

# Town of Southeast

1360 Route 22

Brewster, New York 10509

Thursday, August 21, 2025

**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

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: 17 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.

## **PROCLAMATION**

Supervisor Durante spoke of Southeast being a Purple Heart Town and an event where two Southeast residents received purple hearts. He asked Veteran Gene Lang for some information on the program and his history. Mr. Lang's parents were holocaust survivors along with himself and his brother. During this time, he and his brother were known as runners where they would hide food and then deliver it to those in need. They were finally able to leave and met with someone who led them through mine-littered fields to seek asylum. At some point their guide had to leave them and they had to navigate rest of their journey alone. At 16 Mr. Lang had surgery on his ear and as a result of issues afterward, was ineligible for service. At age 18 he became a U.S. citizen and was called to the Army Recruiting Center where his medical records were somehow not found and in 1967 he was drafted and eventually served in the Vietnam War. After a grueling ordeal he returned from war and married his wife Enid and they have two children. In 1990 he launched an almost two-decade campaign to obtain purple heart recognition and in 2012 was awarded the purple heart. Mr. Lang was pivotal in assisting 16 towns in the Hudson Valley achieve the recognition of being a Purple Heart Town and currently holds the title of Senior Vice Commander of the Military Order of the Purple Heart, Chapter 21 of Putnam County.

Supervisor Durante spoke of Purple Heart day, August 7, is a day to remember those service men and women who have been wounded or killed in action. It specifically recognizes those who have received the purple heart medal, an award created to acknowledge the sacrifices made by service men and women in service to our nation. In 2013 Putnam County was the first county in New York State to be labeled a Purple Heart County. It is estimated that the purple heart has been awarded to approximately 1.9 million service men and women. It was created by George Washington in 1782 as a badge of military merit.

# Proclamation

**W**HEREAS, the **Purple Heart** is awarded to men and women in the United States Military who were wounded or lost their lives in combat by enemy forces while defending the United States of America; and

**W**HEREAS, the Town Board of the Town of Southeast salutes all the brave men and women who sacrificed their lives, the ultimate price of freedom, and those that left their families, friends and communities, and placed themselves in harm's way for the freedom and protection of all Americans; and

**W**HEREAS, the Town Board of the Town of Southeast acknowledges the heroic and selfless contributions and sacrifices of these men and women in the Military because they are the foundation in maintaining the freedoms and way of life for all Americans; and

**W**HEREAS, the Town Board of the Town of Southeast recognizes the men and women of the Military who reside in the Town of Southeast, those who made ultimate sacrifice and those who served in the Armed Forces and who are the recipient of the **Purple Heart** medal. We honor them and commend them for their acts of bravery; and

**N**OW, THEREFORE, BE IT

**R**ESOLVED, by the order of the Town Board of the Town of Southeast, who hereby proclaims the Town of Southeast as a "**Purple Heart Town**" and recognizes the dedication and sacrifices of all men and women in the United States Military who valiantly serve to protect the freedoms enjoyed by all Americans! God Bless our Armed Forces and God Bless the United States of America!

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NICK DURANTE  
SUPERVISOR

ERIC CYPRUS  
ERIC LARCA

SOUTHEAST TOWN BOARD

WENDY LEWIS  
ALEX MAZZOTTA

Supervisor Durante made a motion to take a 5-minute recess. Councilman Larca seconded. All in favor.

Supervisor Durante made a motion to open the meeting. Councilman Cyprus seconded. All in favor.

## **WORK SESSION:**

### Discussion – Building Department Update:

Michael Levine, Building Inspector, appeared before the Board to provide an update on staffing in the Building Department as well as the department as a whole. Through mid-August, the Building Department has issued 818 permits, 348 certificates, and performed 1,061 building life safety and fire inspections. Our revenue for this period is \$290,000. As requested by the Board, a staffing document has been submitted for review indicating possible staffing changes occurring over the next three years. Inspectors have been working on bringing into compliance motor vehicle service stations that are considered nonconforming uses. There are 33 cases scheduled in court currently for other zoning and property maintenance issues. Regarding future staffing, an assistant building inspector was discussed to be included in the 2026 budget with the plan to move that person into the building inspector role when the time comes. In terms of clerks for the department, a full-time clerk would be beneficial to hire in 2026 to replace retiring staff.

### Discussion – Local Law to Amend Chapter 138 – Solar Energy Systems:

The Board discussed the updates to the Code. The local law defines three tiers of solar energy systems based on size and mounting location. Tier 1 systems include roof-mounted and building-integrated systems. Tier 2 systems include ground-mounted with a specific megawatt maximum. Tier 3 systems include any system not covered under Tiers 1 or 2 and would not be permitted.

### Discussion – Local Law to Amend Chapters 108 and 138 – Regulations of Rentals and Senior Housing:

The Board discussed the changes to the Code. Multiple changes to the Code were discussed and it was determined that more review and discussion would be required.

