

State Environmental Quality Review
 Notice of Completion of Draft / **Final EIS**

Project Number _____

Date: July 28, 2020

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

A Draft or Final (check one) Environmental Impact Statement has been completed and accepted by the Town of Southeast Planning Board as lead agency, for the proposed action described below.

If a Draft EIS: Comments on the Draft EIS are requested and will be accepted by the contact person until _____

Name of Action:

Commercial Campus at Fields Corner

Description of Action:

Putnam Seabury Partners, L.P (the "Applicant") proposes to construct a 933,100 square foot distribution center to be known as Commercial Campus at Fields Corners (the "Proposed Project") on an approximately 328 acre site located at New York State (NYS) Route 312 and Pugsley Road. The Proposed Project includes the merger and re-subdivision of 156 lots into 8 lots. The Proposed Project includes two buildings ranging in size from 303,100 to 630,000 square feet, which would be located on proposed Lots 2 and 3; Lot 4 would remain vacant except for potable water wells; Lot 1 would remain vacant except for accessory utility work; Lot 5 is proposed to be donated to Putnam County for new access to Tilly Foster Farm and potential related uses; and Lots 6 and 7 would be donated to the NYSDOT and Lot 8 would be donated to the Town of Southeast to accommodate traffic/road improvements that would be constructed as part of the Proposed Project. The Applicant has proposed to place no-development area restrictions on approximately 172 acres of the overall 328 acre property (i.e., 65% of the property would remain undisturbed).

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

The Project Site consists of ±328.1 acres that are located on either side of Pugsley Road and Fields Corner Road, to the northwest of the Exit 19 I-84/NY Route 312 interchange and extends to the Town line of the Town of Patterson to the north. The Project Site is entirely located within the Town of Southeast, in the northwest corner of the Town. See attached location map.

Potential Environmental Impacts:

The DEIS and FEIS analyzed the following areas of potential environmental impacts: Land Use and Zoning; Traffic; Visual Resources; Surface Water and Wetlands; Geology, Soils, and Topography; Groundwater; Vegetation and Wildlife; Fiscal Impact; Community Services; Utilities; Cultural Resources; Noise; Construction; Air Quality; and Hazardous Materials.

A copy of the Draft / Final EIS may be obtained from:

Contact Person: Victoria Desidero

Address: 1 Main Street, Brewster, NY 10509

Telephone Number: 845-279-7736

A copy of this notice must be sent to:

Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1750

Chief Executive Officer, Town City/Village of Southeast

Any person who has requested a copy of the Draft / Final EIS

Any other involved agencies

Environmental Notice Bulletin, 625 Broadway, Albany, NY 12233-1750

Copies of the Draft/Final EIS must be distributed according to 6NYCRR 617.12(b).

**TOWN OF SOUTHEAST PLANNING BOARD
RESOLUTION TO DECLARE FEIS COMPLETE**

INTRODUCED BY: *LaPerch*

DATE: July 27, 2020

SECONDED BY: *Cyprus*

WHEREAS, Putnam Seabury Partners, L.P (the “Applicant”) is requesting a re-subdivision, Site Plan, Special Use Permit, and Wetland Permit approval for an approximately 933,100 square foot distribution center (light manufacturing use) to be known as Commercial Campus at Fields Corners (the “Proposed Project”) on an approximately 328 acre site located at New York State (NYS) Route 312 and Pugsley Road (the “Project Site”);

WHEREAS, the Proposed Project includes the merger and re-subdivision of 156 lots into 8 lots;

WHEREAS, the proposed distribution center would include two buildings ranging in size from 303,100 to 630,000 square feet, which would be located on proposed Lots 2 and 3; Lot 4 would remain vacant except for potable water wells; Lot 5 is proposed to be donated to Putnam County for new access to Tilly Foster Farm and potential related uses; and Lots 6 and 7 would be donated to the NYSDOT and Lot 8 would be donated to the Town of Southeast to accommodate traffic/road improvements that would be constructed as part of the Proposed Project. Lot 1 is a developable parcel, but no structures are proposed at this time;

WHEREAS, the Planning Board at its November 27, 2017, meeting directed that a Notice of Intent to act as Lead Agency be circulated to Interested and Involved Agencies;

WHEREAS, the Planning Board received no objections to the Notice of Intent and declared itself Lead Agency on May 14, 2018;

WHEREAS, the Planning Board issued a Positive Declaration requiring the preparation of a Draft Environmental Impact Statement (“DEIS”) on June 14, 2018;

WHEREAS, the that pursuant to §617.8(c) in 2018, scoping was not conducted and the Applicant submitted a DEIS to the Lead Agency;

