

Town of Southeast
1360 Route 22
Brewster, New York 10509
Thursday, May 15, 2025
EXECUTIVE SESSION 6:00 P.M.
WORK SESSION/REGULAR MEETING 7:00 P.M.

Pledge of Allegiance
Notation of Exits
Turn off/put on vibrate – all electronic devices

Present: Supervisor Nick Durante
Councilman Eric Larca
Councilwoman Lewis
Councilman Mazzotta

Absent: Councilman Eric Cyprus

Also: Town Clerk, Kathleen Chiudina
Town Attorney, Willis H. Stephens Jr

And: 5 persons

EXECUTIVE SESSION

Supervisor Durante made a motion to open the meeting and go into Executive Session at 6:30 p.m. for Personnel and Contractual Matters. Councilman Larca seconded. All in favor.

Supervisor Durante made a motion to adjourn the Executive Session where no decisions were made for Personnel and Contractual Matters. Councilman Larca seconded. All in favor.

PUBLIC HEARING

Amend Local Law Chapter 138 regarding Philanthropic Institutions:

Supervisor Durante made a motion to open the Public Hearing for the proposed Local Law to Amend Local Law Chapter 138 regarding Philanthropic Institutions. Councilman Larca seconded. All in favor.

The Board discussed the reason for the amendment is to clear up ambiguities in the Code.

There was no public comment.

Supervisor Durante made a motion to close the Public Hearing with a five (5)-day written comment period. Seconded by Councilman Larca. All in favor.

Amend Local Law Chapter 39-2 Fire Alarms Required and Chapter 39-3 Definitions:

Supervisor Durante made a motion to open the Public Hearing regarding the proposed Local Law to Amend Local Law Chapter 39-2 Fire Alarms Required and Chapter 39-3 Definitions. Councilman Larca seconded. All in favor.

The Board discussed the reason for the amendment is for the correction of the name of a code that we are required to follow. There is no “international” code and our code reads New York International Code.

There was no public comment.

Supervisor Durante made a motion to close the Public Hearing with a five (5)-day written comment period. Seconded by Councilman Larca. All in favor.

WORK SESSION:

Discussion – Highway Purchase – Four(4) Column Truck Lifts:

The Board discussed the lifts for the Highway Department. These new lifts are portable and will replace the old one that is in the floor.

Discussion – Future Location of Town Hall:

The Board discussed the possibility of acquiring the United Cerebral Palsy building. Supervisor Durante said I think it is something looking into as this building needs work. Councilwoman Lewis said I feel the cost of the UCP building is pretty high, we would not be utilizing the whole building, and we would be reliant on tenants. Councilman Larca brought up Garden Street, but that did not come to fruition. He said I liked the idea of sharing space with the Village, but the layout was not ideal. He said the UCP building is really nice, but it is 58,000 sq. ft. more than what we have today. Utilities are another concern, he said. Councilman Mazzotta said it is good to explore the opportunities as they come up, but we should not assume that this is our best shot. He said we should keep in mind and know what our core mission is as government as keep that as a focus when considering what we need for space. Supervisor Durante brought up the topic of renovating the existing building so that all departments could be housed in one place. Councilman Larca said I believe there was a plan at one time to do that, but there were issues with constraints of the property regarding the septic. Attorney Stephens said regarding the septic system, the Board needs to keep in mind that the dirt parking lot is not ours. Councilman Larca said this is a good time to inform the public that the Town has applied for a grant for a new park up at Sunset Ridge. Supervisor Durante said since I have been here we have received almost three-quarters of a million dollars in grants for various projects. Councilman Larca said with regards to the UPC building I would ask that a realtor be contacted to provide a proforma. Councilwoman Lewis said I would like to see some insight on commercial prospects for renters such as how long it takes to fill a space and such. Councilman Larca said if a municipality rents from a private business, there is a triple net and the Town would have to pay property tax and the other way around, if a municipality owns a building and is subletting it; does the tenant have to pay property tax. Ms. Bell, Town Assessor, said yes they do. She said you would have to have a tax-exempt organization renting from the Town as tax exempt.

Discussion – Building Department Update – Michael Levine:

