



August 3, 2021

Mr. Thomas LaPerch, Chairman
Town of Southeast Planning Board
One Main Street
Brewster, NY 10509

Re: Proswing Sports – Brewster Yards
160 & 132 Pugsley Road
Tax Map No.: 45.-1-10 & 11
Sketch Plan
NLJ #0001-1065

Dear Mr. LaPerch:

As requested, we have reviewed the following information received for the subject project at our office through July 6, 2021:

- Item 1: Letter Chairman LaPerch and Members of the Board from John M. Watson, P.E. dated July 6, 2021.
- Item 2: Town of Southeast Application for Site Plan Approval dated 06-29-21, accompanied by Town of Southeast Site Plan Application Submission Checklist, Properties within 500', Full Environmental Assessment Form, Aerial Map and Statement of Use.
- Item 3: Report titled "Draft Scoping Document for Draft Environmental Impact Statement for the Proposed Development of Pugsley Road Site Baseball Complex", dated 06/21/21.
- Item 4: Set of four (4) drawings titled "Brewster Sports Complex, ProSwing Sports, Pugsley Road, Southeast, NY", scales as noted, dated 07/01/21, prepared by KG+D Architects, P.C.
- Item 5: Set of six (6) drawings titled "Brewster Yards, 160 & 132 Pugsley Road, Town of Southeast, Putnam County, NY" scales as noted, dated 07-06-21, prepared Insite Engineering, Surveying & Landscape Architecture, P.C.

The subject project proposes to multi-sport field complex that will include 5 baseball fields, 4 little league fields and multi-sport field. The fields are to be constructed of artificial turf. The facility will a recreation building. The site will be served by 2 onsite wells and a subsurface sewage disposal system. Stormwater will be treated via subsurface detention and surface ponds.

1. As the project, will require more than 1 acre of land disturbance the Applicant should verify that coverage has been obtained under the NYSDEC State Pollutant Discharge Elimination (SPDES) Construction Stormwater General Permit.



Jacobson

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2. Deep cut and fill slopes along with retaining walls have been shown on the proposed Site Plan. As shown, the manufactured slopes appear to be within the limits as outlined in Section 138-15.1A. Spot elevations for the top and bottom of the proposed retaining walls should be provided to ensure that the walls comply with Section 138-15.1B of the Southeast Code.
3. We anticipate the submission of the Draft Environmental Impact Statement (DEIS) to review potential impacts regarding wetlands, water resources, traffic and topography.
4. The subject project includes proposed improvements to Zimmer Road. We would recommend that consideration be given to providing a cul-de-sac or other provisions for a vehicle turn around. As currently shown, vehicles will be required to use a private parking area for reversing direction.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

Joseph M. Dillon, P.E.

JMD:jmd

cc: T. Hay M. Burdick
M. Levine M. Stancati
S. Coleman A. Ley
W. Stephens, Jr. Insite