Discussion – Maple Road:

The Board discussed the options provided by Hahn Engineering that had been posted to the Maple Road Alert on the Town website. The Board discussed the third option first, whereby a geotextile fabric would be installed to keep the water from coming up to the road surface to assist with the drainage issues on that road. Option one includes paving the road, installing new guardrails, and drainage. Option two discusses fixing the drainage. Option three seems most cost-effective and beneficial to the road. Superintendent Burdick explained how the geotextile fabric separates the dirt from the aggregate (road base) so that it does not compromise the integrity of the road base. He said the good thing about this process is that if in 10-15 years Maple Road were to be paved, the sub-base would not be required because it is already there. The guardrail would still need to be completed. Superintendent Burdick informed the Board that if the road is paved, a different guardrail would be required than if it is left unpaved. The Board agreed that option 3 would be the best option. Speeding on Maple Road was discussed and Superintendent Burdick will put out a highway sign that can monitor the number of speeding vehicles passing. Superintendent Burdick informed the Board that New York State DOT is placing cameras being placed on sign poles and street poles and it appears they are being used to collect traffic data, but they are being placed on roads that do not have a high traffic volume. A local resident called DOT and was informed that the Town authorized it and the Town specified the roads to place them on. He also stated that Cobb Road should be completed by the end of next week so the road will be open before school starts. Councilman Larca said to put the Maple Road paving into perspective, the cost to pave the road would be 23% of the Town tax levy and almost 14% of the entire budget. Superintendent Burdick indicated the plan is to perform the work on September 22 and 23 because school is out those two days and the road will need to be closed in that section.

**REGULAR MEETING:**

Supervisor Durante made a motion to open the Regular Meeting. Councilman Cyprus seconded. All in favor.

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

**CORRESPONDENCE: (Ending 08-21-2025)**

**Correspondence Received:**

1. Supreme Court County of Putnam to TOSE Re: SCAR-40 Maplewood Dr.
2. H. Pfrommer to Supervisor Durante Re: Replacement of Culvert Carrying Cobb Road-Payment Application
3. M. Bartolotti, Clerk of County of Putnam to TOSE Re: Stormwater Management Facilities Maintenance Agreement-Farm to Market Subdivision
4. M. Bartolotti, Clerk of County of Putnam to TOSE Re: Stormwater Management Facilities Inspection Maintenance Easement-Farm to Market Subdivision
5. Cb20 to TOSE Re: Personal/Professional Services Agreement
6. Supreme Court County of Putnam to TOSE Re: SCAR-59 Enoch Crosby
7. Supreme Court County of Putnam to TOSE Re: SCAR-32 Tea House Lane
8. Supreme Court County of Putnam to TOSE Re: SCAR-67 Mountain Brook Drive
9. Supreme Court County of Putnam to TOSE Re: SCAR-15 Tea House Lane
10. Supreme Court of NYS County of Putnam to TOSE Re: Supreme Court of NYS County of Putnam Petitions-Mt. Ebo 22 Assoc. LLC v. Assessor, Board of Assessment Review & TOSE
11. Supreme Court County of Putnam to TOSE Re: SCAR-83 Forest Lane
12. Supreme Court County of Putnam to TOSE Re: SCAR-68 Stallion Trail Road
13. Supreme Court County of Putnam to TOSE Re: SCAR-1801 Village Drive
14. Supreme Court of NYS County of Putnam to TOSE Re: Supreme Court of NYS County of Putnam Petitions-Preferred Equity Locke LLC v. Assessor, Board of Assessment Review & TOSE
15. Supreme Court of NYS County of Putnam to TOSE Re: Supreme Court of NYS County of Putnam Petitions-Liberty Utilities v. Assessor, Board of Assessment Review & TOSE

16. Supreme Court of NYS County of Putnam to TOSE Re: Supreme Court of NYS County of Putnam Petitions-Brewster Square LLC v. Assessor, Board of Assessment Review & TOSE
17. Progressive Insurance to TOSE Re: Additional Insured Endorsement-Frozen Fun Ice Cream
18. Resident (K. C.) to Supervisor Durante Re: Complaint-Noise & Airbnb Rental-584 Milltown Road
19. NYAOT to Supervisor Durante Re: Membership Dues
20. S. Usher, PC Solid Waste Program Manager to Supervisor Durante Re: Putnam County Fall Household Hazardous Waste Drop-off Day
21. NYMIR to K. Chiudina, TC Re: Think Before You Click: Cyber Fundamentals for Your Municipality-Certificate of Attendance
22. P. Kilduff, Tarter, Krinsky & Drogin Law to M. Levine & P. Bell Re: Billboard NOV Issued in Connection with Signage Owned & Operated by Clear Channel Outdoor, LLC & Highway Displays, Inc.
23. Supreme Court County of Putnam to TOSE Re: SCAR-80 Vails Lake Shore Drive
24. Supreme Court of NYS County of Putnam to TOSE Re: Supreme Court of NYS County of Putnam Petitions-Clancy Brewster LLC v. TOSE
25. Supreme Court of NYS County of Putnam to TOSE Re: Supreme Court of NYS County of Putnam Petitions-Brewster Commons LLC v. TOSE Assessor, Board of Assessment Review & TOSE
26. NYC DEP to Supervisor Durante Re: WWTP Compliance Inspection Peach Lake Sewer District WWTP-SPDES# NY-0274526
27. NYC DEP to Supervisor Durante Re: WWTP Compliance Inspection Brewster Heights Sewer District WWTP-SPDES# NY-0110353
28. NYC DEP to Supervisor Durante Re: WWTP Compliance Inspection Blackberry Hill Sanitary Sewer District WWTP-SPDES# NY-0062570
29. NYS DEC to TOSE Re: NYS Pollutant Discharge Elimination System Renewal-Brewster Heights WWTP SPDES #: NY0110353
30. Utica First Insurance Co. to TOSE Re: Confirmation of Policy Cancellation-McPhillips Plumbing & Heating
31. Supreme Court County of Putnam to TOSE Re: SCAR-80 Vails Lake Shore Drive
32. Supreme Court County of Putnam to TOSE Re: SCAR-19 Tillman Lane
33. Supreme Court County of Putnam to TOSE Re: SCAR-13 Tillman Lane
34. Supreme Court of NYS County of Putnam to TOSE Re: Supreme Court of NYS County of Putnam Petitions-Clancy Brewster LLC v. TOSE
35. Governor Hochul to TOSE Re: NYS Proclamation-National Night Out
36. Supreme Court County of Putnam to TOSE Re: SCAR-6 Deer Court
37. NYC DEC to Ameresco Re: Corrective Action Plan Southeast Landfill Lower Mine Road-Solar Array Construction
38. Supreme Court of NYS County of Putnam to TOSE Re: Supreme Court of NYS County of Putnam Notice of Petition- Realvio Riverside LLC v. TOSE Assessor-309-313 Route 22
39. Supreme Court of NYS County of Putnam to TOSE Re: Supreme Court of NYS County of Putnam Notice of Petition- Derri 1212 Saw Mill River Road LLC v. TOSE Assessor-466 Main Street
40. Supreme Court of NYS County of Putnam to TOSE Re: Supreme Court of NYS County of Putnam Notice of Petition- 494 N. Main Street Corp. v. TOSE Assessor- 494 N. Main Street
41. NYMIR to TOSE Re: NYMIR 2024 Annual Report
42. Acord Insurance to TOSE Re: Certificate of Liability Insurance-Clove Excavators
43. NYS DOT to TOSE Re: Designation Restricted Highway-Highway Crack Sealing & Mastic