Michael Levine, Building Inspector, provided general information about the Building Department and their responsibilities. He said the Building Department provides administration and enforcement of a wide range of Town regulations in addition to New York State Building Codes. The department performs a wide range of work covering 20 different chapters of the Town Code. The department focuses on regulating construction and use of land, buildings and structures within the community. Permit applications are available at our office at 1 Main Street or online at www.southeast-ny.gov. For applications where Department of Health approval is required, a disturbance of greater than 5,000 sq. ft. will occur, or work will be performed in a wetland or wetland buffer building permits cannot be issued until these approvals are in place. Under Putnam County law home improvement, electrical, plumbing, and mechanical work must be performed by Putnam County licensed contractors. Plan reviews are performed by the Building Inspector and Assistant Building Inspector so a Building Inspector or Code Enforcement Officer certified by the State are the only people qualified to do these reviews. These reviews can be outsourced if staffing or overabundance of applications becomes an issue. Councilman Larca said would that go to our Town Engineer. Mr. Levine said if the Town wanted to pursue something like that an RFP would seem appropriate. Upon approval applications are provided with permits, instructions on where to post them, and how to schedule inspections. Supervisor Durante said it seems hard to get this information out there to the residents and it would be great to have a way to do that. Town Clerk, Kathleen Chiudina, said we send out a new resident packet to new residents with information regarding our different departments and included in there is the contact information for the Building Department and the FAQ page from the Building Department website as well as a QR code and link to their page. Mr. Levine said building safety inspections include operational permit inspections and rental occupancy inspections and may be performed by a certified Code Enforcement Officer or certified Building Safety Inspector. In 2024 there were over 2,000 inspections performed. Property maintenance and zoning enforcement: we responded to 100s of complaints and issue 100s of violations. When violations are not resolved, court appearances may be issued. In 2024 there were over 600 notices of violation issued. Rental Occupancy is one code that the Building Department spends a great deal of time enforcing. Mr. Levine provided a public service announcement to residents: Updated codes currently require smoke alarms in single family dwellings. They have to be located in all bedrooms and on each floor of the dwelling. Carbon monoxide detectors are required in all structures as required in the fire code.

REGULAR MEETING

Supervisor Durante made a motion to open the Regular Meeting. Councilwoman Lewis seconded. All in favor.

Supervisor Durante made a motion to waive the reading of the correspondence. Councilman Larca seconded. All in favor.

CORRESPONDENCE (ending 5-13-2025)

Correspondence Received

1. Comcast to Supervisor Durante Re: TV Programming Advisory
2. Greene County Commercial Bank to TOSE Re: Municipal Leasing Program
3. PC DOH to TOSE Re: 2025 Permit to Operate a Transient Noncommunity Water System-Lake View Manor Park
4. Resident to Supervisor Durante Re: Pothole-Milltown Road
5. PC Executive K. Byrne to Supervisor Durante Re: Putnam Senior Corps Volunteer Program Recognition
6. NYC DEP to Supervisor Durante Re: WWTP Compliance Inspection-Peach Lake Sewer District WWTP SPDES-0274526
7. NYC DEP to Supervisor Durante Re: WWTP Compliance Inspection-Blackberry Hill Sanitary SD WWTP SPDES-0062570
8. NYC DEP to Supervisor Durante Re: WWTP Compliance Inspection-Brewster Heights SD WWTP SPDES-0110353
9. NYS DOT to TC Re: Traffic Study #825-7196 at Route 22
10. Progressive to TOSE Re: Additional Insured Endorsement-Frozen Fun Ice Cream
11. Acord Insurance to TOSE Re: Certificate of Liability-TarHeel Roofing Inc.
12. Supreme Court of the State of NY County of Putnam to TOSE Re: Supreme Court of the State of NY County of Putnam v. Amos Financial LLC/I. Della Rossa
13. Acord Insurance to TOSE Re: Certificate of Liability-Putnam County
14. NYS DOT to PC Commissioner Dept. of Highways & Facilities, TOSE TC & Sheriff McConville Re: Study #824-6960 Railroad Ave. to Main Street-Speed Study
15. Utica First to TOSE Re: Insurance Policy-McPhillips Plumbing & Heating Inc.

FOILS

- Michael Sheil to Building Dept. Re: All Bldg. Records-26 Garrity Blvd.
- Albert Stever to Building Dept. Re: All Bldg. Records-547 Route 22
- Christine MacDonald to Building Dept. Re: Survey, Septic & All Bldg. Records-1 Meola Drive
- Stephanie Fox to Building Dept. Re: Survey, Drawings, C of O's, Open Permits & Violations-5 Tanager Road
- Rachel McLoughlin to Building Dept. Re: All Bldg. Records-401 Autumn Lane
- Janice Swerdloff to Building Dept. Re: All Bldg. Records-145-147 North Brewster Road
- Miranda Morris to Planning Dept. Re: Subdivision Approvals-Fields Corner Road
- American Transparency to Acct. Re: All Payment Transactions for TOSE Fiscal Year 2024
- John Varela/Mark Spitz to Building Dept. Re: All Building Records-181-183 Doansburg Road
- North American Procurement Council to TC Re: Updated Plan Holder, Bid Tabulation & Contract Award-RFP Bulk Containers
- Ricky Stever to Building Dept. Re: All Building Records-1545 Route 22
- Sarah Mathews to TC Re: Bid Tabulation-Bulk Container Refuse
- Nancy & Kevin Green to Building Dept. Re: All Building Records-16 Crosby Ave.
- Laura Henion to Building Dept. Re: All Bldg. Records-197 Brewster Hill Road
- Andrew Jarrett to TC Re: All Letters, Memos and Other Forms of Communication Regarding Agriculture and/or Ag. District to PC Legislature Between Supervisor & TB March 1, 2025 and April 21, 2025
- Cynthia Armisto to Building Dept. Re: All Records & Complaints Dating back to 10-2019-1105 Scarborough Drive
- Stephen Mancini to Building Dept. Re: All Surveys, Outstanding Violations & Bedroom Count-3505 Morgan Drive
- Claudia Jiskna to Building Dept. Re: All Building Records-110 Sherwood Hill Road
- Tara McAnuff to Building Dept. Re: Building Permits Issued or Finalized in March 2025
- Marjorie Carvajal to Building Dept. Re: Certificate of Completion for Permit No. 24-00941
- Stephanie Fox to Building Dept. Re: All Building Records-38 Sager Lane
- Christian Provetto to Building Dept. Re: Complaint Against Hoop House Structure-679 Milltown Road
- Clayton Livingston to TC Re: Road Easement Responsibilities-1037 Route 22
- Lucie Tuthill to Planning & Building Dept. Re: Site Plans & Subdivision Plans-20 Prospect Hill Road
- Ada Pardini to Building Dept. Re: Roof Permit from 20 Years Ago-401-408 Eagles Ridge Road
- Gina DiLeo to Building Dept. Re: All Building Records-16 Hillcrest Ave.

