

## Victoria Desidero

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**From:** JoAnne Ciralli <jciralli@southeast-ny.gov>  
**Sent:** Thursday, September 10, 2020 1:20 PM  
**To:** drush@environetics-ny.com; TheHechtFamily@comcast.net; 'Lynne Eckardt'; James.King@verizonwireless.com; Topjimmyking1@gmail.com; ecyprus@gmail.com  
**Cc:** 'Victoria Desidero'  
**Subject:** FW: Letter Rcvd Today RE: Concerns about FEIS & NIL/Comm Campus Fields Corner  
**Attachments:** Alan Wendolski Ltr on Concerns FEIS Comm Campus.pdf

All,  
Victoria asked me to forward this letter (received Tuesday, 9/8) to the balance of the Planning Board so everyone is informed. Per the below, I initially sent this to the Chairman, Ashley Ley, and Victoria.

JoAnne

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**From:** JoAnne Ciralli [mailto:jciralli@southeast-ny.gov]  
**Sent:** Tuesday, September 08, 2020 2:40 PM  
**To:** 'LaPerch, Tom'  
**Cc:** 'Victoria Desidero'; 'Ashley Ley'  
**Subject:** Letter Rcvd Today RE: Concerns about FEIS & NIL/Comm Campus Fields Corner

Tom,  
We received the attached letter today addressed to you re: concerns about the FEIS for N E Logistics/Comm Campus at Fields Corner. No phone number was provided by the sender (Alan Wendolski, who resides in Hunters Glen.)

Let me know if I can be of further assistance.

JoAnne

JoAnne Ciralli  
Admin. Support to Victoria Desidero  
(845) 279-7736

## Victoria Desidero

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**From:** JoAnne Ciralli <jciralli@southeast-ny.gov>  
**Sent:** Tuesday, September 08, 2020 2:40 PM  
**To:** 'LaPerch, Tom'  
**Cc:** 'Victoria Desidero'; 'Ashley Ley'  
**Subject:** Letter Rcvd Today RE: Concerns about FEIS & NIL/Comm Campus Fields Corner  
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Tom,

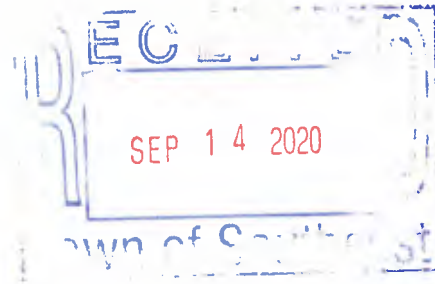
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JoAnne

JoAnne Ciralli  
Admin. Support to Victoria Desidero  
(845) 279-7736

Thomas LaPerch, Chairman  
Town of Southeast Planning Board  
1 Main Street  
Brewster, N.Y. 10509  
September 4, 2020



Chairman LaPerch,

I am writing you with several unanswered questions that have not been properly addressed in the FEIS of the Commercial Campus at Fields Corner. Many of these points have been raised by my neighbors in Hunters Glen who are elderly and do not know ZOOM from a hole in the wall . We are asking you to present these on our behalf at the September 14<sup>th</sup> meeting that so many of us will be unable to attend.

**ISSUE#1 :** The land behind our units terraces down to the brook and then raises up again to the ridge where building B and the parking lot are to be built . At what elevation, in reference to are units , are the parking lots to be located? Will they be directly across from our decks or our 2<sup>nd</sup> floor bedroom windows ? Also how close to our units will the closest parking spaces be ? The FEIS discounts noise coming from Employee parking saying that the distance from Building B is too far for parking lot noise to travel . However, given that there is to be parking for over 1,000 employees (the bulk of which at building B ) , we want to know how close the parking lot comes to our units.

**ISSUE#2:** Why doesn't Seabury install an 8 - 10' Noise abating wall (much like along I84 East) between the parking lot and Hunters Glen ? This should abate any noise arising from the lot . A wall would also allow Seabury to install solar flood lights atop the wall ensuring a well lit parking lot for their employees while not having to worry about light bleed towards Hunters Glen , or paying monthly electric bills for those lights .