44. VRI to Supervisor Durante & TB Re: PFOA, PFOS, THMS & HAAs-Springhouse Estates
45. VRI to Supervisor Durante & TB Re: PFOA, PFOS, THMS & HAAs-Peaceable Hill Estates
46. VRI to Supervisor Durante & TB Re: PFOA, PFOS, THMS & HAAs-Starr Ridge
47. VRI to Supervisor Durante & TB Re: PFOA & PFOS-Blackberry Hill

**FOILS:**

- Godwin Obi to Building Dept. Re: All Bldg. Dept. Files-7 Fox Hollow Road
- Michael Sheil to Building Dept. Re: All Bldg. Dept. Files-4 Wilson Road
- Colleen McGrath to Building Dept. Re: All Bldg. Dept. Files-430 Brewster Hill Road
- Aventine Properties to TC & Assessor Re: Copy of Any & All RP525 Determinations in Response to any RP524's filed in May of 2025-195 Overlook Drive
- Aventine Properties to TC & Assessor Re: Copy of Any & All RP525 Determinations in Response to any RP524's filed in May of 2025-17 Pine View Drive
- Aventine Properties to Assessor Re: 2025 Determination-99 Main Street
- Aventine Properties to Assessor Re: 2025 Determination-101 Main Street
- Ed Higgins to Building Dept. Re: Power Generators at 10 Drovers Lane Within Code of Property Line of 241 Foggintown Road
- Ed Higgins to Building Dept. Re: All Building Records & Survey-241 Foggintown Road
- Nora Donovan to Building Dept. Re: All Building Records-28 Farm Lake Court
- Jennifer Ledley to Building Dept. Re: All Building Records-601 Chestnut Drive
- DataTrace to Acct. Re: Water & Sewer Bill-10 Birch Hill Road
- Julie Galeno & Lynn Stoecker to Building Dept. Re: All Building Records-55 Enoch Crosby Road
- Kate O'Keefe to Building Dept. Re: All Building Records & Water District Information-18 Griffen Road
- Bruce Capua to Building Dept. Re: C of O for Detached Garage-210 Turk Hill Road
- Emily Strebel to Building Dept. Re: Topographic Maps-117 North Brewster Road
- John Rand to Building Dept. Re: All Plumbing Permit Applications Submitted by James Ford and/or James Romero from 11-9-23 to 7-15-25
- Rachel Reycroft to Planning & Building Dept. Re: Building Dept., Code Enforcement, Fire Marshall & Records of Environmental Concerns-3411 Danbury Road
- Aventine Properties to Assessor Re: Most Recent Property Inventory Files and/or Data for All Residential Properties on the Latest Assessment Roll
- Michael Cimino to Police Dept. Re: CAD
- Lisa Tremblay to Building Dept. Re: All Building Records-147 Peaceable Hill Road
- Pauline Angrisani to Building Dept. Re: All Building Records-305 Guinea Road
- Alison Cohen to Building Dept. Re: All Bldg. Records-1553 NY Route 22
- Pauline Angrisani to Building Dept. Re: All Bldg. Records-34 Crosby Ave.
- Hazella & Jeffrey LaVar to Building Dept. Re: All Bldg. Records-472 Milltown Road
- Matt Selvaggi to Assessor Re: Tax Exemption Codes Relating to Private Property Owners
- Bonnie Besner to Building Dept. Re: Open Permits, C of O's & Permits-19 Clematis Road
- Marlena Mucci to Building Dept. Re: C of O's, Open Permits and/or Violations-66 Sunset Drive
- Elizabeth Rigby to Building Dept. Re: All Building Records-5 Woodstone Farm Lane
- Elizabeth Rigby to Building Dept. Re: All Building Records-7 Woodstone Farm Lane
- Jaime Feinberg to Building Dept. Re: All Building Records-33 Milltown Road
- Ryan Van Kleeck to Building Dept. Re: Rental Inspection-584 Milltown Road
- Sonia Iakeram to Building Dept. Re: Survey-15 Old Farm Lane
- Sonia Iakeram to Building Dept. Re: Survey-11 Old Farm Lane

