



July 23, 2020

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
Final Environmental Impact Statement Review
NLJA #0001-0432

Dear Mr. LaPerch:

As requested, we have reviewed the following information received for the subject project at our office through July 8, 2020:

- Item 1: Letter to Chairman LaPerch and Members of the Planning Board, from Daniel M. Richmond and Kate Roberts, dated July 2, 2020.
- Item 2: Set of sixty-seven (67) 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 06/17/20, scales as noted, prepared by JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC.
- Item 3: 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 July 2020.
- Item 4: Report entitled "Stormwater Pollution Prevention Plan Volume I, Commercial Campus at Fields Corner, NYS 312 & Pugsley Road, Town of Southeast, Putnam County, NY", prepared by JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC, dated March 18, 2019, revised June 26, 2020.
- 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.



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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, Volume 3 Numbered Appendices 1-1 to 17-3", prepared by JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC, dated March, 2019, revised July 2020.
- 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-P", prepared by JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC, dated March, 2019, revised January 2020.
- Item 8: 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.B Parts Q", prepared by JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC, dated March, 2019, revised January 2020.

We have reviewed the Applicant's information submitted for consideration of completeness for the Final Environmental Impact Statement (FEIS). The Applicant has addressed all but one outstanding comment through our January 17, 2020 reviews letter. The remaining comment has been addressed and is listed below.

We have the following comment:

1. 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.

A review of the Bypass Manhole detail and corresponding Schedule of Inverts revealed that the weir lengths and elevations were inconsistent with the PondPack model. Additionally, the elevation for the top of the outlet structure for OCS B-2 does not match with the elevation utilized for the PondPack model. These discrepancies should be reconciled. (01-17-20)

Comment Addressed.

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.



Jacobson

Mr. Thomas LaPerch, Chairman

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JMD:jmd

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