EXECUTIVE SUMMARY

A. Brief Description of the Proposed Action

Introduction

This Draft Environmental Impact Statement (DEIS) has been prepared in response to a Positive Declaration adopted by the Town of Southeast Planning Board. The Applicant / Project Sponsor (Proswing Sports Realty, Inc.) proposes to construct a commercial recreation complex for baseball and related sports, called “Brewster Yards”, on approximately 82 acres of land located on Pugsley Road and Fields Corner Road in the Town of Southeast, Putnam County, New York. The property is located in the RC Rural Commercial zoning district.

The Town of Southeast Planning Board has declared itself to be the Lead Agency for purposes of the requisite environmental review pursuant to the New York State Environmental Quality Review Act (SEQRA or SEQR). Based upon its review of an Environmental Assessment Form submitted with the Site Plan application for the project, the Planning Board has designated the proposed project a “Type 1 Action” under SEQRA for which a Draft Environmental Impact Statement (DEIS) must be prepared. No approval of the project can be issued by an agency until the SEQR process is concluded which is typically formalized in a Findings Statement adopted by the Lead Agency and findings by each of the Involved Agencies whose approval is required to implement the Action.

This DEIS has been prepared to evaluate the potential environmental impacts associated with the Brewster Yards development (the "Proposed Action") and has been prepared in accordance with Part 617 regulations implementing SEQRA. The contents and format of this DEIS follow the outline of the Adopted Scoping Document for Draft Environmental Impact Statement for the Proposed Development of Pugsley Road Site Baseball Complex, as adopted by the Town of Southeast Planning Board on October 25, 2021 (included in DEIS Appendix A).

Project Description

The Project Site comprises two parcels of undeveloped land separated by land owned by the Town (formerly Zimmer Road). Through an agreement with the Town the Applicant anticipates acquiring these premises following a positive conclusion to the environmental review of the site development plan. The two parcels will be subdivided so that a portion of each lot will remain in Town ownership as permanent open space, while the remaining portions acquired by the Applicant will be developed for recreational use.

Brewster Yards is proposed as the premier destination for young baseball and softball enthusiasts and is expected to attract local and regional visitation which will generate economic benefits, further economic development, job creation, and new tax revenue for the community. The site will include four (4) 325’ Baseball fields, one (1) 350’ Showcase Baseball field, four (4) 200’ Little League fields and one (1) multi-sport field of synthetic turf and a +35,000 square foot Recreation Building to house indoor sports and training facilities developed for year-round use. Project amenities will include food concessions located in several outbuildings, a central pedestrian/dining plaza, and playground. Programming of Brewster Yards’ facilities will include tournaments and baseball showcases that will give the young players opportunities to receive instruction from top notch coaches and exposure to college recruiters and professional scouts.

B. Approvals and Involved Agencies

Regulatory agencies having approval authority over one or more aspects of this application are listed below. State or local agencies having such approval authority are identified as "involved agencies" under SEQRA.

Town of Southeast Town Board – approval of land swap,
construction of a Town road (former Zimmer Road)

Town Planning Board / Architectural Review Board –
subdivision approval,
site plan approval,
stormwater pollution prevention plan,
wetlands permit,
erosion control permit,
architectural review report

Town Zoning Board – variances for minimum front yard setback,
environmental conservation buffer,
minimum front parking setback

Town Highway Superintendent – driveway permit

County Department of Planning - §239 Review

County Health Department – well and sewer/septic system construction permits,
approval of plans for a public water supply improvement

NY City Department of Environmental Protection –
sewer/septic approval,
stormwater pollution prevention plan approval

NYS Department of Environmental Conservation –
freshwater wetlands permit,
water withdrawal permit,
coverage under general permit for construction activities (GP-0-20-001)
wastewater SPDES permit

NYS Department of Transportation – Highway Work Permit for roadwork (if needed)

NYS Office of Parks, Recreation & Historic Preservation –
determination of impact on cultural resources

US Army Corps of Engineers – wetlands permit (if needed)

Interested Parties

In addition, the Town of Patterson is identified as an interested agency, while it issues no approvals for this project.