- Sonia Iakeram to Building Dept. Re: Survey-13 Tillman Lane
- Gabrielle Gearheart to Building Dept. Re: All Building Records-6 Fields Lane
- Peter Mueller to Building Dept. Re: All Building Records-305 Virginia Woods Drive
- Rick O'Rourke to Planning Dept. Re: Review Planning Board Files-1248-1250 Route 22
- Kile Ibric to Building Dept. Re: Plans, Renderings, Subdivision Plot & Entire File-74 Root Ave.
- Donato Scudieri to Tax Receiver Re: Taxes-10 Independent Way
- Lidia Diaz to Building Dept. Re: Survey, Open Permits, Violations, C of O's & Floor Plans-4 Wilson Road
- Laura Ionata to Building Dept. Re: All Building Records & Survey-38 Sunset Drive
- Patti Howard to Building Dept. Re: All Building Records-26 Hickory Ridge Road
- Tanya Norris to Building Dept. Re: All Building Records-1 Waterview Lane
- Tanya Norris to Building Dept. Re: All Building Records-8 Waterview Lane
- Tanya Norris to Building Dept. Re: All Building Records-9 Waterview Lane
- Tanya Norris to Building Dept. Re: All Building Records-11 Waterview Lane

**Emails:**

1. L. Eckardt to TB Re: 1360 Foundation Planting
2. A. Millspaugh, Sterling Environmental to J. Dillon, M. Levine & Supervisor Durante Re: TOSE Landfill-2025 Annual Post Closure Monitoring
3. Jennifer Nygard, PC Dept. of Law to Supervisor Durante & TC Re: Request for Acord Insurance for Shared Services Agreement
4. M. Levine to Resident Re: Response to Complaint-1250 Route 22
5. O. Truskett, Cultural Arts Coalition to J. Kuczenski, E. Didio, E. Larca, W. Stephens & TC Re: Email Address
6. NYS DOT to Supervisor Durante Re: Paving-Route 312
7. Councilman Mazzotta to Supervisor Durante, TB & J. Kuczenski Re: Ballfield Improvements
8. TC to G. Schramek & B. Colombo Re: Alarm Registration Requests with NOV's & Follow Up for False Alarm Fees
9. L. Bell, Assessor to TB Re: 2025 Adjusted Base Proportions
10. Councilman Larca to Hahn Engineering & TB Re: Paving Maple Road
11. F. Raspanti to Supervisor Durante Re: Tree Line Concerns & Paving of Brewster Hill Road
12. M & R Energy Resources Corp. to Supervisor Durante Re: NYSEG Bills
13. J. LoGiudice, Insite to J. Lester & Tom LaPerch & TB Re: Bond Release Request-Red Rooster
14. J. Caris to TC & TB Re: Bond Release Request-Splash Car Wash
15. D. Bloomer, Glickenhau & Co. to TB Re: Bond Release Request-Fortune Ridge Barn
16. BCSD to Supervisor Durante Re: Invitation to Partner with Our Senior Success Project
17. Sustainable Westchester & Sustainable Putnam to Supervisor Durante Re: Community Solar Savings Opportunity
18. G. Lang to Supervisor Durante Re: Purple Heart
19. TC to G. Schramek Re: Alarm Registration Requests with NOV's & Follow Up for False Alarm Fees
20. R. Cullen to Highway Superintendent Burdick & TB Re: Inquiry-Brewster Hill Road Paving
21. S. Glidden to Supervisor Durante Re: Algonquin Compressor Blowdown Notification-Thank You
22. M. Carlson to Supervisor Durante & TB Re: Starr Ridge Grant
23. Erdos Media Research to Supervisor Durante Re: 2025 Opinion Survey
24. Sterling Environmental to Supervisor Durante, J. Dillon & M. Levine Re: TOSE Landfill-2025 Annual Post Closure Monitoring

