



November 18, 2019

**Via Hand Delivery**

Thomas LaPerch, Chairman of the Planning Board  
and Members of the Planning Board of the Town of Southeast  
1 Main Street  
Brewster, NY 10509

Matthew J. Acocella  
Kasey A. Brenner  
David J. Cooper  
Jody T. Cross ◦  
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Kate Roberts  
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Brad K. Schwartz  
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David S. Steinmetz ◦  
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◻ Also admitted in DC  
◦ Also admitted in CT  
◦ Also admitted in NJ

***Re: Commercial Campus at Fields Corner  
Final Environmental Impact Statement***

Dear Chairman LaPerch and Members of the Planning Board:

Putnam Seabury Partners, L.P. (the "Applicant") is pleased to submit for your Board's consideration for "completeness" the Final Environmental Impact Statement ("FEIS") prepared pursuant to the State Environmental Quality Review Act ("SEQRA") in connection with the Applicant's application to locate a warehouse/distribution facility on its property.

As SEQRA contemplates, the Applicant's proposal has been modified and improved in response to comments from your Board and its consultants, other interested and involved agencies, and the public on the original plan studied in the Draft Environmental Impact Statement ("DEIS"), resulting in the Preferred Alternative Plan that is the subject of the FEIS. The changes and improvements reflected in the Preferred Alternative Plan even further avoid and mitigate potential adverse impacts, including:

1. Substantial Project Reduction: The Preferred Alternative Plan proposes two (2) buildings instead of the four (4) proposed in the DEIS Plan, proposing a total of 933,100 square feet versus the 1,124,575 square feet of the DEIS Plan, resulting in an approximately 17% reduction in the square footage of the buildings.

2. More Property Left Undeveloped: Sixty-five percent (65%) of the Applicant's 328-acre property would remain undisturbed under the Preferred Alternative Plan, compared with fifty-nine (59%) under the DEIS Plan. As part of the Preferred Alternative Plan, the Applicant also now proposes to place "no-development" restrictions on approximately 172 acres of its property, including all of its property within the Town's RC "Rural Commercial" District, which would prohibit future building development in these locations.

3. No Zoning Text Or Map Amendments: The Preferred Alternative Plan does not require any zoning text or zoning map amendments. Warehousing distribution facilities qualify as “Light Manufacturing” under the Town Code, and, accordingly, is a use specifically allowable by Special Permit in the OP-3 District, where the two (2) buildings would be located.

4. Significant Traffic Reduction: Less development means fewer vehicular trips. Moreover, when analyzed and compared, as required by your Board, to trip generation from the Gap facility in Fishkill and the Matrix facility in Newburgh, the data show that the Preferred Alternative Plan would generate substantially (up to 85%) less traffic than was projected in the DEIS. Mitigation measures, including the widening of Route 312 to four (4) lanes between Pugsley Road and the I-84 Eastbound intersection, in conjunction with improvements that the State Department of Transportation is already implementing, would result in improved operations along Route 312 as compared to future conditions without the improvements or the project.

5. Increased Distance From Route 312 and Tilly Foster Farm: The closest building to Route 312 under the Preferred Alternative Plan would be almost 2½ times as far from Route 312 as the DEIS Plan, located approximately 2,150 feet away, and would not be visible from it or from Tilly Foster Farm.

6. Greater Protection for Hunters Glen and Twin Brook Manor: To further reduce potential noise, light and visual impacts on Hunters Glen, under the Preferred Alternative Plan, trucks would be prevented from circulating around the buildings, with only employee parking situated on the side facing Hunters Glen. Lighting for the project has been redesigned so that no general illumination wall pack lighting would be attached to the western and northern portions of the buildings facing Hunters Glen and Twin Brook Manor, the parking lot light poles have been reduced to 20’, and the lighting would be fully shielded to prevent light spillage towards Hunters Glen or Twin Brook Manor. The project is already approximately a quarter-mile from Hunters Glen.

The Preferred Alternative Plan doubles the project’s distance from Twin Brook Manor, making the nearest building approximately 1,210 feet distant as compared to approximately 600 feet under the DEIS Plan. To even further obstruct potential views from Twin Brook Manor, the Applicant proposes an approximately 12’ high berm. The project would be imperceptible from the vast majority of Hunters Glen units and imperceptible from Twin Brook Manor during the leaves on condition, and would be minimally, if at all, perceptible from most units in both communities during the winter. Moreover, the Applicant is willing to fund the planting of up to 50 evergreen trees (total) *within* Hunters Glen and Twin Brook Manor.

7. Reduction in Impervious Area: The Preferred Alternative Plan reflects an 8.8-acre reduction in impervious area, from 57.2 acres in the DEIS Plan to 48.4 acres.

8. Restricted Truck Access to Patterson: To prevent truck traffic from traveling to or leaving the site through Patterson, truck access to Fields Corner Road would be

restricted. The Applicant would abide by the Town's preferred means for implementing this restriction. As currently preferred by the Town, two height restriction bars and two turnaround areas along Fields Corner Road are proposed.

These are highlights of some of the significant changes to the project since the DEIS. Many more changes are detailed in the FEIS. The project's Stormwater Pollution Prevention Plan ("SWPPP"), for example, has been modified in response to comments from the New York City Department of Environmental Protection, the New York State Department of Environmental Conservation, and the New York State Watershed Inspector General to ensure that the project would not add additional phosphorous to the Middle Branch Reservoir or otherwise adversely impact the watershed. The Applicant continues to fine tune the SWPPP in response to agency comment, including the details of one stormwater detention basin, and will submit the final proposed SWPPP shortly.

The Applicant's development team looks forward to discussing its Preferred Alternative Plan and the FEIS with your Board at its December 9, 2019, and working toward a timely completeness review and conclusion of the environmental review process, as contemplated by SEQRA.

Accordingly, based on our discussions with Ashley Ley of AKRF, please find enclosed:

1. Three (3) hard copies of FEIS Volume 1;
2. One (1) hard copy of FEIS Volume 2 (Public Comments);
3. Two (2) hard copies of FEIS Volume 3 (Technical Analyses);
4. Three (3) hard copies of FEIS Volume 4a (Traffic tables, figures and charts);
5. One hard copy of FEIS Volume 4b (Traffic capacity computer print outs);
6. Eighteen (18) CDs with the FEIS, Appendices and Redline of the FEIS for all Planning Board members, Town Board members, Consultants, and the Town Website;
7. One (1) full-size copy of the plans for the Town Engineer; and
8. Two (2) sets of half-scale drawings.

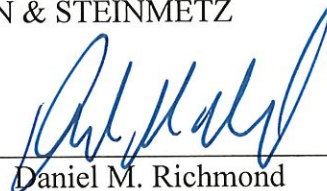
Should the Board require any additional copies or CD's of any of the materials, please let us know.

Please let us know if the Board has any questions or would like to discuss anything before the December 9<sup>th</sup> Meeting, please feel free to contact us.

Respectfully submitted,

ZARIN & STEINMETZ

By: \_\_\_\_\_



Daniel M. Richmond  
Kate Roberts

DMR/mth  
encs.

cc: Putnam Seabury Partners, L.P.  
JMC  
Victoria Desidero, Planning Board Administrative Assistant  
Ashley Ley, AKRF