C. Summary of Potential Impacts and Proposed Mitigation Measures

1) Land Use, Zoning & Public Policy

Potential Impacts

Potential impacts to land use and zoning will be primarily related to the intensity of use since the site in its present condition is fully wooded with apparent human use limited to incidental recreation by the public. Regular and intensive use envisioned for the proposed recreational use will result in increased noise and increased traffic activity for the local area. (The added traffic is not projected to significantly impact the local roads north of the site for reasons explained in the Traffic section).

Noise generated from activities on the site will increase background noise levels periodically. The only sensitive receptors identified in the local area are two single family residences at the northern property line, where periodic increases in human-generated noise will be experienced from time to time and potentially above the level of the persistent traffic noise heard from the nearby highway.

The introduction of the proposed facility on the general land use pattern of the study area will not have an adverse effect on the variety of human uses, which include commercial/industrial activity to the south and east, a large warehouse soon to the west, and vehicular movement in the regional transportation corridor to the east. The typical outdoor activity on such commercial and industrial properties is largely centered on vehicular activity which would not experience an impact from the increased noise and traffic activity at the project site.

The proposed use will change the character of the land adjoining the two residential lots to the north from woodland to open land with recreational activity, which will necessitate the preservation of a vegetative buffer along the common property line to minimize the change.

There will be no zoning change necessary to accommodate the proposed project.

The proposed project will address relevant policy goals cited from the Town's Comprehensive Plan document and restated in the Croton Plan.

Policies related to natural resources - Development of the project plans has taken the policies related to natural resources of the site into consideration through the design process. The presence of wetlands, watercourses, topography and slopes, the ridgeline, woodland habitats and the sensitivity of the NYC water supply have played a part in the physical layout of project components and particulars of the design intended to protect these resources to the maximum extent practicable. Appropriate stormwater management techniques including use of permeable surfaces to encourage the infiltration of runoff water are key for any development in this watershed.

Policies related to the balance of economic environment, community character, natural resources and infrastructure - The proposed project will provide economic benefits directly to the community through tax revenues as well as increased revenues to the local economy through patronage of other businesses in the area. Further community benefit will be realized through providing needed recreation space for Town residents. The physical setting for the

proposed project allows it to fit into the landscape around it, preserving acres of trees within public open space such that its presence will result in minimal change to its surroundings while being in a location that is readily accessible from the regional transportation network.

Further, the Town of Southeast Town Board stated that the subject site "…will serve a greater public benefit if it were owned and developed for recreational use by a private project sponsor" in exchange for land to be acquired from the sponsor (at Starr Ridge Road) and dedicated as parkland.

The proposed project will benefit the community directly through tax revenues and employment. As a non-residential land use, the project will not generate additional population to the Town while providing additional recreational services available to school-aged children and young adults of local families.

Policies related to traffic - The project location close to the Route 312 and I-84 corridors will provide a readily accessible site for local and regional visitors via the existing transportation network without the need to expand the existing infrastructure.

This project is envisioned to enhance the virtues of the Town of Southeast as "the economic center of Putnam County" [Page 5-9, Comprehensive Plan] while maintaining its rural community character through preservation of the visual buffer of woodland along the I-84 corridor including the prominent ridgeline.

Mitigation Measures

While for most land uses in the surrounding area the proposed project will not necessitate particular measures to reduce its impact, the close proximity of the two nearby residential lots necessitates a buffer to mitigate the change in intensity of use. The project plan shows a buffer of 260 feet or more of existing woodland vegetation to be preserved between the closest proposed development disturbance and the northern property line of the subject site.

The project plan as proposed will be compatible with the general, relevant policies contained in the Comprehensive Plan Update and the Croton Plan, accounting for the various mitigation measures outlined in the topic-specific sections of this document.

