

Town of Southeast
1360 Route 22
Brewster, New York 10509
Thursday, September 11, 2025
EXECUTIVE SESSION 6:15 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: Councilman Eric Larca
Councilman Eric Cyprus
Councilwoman Lewis
Councilman Mazzotta
Supervisor Nick Durante

Absent: Town Clerk Kathleen Chiudina
Town Attorney Willis H. Stephens Jr

Also: Deputy Town Clerk, Betsy Cerone

And: 15 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 Cyprus seconded. All in favor.

PUBLIC HEARING:

Amend Local Law Chapter 138 Energy Systems:

Supervisor Durante made a motion to open the Public Hearing to Amend Local Law Chapter 138 Solar Energy Systems. Councilwoman Lewis seconded. All in favor.

Ms. Ashley Ley, Town Planner from AKRF, appeared before the Board regarding this Public Hearing. She said the purpose of this amendment is to address solar panels and solar systems by clarifying the approval process, to encourage solar on rooftops and within existing pervious surfaces and integrated in building systems as well as discourage the conversion of green fields and forested areas. She continued, there are a lot of impervious facilities within the Town that would be prime for utility-scale or smaller solar and that would be allowed. For example, Lincoln Logistics, Ace Endico, the Home Depot plaza have large areas of rooftop that would be allowed to put on solar panels and that could be up to utility scale. Rooftop installations are the preferred method and a building permit is required, but not site plan provided the plan fits within the design guidelines that are in the ordinance.

Mr. Joe Montori, Director of Sustainable Putnam, a local nonprofit organization said everyone is aware of climate change and the impact it is having on our climate and solar energy is one of the greenest forms of energy there is. It is concerning when there are restrictions on deploying this form of energy, he said, and with the cost of electricity going up in the future it is a concern when this form of energy is being restricted. Councilman Larca said we are not restricting solar, we are restricting large-scale solar farms. Councilman Cyprus said we are actually making it easier for most people to do solar. Supervisor Durante said the solar farm we have located on the old landfill began before many of us were here and took a long time to come to fruition, but we are in the watershed and have many restrictions. We also had to sign on for a certain percentage of energy use at only a 5% discount, he said. Ms. Ley said the majority of the properties in Southeast that could accommodate a large-scale farm are generally in residential areas.

Ms. Ann Fanizzi, Southeast resident, said I have no objection to the tier 1. She said does the Planning Board normally makes the laws and does the Town Board have an alternate response to their proposed law. Councilman Larca said that the Planning proposes a law/amendment to a law and the Town Board reviews, makes changes, passes or does not pass the law. Ms. Fanizzi said it is the Town Board that makes the laws and not the other way around. They can ask for input from the Planning Board, she said, but the Town Board makes it. She said I ask because it seems like a serious role reversal. Ms. Ley said there is a provision of the Code whereby the Planning Board, during the course of business, comes upon an area of the Code that needs to be changed or corrected, they are specifically allowed to make a recommendation to the Town Board and the Town Board makes the decision as to whether or not to agree with the proposed change. Ms. Fanizzi said I am concerned about where Tier 2 and 3 are being located because my impression is that if a person or company has a large property they can install solar on it. Councilman Larca said on the building itself, not the property. Councilman Cyprus said a property can put the solar panels in the ground through Planning Board approval, but it cannot be more than 110% of their annual usage. Councilwoman Lewis said from what I am hearing from your concerns, I think this amendment does address your concerns. Ms. Fanizzi said solar panels can catch fire and they do degrade. She said they are manufactured with several very concerning materials.

Mr. Paul Morini, Southeast resident, said I was in the solar industry for about 15 years with engineering and operations positions and agree with Mr. Montori that the cost of solar has come down dramatically. He said the reason utility costs are so high is because demand is so high and it is just going to continue so restricting solar is not the way to go in my opinion. He said 15 years ago a proposal was provided to the County to place a solar farm at Tilly Foster that would have netted the County a very conservative savings of \$360,000 and I still think Tilly Foster is a great location for a solar farm since a NYSEG substation is close by. Solar panels are 99% aluminum frame and glass, he said, fully recyclable and the material that generates the power is a semiconductor just like in your phone or computer.

