

January 4, 2021

By 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

**Re: Commercial Campus at Fields Corner
Final Site Plan and Subdivision Applications**

Dear Chairman LaPerch and Members of the Planning Board:

We hope that your Board had an enjoyable Holiday Season and we wish you all a Happy New Year.

As you know, this firm represents Putnam Seabury Partners, L.P. (“Applicant”), the owner of the property known as the Campus at Fields Corner and located at the intersection of NY 312 and Pugsley Road (“Property”), in connection with its proposal to construct a warehouse/distribution facility at the Property (“Project”). The Applicant is also represented by JMC as the Site Planner, Civil & Traffic Engineer and Landscape Architect; Dietz Partnership Architects; Evans Environmental Consulting, Inc.; and Badey & Watson, Surveying and Engineering, P.C. (the “Development Team”).

As you will recall, on September 28, 2020, this Board adopted Findings for the Project pursuant to the New York State Environmental Quality Review Act (“SEQRA”). Subsequently, on December 3, 2020, the Town of Southeast Town Board granted Special Permit approval for the Project, and adopted its own SEQRA Findings for the Project. The Applicant’s Development Team then appeared before your Board in its capacity as Architectural Review Board (“ARB”) on December 21, 2020. Following that meeting, the Applicant’s Development Team then held conferences with certain Members of your Board to receive further input on the Project’s landscaping and architecture.

We are now back before your Board in connection with the Applicant's final applications to your Board for the Project. The plans and drawings being submitted with these Applications are set forth in the attached list prepared by JMC, and the relevant forms for these applications are enclosed herewith, as follows:

1. Application for Final Minor Subdivision: This Minor Subdivision Application only concerns two portions of land that are proposed for dedication to the New York State Department of Transportation ("DOT") in connection with the road improvements at Pugsley Road and New York Route 312 required by your Board's SEQRA Findings. DOT requires that these parcels be subdivided before it will approve the Applicant's DOT application. Accordingly, the Applicant respectfully requests that your Board approve this Minor Subdivision Application at its earliest possible convenience, and in advance of the Final Site Plan Approval and Major Subdivision Application (referenced below), in order to allow the Applicant to advance its lengthy application and land donation process with the DOT.

2. Final Site Plan Approval and Wetland Permit Application: The Applicant has revised its plans and drawings consistent with your Board's SEQRA Findings and the input it has received from your Board in its capacity as ARB. As the result of your Board's comprehensive SEQRA and ARB review, the Applicant submits that its Site Plan Application meets the applicable criteria and standards set forth in the Town Code, including, but not limited to, that the Project:

- (i) is consistent with the Town's Comprehensive Plan;
- (ii) its use of land and buildings and other structures, the location and bulk of buildings, and the overall development of the Property harmonizes the Project with the neighborhood, accomplishes a transition in character between it and proximate uses, protects property values in the neighborhood and preserves and enhances the appearance, scale and beauty of the neighborhood;
- (iii) provides suitable vehicular access so as to safeguard against hazards to traffic and pedestrians and avoid traffic congestion;
- (iv) provides appropriate parking and loading areas;
- (v) provides for the comprehensive management of drainage and stormwater;
- (vi) provides for the water supply and sewage requirements, fire protection, and utility services for the Project, and;
- (vii) has been thoughtfully planned out in connection with ecological considerations, including by leaving substantial portions of the Property undisturbed.

(See Town of Southeast Code, § 138-46.)

In connection with the last point, and including as reflected in the Overall Habitat Restoration and Wetland Mitigation Plans prepared by Evans Environmental Consulting, the Applicant further submits that the Project is deserving of a Wetland Permit pursuant to Chapter 78 of the Town of Southeast Code, including because: (i) it will not have a substantial adverse effect upon the natural function and benefits of wetlands; (ii) will not substantially change the natural channel of any watercourse or substantially inhibit the natural dynamics of a watercourse system; (iii) will not result in the degrading or pollution of waters, and; (iv) will not increase the potential for flooding. Moreover, sufficient provision has been made for control of erosion, siltation and sedimentation during and after construction. (See Town of Southeast Code, § 78-4(G).)