- Alexandra Mangan to Building Dept. Re: All Building Records-405 Driftway Lane
- James Burns to Building Dept. Re: Any & All Information Regarding Open Violations/Law Dept. Issues or Complaints, Maps, Survey, Applications & Submissions, Approvals & Denials, Floor Plans, Rental Registration and/or Accessory Apt.-3505 Morgan Drive
- James Burns to Assessor Re: Any & All Property Cards (Old & New), Any Information or Documents, Drawings, Surveys or Sketches Showing Specific Items on Premise Subject to Tax Assessment-3505 Morgan Drive
- James Sanok to Planning & Building Dept. Re: Plans & Submissions, Including Any New Revised Submissions & NYSDOT Submission & Comments for Dunkin Donuts-1617 Route 22
- Daniel McGinn to Building Dept. Re: All Building Records-20 Maplewood Drive
- Elizabeth Kamp to Building Dept. Re: All Building Records Open or Close Complaints or Court Tickets-15 Old Farm Lane
- Gina DiLeo to Acct. Re: Water Bill-16 Hillcrest Ave.
- Tate Trimble to Building Dept. Re: Recent Permits & Approvals-45 Holmes Road
- Ken Dobbins to Building Dept. Re: All Building Records-3803 Buttonwood Lane
- Ashwath Ramesh to Building Dept. Re: All Open & Closed Bldg. Permits, C o O's, Violations, Stop Work Orders or Safety Notices, Permit History on In-Ground Pool, Septic & Well-15 Old Farm Lane
- Michael Sheil to Building Dept. Re: All Building Records-504 Seven Fields Lane
- William Shilling to Building Dept. Re: All Building Records-2525 Carmel Ave.
- Seethal Thomas & Jonathan Rivera to Building Dept. Re: As Built Plan, Well on Property, Water Supply on Property, Care Takers Quarters, Regulations & Permit Requirements Needed Prior to Adding an Additional Bathroom-300-302 Brewster Hill Road
- Shannon Tully to Building Dept. Re: All Building Records-404 Kensington Court
- Joyce Brennan-Zolnik to Building Dept. Re: All Building Records-136 Foggintown Road
- Filiz Dalo to Building Dept. Re: All Building Records-1202 Farmdale Road
- Lee Kader to Building Dept. Re: All Building Records-2 Hawks Lane
- Ryan LaLuna to TC Re: Documentation showing Argonne Road is TOSE Responsibility
- Marian Vyborny to Building Dept. Re: Survey-440 Maple Road
- Brian Appel to Building Dept. Re: As-Built Maps, Surveys & Open Permits-81 Maplewood Drive
- Ann Durante to Building Dept. Re: Survey-78 Coventry Lane
- Joyce Brennan-Zolink to Building Dept. Re: C of O's & Violations-136 Foggintown Road

Email

1. M. Pepi, Brown & Brown to J. Kuczenski & C. DuBois Re: COI County Putnam TOSE
2. eCode 360 to TC Re: Notification of Change of Code Content
3. TC to N. K. Re: Affidavit for a Correction of Marriage Record
4. D. Birmingham to TB, HSC & C. Croft Re: HSC Resignation
5. Supervisor Durante to NYSDOT Re: Request for Red Light Camera-Farm to Market Road
6. VRI to Supervisor Durante, B. Bridges & TB Re: TOSE Monthly Flow Status Report
7. Supervisor Durante to TB & cb20 Re: Camera Bans
8. Resident to Building Dept. & TB Re: 210 Doansburg Road
9. M. Levine to TC, V. Desidero Re: Upcoming Bonds & C of O's
10. PC Board of Elections to Supervisor Durante Re: 2025 Cancellation Notice-Lakeview Manor
11. Michaela Mullen, DASNY to Supervisor Durante Re: Grant Disbursement Agreement-CREST 27594
12. Supervisor Durante to Assemblyman Slater, Senator Harckham, PC Executive Byrne & TB Re: Letter of Support
13. Resident (K. K.) to Councilman Cyprus Re: Tree Down-Maplewood North
14. NYMTC to Supervisor Durante Re: NY Congestion Relief Zone
15. H. Turbert to Superintendent Burdick Re: Request for Child with Autism Area Sign
16. T. N. to Supervisor Durante & J. Bergquist Re: Traffic Violation
17. W. Stephens, TA to Legals Putnam Press, TC & TB Re: Notice of Public Hearing-Proposed Local Law-Rental Registration
18. TC to G. Schramek, Code Enforcement Re: Alarm Permit Renewals-U CPA
19. Resident (J. G.) to Supervisor Durante, B. Bridges & TB Re: Suburban Carting-21 Hillside Park
20. Councilman Cyprus to TB Re: Ag District
21. PC Personnel Dept. to Supervisor Durante & C. Floer Re: Outstanding Certification of Eligibles 2024
22. Supervisor Durante to R. Flores, B. Bridges, VRI & TB Re: ScapeTec Emergency Bill
23. L. Streisfeld-Leitner, Blue Solar to Supervisor Durante Re: Solar-Highway

