



December 8, 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  
Revised Draft FEIS Review  
NLJA #0001-0432

Dear Mr. LaPerch:

As requested, we have reviewed the following information received for the subject project at our office through November 20, 2019:

- Item 1: Letter to Chairman LaPerch and Members of the Planning Board from Daniel M. Richmond and Kate Roberts, dated November 18, 2019.
- Item 2: 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 11/18/19, scales as noted, prepared by JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC.
- Item 3: Set of six (6) drawings entitled "Commercial Campus at Fields Corner, NY 312 & Pugsley Road, Town of Southeast, New York", dated March 18, 2019, last revised 08/07/19, scales as noted, prepared by Evans Associates Environmental Consulting, Inc.
- Item 4: Report entitled "Final Environmental Impact Statement, Commercial Campus at Fields Corner, NY 312 & Pugsley Road, Town of Southeast, Putnam County, NY – Volume I", prepared by JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC, dated February 22, 2019, revised November 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 2 Correspondence Appendices A & B", prepared by JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC, dated March, 2019, revised November 2019.
- Item 6: Report entitled "Final Environmental Impact Statement, Commercial Campus at Fields Corner, NY 312 & Pugsley Road, Town of Southeast, Putnam County, NY – Volume 3 Numbered

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NLJA #0001-0432  
December 8, 2019  
Page 2

Appendices 1-1 to 17-2", prepared by JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC, dated March, 2019, revised November 2019. Stormwater Pollution Prevention Plan not included, to be included in separate volumes at a later date.

Item 7: 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, revised November 2019.

We have reviewed the Applicant's information submitted for consideration of completeness for the Final Environmental Impact Statement (FEIS). We have provided responses to comments and requests for clarification as noted in our April 5 and April 15, 2019 review letter. This submission, however, has not included a revised Stormwater Pollution Prevention Plan (SWPPP), and as such, we cannot provide a comprehensive review for consideration of completeness until such time as we have received a revised SWPPP. The following is a list of comments that we can address without receipt of the SWPPP.

We have the following comments:

#### SURFACE WATER AND WETLANDS

1. Response 6-10: The response has been revised to include a clarification that the "undisturbed area between the stormwater management area and the Twin Brook property has been increased from 50 feet to 200 feet".
2. Response 6-11A: This response has been revised to discuss the changes made to sheets C-401 through C-405 and sheet C-421. The plans now provide additional topsoil stockpile areas and information for specific phases of construction, along with information regarding temporary sediment basins, staging areas and establishment of vegetation.
3. Response 6-11B: This response has been revised to indicate that sheet C-421 has been updated to provide specific sequences for each of the construction phases. Each phase identifies the topsoil stockpile areas and sediment basins to be utilized.
4. Response 6-20: This response has been revised to indicate that the locations for the proposed stormwater management basins have been chosen to limit disturbance to wooded area and overall soil disturbance. Additionally, the response states that, the basin meets slope requirements and infiltration requirements.



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NLJA #0001-0432  
December 8, 2019  
Page 3

5. Response 6-24: We have had discussions with the design engineer regarding the adding of soil boundaries to the Grading Plans and Erosion and Sediment Control Plans and ultimately agreed that the adding of this information to these plans would impact the readability of the plans. We have agreed that the soil boundaries will remain on the Existing Conditions Plan and Pre and Post Development Watershed Maps.
6. Response 6-38: No update has been provided for this response regarding information to be provided regarding location, size and function for any holding tanks proposed.
7. Response 6-55: While the previous response indicated that the terminology "Silt Sack" has been replaced with "Manufactured Insert Inlet Protection" in the text of the SWPPP, no detail for such item has been provided on the drawings.
8. Response 6-72: This response has been revised to indicate that a maintenance agreement has been provided in Appendix K of the revised SWPPP. This information will be verified upon receipt of the revised SWPPP.
9. Response 6-73: This is response to a comment that discusses a margin of safety value for phosphorus loadings. The Applicant has noted that standard stormwater practices and green infrastructure practices have been utilized to treat on and off-site runoff. The response has been updated to acknowledge that the pollutant loading calculations will continue to be updated as the project progresses.

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

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

Joseph M. Dillon, P.E.

JMD:jmd

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| cc: T. Hay       | M. Bruen    |
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