd</sup> day of April 2026.

---

KATHLEEN CHIUDINA  
Town Clerk

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

**BOARD OF ASSESSMENT REVIEW  
APPOINTMENT TO FILL VACANCY**

RESOLUTION NO. \_\_\_\_\_ / 2026

DATE: April 2, 2026

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

**WHEREAS**, the Town Board is in receipt of a recommendation from the Board of Assessment Review (BAR) and Assessor in support of the appointment of MARITZA SANCHEZ to serve as a member of the BAR to fill an existing vacancy on that Board; and

**WHEREAS**, it has been found and determined that MARITZA SANCHEZ is a resident of the Town of Southeast and a duly qualified elector thereof.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Town Board of the Town of Southeast hereby appoints:

**MARITZA SANCHEZ**

to fill an unexpired term on the Town of Southeast Board of Assessment Review, such term to expire on September 30, 2027; and be it further

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

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 meeting of said board held the 2nd day of April 2026.

---

KATHLEEN CHIUDINA  
Town Clerk

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

**HSRD HOLDINGS, LLC  
PETITION TO AMEND ZONING  
REFERRAL TO COUNTY PLANNING & SOUTHEAST PLANNING BOARD**

RESOLUTION NO. \_\_\_\_\_/2026

DATE: April 2, 2026

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

**WHEREAS**, a petition having been filed with the Town Board of the Town of Southeast by HSRD HOLDINGS, LLC owner of property located within the Town of Southeast and known generally as 2100 NYS Route 6 (Carmel Avenue), Tax Map No. 55.-1-37 (the “Subject Premises”); and

**WHEREAS**, such Petition seeks to amend the Zoning Map to change the current zoning of the Subject Premises from R-60 (Residential) to a commercial zone in an effort to facilitate the commercial development of the Subject Premises; and

**WHEREAS**, it is appropriate for the Town Planning Board to review the application, and to render a report and recommendation on the requested Zoning Map amendment to the Town Board; and

**WHEREAS**, the proposed Zoning Map amendment is also subject to the review and recommendation of the Putnam County Division of Planning pursuant to Section 239-m of the General Municipal Law.

**NOW, THEREFORE, BE IT**

**RESOLVED**, by the Town Board of the Town of Southeast that the Petition for proposed Zoning Map amendments is hereby formally referred to the Planning Board of the Town of Southeast for review under SEQRA, referral to the Putnam County Division of Planning under GML Sec. 239-m, and for its Report and Recommendation back to the Town Board; and be it further

**RESOLVED**, that the Town Clerk is hereby authorized and directed to forward a certified copy of this resolution, copies of the Petition and Environmental Assessment Forms, together with all documentation submitted in support of the Zoning Map Amendment to the Planning Board forthwith.

UPON A 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 2<sup>nd</sup> day of April 2026.

\_\_\_\_\_  
 KATHLEEN CHIDUNIA  
 Town Clerk

**TOWN BOARD  
TOWN OF SOUTHEAST, NEW YORK  
TRANSFER OF FUNDS – CREST GRANT**

RESOLUTION NO. \_\_\_\_\_ / 2026

DATE: April 2, 2026

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

**WHEREAS**, by correspondence dated March 27, 2026, the Director of Parks, Recreation and Facilities Department seeks authorization for an expenditure of funds to be reimbursed from “CREST” grant funds to be used for the repair and replacement of certain recreational facilities / fencing in Markel Park; and

**WHEREAS**, it is found and determined that there are sufficient funds available for the proposed expenditures within the 2026 Recreation Budget.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Parks, Recreation & Facilities Director is authorized to expend an amount not to exceed \$5,500 from Recreation Reserve funds for the repair/replacement of certain fencing located on Field #2 at Markel Park; and be it further

**RESOLVED**, that such expenditure shall be included in any application for CREST grant funding currently pending or in any amendment to such grant funding application, upon the receipt of which, such funds shall be credited to the Recreation Reserve Fund; and be it further

**RESOLVED**, that this resolution shall take effect immediately.

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 meeting of said board held the 2<sup>nd</sup> day of April 2026.

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KATHLEEN CHIUDINA  
Town Clerk