25. W. Stephens, TOSE TA to VOB Mayor Schoenig Re: Markel Park Lease/Village of Brewster/Brewster Southeast Joint Fire District
26. Resident (J. R.) to M. Levine, P. Bell & TB Re: Resident Commercial Vehicles-Allview Ave.
27. James Hahn Engineering to Supervisor Durante, Highway Superintendent Burdick, TB & Residents of Maple Road Re: Regarding the Care of Maple Road
28. Councilman Larca to T. Bergendorff-Collins, A. Ley, T. LaPerch, J. Lester, VOB Mayor Schoenig, L. Bell, Assessor Re: 67 Main Street
29. Supervisor Durante to NYS DOT Re: Request to Remediate Vegetation Obstructing Sightline Rt. 6 Bike Path Crossing-No U-Turn Sign & Signal Timing-Rt. 6 & 22
30. cb20 to Supervisor Durante Re: Technical Alignment Summary
31. Putnam County Cornell Cooperative Extension to Supervisor Durante Re: Fair Signage
32. A. Ley to Supervisor Durante, T. LaPerch, M. Levine, J. Lester & TB Re: Updated Local Law-Short Term Rental & Senior Housing Ordinance
33. Supervisor Durante to PC Executive Re: County Tax Property
34. J. Brust, Delaware Engineering to TB & B. Bridges Re: Drewville Durkin Water Bills
35. PC DOH to J. Kuczenski & TB Re: Tonetta Beach Closure
36. L. Bell, Assessor to Food Truck Vendors & TC Re: TOSE Fall Food Truck Festival
37. J. Kaiser to TB Re: Culvert-160 John Simpson Road
38. Councilman Larca to E. McDermott, B. Bridges, R. Hund, C. Floer & TB Re: Water Bill-45 Hillcrest Ave.
39. W. Stephens to Legals @ Putnam Press Re: Publication of ZBA Public Hearing
40. Federal Aviation Administration to TB Re: FAA Drone Zone UAS Registration Expiration
41. General Code to TC Re: Change of Address
42. PC Dept. of Personnel to Supervisor Durante Re: PC Rules & Appendices Public Hearing
43. L. Bell, Assessor to TB & J. Kuczenski Re: Fall Food Truck Festival-Band
44. Councilman Larca to S. DeSiena Re: Proposal-67 Main Street
45. T. LaPerch to TB Re: Release of Performance Bond-220 Doansburg Road
46. Palisades Institute at Dominican University to Supervisor Durante Re: Town Supervisor Forum
47. Office of Senator P. Harckham to Supervisor Durante Re: Press Conference
48. PW Scottt to TC & B. Bridges Re: Bond Release-83 & 85 Farm to Market Road
49. Petillo Co. to TC & W. Stephens Re: Continuation of Certificates-Petillo NY Bonds/Lincoln Logistics
50. L. Eckhardt to TB & Highway Superintendent Burdick Re: Pugsley Road
51. Supervisor Durante to Applicant (A. P.) Re: TOSE Parking Enforcement Position
52. Comp Alliance to TC Re: Certificate of Attendance-Workplace Violence
53. Wright Insurance to L. Glassman, Supervisor Durante, R. Hund, C. Floer, C. DuBois & TC Re: Claim Log
54. P. Montalvo to Highway Superintendent Burdick & TB Re: Request for Speed Reduction-Cobb Road
55. Supervisor Durante to PC Executive Byrne & TB Re: Cobb Road
56. Councilman Larca to Commissioner Ball, NYS Agriculture Re: ACME-Brewster Store
57. B. Cullen to Supervisor Durante, M. Levine & TB Re: Tag Sale Sign
58. Supervisor Durante to Highway Superintendent Burdick Re: Sign Replacement-520 Brewster Hill Road
59. S. Kane, Ameresco to Supervisor Durante Re: TOSE Solar Credit Allocations
60. M. Baker to TB & W. Stephens, Town Attorney Re: Morefar Golf Course
61. TC to G. Schramek Re: Alarm Inspection-992 Route 22
62. K. Molina to TB Re: Safety Concerns-Meadow Lane (VOB)
63. M. Madsen, Dog Control Officer to TC Re: Dog License
64. Everon Solutions to TC & G. Schramek Re: Commercial Fire System Cancellation-1620 Route 22 Aji Sushi

65. T. Bergendorff Collins to Councilman Larca Re: Proposal-Survey 67 Main Street
66. D. Pennessi, National Resources to W. Stephens, TA & TB Re: 1 & 67 Main Street
67. P. Bell, Suburban Carting to B. Bridges Re: Wires Down-Karlson Lake Road
68. J. Kuczenski to Supervisor Durante, TB, J. Tucci & PC DOH Re: Tonetta Beach Blue Green Algae-Beach Closure Notification
69. TC to Officiant Re: One Day Officiant License Application
70. TC to Augusta Metell Equestrian LLC Re: Release of Performance Bond-220 Doansburg Road
71. B. Barosa, PC Dept. of Planning & Development to Assessor, TC & Supervisor Durante Re: NYS Ag and Markets Acceptance Letter-Inclusion of Parcels in Putnam County
72. S. McDonough, Ameresco to Supervisor Durante Re: Ameresco Estoppel
73. C. Flory to TB Re: Safety Concerns Lack of Center Line-Tonetta Lake Road
74. S. Kane, Ameresco to Supervisor Durante & M. Cobuzzi, M& R Energy Resources Re: TOSE Landfill Solar Credit Allocations
75. General Code to TC Re: Supplement Estimate
76. TC to Business Owner Re: Request to Update Central Alarm Company-1620 Rt. 22/Aji Sushi
77. R. Alfredo to TC Re: Request to Release Bond-Black Gate Farm
78. D. Heinecke to M. Levine Re: Permits Issued-5 Shady Lane
79. PC DOH to M. Levine Re: Septic System-584 Milltown Road
80. D. Lehman to TB Re: Grant Opportunities
81. A. Manoj to M. Levine & TC Re: Product Testing Permit
82. Supervisor Durante to M. Ashton, G. Pommer, B. Bridges, T. Post & J. McLaughlin Re: Introduction Email
83. NYS Homeland Security & Emergency Services to Supervisor Durante Re: Water & Wastewater Briefing
84. B. Liberati, Esq. to TC Re: Notice of Special Election-Brewster-Southeast Joint Fire District
85. P. Brady (Resident) to Supervisor Durante Re: Letter of Thanks to Highway Superintendent Burdick
86. Councilman Larca to TB, B. Bridges & J. McLaughlin Re: Brewster Heights Water
87. Councilman Larca to A. Ley, TB, J. Lester, T. LaPerch & M. Levine Re: Updated Local Law-Rentals