**ISSUE#3 :** While we are speaking about noise , Table III.C.14-1a&b s (revised) Ambient Noise Levels (pages III.14-5&6 in Response to Comments) should be stricken from the report and done over . The readings at receptors 5 and 7 were taken the one day a week the landscapers were working onsite which makes them accurate 4 days a month which is hardly a true representation of the ambient noise level in our phase . This type of shoddy work calls into question the accuracy of the data in the FEIS .

**ISSUE#4:** In the Project Description of the FEIS (page III.14-2 last paragraph) Seabury states "The vast majority of trucks will not be making deliveries between the hours of 11:00pm to 7:00am in normal operations." Yet Seabury has stated in this same report (page III.14-11) that they would conduct nighttime operations with a noise cap of 46 dBA . How can this be accomplished when again in the same Response to Comments no.14-7 (page III.14-12) Seabury says that 75 dBA is the appropriate noise value for a tractor –trailer traveling at low speed (5-7MPH) as measured at the Gap Distribution Center in Fishkill N.Y. and that 2 trucks would generate a total noise of 78 dBAs . When we took math 75 and 78 was greater than 45. It

sounds to us like Seabury is lying to the Planning Board about their night time "noise cap" and they are stating in their report that they will be violating the Town PM noise ordinance by a few of their trucks on a regular basis .

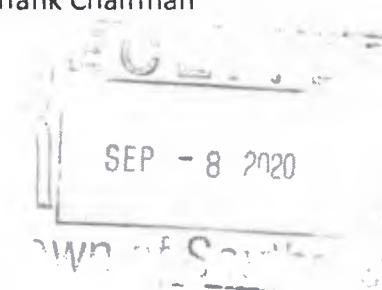
**ISSUE#5:** We do not believe the increase in traffic on Route 312 by the employees entering and leaving the facility has been addressed. Tables III.L.14-2a thru 14-2c (pages III.14-8 – 14-10 of the Response to Comments) does not indicate how many cars are projected to be entering and leaving Pugsley Road. By examining the project description (page 1-10) we can deduce that there will be about 551 employees entering and 214 employees leaving at the start of the day shift. At the end of the day shift 551 employees will be leaving while another 275 employees will be coming in for the 2<sup>nd</sup> shift. Finally 275 employees will be exiting and 214 employees will come in for the third shift. We want to know how can Rte 312 possibly handle 551 cars entering and 275 exiting Pugsly Road without backing up? Also how can Seabury do an accurate traffic study when they can't tell us what time the shifts begin and end ?

**ISSUE#6:** We don't know enough about Air Pollution from these Semi's to comment about it. We do know that the exhaust from one truck in an enclosed area will kill you. However, when operating in the open air the fumes dissipate and the exhaust dilutes to a safe level. The toxic fumes from either 500 or 150 truck trips will surely not make our air cleaner. We are witnessing a pandemic which has killed a much higher percentage of people with breathing issues due to Air Pollution. Will this Towns Legacy be generations of children with Asthma and Adults with COPD? We don't know if this will happen, but what do you say to your children and grandchildren years from now if it does ? Why should we risk it?

**ISSUE#7:** Seabury claims that this Preferred Alternative is 17% smaller then the DEIS Plan . In the FEIS Project description (page I-7) Seabury contends that truck trips would be reduced from 510 to 130 per day. They go on to say that this equates to 65 trucks entering the property as opposed to 255 in the DEIS. The math on this doesn't sound correct . How can a 17% reduction in size equate to a decrease in over 200% of trucks? Our question is will there still be 212 loading docks and 192 trailer parking spaces for these 65 trucks? If not, then how many loading docks and how many trailer parking spaces?