3. Major Subdivision Application: Again, as the result of your Board's exacting SEQRA review, the Applicant submits that its Project warrants Subdivision Approval in connection with the consolidation of the existing 156 lots on the Property into the eight (8) proposed lots.

The Applicant submits that its Subdivision Proposal surpasses the minimum standards set forth in Chapters 123 and 138 of the Town Code, and that the Property can be used safely for building purposes without danger to health or peril from fire, flood or other menace. (See Town of Southeast Code, §§ 123-32 & 123-33.) Again, including as reflected in the plans prepared by Evans Environmental Consulting, the Subdivision has been prepared with careful attention to the preservation of natural features and trees. (See Town of Southeast Code, §§ 123-34 & 123-39.)

The lots have been carefully arranged and are of such shape, size, location and character that proposed buildings can be reasonably constructed in conformity with the requirements of Chapter 138 (Zoning) of the Town Code, and proper and safe access can be provided to the buildings for vehicles and pedestrians, including by using appropriate lighting. (See Town of Southeast Code, §§ 123-35, 123-36, 123-37, 123-40 & 123-41.) The Subdivision accounts for all required utility services, including water supply and sewage. (See Town of Southeast Code, § 123-42.) Moreover, again, the Project provides for appropriate stormwater management. (See Town of Southeast Code, § 123-48.)

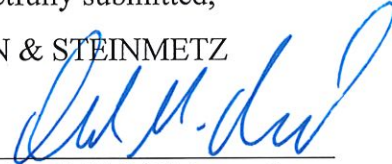
The Applicant and its Development Team look forward to appearing before your Board for its continued review of this Project at its meeting later this month. As the Board is aware, the Public Hearings on these Applications were opened since July 9, 2020, and the Applicant respectfully submits that the time to close them is at hand, and bring the Board's comprehensive review of the Project to closure.

As always, please feel free to contact us with any questions.

Respectfully submitted,

ZARIN & STEINMETZ

By: _____



Daniel M. Richmond

Kate Roberts

Encls.

- cc Putnam Seabury Partners, L.P.
- JMC
- Dietz Partnership Architects
- Evans Environmental Consulting, Inc.
- Badey & Watson
- Victoria Desidero, Planning Board & ARB Secretary
- Thomas H. Fenton, Town Engineer

Site Plan Approval Drawings by JMC

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev.</u>	<u>/Date</u>
C-000	“Cover Sheet”	10	01/04/2021
C-001	“Aerial Photograph”	7	01/04/2021
C-010	“Overall Existing Conditions Map”	7	01/04/2021
C-020	“Existing Conditions Map ‘A’”	7	01/04/2021
C-030	“Existing Conditions Map ‘B’”	7	01/04/2021
C-040	“Existing Conditions Map ‘C’”	7	01/04/2021
C-050	“Existing Conditions Map ‘D’”	7	01/04/2021
C-060	“Existing Conditions Map ‘E’”	7	01/04/2021
C-100	“Overall Layout Plan”	8	01/04/2021
C-101	“Layout Plan ‘A’”	8	01/04/2021
C-102	“Layout Plan ‘B’”	8	01/04/2021
C-103	“Layout Plan ‘C’”	8	01/04/2021
C-104	“Layout Plan ‘D’”	8	01/04/2021
C-105	“Layout Plan ‘E’”	8	01/04/2021
C-200	“Overall Grading Plan”	8	01/04/2021
C-201	“Grading Plan ‘A’”	8	01/04/2021
C-202	“Grading Plan ‘B’”	8	01/04/2021
C-203	“Grading Plan ‘C’”	8	01/04/2021
C-204	“Grading Plan ‘D’”	8	01/04/2021
C-205	“Grading Plan ‘E’”	8	01/04/2021
C-211	“Ridgeline Cross Section ‘A’-‘A’”	6	11/04/2020
C-212	“Ridgeline Cross Section ‘B’-‘B’”	6	11/04/2020
C-221	“Pugsley Road Profile”		01/04/2021
C-301	“Utilities Plan ‘A’”	8	01/04/2021
C-302	“Utilities Plan ‘B’”	8	01/04/2021
C-303	“Utilities Plan ‘C’”	8	01/04/2021
C-304	“Utilities Plan ‘D’”	8	01/04/2021
C-305	“Utilities Plan ‘E’”	8	01/04/2021
C-401	“Erosion & Sediment Control Plan ‘A’”	8	01/04/2021
C-402	“Erosion & Sediment Control Plan ‘B’”	8	01/04/2021
C-403	“Erosion & Sediment Control Plan ‘C’”	8	01/04/2021
C-404	“Erosion & Sediment Control Plan ‘D’”	8	01/04/2021
C-405	“Erosion & Sediment Control Plan ‘E’”	8	01/04/2021
C-410	“Overall Phasing Plan”	5	01/04/2021
C-421	“Phasing/Sequence of Construction Notes”	4	11/04/2020
C-501	“Landscaping Plan ‘A’”	6	01/04/2021
C-502	“Landscaping Plan ‘B’”	6	01/04/2021
C-503	“Landscaping Plan ‘C’”	6	01/04/2021
C-504	“Landscaping Plan ‘D’”	6	01/04/2021
C-505	“Landscaping Plan ‘E’”	6	01/04/2021
C-601	“Lighting Plan ‘A’”	7	01/04/2021
C-602	“Lighting Plan ‘B’”	7	01/04/2021
C-603	“Lighting Plan ‘C’”	7	01/04/2021