Ms. Ann Fanizzi said Mr. Morini mentioned something that is my fear: a solar farm at Tilly Foster. If that happens, what about Bridle Farm or any of the other farms. She said we need to think of the future not only in dollars and cents, but in what we are providing our children.

Ms. Samantha Woodgate, 175 Shore Drive, said I am happy you are controlling this as I do not want to look at a field of solar panels. I think it is great if Home Depot wants them, she said, but a field of them I do not want to look at. She said we are losing our country aesthetic and our rolling hills are now smattered with warehouses.

Supervisor Durante made a motion to close the Public Hearing. Seconded by Councilman Larca. All in favor.

WORK SESSION:

Discussion – Parks & Recreation/Facilities Update:

Mr. Jared Kuczenski, Director Parks & Recreation provided the Board with an update on his department. The swim program that has been in existence for many years saw visible improvement in skills learned and from anecdotal comments from parents. The first half of the summer at the lake saw great turnout and residents positively commented on some of the improvements that have had been made. Talk about the blue/green algae has been done with EverBlue Lake and the Health Department and there is hope that next year will be a better year. The use of a fan system was discussed but more discussion is required. The afternoon programming went very well and the hope is that next year's turnout will be even better. Booyah Baseball camp was a huge success as well as Tennis Camp and Wrestling Camp. Before/After Care has increased numbers this school year and additional staff were required in the morning. Fall programming is starting registration. Family paint night and Halloween paint night are coming up. Back by popular demand, Laurie Bell has been working on another Food Truck Rally and that will occur on October 25 at Castle Park again. Kayaks were purchased and will be rented next season along with some programming to go with it. The kitchen at Lakeview is approximately three-quarters of the way complete and the new HVAC unit for the bathrooms has been installed. The topic of renting the building was briefly broached noting that work needs to be completed to determine when and if to rent the building.

Discussion – 67 Main Street - Subdivision:

Councilman Larca gave a presentation about the proposed subdivision and gave a little history of its status for the last couple years due to the Village of Brewster Revitalization. A survey has been ordered and should be completed in approximately a month. Discussion will continue on this topic and there will be a Public Hearing.

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

Ms. Ashley Ley, Town Planner, appeared before the Board to discuss this amendment. It was recommended to have a letter of approval from the HOA or Association should a property be a part of one. Ms. Ley discussed the enforcement aspect of the local law regarding parameters, timing, and requirements for renewals. Councilman Larca had several changes and he will email them to Ms. Ley.

REGULAR MEETING

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

Supervisor Durante made a motion to set a Public Hearing for September 25, 2025, Amendment to Local Law Chapter 108 – 138 – Regulations of Rentals and Senior Housing. Seconded by Councilman Larca. Passed all in favor.

Supervisor Durante made a motion to set a Public Hearing for September 25, 2025, 67 Main Street Subdivision. Seconded by Councilman Cyprus. Passed all in favor.

ACCEPTANCE OF OFFER OF DEDICATION INTERNATIONAL BOULEVARD REALIGNMENT

RESOLUTION NO. 50 / 2025

DATE: September 11, 2025

INTRODUCED BY: Supervisor Durante

SECONDED BY: Councilman Cyprus

WHEREAS, Ace Endico, Inc., the owner and developer (hereinafter the “Developer”) of premises known generally as 80 International Boulevard has requested the Town of Southeast to allow the realignment of International Boulevard to accommodate the re-development of the Ace Endico headquarters and distribution facilities; and

WHEREAS, the Developer has completed the construction of the realigned section of International Boulevard; and

WHEREAS, the Town Consulting Engineer and the Town Highway Superintendent have inspected the realigned section of International Boulevard and have found the construction to be generally according to plan and in accord with the town highway 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 realigned section of International Boulevard.

NOW, THEREFORE, the Supervisor of the Town of Southeast is hereby authorized to accept the deed or deeds dedicating and releasing the necessary lands to the Town for the realignment of International Boulevard, upon Ace Endico (the “Developer”) having fulfilled the following terms and conditions:

1. The Developer shall provide a deed or deeds of dedication for all portions of the realigned section of International Boulevard 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 easements, if any;
2. 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 International Boulevard over such adjoining lands; and
3. 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 and licensed to issue title insurance in the state of New York insuring the Town’s fee simple title in and to the realigned section of International Boulevard as described in the deed or deeds of dedication in the amount of Ten Thousand (\$10,000.00) dollars.

