



April 5, 2019

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

Re: Commercial Campus at Fields Corner
NY 312 & Pugsley Road
Preliminary Draft FEIS Review
NLJA #0001-0432

Dear Mr. LaPerch:

We have received the following information for the subject project at our office through March 19, 2019:

- Item 1: Set of sixty (60) drawings entitled "Site Plan Approval Drawings Commercial Campus at Fields Corner, Putnam County, NY 312 & Pugsley Road, Town of Southeast, New York", dated 11/06/2017, last revised 03/18/19, scales as noted, prepared by JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC.
- Item 2: Set of six (6) drawings entitled "Commercial Campus at Fields Corner, NY 312 & Pugsley Road, Town of Southeast, New York", dated March 18, 2019, scales as noted, prepared by Evans Associates Environmental Consulting, Inc.
- Item 3: Report entitled "Final Environmental Impact Statement, Commercial Campus at Fields Corner, NY 312 & Pugsley Road, Town of Southeast, Putnam County, NY – Volume 1", prepared by JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC, dated February 22, 2019.
- Item 4: Report entitled "Final Environmental Impact Statement, Commercial Campus at Fields Corner, NY 312 & Pugsley Road, Town of Southeast, Putnam County, NY – Volume 2 Correspondence Appendices A & B", prepared by JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC, dated March, 2019.
- Item 5: Report entitled "Final Environmental Impact Statement, Commercial Campus at Fields Corner, NY 312 & Pugsley Road, Town of Southeast, Putnam County, NY – Volume 3 Numbered Appendices 1-1 to 17-2", prepared by JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC, dated March, 2019.



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- Item 6: Report entitled "Final Environmental Impact Statement, Commercial Campus at Fields Corner, NY 312 & Pugsley Road, Town of Southeast, Putnam County, NY – Traffic Data Appendix 4.A Parts A-M", prepared by JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC, dated March, 2019.
- Item 7: Report entitled "Final Environmental Impact Statement, Commercial Campus at Fields Corner, NY 312 & Pugsley Road, Town of Southeast, Putnam County, NY – Stormwater Pollution Prevention Plan Appendix 5.A", prepared by JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC, dated March, 2019.
- Item 8: Report entitled "Final Environmental Impact Statement, Commercial Campus at Fields Corner, NY 312 & Pugsley Road, Town of Southeast, Putnam County, NY – Stormwater Pollution Prevention Plan Appendix 5.B", prepared by JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC, dated March, 2019.

As requested, we are providing our initial technical comments based on review of the above noted items and with respect the draft Commercial Campus at Fields Corner FEIS. Our review at this time is focused on certain technical aspects of the submission within our purview including the Stormwater Pollution Prevention Plan, site grading and town road improvements. Additional comments will be developed as we continue our more detailed review of these aspects of the project, as well as other related sections of the FEIS. We will provide additional review comments as we continue our technical review.

We have the following comments regarding the Stormwater Pollution Control Plan:

1. More site-specific details should be provided for the Duramax subsurface system. Inverts, diameters, and lengths should be determined for this project.
2. The PondPack model report should include input information for the design of the outlet structures for the stormwater basins, so as to confirm that what is presented on the drawings matches the hydrologic model.
3. The PondPack model report should include contour areas and volume information for the design of the stormwater basins, to verify that the basins as depicted on the drawings match the hydrologic model.
4. The SWPPP indicates that an 80' long weir has been proposed between basins DET-3B-1 and P/W-3B. The site plan does not graphically show a weir between the basins.
5. There is a discrepancy regarding the area for the proposed drainage area for PDA-4A-2. The proposed drainage area map indicates that the subarea totals 33.17 acres while the CN curve



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number calculations contained within the Stormwater Pollution Prevention Plan shows that area to be 40.45 acres.

6. The Report should include design calculations for drainage conveyance systems and calculations for outlet protection.
7. We would recommend that cross sections of each of the proposed stormwater basins be provided. At a minimum, the sections should provide information regarding embankment slopes, specific outlet structure information and proposed water surface elevations.
8. Details for stormwater control measures such as level spreaders and outlet control structures should reference and be consistent with elevations and structures shown on the grading and utility plans.

We have the following comments regarding the proposed town road improvements:

9. Detailed plans for the improvements proposed at the intersection of Pugsley Road and Route 312 should be provided in future submissions. Additionally, a plan and profile should be developed to the Pugsley Road improvements
10. We would recommend that the proposed pavement section for Pugsley Road utilize the NYSDOT Full Depth Pavement Section as shown in Detail 27 on Sheet C-902. With the steep grades at the lower portion of Pugsley Road near the intersection with NYS 312, the potential exists for heavy vehicles to cause the pavement to shove or washboard. A more substantial pavement section would help to reduce the instance of this occurring.

We have the following comments regarding site grading:

11. A modular retaining wall is being proposed. The area where the guide rail and chain link fence is being placed should be reviewed to verify that there will be no conflicts with the geogrid system.
12. The proposed contours at the northwest side of Basin 4A-1 on Sheet C-201, are mislabeled.
13. Based on the proposed contours and elevations shown of the Grading Plans, there are areas within the project where it appears manufactured slopes exceed the height requirements of §138-15.1 of the Zoning Regulations.

Should you have any questions, please feel free to contact me.



Jacobson

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Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

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