2) Community Services

Potential Impacts to Police Services and Proposed Mitigation

No significant impacts of Brewster Yards' operations to State Police or County Sheriff services are identified. Putnam County is expected to receive approximately $90,000 annually in property tax revenues from the proposed project, a portion of which could be utilized to offset any potential impacts on the County Sheriff's Department.

Potential Impacts to Fire Prevention Services and Proposed Mitigation

The proposed site plan allows for internal access and circulation for emergency response vehicles to reach the baseball fields, multi-purpose field, concession plazas, and main building areas in case of an emergency response. The main building of the development would be

equipped with a sprinkler system. The project would generate over $15,000 in annual property tax revenues to the Fire District which could be utilized to offset any potential impacts to the Fire Department from Brewster Yards.

Potential Impacts to Emergency Medical Services and Proposed Mitigation

The proposed site plan allows for internal access and circulation for emergency response vehicles in case of an emergency response. Putnam County would receive approximately $90,000 annually in property tax revenues from the proposed project. A portion of this annual revenue could be utilized to offset any potential impacts to the Putnam County Bureau of Emergency Services that may occur from the proposed commercial sports recreation facility.

Potential Impacts to Public Works and Proposed Mitigation

The construction of Brewster Yards would increase local traffic and road usage during its seven day a week – year-round operation. The increased use of the local road network would likely increase the need for Southeast Highway Department maintenance. The projected increase of municipal tax revenues from the proposed project to the Town of Southeast by approximately $87,000 annually, a portion of which could be used to offset the incremental increase in road maintenance costs the Highway Department.

In response to concerns were raised by the Town Highway Superintendent to the Town's Engineering Consultant that improvements would be warranted on Fields Corner and Zimmer roads to address a perceived increase in traffic and resulting need for road maintenance by the Highway Department, the Applicant proposes to avert increased use of Fields Corner Road by signing at the project driveway for No Right Turns northward on Fields Corner Road. Improvement of the former Zimmer Road is proposed to a standard that is acceptable to the Town.

3) Economic Conditions

Potential Impacts - Construction Phase

The estimated construction cost of the proposed project, $28.3 million, is a direct benefit that is projected to result in indirect and induced benefits to the local economy listed in the table below.

Potential Economic Impacts - Construction Phase				
	Direct Effect	**Indirect Effect**	**Induced Effect**	**Total**
Output	$28,300,000	$3,903,742	$6,905,299	$39,109,041
Labor Wages	$12,763,905	$1,262,998	$2,052,483	$16,079,386
Jobs	212	24	53	289

Potential Impacts - Operation Phase

An average of 52 full time employees (FTE) are projected to be employed at Brewster Yards during operation. The direct benefit of this employment and resulting indirect and induced benefits to the local economy are listed in the table below. It is not expected that employees

associated with the project would relocate to the Town of Southeast because of their employment but would rather travel from other areas.

Potential Economic Impacts - Operation Phase				
	Direct Effect	**Indirect Effect**	**Induced Effect**	**Total**
Output	$19,363,204	$5,431,477	$4,826,477	$29,621,158
Labor Wages	$1,962,960	$627,640	$482,800	$2,444,040
Jobs	52	13	10	87
Notes: Source of Labor Wages: New York State, Department of Labor, Occupation Wages, Hudson Valley Region, 2021; General and Operations Managers – Median Annual Salary - $120,100; Food Preparation and Service-Related Workers, All Other – Median Annual Salary - $28,210; Grounds Cleaning and Maintenance Occupations - Median Annual Income - $36,240.				

Brewster Yards is expected to generate $777,528 in sales tax for Putnam County in year one.

Brewster Yards would result in the conversion of vacant town owned land to a private owned commercial sports recreation facility as well as the transfer of ownership of the Starr Ridge Road parcel to the Town of Southeast. With development at the Pugsley Road site, the Starr Ridge Road parcel would be transferred to town ownership and removed from the tax rolls. Therefore, the projected property taxes for the proposed development were calculated using the project's assessed value and the County and Town tax rates for 2022 less the 2022 tax revenues from the Applicant owned parcel located at 309 Starr Ridge Road. Projected property tax revenues are listed in the table below.