AND BE IT FURTHER, RESOLVED, that upon compliance with the foregoing conditions, and in accordance with the provisions of Highway Law Section 212-a, the Town Highway Superintendent shall issue an order of abandonment and quit-claim deed conveying to Ace Endico so much of International Boulevard as originally configured; and it is further

RESOLVED, that upon compliance with the aforesaid conditions, the Town Clerk is authorized to record the deed or deeds of dedication in the Putnam County Clerk's office.

UPON A ROLL CALL VOTE:

Councilman Cyprus Aye

Councilman Larca Aye

Councilwoman Lewis Aye

Councilman Mazzotta Aye

Supervisor Durante Aye

VOTE: carried by a vote of 5 in favor, 0 against; 0 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 on the 11th day of September 2025.

KATHLEEN CHIUDINA

Town Clerk

TERRY BERGENDORFF COLLINS, LS SURVEYING SERVICES

RESOLUTION NO. 51 / 2025

DATE: September 11, 2025

INTRODUCED BY: Supervisor Durante

SECONDED BY: Councilman Cyprus

WHEREAS, the Town of Southeast is in receipt of a proposal from Terry Bergendorff Collins, LS, to provide providing surveying services in connection with the Town's property located at 67 Main Street, Brewster, NY; and

WHEREAS, the Town Board has determined that the Town would be well-served by retaining the services of Terry Bergendorff Collins, LS, to prepare a subdivision plat for the property known as 67 Main Street in the Village of Brewster.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Southeast hereby accepts the proposal of Terry Bergendorff Collins, LS, Starr Ridge Road, Brewster, NY to provide professional surveying services to the Town of Southeast in connection with the proposed subdivision of the parcel of property located in the Village of Brewster known generally as 67 Main Street; and be it further

RESOLVED, that the Supervisor be and hereby is authorized to execute a contract (the "Contract") with Terry Bergendorff Collins, LS, to provide surveying services to the Town of Southeast in connection with the proposed subdivision of Town-owned premises located in the Village of Brewster and known generally as 67 Main Street, in a form and manner of execution satisfactory to the Town Attorney; and be it further

RESOLVED, all actions heretofore taken in furtherance of the Contract are hereby ratified and confirmed *nunc pro tunc*.

Upon Roll Call Vote:

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

VOTE: carried / defeated by a vote of 5 in favor 0 against 0 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 on the 11th day of September 2025.

KATHLEEN CHIUDINA
Town Clerk

BOARD OF ASSESSMENT REVIEW RE-APPOINTMENT OF STEPHEN P. MOORE

RESOLUTION NO. 52 / 2025

DATE: September 11, 2025

INTRODUCED BY: Supervisor Durante
SECONDED BY: Councilman Mazzotta

WHEREAS, the Town Board is in receipt of a recommendation from the BAR and Assessor in support of the re-appointment of Stephen P. Moore to serve as a member of the Board of Assessment Review; and

WHEREAS, it has been found and determined that Mr. Moore 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

STEPHEN P. MOORE

to the Town of Southeast Board of Assessment Review, such term to commence October 1, 2025 and expire September 30, 2030; and be it further

RESOLVED, that this appointment shall take effect on October 1, 2025 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 Aye
Councilman Larca Aye
Councilwoman Lewis Aye
Councilman Mazzotta Aye
Supervisor Durante Aye

VOTE: carried by a vote of 5 in favor, 0 against; 0 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 on the 11th day of September 2025.

