

# **Town of Southeast Comprehensive Plan**

## Table of Contents

|           |  |            |
|-----------|--|------------|
| <b>1.</b> | <b>Introduction</b> .....                              | <b>1-1</b> |
| 1.0       | Introduction .....                                     | 1-1        |
| 1.1       | Coordination with Other Planning Efforts .....         | 1-2        |
| 1.2       | The Comprehensive Plan .....                           | 1-2        |
| 1.3       | The Vision .....                                       | 1-3        |
| <b>2.</b> | <b>Geographic and Historic Context</b> .....           | <b>2-1</b> |
| 2.0       | Local and Regional Context .....                       | 2-1        |
| 2.1       | Southeast's History .....                              | 2-1        |
| <b>3.</b> | <b>Patterns of Development</b> .....                   | <b>3-1</b> |
| 3.0       | Patterns of Development .....                          | 3-1        |
| 3.1       | Land Use Trends .....                                  | 3-1        |
| 3.2       | Demographic and Employment Trends .....                | 3-4        |
| <b>4.</b> | <b>Natural Resources</b> .....                         | <b>4-1</b> |
| 4.0       | Natural Resources .....                                | 4-1        |
| 4.1       | Background .....                                       | 4-1        |
| 4.2       | Inventory of Natural Resources .....                   | 4-2        |
|           | Topography .....                                       | 4-2        |
|           | Soils .....  | 4-3        |
|           | Wetlands .....   | 4-4        |
|           | Water Resources .....                                  | 4-6        |
|           | Surface Water .....                                    | 4-6        |
|           | Scenic Resources .....                                 | 4-7        |
| 4.3       | Comprehensive Plan Recommendations .....               | 4-8        |
| 4.4       | Environmental Analysis .....                           | 4-9        |
| <b>5.</b> | <b>Land Use, Community Character, and Zoning</b> ..... | <b>5-1</b> |
| 5.0       | Land Use, Community Character, and Zoning .....        | 5-1        |
| 5.1       | Land Use .....   | 5-1        |
|           | Existing Land Use Pattern .....                        | 5-1        |
|           | Development Potential Studies .....                    | 5-3        |
|           | Brewster North District .....                          | 5-4        |

|           |  |            |
|-----------|--|------------|
| 5.5       | Environmental Analysis .....                   | 5-17       |
| <b>6.</b> | <b>Housing Development .....</b>               | <b>6-1</b> |
| 6.0       | Introduction .....                             | 6-1        |
| 6.1       | Background .....                               | 6-1        |
| 6.2       | Impact of Residential Development .....        | 6-2        |
| 6.3       | Future Residential Development .....           | 6-3        |
| 6.4       | Comprehensive Plan Recommendations .....       | 6-6        |
| 6.5       | Environmental Analysis .....                   | 6-7        |
| <b>7.</b> | <b>Economic Development .....</b>              | <b>7-1</b> |
| 7.0       | Introduction .....                             | 7-1        |
| 7.1       | Background .....                               | 7-1        |
| 7.2       | Commercial Development in the Watershed .....  | 7-3        |
| 7.3       | Comprehensive Plan Recommendations .....       | 7-4        |
| 7.4       | Environmental Analysis .....                   | 7-6        |
| <b>8.</b> | <b>Traffic and Transportation .....</b>        | <b>8-1</b> |
| 8.0       | Introduction .....                             | 8-1        |
| 8.1       | Current Functional Classification .....        | 8-1        |
| 8.2       | Problems in the Existing Roadway System .....  | 8-2        |
| 8.3       | Route 22 Corridor Improvement .....            | 8-3        |
| 8.4       | Fields Lane Improvement .....                  | 8-4        |
| 8.5       | Transportation Improvement District .....      | 8-4        |
| 8.6       | Public Transportation .....                    | 8-6        |
| 8.7       | Bicycle Circulation .....                      | 8-7        |
| 8.8       | Comprehensive Plan Recommendations .....       | 8-7        |
| 8.9       | Environmental Analysis .....                   | 8-8        |
| <b>9.</b> | <b>Community Facilities and Services .....</b> | <b>9-1</b> |
| 9.0       | Introduction .....                             | 9-1        |
| 9.1       | Utilities .....                                | 9-1        |
|           | Water and Sewer Services .....                 | 9-1        |
|           | Solid Waste Management .....                   | 9-3        |
| 9.2       | Community Facilities and Services .....        | 9-3        |
|           | Town Administration .....                      | 9-3        |