**Correspondence Sent:**

1. Supervisor Durante to J. Brust, Delaware Engineering Re: Brewster Heights Water District Pump Station
2. TOSE Building Dept. to Property Owner Re: NOV-1248-1250 Route 22
3. TOSE Building Dept. to Property Owner Re: NOV/OTR-1260 Route 22
4. TOSE Building Dept. to Property Owner Re: NOV/OTR-3867 Danbury Road
5. TOSE Building Dept. to Property Owner Re: Complaint/Order to Appear-1248-1250 Route 22
6. TOSE Building Dept. to Property Owner Re: Complaint/Order to Appear-1248-1250 Route 22
7. TOSE Building Dept. to Property Owner Re: Complaint/Order to Appear-1248-1250 Route22
8. TOSE Building Dept. to Property Owner Re: Complaint/Order to Appear-11 Fox Hollow Road
9. TOSE TC to Dog Owner Re: Request to License Dog-10 White Oak Lane
10. TOSE TC to Dog Owner Re: Request to License Dogs-300 Foggintown Road
11. TOSE Building Dept. to Property Owner Re: NOV/OTR-584 Milltown Road
12. TOSE Building Dept. to Property Owner Re: NOV/OTR-484-490 Gage Road
13. TOSE Building Dept. to Property Owner Re: NOV/OTR-217 North Brewster Road
14. TOSE Building Dept. to Property Owner Re: NOV/OTR-66 Sunset Drive
15. TOSE Building Dept. to Property Owner Re: NOV/OTR-2555 Carmel Ave.
16. TOSE Building Dept. to Property Owner Re: NOV/OTR-1515 Route 22 Horizon Nails
17. TOSE Building Dept. to Property Owner Re: Complaint/Order to Appear-1574 Route 22

18. TOSE Building Dept. to Property Owner Re: Complaint/Order to Appear-7 North Hollow Road
19. TOSE Building Dept. to Property Owner Re: NOV/OTR-584 Milltown Road
20. TOSE TC to Business Owner Re: Alarm Permit Registration Request-3881 Danbury Road
21. TOSE TC to Business Owner Re: Alarm Permit Registration Request Past Due Notice-201 Pugsley Road Building B
22. TOSE TC to Business Owner Re: Alarm Permit Registration Request Past Due Notice-201 Pugsley Road Pumphouse
23. TOSE Building Dept. to Property/Business Owner Re: False Alarm Warning-1041 Route 22
24. TOSE Building Dept. to Property/Business Owner Re: False Alarm Warning-1559 Route 22
25. TOSE Building Dept. to Property/Business Owner Re: False Alarm Warning-310 Peach Lake Road
26. TOSE Building Dept. to Property/Business Owner Re: False Alarm Warning-11 Peach Lake Road
27. TOSE Building Dept. to Property/Business Owner Re: False Alarm Warning-129 Foggintown Road
28. TOSE Building Dept. to Property/Business Owner Re: False Alarm Warning-82 Fields Lane
29. TOSE Building Dept. to Property/Business Owner Re: False Alarm Warning-3881 Danbury Road
30. TOSE Building Dept. to Property/Business Owner Re: False Alarm Warning-3633 Danbury Road
31. TOSE Building Dept. to Property/Business Owner Re: False Alarm Warning-201 Pugsley Road
32. TOSE Building Dept. to Property/Business Owner Re: False Alarm Warning-101 Pugsley Road
33. TOSE Building Dept. to Property/Business Owner Re: False Alarm Warning-1944 Route 22
34. TOSE Building Dept. to Property/Business Owner Re: False Alarm Fee Notice-1639 Route 22
35. TOSE Building Dept. to Property/Business Owner Re: False Alarm Fee Notice-2273 Route 6
36. TOSE Building Dept. to Property/Business Owner Re: False Alarm Fee Notice-176 Doansburg Road
37. TOSE TC to Dog Owner (S. R.) Re: Certificate of Rabies Vaccination Required for Renewal
38. TOSE TC to Business/Property Owner Re: NOV/OTR-260 North Brewster Road
39. TOSE Building Dept. to Property Owner Re: Complaint/Order to Appear-260 North Brewster Road
40. TOSE Building Dept. to Property Owner Re: NOV/OTR-315 Tonetta Lake Road
41. TOSE Building Dept. to Property Owner Re: NOV/OTR-56 Shore Drive
42. TOSE Building Dept. to Property Owner Re: NOV/OTR-367 Tonetta Lake Road
43. TOSE TC to Business Owner Re: Alarm Permit Registration Request 2<sup>nd</sup> Notice-3 Sutton Place
44. TOSE Building Dept. to Property Owner Re: NOV/OTR-584 Milltown Road
45. TOSE Building Dept. to Property Owner Re: NOV/OTR-584 Milltown Road

### **VOUCHERS**

Supervisor Durante made a motion to approve the Vouchers in the amount of \$2,019,786.91. 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 spoke of Cobb Road being completed next week. Brewster Hill Road should be lined shortly and work on Prospect Hill will begin this year. Tonetta Lake Road will be lined

as well as some residents have called with concerns. Tonetta Lake Beach continues to have blue-green algae. Budget packets have been provided to department heads. ARPA fund balance was discussed. Regarding the budget, the courts are approximately one month behind in budget numbers. Councilman Cyprus voiced a concern about Recreation revenue stating we are 58% into the year and recreation revenue is 42%. Supervisor Durante will review this with recreation.