24. V. Desidero to A. Zito, ZBA & ZBA Board Members, M. Levine, T. LaPerch, J. Dillon, A. Ley, W. Stephens & TB Re: Proposed Local Law Re: Philanthropic Institutions
25. Chris Hale, Sun Blue Energy to Supervisor Durante & TB Re: Highway - Grant/Proposal – Final Contract
26. C. Hale, Sun Blue Energy to Supervisor Durante Re: TOSE Solar
27. Resident (A. Z.) to TC Re: Rabies Vaccination Dog License #1860
28. Brewster Chamber of Commerce to TC Re: 2025 Brewster Chamber of Community Link
29. PC BOE to TC, J. Kuczenski, J. Bergquist & Supervisor Durante Re: 2025 Primary Election Facility Use Letter
30. Resident (A. C.) to TB Re: House Fire-16 Seven Oaks Lane-Hydrants
31. G. Rasmussen to TB & Judges Folchetti & R. Vercollone Re: Volunteering-Court
32. Councilman Larca to A. Ley, T. LaPerch, V. Desidero & TB Re: Traffic Light-Cloverleaf
33. J. Petrie, Enterprise Mobility to Supervisor Durante Re: Comcast-Brewster Enterprise 1052 Route 22
34. Councilman Larca to Judges Folchetti & Vercollone Re: Follow-Up Overtime
35. Residents to V. Desidero, B. Barosa, Supervisor Durante, & TB Re: Opposition to PLDC LLC-45 Holmes Road
36. B. Barosa, PC Dept. of Planning & Development Re: Safe Streets & Roads for All SS4A Grant Funding Available
37. Supervisor Durante to M. Fitzgerald Brewster Fire Dept. Re: Hydrants
38. D. Bloomer to V. Desidero, W. Stephens, TC & T. Bergendorff-Collins Re: Fortune Ridge-Filing of Conservation Easement Maps
39. J. Dillon to V. Desidero, J. Lester, J. LoGiudice, TC, M. Levine, T. Fenton & B. Bridges Re: Subaru Bond for Remaining Work
40. J. Kuczenski to TB Re: Beach Passes
41. H. Mills, Pavement Management Group to Highway Superintendent Burdick & TB Re: Pavement Management Group
42. E. Robinson, PC Leg. To Supervisor Durante & TB Re: Special Full Legislative Meeting Agenda
43. V. Desidero to TB, B. Barber, T. Fenton, J. Dillon & W. Stephens Re: Boggs Pond Cell Tower Documents
44. Supervisor Durante to T. Feighery, PC Dept. of Public Works & Highway Superintendent Burdick Re: No Parking Signs
45. TC to G. Schramek, B. Colombo & P. Bohrman Re: False Alarm Fee Payment-2503 Carmel Ave.
46. TC to Dog Owner Re: Dog License Renewals
47. B. Richardson, NYC Environmental Protection to Supervisor Durante, B. Bridges & TC Re: NYC Water Research Foundation Update
48. W. Stephens to Legals at Putnam Press, TC, V. Desidero & Supervisor Durante Re: Public Hearing Notice-ZBA
49. Resident to M. Levine, Supervisor Durante & TB Re: Sheds-210 Doansburg Road
50. L. Braue to V. Desidero Re: Request Release of Bonds-Petillo
51. Supervisor Durante to Judges Vercollone & Folchetti Re: Warrants
52. Brewster Chamber of Commerce to Supervisor Durante & TC Re: Prep for Thursday's Chamber Meeting
53. PC Legislature to Supervisor Durante Re: Receipt of AG District Letter
54. M. Marino, Sokoloff Stern LLP to TC Re: N. Patos v. TOSE
55. W. Stephens to TB & TC Re: Municipal Responsibilities for Abandoned Cemeteries
56. Suburban Carting to TC & Supervisor Durante Re: Hillside Terrace
57. J. Coulter, R. Folchetti to TB Re: Request to be Placed on Town Board Meeting Agenda-11 Sodom Lane
58. B. Bridges to TB & TC Re: Bulk Container
59. L. Bell, Assessor to Highway Superintendent Burdick & TB Re: Portion of Zimmer/Holmes Road Potential Sale
60. Councilman Cyprus to J. Kuczenski & TB Re: Rec Projects
61. TC to PC Executive K. Byrne Re: Earth Day Pick Up-County Roads
62. P. Manoni to Supervisor Durante, Highway Superintendent Burdick & TB Re: Leaves & Brush
63. Councilman Cyprus to Supervisor Durante & TB Re: Senate Bill S188
64. J. Calma to TB & Acct. Re: Requested Copy of Water Bill-82 Blackberry Drive
65. Supervisor Durante to M. Levine & P. Bell Re: 260 North Brewster Road
66. L. Ettore & A. Herde, PC Mental Health Services to Supervisor Durante Re: May is Mental Health Month
67. F. Drejaj to TB Re: Summertime Internship/Employment Inquiry
68. R. Enfield to TC Re: Surety Bond-SBA