C-604	“Lighting Plan ‘D’”	7	01/04/2021
C-605	“Lighting Plan ‘E’”	7	01/04/2021
C-701	“Tree and Forest Preservation Plan ‘A’	6	01/04/2021
C-702	“Tree and Forest Preservation Plan ‘B’	6	01/04/2021
C-703	“Tree and Forest Preservation Plan ‘C’	6	01/04/2021
C-704	“Tree and Forest Preservation Plan ‘D’	6	01/04/2021
C-705	“Tree and Forest Preservation Plan ‘E’	6	01/04/2021
C-711	“Tree and Forest Preservation List”	6	01/04/2021
C-712	“Tree and Forest Preservation List”	6	01/04/2021
C-801	“Stormwater Management Area Profiles 1A-1”		12/06/2019
C-802	“Stormwater Management Area Profiles 1B-1”		12/06/2019
C-803	“Stormwater Management Area Profiles 1B-3”		12/06/2019
C-804	“Stormwater Management Area Profiles 3B-1”		12/06/2019
C-805	“Stormwater Management Area Profiles 4A-1”		12/06/2019
C-806	“Stormwater Management Area Profiles 5A-1”		12/06/2019
C-807	“Stormwater Management Area Profiles 5B-1”		12/06/2019
C-900	“Construction Details”	7	01/04/2021
C-901	“Construction Details”	7	01/04/2021
C-902	“Construction Details”	7	01/04/2021
C-903	“Construction Details”	7	01/04/2021
C-904	“Construction Details”	7	01/04/2021
C-905	“Construction Details”	9	01/04/2021
C-906	“Construction Details”	8	01/04/2021
C-907	“Construction Details”	6	01/04/2021
C-908	“Construction Details”	6	01/04/2021
C-909	“Construction Details”	2	01/04/2021

Architectural Drawings by The Dietz Partnership

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev.</u>	<u>/Date</u>
A-1	“Floor Plans”	1	01/04/2021
A-2	“Exterior Elevations”	1	01/04/2021
A-3	“Floor Plans”	1	01/04/2021
A-4	“Floor Plans”	1	01/04/2021
A-5	“Exterior Elevations”	1	01/04/2021

Evans Associates Drawings

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev.</u>	<u>/Date</u>
MP 1	“Overall Habitat Restoration & Wetland Mitigation Plan”	2	01/04/2021
MP-2	“Habitat Restoration Plan”	2	01/04/2021
MP-3	“Habitat Restoration Plan”	2	01/04/2021

MP-4	“Wetland & Wetland Buffer Restoration Plan”	I	08/07/2019
MP-5.1	“Planting Plan for Stormwater Management Practices”		03/18/2019
MP-5.2	“Planting Plan for Stormwater Management Practices”		03/18/2019

Badey & Watson Surveying & Engineering, PC Drawings

<u>Dwg. No.</u>	<u>Title</u>		<u>Rev./Date</u>
	“Final Subdivision Plat”	I	01/04/2021
	“Minor Subdivision & Lot Line Adjustment Plat”	4	01/04/2021