

## Victoria Desidero

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**From:** geesewatch@aol.com  
**Sent:** Friday, October 22, 2021 7:40 AM  
**To:** vdesidero@southeast-ny.gov  
**Subject:** ProSwing Scoping Document

To: Tom LaPerch, Chairman, Town of Southeast Planning Board and Members of the Board  
From: Ann Fanizzi

The following items should be considered and/or intensively researched:

1. This is addressed to The Board. The Gateway to the Town of Southeast i.e Route 312, I84 and now Pugsley has been breached by a series of developments that do nothing to enhance its reputation or its attractiveness. Those who advocate development of Pugsley due to its highway proximity, are oblivious to the incongruous nature of the patchwork projects that they have considered, approved or are being considered. Pugsley, which is an historic road, wooded and home of wildlife and residents alike and used formerly for passive recreation, has now become an artery for commercial, industrial, active recreation development. How is ProSwing merging with the semis of Commercial Campus, the bucolic atmosphere of Tilly Foster Farm and now with the raucousness of sports fans? How is ProSwing enhancing the environment and quality of life of its residents?

2. In the addition to the landscape consultant suggested by Board member, Eckhardt, I am requesting also a noise, lighting and traffic study expert be engaged by the applicant due to the impact of these quality of life factors on the residents of Hunters Glen and Twin Brooks and residents of the town that the approved intense development of Commercial Campus abutting these two residential areas. Further, the continued neglect by this Board and applicants to address means to overcome the gridlock that will ensue on Rte 312 West over a two lane bridge over I84 to access this state road, must be a vital area of study and redress. This route, taken by school buses, emergency and police vehicles, Caremount patients, Brewster Highlands retail patrons and vehicles and trucks accessing Terrevest including the expanding Ace Endico, during hours of operation of both Commercial Campus with its semis and ProSwing developments, pose grave issues of delay, threats to health, safety on a country road that is presently experiencing intolerable congestion from 2PM onward. The developments that this Board has approved or will approve, are unsustainable. As a resident of Hunters Glen and a frequent driver on this road, I can attest to the conditions described.

2. Presently, students have the opportunity to engage in a variety of athletic activities on innumerable fields scattered throughout the town and Brewster including those located at the schools. ProSwing is a private, profit making operation and therefore, fees are an essential component of their operation. In contrast to the profit motive, local consideration dominate, therefore, fees of voluntary organizations, are reasonable and do not inflict burdensome costs inconsistent with the financial ability of parents of the area to pay. Having perused ProSwing's Mt.Kisco fee schedule which is over \$1000 for each child exclusive of other extraneous costs i.e. uniforms, trips, etc. I am requesting that ProSwing make full financial disclosure of any financial arrangement made between current town Little League and itself as to fees incurred for the use of fields and the total costs to parents for their children's participation. Boasting of its attainment of private and college scholarships, Pro-Swing should make available the total number of participants in Mt. Kisco program vis-a-vis the attainment of such scholarships. The expectation of such scholarships often lure unwary and gullible parents into this sports scheme. Additionally, ProSwing should make available the projected number of employees to be engaged including coaches salaries, concession stand employees, etc.

3. Environmentally, the ProSwing development transgresses the 15% steep slope requirement; wetlands incursion and further imperils the phosphorus limited Middle Branch reservoir. DEP and DEC have submitted their concerns. Protecting steep slopes is vital since it prevents surface erosion, creep and sudden slope failure, important scenic views and vistas, preserves waterways and wetlands and prevent flooding. The incursion into wetlands, is inexcusable. In view of the urgency to maintain sustainable environmental features, this development should not be approved.

Appreciate your consideration of my remarks.

Ann Fanizzi  
2505 Morgan Drive  
Carmel, NY 10512