69. S. Bianchi, Northbrook Contracting to H. Pfrommer, NLJA, Supervisor Durante, Highway Superintendent Burdick & J. Dillon Re: Replacement of Culvert Carrying Cobb Road Over Peach Lake Contract G
70. TC to B. Colombo & G. Schramek Re: Hazardous Conditions-15 Old Farm Lane
71. TC to G. Schramek Re: False Alarm Fees & Warnings for April
72. W. Stephens to Putnam Press Re: Public Hearing Notices-Proposed Local Law Amend Ch. 39 & Proposed Local Law Amend Ch. 138 Zoning
73. Supervisor Durante to C. Pietrantonio, cb20 Re: Server Room
74. Supervisor Durante to TB, T. LaPerch, V. Desidero, J. Lester, M. Levine & Highway Superintendent Burdick Re: Town Engineering
75. Supervisor Durante to J. Hahn Engineering, TB, T. LaPerch, V. Desidero, J. Lester, M. Levine & Highway Superintendent Burdick Re: Town Engineering
76. F. Mushkolaj to B. Bridges Re: NOT-41 Old Route 6
77. PC Dept. of Mental Health Re: PC 2nd Annual Mental Health Forum
78. D. Stuckert to Supervisor Durante Re: Complaint-ARB
79. J. Dillon to J. Kuczenski, Supervisor Durante & Councilman Larca & TB Re: Sunset Ridge Recreation Facility
80. R. Hund, Acct to TB Re: Budget Transfer Process
81. Supervisor Durante to Judges Vercollone & Folchetti Re: Time Clocks
82. Algonquin Gas Transmission to TOSE Re: Compressor Stations Blowdown Notification
83. M. Diaz, Sun Blue Energy to Supervisor Durante Re: TOSE Invoice
84. Supervisor Durante to PC Dept. of Senior Resources Re: Request to Attend TOSE Seniors Luncheon
85. Supervisor Durante to S. Mathews, Win Waste & B. Bridges Re: Bulk Containers Bid Award
86. B. Bridges & Supervisor Durante to Oak Ridge Re: Thank you for Service to TOSE-Dumpsters
87. Residents to Supervisor Durante & TB Re: Maple Rd. Funding
88. M. Eberle, Bibbo Ass. To V. Desidero Re: NOT-Alfacor, LLC
89. NYS EFC to Supervisor Durante, B. Bridges & TB Re: Webinar- State Revolving Funds
90. Millennium Strategies to Supervisor Durante & TB Re: New Grants Posted
91. CAC to M. Levine, J. Kuczenski & TC Re: Fire Safety & Evacuation Plan
92. J. Kuczenski to Councilman Mazzotta Re: Batting Cages
93. K. Corsitto, American Cancer Society to Supervisor Durante Re: Relay for Life
94. L. Bell, Assessor to Highway Superintendent, Supervisor Durante & TC Re: Abandoned Portion of Argonne Road
95. S. McDonough, Ameresco to W. Stephens & Supervisor Durante Re: Lower Mine Road LLC-Default
96. J. Kuczenski to TB Re: Mowing Issues
97. Supervisor Durante to TB Re: Women of Distinction
98. C. Croft to Supervisor Durante, Councilman Cyprus, TB & TC Re: Drewsclift Cemetery Restoration
99. J. Kuczenski to TB, M. Levine & Facilities Re: Underground Oil Tank-146 Pumphouse
100. J. Nygard, PC Dept. of Law to Supervisor Durante & TB Re: IMA-Between the County of Putnam & Towns/Villages
101. Insite Engineering to Supervisor Durante & TC Re: MS4-Volz Cloverleaf/Enterprise Mobility

