



Putnam County Department of Planning, Development, and Public Transportation

www.putnamcountyny.com

Sandra M. Fusco
Commissioner

2 Route 164, Suite 1
Patterson, NY 12563

Phone: (845) 878-3480
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SECTION 239 CASE REFERRAL

Case Received: Report Required: Completed:

Application Name: Referral #:

TOWN: Carmel: Philipstown: VILLAGE: Brewster:
Kent: Putnam Valley: Cold Spring:
Patterson: Southeast: Nelsonville:

Referred by: PB: ZBA: Town Board: Historic District Review Board:

Location of Project:

Present Zone: Tax Map #:

Type of action: Variance: Zoning Ordinance: Master Plan:
Subdivision: Special Use Permit: Subdivision Regulations:
Site Plan: Rezoning: Certificate of Appropriateness:
Zoning Amendment/Interpretation:

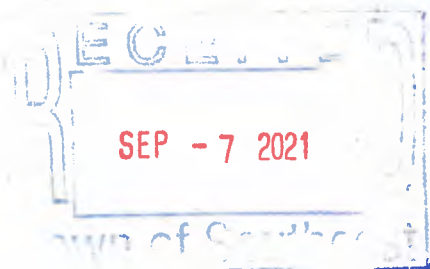
DECISION BY COUNTY:

Approved as Submitted: Modification: Disapproved:

Basis for Decision Other than Approval:

Reviewed by: Barbara Barosa
(Signature)

Barbara Barosa, Senior Planner
(Title)





TOWN OF SOUTHEAST

**Planning Board / Architectural Review Board
1 Main Street
Brewster, NY 10509**

August 9, 2021

Commissioner C/O
Barbara Barosa, AICP, Senior Planner
Putnam County Department of Planning, Development & Public Transportation
1 Route 164
Patterson, NY 12563

Re: ProSwing / Brewster Yards
GML §239-m and n

Dear Ms. Barosa,

The Planning Board/Architectural Review Board of the Town of Southeast is considering an application for Site Plan, Wetland Permit and Subdivision by PROSWING REALTY GROUP to construct a commercial recreation complex to include a 34,855-sq. ft. recreation building, various smaller concession/restroom and maintenance buildings of 3,600 sq. ft. or less each, nine synthetic turf fenced and lighted baseball fields with amenities, one synthetic turf multi-sport field, and associated utilities including two or more wells, a septic system, and stormwater management areas (the "Project") on a +/- 82-acre property located at 160 and 132 Pugsley Road (the "Project Site") within the RC Zoning District in the Town of Southeast (Tax Map ID 45.-1-10 and 11). A portion of the Project Site is located within the Ridgeline Overlay District. As part of the Project, a portion of Barrett Road/Zimmer Road on the east side of Pugsley Road would be widened, all of which are Town owned roads. As part of the Project, existing parcels 45.-1-10 ("Lot 10") and 45.-1-11 ("Lot 11") would be subdivided to reduce the overall lot size from 153.5 acres to 81.8 acres. Lot 10 would be reduced in size from 93 acres to 66.2 acres and Lot 11 would be reduced from 60.5 acres to 15.6 acres. The balance of the land would be retained by the Town. The Project would disturb approximately 46.6 acres, including 4.6 acres of Town of Southeast wetland buffer/controlled area. The Project requires site plan, subdivision, and wetland permit approval from the Planning Board, land swap approval from the Town Board, and several area variances from the ZBA.

The Planning Board/Architectural Review Board, acting as Lead Agency under the State Environmental Quality Review Act (SEQRA), is herewith referring the subject application to the Putnam County Division of Planning and Development pursuant to General Municipal Law §239-m and n.

Enclosed is the application for your review. Please call Victoria Desidero, Secretary to Planning Board/ Architectural Review Board and Zoning Board of Appeals, at (845) 279-7736, if you should have any questions. We thank you for your consideration and review of this application.

Sincerely,


Thomas LaPerch, Chairman
Town of Southeast Planning Board/Architectural Review Board

Attachment

cc: Town Attorney
Town Clerk
Insite Engineering