**CONCLUSION:** We believe that due to the many serious unanswered questions, coupled with the shoddy data and Questionable or outright lies in the FEIS , The Planning Board must return this project to the DEIS phase . Under SEQRA the Town of Southeast as the lead agency is responsible for the adequacy and accuracy of the FEIS regardless of who prepares it. If the Planning Board cannot in good conscience address all of the issues raised tonight it must return this project to a DEIS until these questions are properly answered. We thank Chairman LaPerch and the Board for allowing us to view our concerns on this matter.

Alan Wendolski  
5802 Applewood Circle



## Victoria Desidero

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**From:** Doreen Bentson <dabentson@comcast.net>  
**Sent:** Wednesday, September 09, 2020 8:10 PM  
**To:** vdesidero@southeast-ny.gov  
**Subject:** Public Comments: COMMERCIAL CAMPUS AT FIELDS CORNER

**Importance:** High

Attn: Town of Southeast Planning Board

Subject: Reasons to Vote NO.

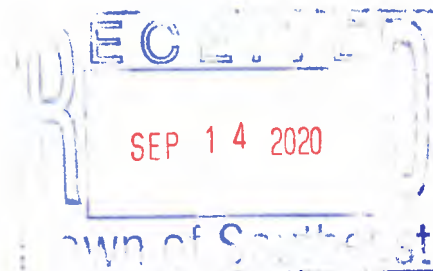
- 1) Traffic - Having lived in the vicinity of the proposed campus for the past 30 years – I can tell you now that the traffic is already out of control BEFORE any new campus with increased traffic is added to an already hectic/broken system. The traffic caused by Metro North passengers, Metro North employees, retail shoppers and medical patients on top of normal travel for residents on and off 84, It can take anywhere from 15-20 minutes just to make a turn from my street between the hours of 7:00 am and 9:00 and 2:30 pm and 6:00 TODAY.
- 2) Impact existing retail and medical offices – if there is increased traffic – shoppers will go to other areas to shop to avoid the high traffic – no one wants to spend 30 minutes going one mile. Patients will be impacted by the stress of not being able to make appointments unless they leave 1 hour prior to their appointment time.
- 3) Major delay for emergency services - due to increased traffic
- 4) Commercialization of a rural area – the town has spent a lot of years, time and energy maintaining a livable rural area we can all be proud of – one distribution center and all that is for naught.
- 5) Environmental impacts of Fuel, Noise & Exhaust Pollution in a condensed area
- 6) No School Tax Revenue - The one benefit would have been the tax income as our taxes have tripled since we've been living here – since that's off the table I can not see any benefit to the community that is already hampered with traffic issues and road congestion

“the construction of one additional lane in each direction along a portion of Route 312” – increases the number of standing vehicles in a single area and creates a bigger bottle neck if the surrounding routes are not addressed.

Since money will not be spent to improve the existing infrastructure between 312 and 6 or the 84 interchange itself – and a new ramp being built to accommodate just the truck traffic directly onto 84 is also not an option - -

Migrating the additional load into an already broken system is NOT the right thing to do –

Doreen Bentson  
Prospect Hill Road



## Victoria Desidero

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**From:** ROBERT COYLE <hunters39@aol.com>  
**Sent:** Thursday, September 10, 2020 11:00 AM  
**To:** planning@southeast-ny.gov  
**Subject:** Pugsley rd

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

I am writing you today with my concerns over the project known as campus field, which is being heard on the 14th. I believe that the community has overwhelmingly expressed their concerns and their opposition to such a project that would destroy the character and safety of our town. The current reduction of 17 percent does nothing to alleviate the disaster to our town and surrounding towns. The first duty that any government establishment is to its people it represents and the people have spoken.

Sent from my iPhone





## Victoria Desidero

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**From:** MIRIAM YEKUTIEL <hopimimi@aol.com>  
**Sent:** Thursday, September 10, 2020 9:32 PM  
**To:** vdesidero@southeast-ny.gov  
**Subject:** Commercial Campus at Fields corner

Gentlemen,

There are many negative aspects concerning this project.