Correspondence Sent

1. TOSE Building Dept. to Property Owner Re: NOV/OTR-201 Pugsley Road-Pumphouse
2. TOSE Building Dept. to Property Owner Re: NOV/OTR-201 Pugsley Road-Bldg. B
3. TOSE Building Dept. to Property Owner Re: NOV/OTR-201 Pugsley Road-Bldg. A
4. TOSE Building Dept. to Property Owner Re: NOV/OTR-15 Mt. Ebo Road South
5. TOSE Building Dept. to Property Owner Re: NOV/OTR-3455 Danbury Road
6. TOSE Building Dept. to Property Owner Re: NOV/OTR-1577 Route 22
7. TOSE Building Dept. to Property Owner Re: NOV/OTR-7 Marlin Road
8. TOSE Building Dept. to Property Owner Re: NOV/OTR-1600 Route 22
9. TOSE Building Dept. to Property Owner Re: NOV/OTR-1610 Route 22
10. TOSE Building Dept. to Property Owner Re: NOV/OTR-1620 Route 22-Family Dental Group
11. TOSE Building Dept. to Property Owner Re: NOV/OTR-1620 Route 22-Intuitive Sun & Body
12. TOSE Building Dept. to Property Owner Re: NOV/OTR-1620 Route 22-Putnam Mental Health
13. TOSE Building Dept. to Property Owner Re: NOV/OTR-1620 Route 22-Taconic Developmental Disabilities
14. TOSE Building Dept. to Property Owner Re: NOV/OTR-1620 Route 22-AT & T Wireless
15. TOSE Building Dept. to Property Owner Re: NOV/OTR-425-428 Route 312
16. TOSE Building Dept. to Property Owner Re: NOV/OTR-1591 Route 22

17. TOSE Building Dept. to Property Owner Re: NOV/OTR-1620 Route 22-Alben Cleaners
18. TOSE Building Dept. to Property Owner Re: NOV/OTR-1481 Route 22
19. TOSE Building Dept. to Property Owner Re: NOV/OTR-1569 Route 22
20. TOSE Building Dept. to Property Owner Re: NOV/OTR-281 Fields Lane
21. TOSE Building Dept. to Property Owner Re: NOV/OTR-172-176 Doansburg Road
22. TOSE Building Dept. to Property Owner Re: NOV/OTR-180 Simpson Road
23. TOSE Building Dept. to Property Owner Re: NOV/OTR-127 Brewster Hill Road
24. TOSE Building Dept. to Property Owner Re: NOV/OTR-18 North Road
25. TOSE Building Dept. to Property Owner Re: NOV/OTR-874 Route 312
26. TOSE Building Dept. to Property Owner Re: NOV/OTR-1620 Route 22-Froggy's Deli
27. TOSE Building Dept. to Property Owner Re: Complaint/Order to Appear-74 Sodom Road
28. TOSE Building Dept. to Property Owner Re: Complaint/Order to Appear-74 Sodom Road
29. TOSE Building Dept. to Property Owner Re: Complaint/Order to Appear-74 Sodom Road
30. TOSE Building Dept. to Property Owner Re: Complaint/Order to Appear-74 Sodom Road
31. TOSE Building Dept. to Property Owner Re: Complaint/Order to Appear-74 Sodom Road
32. TOSE Building Dept. to Property Owner Re: Complaint/Order to Appear-74 Sodom Road
33. TOSE Building Dept. to Property Owner Re: NOV/OTR, Nonconforming Use-260 North Brewster Road
34. TOSE TC to Business/Property Owner Re: Request for an Alarm Permit Registration-148 Putnam Ave.
35. TOSE TC to Business/Property Owner Re: Request for an Alarm Permit Registration-2435 Route 6
36. TOSE TC to M. J. Re: Incomplete Application for Copy of a Marriage Record
37. TOSE Building Dept. to Property Owner Re: STOP WORK ORDER-NOV/OTR-663 Milltown Road
38. TOSE Building Dept. to Property Owner Re: Provisions on the Code in Compliance for Prohibited Occupancy-11 Pleasant Drive
39. TOSE Building Dept. to Property Owner Re: NOV/OTR-3651-3659 Danbury Road
40. TOSE Building Dept. to Property Owner Re: STOP WORK ORDER-90 Shore Drive
41. TOSE TC to Cuddy & Feder, LLC Re: Town of Southeast Code Book
42. TOSE TC to Keane & Beane P. C. Re: Town of Southeast Code Book
43. TOSE TC to Property Owner Re: Request for an Alarm Permit Registration-148 Putnam Ave.
44. TOSE TC to Suburban Carting Re: Permits for Additional Vehicles
45. TOSE TC to Property Owner Re: False Alarm Fee Notice-176 Doansburg Road
46. TOSE TC to Property Owner Re: False Alarm Fee Notice-988 Route 22
47. TOSE TC to Property Owner Re: False Alarm Warning-16 Mt. Ebo Road
48. TOSE TC to Property Owner Re: False Alarm Warning-1519 Route 22
49. TOSE TC to Property Owner Re: False Alarm Warning-1639 Route 22
50. TOSE TC to Property Owner Re: False Alarm Warning-1 Monticello Drive
51. Supervisor Durante to PC Executive Bryne & PC Legislators Re: Road Rehabilitation-Brewster Heights
52. TOSE Building Dept. to Property Owner Re: NOV/OTR-28 Pleasant Drive
53. TOSE Building Dept. to Property Owner Re: NOV/OTR-33 Seven Oaks Lane
54. TOSE Building Dept. to Property Owner Re: NOV/OTR-42 Shore Drive
55. TOSE Building Dept. to Property Owner Re: NOV/OTR-14 Pleasant Drive
56. TOSE Building Dept. to Property Owner Re: NOV/OTR-14 Pleasant Drive
57. TOSE Building Dept. to Property Owner Re: NOV/OTR-718 Rt. 312
58. TOSE Building Dept. to Property Owner Re: NOV/OTR-260 North Brewster Road
59. TOSE Building Dept. to Property Owner Re: NOV/OTR-3651-3659 Danbury Road
60. TOSE Building Dept. to Property Owner Re: NOV/OTR-1481 Route 22
61. TOSE Building Dept. to Property Owner Re: NOV/OTR-110-112 Route 22
62. TOSE Building Dept. to Property Owner Re: NOV/OTR-3402 Danbury Road
63. TOSE Building Dept. to Property Owner Re: NOV/OTR-30-38 Old Mine Road
64. TOSE Building Dept. to Property Owner Re: NOV/OTR-266 North Brewster Road
65. TOSE Building Dept. to Property Owner Re: NOV/OTR-1675 Route 22
66. TOSE Building Dept. to Property Owner Re: NOV/OTR-1450 Route 22
67. TOSE Building Dept. to Property Owner Re: NOV/OTR-3925 Danbury Road
68. TOSE Building Dept. to Property Owner Re: NOV/OTR-1785 Route 22
69. TOSE Building Dept. to Property Owner Re: NOV/OTR-148 Putnam Ave.
70. TOSE Building Dept. to Property Owner Re: NOV/OTR-333 Brewster Hill Road
71. TOSE Building Dept. to Property Owner Re: NOV/OTR-5-7 Sunset Drive
72. TOSE Building Dept. to Property Owner Re: Complaint/Order to Appear-874 Route 312
73. TOSE Building Dept. to Property Owner Re: Complaint/Order to Appear-194 Starr Ridge Road