Supervisor Durante made a motion to set a Public Hearing for Thursday, September 11, 2025 to Amend Local Law Chapter 138 – Solar Energy Systems. Seconded by Councilwoman Lewis. All in favor.

The setting of the Public Hearing for Chapters 138 and 108 for Rental Registration was postponed for further discussion.

**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, September 11, 2025 – Work Session / Regular Meeting  
Thursday, September 25, 2025 – Work Session / Regular Meeting

**HIGHWAY EQUIPMENT PURCHASE**

RESOLUTION NO. 41 / 2025

August 21, 2025

INTRODUCED BY: Supervisor Durante

SECONDED BY: Councilman Cyprus

**WHEREAS**, the Town Board is in receipt of a request from the Highway Superintendent dated August 15, 2025 seeking approval for the purchase of 2025 Weller Model P385C paver; 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 quote from H.O.PENN dated July 25, 2025 for the above-referenced equipment and offering a “trade in” credit for the Town’s 2022 LeeBoy Model 8520B paver (serial # 313500) for a total purchase price of \$177,000.

**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) 2025 Weller Model P385C paver from H.O.Penn for a net purchase price not to exceed One Hundred Seventy Seven Thousand and 00/00 (\$177,000.00) 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 it 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 Aye  
Councilman Larca Aye  
Councilwoman Lewis Aye  
Councilman Mazzotta Absent  
Supervisor Durante Aye

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



**FORTUNE RIDGE BARN – BOND RELEASE**

RESOLUTION NO. 43 / 2025

DATE: August 21, 2025

INTRODUCED BY: Supervisor Durante

SECONDED BY: Councilman Larca

**WHEREAS**, the Town Board of the Town of Southeast is in receipt of a report and recommendation from the Town Engineer dated July 22, 2025 and referral from the Planning Board dated July 28, 2025 with respect to the release of Performance Security posted in connection with the project known as Fortune Ridge Barn located at 30 Drewsclift Lane, Tax Map ID 78.-3-29.2 (the “Subject Premises”); and

**WHEREAS**, the Planning Board and Town Engineer have recommend that the performance security for the Subject Premises be released.

**NOW, THEREFORE, BE IT**

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

<b><u>PROJECT NAME:</u></b>	<b><u>BOND AMOUNT:</u></b>	<b><u>RECOMMENDED:</u></b>
Fortune Ridge Barn      Erosion & Sediment	\$10,100.00	\$-0-

And be it further

**RESOLVED**, the Town Clerk be and hereby is duly authorized to cancel and return the Bond or other security instruments heretofore established in connection with this project; and be it further

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

**UPON A ROLL CALL VOTE:**

- Councilman Cyprus            Aye
- Councilman Larca            Aye
- Councilwoman Lewis        Aye
- Councilman Mazzotta        Absent
- 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 21<sup>st</sup> day of August 2025.

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

**RELEASE OF PERFORMANCE BOND – SPLASH CAR WASH**

RESOLUTION NO. 44 / 2025

DATE: August 21, 2025

INTRODUCED BY: Supervisor Durante

SECONDED BY: Councilman Larca

**WHEREAS**, the Town Board of the Town of Southeast is in receipt of a report and recommendation from the Town Engineer dated July 22, 2025 and referral from the Planning Board dated July 28, 2025 with respect to the release of Performance Security posted by Splash Car Wash located at 1559 Route 22, Tax Map ID 46.-1-33 (the “Subject Premises”); and

**WHEREAS**, it is the recommendation of the Engineer and Planning Board that the security be released.

**NOW, THEREFORE, BE IT**

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

<b><u>PROJECT NAME:</u></b>	<b><u>BOND AMOUNT:</u></b>	<b><u>REDUCED TO:</u></b>
Splash Car Wash		
Erosion & Sediment Control	\$4,000.00	\$-0-

And be it further

**RESOLVED**, the Town Clerk be and hereby is duly authorized to cancel and return the Bond or other security instruments heretofore established in connection with this project; and be it further

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

**UPON A ROLL CALL VOTE:**

- Councilman Cyprus Aye
- Councilman Larca Aye
- Councilwoman Lewis Aye
- Councilman Mazzotta Absent
- 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 21<sup>st</sup> day of August 2025.

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

**RELEASE OF PERFORMANCE BOND – RED ROOSTER DRIVE IN**

RESOLUTION NO. 45 / 2025

DATE: August 21, 2025

INTRODUCED BY: Supervisor Durante

SECONDED BY: Councilman Cyprus

**WHEREAS**, the Town Board of the Town of Southeast is in receipt of a report and recommendation from the Town Engineer dated July 22, 2025 and referral from the Planning Board dated





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 Aye  
Councilman Larca Aye  
Councilwoman Lewis Aye  
Councilman Mazzotta Absent  
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 21<sup>st</sup> day of August 2025