KATHLEEN CHIUDINA
Town Clerk

LA CANTINA LOCA BAR & RESTAURANT 988 ROUTE 22 LIQUOR LICENSE - WAIVER OF NOTICE REQUIRMENTS

RESOLUTION NO. 53 / 2025

DATE: September 11, 2025

INTRODUCED BY: Supervisor Durante

SECONDED BY: Councilwoman Lewis

WHEREAS, the Town has been notified that La Cantina Loca Bar & Restaurant Inc., owner / lessee / operator of restaurant premises located at 988 Route 22, Brewster, NY 10509, seeks to obtain a full On-Premises Restaurant Liquor license to permit the sale and consumption of distilled spirits for on-premises consumption; and

WHEREAS, the rules of the New York State Liquor Authority (“SLA”) require that an Application Notice Form be sent to the Town at least thirty (30) days prior to filing for the license; and

WHEREAS, there is no known reason to object to the issuance of the requested license at that location and it is the desire of this Town Board to facilitate the issuance of the full Restaurant Liquor license to the applicant.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Southeast hereby WAIVES any and all rights it might have to substantive and procedural compliance with Section 64 of the Alcoholic Beverage Control Law regarding notice to the municipality in connection with the application of La Cantina Loca Bar & Restaurant, Inc. in connection with the proposed full Restaurant Liquor license, by the NY State Liquor Authority; and be it further

RESOLVED, that the Town Clerk is hereby authorized and directed to forward a certified copy of this resolution to the New York State Liquor Authority, 80 So. Swan Street, Suite 900, Albany, NY 12210-8002 and to the attorney for the applicant forthwith.

UPON ROLL CALL VOTE:

Councilman Cyprus Aye

Councilman Larca Aye

Councilwoman Lewis Aye

Councilman Mazzotta Aye

Supervisor Durante Aye

VOTE: Resolution was Passed by a vote of 5 in favor, 0 opposed, 0 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 the Resolution adopted by the Town Board of the Town of Southeast at a REGULAR meeting of such Board duly called for such purpose and held on the 11th day of September 2025.

KATHLEEN CHIUDINA
Town Clerk

PINKIES UP TEAROOM LLC 512 CLOCK TOWER COMMONS LIQUOR LICENSE - WAIVER OF NOTICE REQUIRMENTS

RESOLUTION NO. 54 / 2025

DATE: September 11, 2025

INTRODUCED BY: Supervisor Durante

SECONDED BY: Councilman Cypress

WHEREAS, the Town has been notified that Pinkies Up Tearoom LLC, owner / lessee / operator of restaurant premises located at 512 Clock Tower Commons, Brewster, NY 10509, seeks to obtain a full On-Premises Restaurant Liquor license to permit the sale and consumption of distilled spirits/wine/beer for on-premises consumption; and

WHEREAS, the rules of the New York State Liquor Authority (“SLA”) require that an Application Notice Form be sent to the Town at least thirty (30) days prior to filing for the license; and

WHEREAS, there is no known reason to object to the issuance of the requested license at that location and it is the desire of this Town Board to facilitate the issuance of the full Restaurant Liquor license to the applicant.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Southeast hereby WAIVES any and all rights it might have to substantive and procedural compliance with Section 64 of the Alcoholic Beverage Control Law regarding notice to the municipality in connection with the application of Pinkies Up Tearoom LLC, d/b/a Florrie Kayes Tearoom in connection with the proposed full Restaurant Liquor license, by the NY State Liquor Authority; and be it further

RESOLVED, that the Town Clerk is hereby authorized and directed to forward a certified copy of this resolution to the New York State Liquor Authority, 80 So. Swan Street, Suite 900, Albany, NY 12210-8002 and to the attorney for the applicant forthwith.

UPON ROLL CALL VOTE:

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

VOTE: Resolution was Passed by a vote of 5 in favor, 0 opposed, 0 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 the Resolution adopted by the Town Board of the Town of Southeast at a REGULAR meeting of such Board duly called for such purpose and held on the 11th day of September 2025.

KATHLEEN CHIUDINA
Town Clerk

DEBONIS SOUTHEAST DUNKIN ESTABLISHMENT OF PERFORMANCE SECURITY

RESOLUTION NO. 55 / 25

DATE: September 11, 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 August 21, 2025, and the recommendation from the Planning Board dated August 25, 2025, with respect to the establishment of Performance and Erosion and Sediment Control Bonds for site plan of DeBonis Southeast Dunkin located at 1617 Route 22, Town of Southeast Tax Map No. 46.-1-21.