- 74. TOSE Building Dept. to Property Owner Re: Complaint/Order to Appear-27 Kirkham Road
- 75. TOSE Building Dept. to Property Owner Re: Complaint/Order to Appear-167 North Brewster Road
- 76. TOSE Building Dept. to Property Owner Re: Complaint/Order to Appear-35 Maple Road
- 77. TOSE TC to Enterprise Mobility Re: Duplicate Payment for Alarm Permit, Update of Contact Information and Address-1052 Route 22
- 78. Supervisor Durante to B. Barosa, PC Dept. of Planning, Development & Public Transportation Re: Proposed Text Amendments (Philanthropic Institutions)

VOUCHERS

Supervisor Durante made a motion to approve the Vouchers in the amount of \$1,273,599.67. Councilman Larca seconded. All in favor.

BUDGET TRANSFERS

Supervisor Durante made a motion to waive the reading of the Budget Transfers and accept such transfers as submitted. Councilman Larca seconded. All in favor.

SUPERVISOR'S REPORT

Supervisor Durante said there was a budget transfer this month for \$41,000 for insurance due to increases. The Highway Department purchased some additional vehicles that created an increase as well as an increase to facilities and recreation. He said I had the insurance company review all this with the Director of Parks and Recreation and everything was reevaluated. .

MEETINGS

Supervisor Durante made a motion to set the following Town Board meetings to be held at 1360 Route 22, Brewster, New York, at 7:00 P.M. unless otherwise noted. Councilman Larca seconded. All in favor.

Thursday, June 5, 2025 – Work Session / Regular Meeting
 Thursday, June 26, 2025 – Public Hearing / Work Session / Regular Meeting

HIGHWAY EQUIPMENT PURCHASE

RESOLUTION NO. 24 / 2025 May 15, 2025

INTRODUCED BY: Supervisor Durante
 SECONDED BY: Councilman Larca

WHEREAS, the Town Board is in receipt of a request from the Highway Superintendent seeking approval for the purchase of Line Powered Mobile Four (4) Column Truck Lift System for the sum of \$46,805.40; and

WHEREAS, there are sufficient highways funds appropriated in the 2025 Town Budget for the capital expenditure itemized above and there is no need to bond or borrow funds for the purchase of this item of equipment; and

WHEREAS, the Highway Superintendent is in receipt of a NYS Contract Quote dated April 24, 2025, from ARI Phoenix, Inc. for the equipment at the above-referenced price.

NOW, THEREFORE, BE IT

RESOLVED, that the Superintendent of Highways be and hereby is authorized to execute and deliver such purchase agreement or agreements necessary for the purchase of one (1) Line Powered Mobil Four (4) Column Truck Lift System for a purchase price not to exceed Forty-Six Thousand Eight Hundred Five and 40/00 (\$46,805.40) dollars; and be it further

RESOLVED, the Superintendent of Highways shall comply with all State and local laws regarding procurement and expenditure of public funds before effectuating the foregoing purchases; and be if further

RESOLVED, in the event the foregoing funds are insufficient to meet the purchase requirements set forth herein, the Highway Superintendent shall return to the Town Board for further consideration.