WHEREAS, the Planning Board of the Town of Southeast, as Lead Agency, having reviewed the applicable standards of 6 NYCRR §617.9(a)(2) and 6 NYCRR §617.9(b) to evaluate the adequacy of the DEIS for the purposes of commencing public review determines the DEIS to be complete for public review on June 14, 2018;

WHEREAS, the Planning Board held a public hearing to receive public comment on the DEIS, subdivision, and wetland permit applications on July 9, 2018 which was extended to July 23, 2018, and written comments were accepted until August 31, 2018;

WHEREAS, the applicant submitted a draft Final Environmental Impact Statement (“FEIS”) to the Planning Board on or about March 19, 2019, which responded to all substantive comments on the DEIS; and

WHEREAS, the Planning Board directed its consultants to review the draft FEIS and to advise the Planning Board on the sufficiency of the document; and

WHEREAS, AKRF, Inc. (Town Planner) transmitted memorandums to the Planning Board on April 12, 2019, August 30, 2019, December 9, 2019, February 10, 2020, and February 13, 2020 identifying necessary revisions to the draft FEIS to ensure its adequacy and accuracy; and

WHEREAS, the applicant submitted revised draft FEISs to the Planning Board on May 30, 2019, November 21, 2019, January 31, 2020, April 20, 2020, and July 6, 2020, that responded to comments from the Planning Board and its consultants;

WHEREAS, on July 24, 2020, the Town Planner issued a memorandum recommending the FEIS be considered complete subject to minor text revisions identified therein;

WHEREAS, on July 23, 2020, Nathan Jacobson & Associates (Town Engineer) transmitted to the Planning Board a letter confirming that the FEIS adequately addressed engineering and stormwater concerns;

WHEREAS, on July 24, 2020, Stephen Coleman (Town Wetland Inspector) transmitted to the Planning Board an email confirming that the FEIS is complete with regards to wetlands and natural resources concerns;

WHEREAS, the Planning Board publicly discussed the completeness review of the FEIS at its meetings on April 8, 2019, December 9, 2019, and February 10, 2020;

WHEREAS, the Planning Board, as Lead Agency, has reviewed the applicable standards of 6 NYCRR 617.9(b)(8) to evaluate the adequacy of the FEIS;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the Town of Southeast, as Lead Agency, hereby determines that the FEIS for the Commercial Campus at Fields Corner project is complete, adequate and accurate, subject to the minor editorial changes recommended by the Town Planner in a memorandum dated July 24, 2020, being made prior to printing and circulation; and issues a Notice of Completion for the FEIS;

BE IT FURTHER RESOLVED, that pursuant to 6 NYCRR Section 617.12(b) the Notice of Completion of FEIS shall be filed with the Planning Board, Town Supervisor, all Involved Agencies, any person who has requested a copy, and the Applicant;

BE IT FURTHER RESOLVED, that a Notice of Completion of FEIS shall be distributed with each FEIS circulated;

BE IT FURTHER RESOLVED, that a copy of the FEIS Notice of is hereby authorized to be published in the Environmental Notice Bulletin as set forth in 6 NYCRR Section 617.12(c)(1);

BE IT FURTHER RESOLVED, that copies of the FEIS and the FEIS Notice of Completion, and this Resolution shall be filed and provided to those agencies, and individuals, as set forth in the Notice of Completion;

BE IT FURTHER RESOLVED, that a complete copy of the FEIS shall be posted on the website of the Town of Southeast;

BE IT FURTHER RESOLVED, copies of the FEIS shall be made available for inspection at the Town Hall located at 1360 Route 22, Brewster, New York, and at the Brewster Public Library located at 79 Main St, Brewster, NY 10509, New York;

BE IT FURTHER RESOLVED, that the Planning Board hereby schedules a Public Hearing on the FEIS, Site Plan, and Wetland Permit for 7:30 pm on September 14, 2020, via virtual meeting or in person at 1360 Route 22, Brewster, NY, 10509 dependent upon in person meeting restrictions promulgated by Governor Cuomo in response to the COVID-19 pandemic.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman	<u>yes</u>	D. Rush, Vice Chairman	<u>yes</u>
D. Armstrong, Boardmember	<u>absent</u>	E. Cyprus, Boardmember	<u>yes</u>
M. Hecht, Boardmember	<u>no</u>	J. King, Boardmember	<u>yes</u>
L. Eckardt, Boardmember	<u>no</u>		

The resolution was passed by a vote of 4 to 2, with 0 absent.

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board