To start with; All the pollutions that will follow- noise, air, smoke, waste of time in traffic, lost of business in stores along independence rd and others.

Everything that is not part of our current country style living, and the reasons we chose to live here. It's our home, our community, our future. Please do not destroy it.

But, like everything else in life, the big issue is money. And here are my questions to consider:

1. How much of the revenue from this project, when we get it after 15 years, will benefit our town directly and how much of it will go to the county pocket?

As of today, it does not look like the county spends much money in our town. Look at the roads, no sidewalks, no beautification of any kind, nothing. Nothing that the average resident of the town can see, appropriate and benefits from.

2. With all the new projects in the pipeline, many to be approved shortly like, the developments along Danbury Rd, Enoch Crosby development, Dean corner and Fields Rd to mention a few, which are all on the outskirts of the town, aren't they enough to help the town financially, without sharing it with the county?

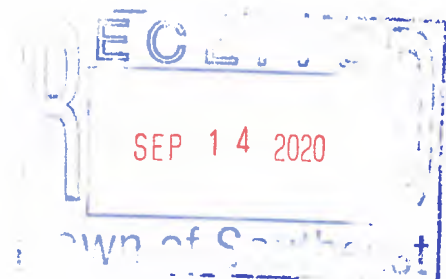
Our town is actually a big village and we like to keep it that way. We don't want to lose our green life in favor of smoke, noise, and bad air quality. We don't want to be like many other towns around the country who are like a dump site for unfriendly, environmentally polluting industries.

3. In my long life, in business and private life, I have heard so many promises from all size corporations. Very few materialized and only for a short time. Truth and promises kept are very seldom go hand in hand with corporations development. The erosion in our surroundings that effects our life quality does not happen over night. But slowly, over the years as more and more pollutant industries creeps closer and closer to our backyards.

Please keep us environmentally green. Our health and happiness depends on you.

Thank you, Miriam Yekutiell

Sent from my iPad



## Victoria Desidero

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**From:** Susan <newman.s@comcast.net>  
**Sent:** Sunday, September 13, 2020 5:22 PM  
**To:** Planning@Southeast-ny.gov  
**Subject:** Commercial Campus at Fields Corner Proposal

/To The Honorable Members of the Planning Board/,

I respectfully submit the following comments on the subject proposal.

Please vote NO to this proposal on your review scheduled 9/14/20

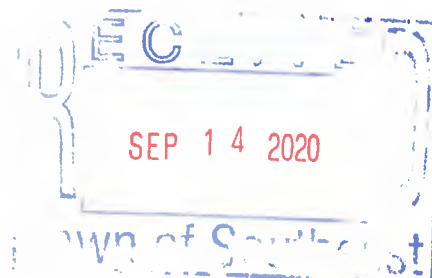
Having attended the last open meeting regarding this proposal, I still strongly object to it based on the fact that dangerous and hazardous traffic would still be encountered based on the changes in the proposal.

Over 200 tractor trailer trucks daily before and after changes on route 312 will impact our roads, air quality, and environment. It will stress our financial health as a community and our public services.

I have lived in this beautiful, peaceful, and country community for over 30 years and in this vicinity for over 40 years. I have roots here and care very strongly in preserving it.

Thank you,

Susan Newman  
Hunters Glen Resident





## Victoria Desidero

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**From:** Trina Hiemcke <trinahem@aol.com>  
**Sent:** Sunday, September 13, 2020 7:02 PM  
**To:** vdesidero@southeast-ny.gov  
**Subject:** Warehouse

This is a terrible idea. Even though, according to you, the truck traffic will be reduced, it is still too much. It will change the nature of our community and we won't even have the benefit of tax relief. Why isn't this going up for a vote?

Sent from my iPhone



## Victoria Desidero

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**From:** Christine Capuano <redcycle62@gmail.com>  
**Sent:** Sunday, September 13, 2020 8:10 PM  
**To:** planning@southeast-ny.gov  
**Subject:** Attn:Victoria Desidero

To the Southeast Planning Board:

This is most likely a waste of my time since I believe the proposed Distribution Center on Pugsley Road is already a “done deal” and probably has been from Day One but I have to say what the majority of residents think about this project..we don’t want it.