UPON A ROLL CALL VOTE:

Councilman Cyprus Absent
Councilman Larca Aye
Councilwoman Lewis Aye
Councilman Mazzotta Aye
Supervisor Durante Aye

VOTE: carried by a vote of 4 in favor, 0 against; 1 absent.

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 15th day of May 2025.

KATHLEEN CHIUDINA
Town Clerk

RESOLUTION ADOPTING LOCAL LAW No. 3 of 2025 RENTAL REGISTRATION

RESOLUTION NO. 25 /2025

DATE: May 15, 2025

INTRODUCED BY: Supervisor Durante

SECONDED BY: Councilman Larca

WHEREAS, a resolution having been adopted by the Town Board of the Town of Southeast for a public hearing to be held by said Town Board to hear all interested parties on a proposed local law which would amend Chapter 108, as the same requires applications for rental occupancy to provide names of intended occupants and to repeal provisions of Section 108-15 as the same required confidentiality of rental registration materials; and

WHEREAS, notice of said public hearing was duly advertised in The Putnam Press, an official newspaper of the Town of Southeast in the manner prescribed by law, and such public hearing having been held on May 1, 2025; and

WHEREAS, all interested parties were given an opportunity to be heard at that time; and

WHEREAS, it is the sense of this Town Board that the proposed local law will help promote the general welfare of the public.

NOW, THEREFORE, BE IT

RESOLVED, the Town Board of the Town of Southeast hereby adopts Local Law No. 3 of 2025 pursuant to the Municipal Home Rule Law to amend Chapter 108, Section 108-4 to remove the requirement that a rental registration application be required to disclose the names of intended tenants or occupants and to repeal and reserve Section 108-15 of the Code as the same exempts rental registration applications from disclosure under the "Freedom of Information" provisions of the New York State Executive Law; and be it further

RESOLVED, that the Town Clerk be and hereby is authorized and directed to (a) enter said Local Law in the minutes of this meeting and in the Code Book of the Town of Southeast; and (b) give due notice of the adoption of said local law by filing such with the Secretary of State of New York within the time required by law.

UPON A ROLL CALL VOTE:

Councilman Cyprus Absent
Councilman Larca Aye
Councilwoman Lewis Aye
Councilman Mazzotta Aye
Supervisor Durante Aye

VOTE: carried by a vote of 4 in favor, 0 against; 1 absent.

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 15th day of May 2025.

KATHLEEN CHIUDINA
Town Clerk

INTERMUNICIPAL AGREEMENT BETWEEN THE COUNTY OF PUTNAM and PUTNAM COUNTY MUNICIPALITIES

RESOLUTION NO. 26 / 2025 May 15, 2025

INTRODUCED BY: Supervisor Durante
SECONDED BY: Councilman Larca

WHEREAS, the Putnam County and the Putnam County Highways and Facilities Department have presented the various municipalities within the County with a proposed Intermunicipal Agreement (the “Intermunicipal Agreement”) to address the provision and receipt of shared services by and among Putnam County and the various municipalities within Putnam County, including the Town of Southeast; and

WHEREAS, it is the sense of this Town Board that having a working intermunicipal agreement covering the provision of shared municipal services between and among Putnam County and the various municipalities within Putnam County, including the Town of Southeast, will help foster inter-municipal cooperation and economies resulting in cost savings to all involved; and

WHEREAS, based upon the foregoing, it appears to be in the best interests of the residents of the Town of Southeast to enter into the proposed Intermunicipal Agreement.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Supervisor is hereby authorized to sign an Intermunicipal Agreement (“IMA”) with Putnam County and the several municipalities within Putnam County to accept and provide shared municipal services where appropriate among the County and the several municipalities within Putnam County;

RESOLVED, this resolution shall take effect immediately upon the full execution by the Town of Southeast, the County of Putnam and the several Towns and Villages that are named parties to the IMA.

UPON A ROLL CALL VOTE:

Councilman Cyprus Absent
Councilman Larca Aye
Councilwoman Lewis Aye
Councilman Mazzotta Aye
Supervisor Durante Aye
VOTE: carried by a vote of 4 in favor, 0 against; 1 absent.

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 on the 15th day of May 2025.

KATHLEEN CHIUDINA
Town Clerk

NEW BUSINESS:

There was no new business.

PUBLIC COMMENT

Scott Seaman, Brewster Board of Education member and Southeast resident, said next Tuesday is our budget and trustee election and will be taking place at the school from 6:00 a.m. to 9:00 p.m. Some school highlights, he said, on Tuesday we announced the school's Top 10 and we are so proud of them and their accomplishments. This year will be our second year of graduating COVID who did not get high school graduations but are graduating college, he said. He thanked Mr. Levine for his incredible presentation. .

TOWN BOARD COMMENT

There was no Town Board comment.

Supervisor Durante made a motion to close the meeting. Councilwoman Lewis seconded. All in favor.

Respectfully Submitted,
Kathleen Chiudina
Southeast Town Clerk