|            |  |             |
|------------|--|-------------|
| <b>10.</b> | <b>Croton Plan</b>                           | <b>10-1</b> |
| 10.0       | Introduction                                 | 10-1        |
| 10.1       | Diversion of Wastewater                      | 10-1        |
|            | Benefits of Diversion to Community Character | 10-2        |
|            | Diversion and Point-Source Discharges        | 10-3        |
|            | Diversion and Septic System Focus Areas      | 10-3        |
|            | Diversion Analysis                           | 10-4        |
| 10.2       | New or Expanded Wastewater Treatment Plants  | 10-11       |
|            | Phosphorus Offsets                           | 10-12       |
|            | Diversion Credit Program                     | 10-13       |
| 10.3       | Stormwater Management Districts              | 10-16       |
|            | Stormwater Impacts on Water Quality          | 10-16       |
|            | Stormwater Management Areas                  | 10-16       |
| 10.4       | Designated Village Center                    | 10-18       |
|            | Village Center Delineation                   | 10-18       |
|            | Village Center Definition                    | 10-18       |
| 10.5       | Community Septic Systems                     | 10-18       |
| 10.6       | Sewer Extensions                             | 10-19       |
|            | Benefits of Sewering Septic Focus Areas      | 10-19       |
|            | Sewer Extensions and Community Character     | 10-19       |
| 10.7       | Acquisition of Open Space                    | 10-20       |

## List of Figures

|      | <u>Following<br/>Page</u>                               |
|------|---|
| 2-1  | Regional Context . . . . . 2-2                          |
| 2-2  | Reservoir Basins . . . . . 2-2                          |
| 2-3  | Historic and Cultural Resources . . . . . 2-2           |
| 3-1  | 1968 Residential Uses . . . . . 3-2                     |
| 3-2  | 1991 Residential Uses . . . . . 3-2                     |
| 3-3  | 1968 Commercial Uses . . . . . 3-2                      |
| 3-4  | 1991 Commercial Uses . . . . . 3-2                      |
| 3-5  | 2000 Residential Uses . . . . . 3-2                     |
| 3-6  | 2000 Commercial Uses . . . . . 3-2                      |
| 4-1  | Natural Features . . . . . 4-2                          |
| 4-2  | Wetlands, Streams, and Waterbodies . . . . . 4-2        |
| 4-3  | Open Space and Conservation . . . . . 4-2               |
| 5-1  | Existing Land Use . . . . . 5-2                         |
| 5-2  | Future Land Use . . . . . 5-6                           |
| 5-3  | Zoning Map . . . . . 5-16                               |
| 5-4  | Future Zoning . . . . . 5-16                            |
| 6-1  | Existing Housing Patterns . . . . . 6-2                 |
| 6-2  | Potential Residential Growth . . . . . 6-4              |
| 6-3  | Vacant Land . . . . . 6-4                               |
| 6-4  | Residential Rezoning Areas . . . . . 6-4                |
| 7-1  | Existing/Potential Commercial Areas . . . . . 7-2       |
| 7-2  | Proposed Commercial Rezoning Areas . . . . . 7-6        |
| 8-1  | Road Classification . . . . . 8-2                       |
| 8-2  | Transportation Improvement District (TID) . . . . . 8-6 |
| 10-1 | Proposed "Designated Village Center" . . . . . 10-18    |

## **Acknowledgments**

### **Town Board**

Mrs. Lois C. Zutell, Supervisor  
Mr. John J. Dunford, Deputy Supervisor  
Mr. Paul P. Johnson  
Mr. Richard B. Honeck  
Mr. Pat Bonanno

### **Master Plan Steering Committee**

|                           |                       |
|---------------------------|-----------------------|
| Mr. Jan Anthony, Chairman | Mr. Raymond Knox      |
| Mr. Daniel Armstrong      | Mrs. Dorothy Kowalski |
| Mr. Frederick Barbarossa  | Mr. Jim Lawlor        |
| Mrs. Sharon Booth         | Mr. Michael Manteo    |
| Ms. Betty Brosius         | Mr. Joseph Perettine  |
| Mr. David Bruen, Sr.      | Mrs. Michelle Powers  |
| Mr. Francis Burdett       | Mr. George Rohrman    |
| Mr. John Dunford          | Mr. Kevin Sheil       |
| Mr. Steve Fasano          | Mr. Joseph Sparacio   |
| Mrs. Stefani Gosselink    | Mr. Charles Tessmer   |
| Mrs. Connie Gruen         | Mr. Edward Vreeland   |
| Mr. Edward Jasko          | Mrs. Lois C. Zutell   |
| Mr. Paul Johnson          |                       |

### **Allee King Rosen & Fleming, Inc.**

Nanette Bourne, Vice President  
Graham Trelstad, AICP, Technical Director (Project Manager)  
Tracy Shepard, Senior Planner

**Town of Southeast  
Comprehensive Plan**

**Adopted June 20, 2002**

---

Lois C. Zutell, Supervisor

---

John J. Dunford, Deputy Supervisor

---

Paul P. Johnson

---

Richard B. Honeck

---

Pat Bonanno

**Town of Southeast Town Board**