It is an ill conceived project for this country location. I have seen three of these centers but all were located parallel to interstate highways. Not near residential areas. Why are there zoning laws if some developer can just submit some papers to change the law.

When this is approved the first time a semi turns over traffic on 312 , Southeast will come to a complete stop.In addition if anyone is injured, that will worsen the already traffic problem. Almost every week I have read about just this very thing happening, but on an interstate not possibly Rt 312. This will be on you.

Urgent care is also located on 312..How long will we sit in traffic before getting relief from our problem.? This is on you if you approve this.

Most of you, if not all, do not live close enough to hear the beeps of the trucks backing up into the night from 6am to 11pm 7 days a week. The poor animals located at the jewel of Putnam, Tilley Foster will suffer.

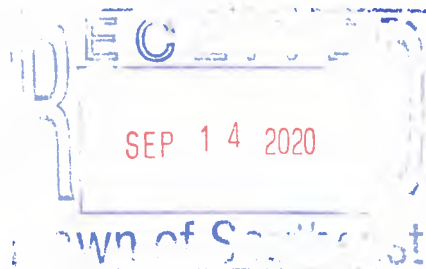
Now it is said we will get the tax money. Did we get our taxes reduced when Home Depot was built..NO! Not only are they getting the PILOT but will probably apply for an abatement. In fact it will probably cost the county to maintain 312 from the constant heavy traffic of the semis.

I am making a final plea that you reject this project. I have asked others who oppose to write to you but they feel you have already made up your mind to pass it so why bother.

PLEASE PROVE THEM WRONG. I have no objection to the sports complex, indoor shooting gallery..those are cars not trucks and not a 24 hour business. But now not only do you propose these, but add a huge distribution center is laughable and frankly crazy.

Please don’t destroy our quality of life. We have a beautiful town. I am not against all development..just this project that while scaled down still is not suited for this area. VOTE WHAT THE MAJORITY OF PEOPLE WHO LIVE HERE AND WILL BE AFFECTED...NO Christine Capuano

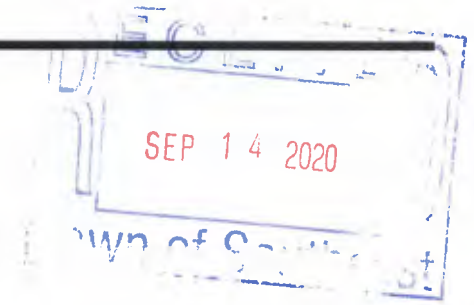
Sent from my iPad=



**Victoria Desidero**

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**From:** geesewatch@aol.com  
**Sent:** Monday, September 14, 2020 9:18 AM  
**To:** planning@southeast-ny.gov  
**Subject:** Comments: Commercial Campus at Fields Corners



To: Tom LaPerch, Chairman, Town of Southeast Planning Board and Members of the Board

From: Ann Fanizzi, Resident, Town of Southeast

RE: Commercial Campus at Fields Corners.

A tipping point has been reached. The approval of this project will have voided all the statements now made hollow contained in the Comprehensive Plan, maintaining the rural character of the Town of Southeast. It will represent not a cohesive, congruent plan for town development but a mass of contradictions and inconsistencies and disingenuous statements no longer reflective of the original aims of the plan and fervent desires of the residents of the Town. Efforts by the developer to justify the meager 17% reduced 933,000 sq ft warehouse/manufacturing proposal as thoroughly consistent with the plan's "commercial hub" runs counter to the nature, size and scope of development envisioned by the town for the Rte 312 corridor with its limited infrastructure.

The gateway to the town will no longer be an invitation to small town, rural attractiveness but the ruined deforested, devoid of wildlife acres of land that buffered Pugsley Rd and Tilly Foster Farm and west from the grit, noise and congestion of the I84 artery and with the amount of impervious surfaces undermining efforts to limit phosphorous on the Middle Branch reservoir.