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

**ARBORCREEK FARMS, LLC**  
**PERFORMANCE BOND RELEASE**

RESOLUTION NO. 48/2025 Date: August 21, 2025

INTRODUCED BY: Supervisor Durante  
SECONDED BY: Councilman Cyprus

**WHEREAS**, the Town Board is in receipt of a recommendation from the Town Consulting Engineer dated August 5, 2025 and from the Town Planning Board dated August 11, 2025 with respect to the release of a performance Bond for the soil and erosion control measures to be made in connection with the establishment of the Arborcreek Tree Farm located at 400-410 Route 22 (Tax Map #78.-1-16); and

**WHEREAS**, upon review thereof, the Town Board agrees to accept this recommendation.

**NOW, THEREFORE, BE IT**

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

<b><u>PROJECT NAME:</u></b>	<b><u>BOND AMOUNT:</u></b>	<b><u>REDUCED BOND AMOUNT:</u></b>
Arborcreek Farms Soil & Erosion Control Bond	\$30,000.00	\$-0-

And be it further

**RESOLVED**, the Town Clerk be and hereby is duly authorized to cancel and return the Bond or other security instruments heretofore established in connection with this project; and be it further

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

**UPON A ROLL CALL VOTE:**

Councilman Cyprus Aye  
Councilman Larca Aye  
Councilwoman Lewis Aye  
Councilman Mazzotta Absent  
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 21<sup>st</sup> day of August 2025.

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

**RELEASE OF PERFORMANCE BOND – 220 DOANSBURG ROAD**

RESOLUTION NO. 49 / 2025

DATE: August 21, 2025

INTRODUCED BY: Supervisor Durante

SECONDED BY: Councilman Larca

**WHEREAS**, the Town Board of the Town of Southeast is in receipt of a report and recommendation from the Town Engineer dated July 22, 2025 and referral from the Planning Board dated July 28, 2025 with respect to the release of Performance Security posted by the developer of the commercial site known as 220 Doansburg Road, Tax Map ID 47.-1-33 (the “Subject Premises”); and

**WHEREAS**, it is the recommendation of the Engineer and Planning Board that the security be released.

**NOW, THEREFORE, BE IT**

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

<b><u>PROJECT NAME:</u></b>	<b><u>BOND AMOUNT:</u></b>	<b><u>REDUCED TO:</u></b>
220 Doansburg Road		
Erosion & Sediment Control	\$3,300	\$-0-

And be it further

**RESOLVED**, the Town Clerk be and hereby is duly authorized to cancel and return the Bond or other security instruments heretofore established in connection with this project; and be it further

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

**UPON A ROLL CALL VOTE:**

Councilman Cyprus Aye  
Councilman Larca Aye  
Councilwoman Lewis Aye  
Councilman Mazzotta Absent  
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 21<sup>st</sup> day of August 2025.

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

**NEW BUSINESS:**

There was no new business.

**PUBLIC COMMENT**

Mr. Kevin Fennell, resident of Enoch Crosby asked if it will be the whole road or just that small section. Councilwoman Lewis said from the blacktop towards Enoch Crosby. He asked if any thought had been given to raising a bond or grants to fund this. He asked if there has been any thought towards next steps. Councilman Larca said we were working with another engineering firm who told us somewhere around three million dollars and it was either pave it or do not pave it. The new company we are working with provided us with more thorough options and I do believe the third option is a viable one. If we were to do option one, we would be paving it in such a way as to avoid DEP requirements and the project would need to be spread out over time.

Ms. Maxine Reddy, resident of Ivy Hill Road, said thank you for paving Ivy Hill, it came out great, however I am in favor of keeping Maple Road unpaved. It was mentioned that the road would be closed during this work being performed; is there notice provided to the local emergency services. Supervisor Durante assured Ms. Reddy that emergency services would be notified.

Mr. Scott Seaman, Town of Southeast resident and Board of Education member said, the school district appreciates the information received from the Town. He said with the proposed transition to electric buses, it is important to keep in mind that they are much heavier. He said Assemblyman Slater pointed out that most of the guardrails in this area are not designed for electric buses. Our infrastructure at the school is currently compatible with getting 12 buses and we currently have a fleet of 100 buses and New York State has mandated that the district electrify their bus fleet. He said we are talking with other school districts about costs so that everyone is on the same page when discussing the issue with New York State as the costs are prohibitive. If the rules stay as is, by 2027 any new buses will be required to be electric. The district is in the process of doing a feasibility study, just like each district must do, in order to request an extension to the mandate. Mr. Seaman mentioned the sharing of information regarding rentals so that the Town and School District would be able to assist in verification. He said the track is almost complete and the field house will be breaking ground soon. New teachers have been hired and the Back to the Den event is Monday.

Ms. Lynne Eckardt, Maple Road, thanked the Board for the efforts regarding Maple Road and thinks it is a good compromise.

Mr. Paul Morini, Maple Road, said I am pro-paving, but I want to thank the Board. It feels like the first time in a long time that we are being heard, he said. The alerts are great, he said, and encouraged the use of those more for all issues with the Town.

**TOWN BOARD COMMENT**

Supervisor Durante said the fire department is looking to build a new firehouse and they are having an open house at the firehouse, at the corner of Route 312 and North Brewster Road on August 25. There is a public vote on September 9 from 12:00 pm to 9:00pm. He said it is a substantial project that they are trying to undertake for their facilities and the Town. Councilman

Cyprus said the fire department provided a presentation to the Town Board and people can go on and view that as well.

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

Respectfully Submitted,  
Kathleen Chiudina  
Southeast Town Clerk