NOW, THEREFORE, BE IT

RESOLVED, that the bond amounts for the following project are set as follows:

<u>PROJECT NAME</u>	<u>PRESENT AMOUNT</u>	<u>RECOMMENDED TO</u>
DeBonis Southeast Dunkin		
Site Improvements	\$ -0-	\$220,000.00
Erosion & Sediment Control	\$ -0-	\$ 9,800.00

ROLL CALL VOTE:

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

VOTE: carried by a vote of 5 in favor, 0 against; 0 abstained.

TOWN CLERK'S CERTIFICATION

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

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KATHLEEN CHIUDINA
Town Clerk

MORGANTI BUILDING ESTABLISHMENT OF PERFORMANCE SECURITY

RESOLUTION NO. 56 / 25

DATE: September 11, 2025

INTRODUCED BY: Supervisor Durante
SECONDED BY: Councilwoman Lewis

WHEREAS, the Town Board of the Town of Southeast is in receipt of a report and recommendation from the Town Engineer dated August 22, 2025, and the recommendation from the Planning Board dated August 25, 2025, with respect to the establishment of Performance and Erosion and Sediment Control Bonds for site plan of the Morganti building commercial site plan located at 3810 Danbury Road, Town of Southeast Tax Map No. 68.-2-44.1.

NOW, THEREFORE, BE IT

RESOLVED, that the bond amounts for the following project are set as follows:

<u>PROJECT NAME</u>	<u>PRESENT AMOUNT</u>	<u>RECOMMENDED TO</u>
Morganti Building		
Site Improvements	\$ -0-	\$76,900.00
Erosion & Sediment Control	\$ -0-	\$10,000.00

ROLL CALL VOTE:

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

VOTE: carried by a vote of 5 in favor, 0 against; 0 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 on the 11th day of September 2025.

KATHLEEN CHIUDINA
Town Clerk

ALFACOR, LLC ESTABLISHMENT OF PERFORMANCE SECURITY

RESOLUTION NO. 57 / 25

DATE: September 11, 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 August 21, 2025, and the recommendation from the Planning Board dated August 25, 2025, with respect to the establishment of Performance and Erosion and Sediment Control Bonds for site plan of the Alfacor, LLC commercial site plan located at 20 Fields Lane, Town of Southeast Tax Map No. 78.-2-25.2.

NOW, THEREFORE, BE IT

RESOLVED, that the bond amounts for the following project are set as follows:

<u>PROJECT NAME</u>	<u>PRESENT AMOUNT</u>	<u>RECOMMENDED TO</u>
Alfacor, LLC Site Plan		
Site Improvements	\$ -0-	\$840,000.00
Erosion & Sediment Control	\$ -0-	\$ 34,600.00

ROLL CALL VOTE:

Councilman Cyprus Aye

Councilman Larca Aye

Councilwoman Lewis Aye

Councilman Mazzotta Aye

Supervisor Durante Aye

VOTE: carried by a vote of 5 in favor, 0 against; 0 abstained.

TOWN CLERK'S CERTIFICATION

STATE OF NEW YORK)

: ss.:

COUNTY OF PUTNAM)

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KATHLEEN CHIUDINA

Town Clerk

ATLANTIS FRESH MARKET ESTABLISHMENT OF PERFORMANCE SECURITY

RESOLUTION NO. 58 / 2025

DATE: September 11, 2025

INTRODUCED BY: Supervisor Durante

SECONDED BY: Councilwoman Lewis

WHEREAS, the Town Board of the Town of Southeast is in receipt of a report and recommendation from the Town Engineer dated August 21, 2025, and the recommendation from the Planning Board dated August 25, 2025, with respect to the establishment of Performance and Erosion and Sediment Control Bonds for site plan of the Atlantis Fresh Market commercial site plan located at 1481-1485 Route 22, Town of Southeast Tax Map No. 57.-1-8.

NOW, THEREFORE, BE IT

RESOLVED, that the bond amounts for the following project are established as follows:

<u>PROJECT NAME</u>	<u>PRESENT AMOUNT</u>	<u>RECOMMENDED TO</u>
Atlantis Fresh Market		
Site Improvements	\$ -0-	\$24,600.00
Erosion & Sediment Control	\$ -0-	\$ 1,800.00

ROLL CALL VOTE:

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

VOTE: carried by a vote of 5 in favor, 0 against; 0 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 on the 11th day of September 2025.