What must also be considered is the continuing development of the Dykeman and Terrevest project going west; itself a repository of trucks and trailers and undergoing expansion of their enterprises i.e. Ace Endico and Unilock. The effort to accommodate not only the 933,000 sq ft, a four-lane road and 510 truck trips but also the prospective massive children's sports complex and possibly an indoor shooting range, will forever transform the town, introducing elements of urbanization that residents had escaped. It will no longer be the county where the country begins.


Of continuing concern is the issue of the semi-trailers. Not a day passes without some incident involving them with deadly consequences, the latest occurring on September 6th.

### **NY Police Seek Tractor-Trailer Driver In Double-Fatal Crash**

The tractor-trailer is described as a yellow Volvo truck with a sleeper cab with driver-side damage.

By Lanning Taliaferro, Patch Staff   
Sep 4, 2020 12:32 pm ET|Updated Sep 4, 2020 1:33 pm ET

Reply (1)

 Police seek a tractor-trailer involved in a fatal collision Friday on the New York State Thruway. (Shutterstock)

MONROE COUNTY, NY — Two people died early Friday when police said a tractor-trailer driver made a U-turn across the New York State Thruway.

The tractor-trailer is described as a yellow Volvo truck with a sleeper cab and driver-side damage. Anyone with information is requested to call the New York State Police at 518-436-2825 or 585-398-4100.

The tractor-trailer driver was starting a U-turn across the westbound lanes near Exit 47 at 4:15 a.m. when the vehicle was struck by a driver also traveling west, New York State Police said. The car ended up under the truck; the driver and passenger died.

The tractor-trailer driver finished the U-turn and headed east. Police said driver exited the thruway at Exit 46 and pulled momentarily into the parking lot of the Doubletree Hotel at the intersection of Jefferson Road and East Henrietta Road. The driver then drove off. The identities of the victims are being withheld pending notification of next of kin.

Below is a comment I wrote on Patch last week re: the deadly accident involving a trailer making an illegal U-Turn and fatalities. Forgive the change in font.

The Town of Southeast Planning Board is currently considering a 933,000 warehouse proposal that would introduce close to 300 semi-trailers into the traffic mix of school buses, commuter vehicles, and other trucks and vehicles leaving the Box Store development on Rte 312 leading to I84. Residents have strenuously objected to the proposal which would not only exacerbate the already congested road but would increase the possibility of accidents as drivers might try to accelerate or even use alternative country roads. The tragic circumstance published above gives those residents amply confirmation of their fears.

There are innumerable such instances of semi trailers and trucks being involved with commuter vehicles in accidents and fatalities, placing the residents not only of Southeast but Carmel and Patterson in the crosshairs of such incidences. The residents of all three towns, delivery trucks and school buses utilize the Rte 312 corridor leading to Rte 6, John Simpson Rd and Fair St. The Planning Board has a grave responsibility to reject unsafe, possibly deadly proposals that would place residents and their children at risk or endure the daily inconvenience of congestion on already taxed infrastructure .

Finally, the illusion of tax relief is just that, an illusion meant to dupe gullible residents and school board members into casting a blind eye to the project's obvious disadvantages. Developers apply and routinely obtain what is know as PILOT - Payment in Lieu of Taxes -and this developer is the rule not the exception, receiving not the usual 10-year abatement but a 15-year tax abatement period, further extending the period of limited resident and school tax relief.

As a 30-year resident of the Town of Southeast, I strongly urge that the Planning Board reject this proposal, consider the continuing pressure of development east and west on the Rte 312 corridor and

the desires of residents made abundantly evident at earlier town and planning board. This is a project that will advantage no one but the developer and absolutely disadvantage the residents of the Town of Southeast and their neighbors in Carmel and Patterson.

Ann Fanizzi  
2505 Morgan Drive  
Carmel, NY 10512