KATHLEEN CHIUDINA
Town Clerk

REQUEST FOR NYS DEPARTMENT OF TRANSPORTATION ACTION

RESOLUTION NO. 59 / 2025

DATE: September 11, 2025

INTRODUCED BY: Supervisor Durante

SECONDED BY: Councilman Cyprus

WHEREAS, because of general growth, regional highway improvement projects and commuting preferences, the Town of Southeast is experiencing significant traffic volume increases, congestion and potentially hazardous conditions at certain intersections of local roads with US Route 6, a New York State maintained highway; and

WHEREAS, members of the Town Board have met with the Town’s NYS Legislative Delegation to identify and discuss the concerns that the Town has regarding the intersection of US Route 6 and NYS Route 121 (a/k/a Peach Lake Road) (the “Peach Lake Road Intersection) and the intersection of US Route 6, the entry and exit ramps of Interstate Route 684 and Starr Ridge Road, a Town Highway (the “Starr Ridge Road Intersection”); and

WHEREAS, it has been suggested by the Town’s State Legislative Delegation, that the Town Board consider the adoption of a resolution memorializing its request to the New York State Department of Transportation for consideration of signalization installations and/or upgrades at the Peach Lake Road Intersection and the Starr Ridge Road Intersection.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Southeast hereby requests that the NYS Department of Transportation undertake to install

a) appropriate electronic signalization and traffic control device(s) at the intersection of Peach Lake Road and US Route 6 to provide a signalized opportunity for full stop on US Route 6, to enhance the safety of motorists leaving Peach Lake Road and traveling in a westerly direction on US Route 6; and

b) appropriate electronic signalization and traffic control device(s) to provide a signalized opportunity for motorists traveling in a westerly direction on US Route 6 to turn southbound on to Starr Ridge Road; and

c) appropriate traffic control devices to prohibit “u-turns” in either direction on US Route 6 at the Starr Ridge Road intersection.

AND BE IT, FURTHER RESOLVED, that the Town Clerk be, and hereby is, authorized and directed to forward a certified copy of this resolution to Senator Peter Harkham and Assemblymember

Mathew Slater, the Town's NYS Legislative Delegation, and to the New York State Department of Transportation, Hon. Marie Theres Dominguez, Commissioner, forthwith.

UPON A ROLL CALL VOTE:

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

VOTE: Resolution was Passed by a vote of 5 in favor, 0 opposed, 0 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 the Resolution adopted by the Town Board of the Town of Southeast at a REGULAR meeting of such Board duly called for such purpose and held on the 11th day of September 2025.

KATHLEEN CHIUDINA
Town Clerk

NEW BUSINESS

There was no new business.

PUBLIC COMMENT

Peter Bell, Zoning Enforcement Officer Town of Southeast, said regarding rental registrations: we have been monitoring many properties in town over the last few months and we have between 100-150 registrations that I would like guidance on whether to enforce now or not. Councilman Larca expressed the opinion of waiting for the new regulations.

Scott Seaman, Brewster Board of Education member and Southeast resident thanked the Board for all their hard work and the behind the scenes work that they do. He said it is Suicide Prevention and Awareness month and I would ask the Board that they offer Narcan training to the employees. As a Board of Education member, he said, I do appreciate the information the Board is pushing regarding Route 121 and the traffic light. Councilman Larca said do you still need me to send an email requesting to be an interested agency regarding the school bus feasibility study. He said I did bring it up at the last meeting and the feasibility study has been done. Mr. Seaman said next week there will be a work session that is open to the public at 6:30pm and it will be followed by a safety forum to inform the public regarding what the district does to protect their children.

TOWN BOARD COMMENT

Supervisor Durante informed the Board that he went to the firehouse at North Brewster Road and Route 312 for the 911 ceremony. He said the chaplain did a really good job and Tommy Regan had a really nice story about two people that had perished in the attacks.

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

Respectfully Submitted,
Kathleen Chiudina
Southeast Town Clerk