Projected Property Tax Revenues					
Levy Description	**Total Tax Levy**	**Rate (Per $1000 Assessed Valuation)**	***Project Site* Tax Revenues**	***Starr Ridge Road Parcel* Tax Revenues**	**Adjusted Tax Revenue of Proposed Project**
County Tax	46,687,781	3.016828	$87,718.72	(-$1,131.31)	$86,587.41
Town Tax	6,683,328	2.9395	$85,470.30	(-$1,102.31)	$84,367.99
Brewster Library	594,000	0.187809	$5,460.82	(-$70.43)	$5,390.39
Brewster Fire	1,700,964	0.530245	$15,417.66	(-$198.84)	$15,218.82
Brewster Central School District	78,965,175	28.487159	$828,306.14	($0.0)	$828,306.14
Total Putnam County and Town of Southeast			$1,022,373.64	(-$2,502.89)	$1,019,870.75
North Salem School District	40,227,073	19.963908	$0.0	(-$7,486.47)	(-$7,486.47)

Mitigation Measures

Due to the overall increase of property tax revenues realized from the proposed project, no mitigation measures are warranted or proposed. Annual revenue of $7,500 would be lost to the North Salem Central School District as a result of Brewster Yards, which represents approximately 0.016 percent of the total North Salem School District budget. The undeveloped Starr Ridge Road property would not incur any cost to the North Salem District as it would not generate any school age children in the proposed condition.

4) Visual Resources and Community Character

Potential Impacts

Visibility of Brewster Yards from the study vantage points may be possible to varying degrees, as demonstrated in the visual assessment, however no significant adverse visual impact has been identified to result from the proposed project. Areas of development that exist within the project viewshed, such as Southeast Executive Park, the Highlands Center, Terravest Corporate Park, and the public road corridors, (and Logistics Center soon to exist along the opposite side of Pugsley Road), all have elements that are visible to the public to varying degrees. This study demonstrates that there would be no detrimental effect on the use of public spaces in the study area nor on the public enjoyment of any designated aesthetic resource.

The field reconnaissance and assessment of factors related to the proposed lighting at Brewster Yards does not identify any situation where the proposed change at the site would result in a significantly adverse change to the landscape character or the nighttime visual experience. The addition of field lighting will not result in a stark contrast in visual character compared to the site environs, particularly given the scale and visibility of the subject site within the broader landscape. While the occurrence of some level of sky glow from sports field lighting is typically unavoidable, the project as proposed is not anticipated to dominate the view from any publicly accessible location in the studied viewshed.

Mitigation Measures

The location of the project within a wooded landscape that will buffer the use from virtually all viewpoints with a substantial amount of existing tree cover will preserve the character of the area. Placement of this use at this location addresses a stated goal of the Town Comprehensive Plan: “Future non-residential uses should be targeted to those areas where they will have minimal impact on … community character.”

The proposed architecture of the main recreation building and ancillary buildings in this project is designed to fit in the landscape of the site and to be complementary to the style, scale and quality of buildings found in the area.

In conformance with the Town Code, all proposed improvements at Brewster Yards will be situated so that none are visible above the top of the ridgeline or top of vegetation located on the ridgeline as viewed from the surrounding area, nor will any tree clearing occur on a ridgeline.

In reviewing the potential visibility of the proposed lighting (both as direct illumination and indirect sky glow), and compatibility of the project with the nearby residential uses, the following mitigating factors would reduce the extent of potential nighttime visual impact:

- Specification of light fixtures that incorporate the latest technology in lighting design for energy efficiency. Use of luminaires that will sufficiently light the project for its intended use.
- Specification of light fixtures designed to minimize stray light and outfitted with shields as appropriate to direct the light toward the sports surface.
- Specification of pole heights that will provide for optimal downlighting, thereby minimizing glare, stray and reflected light.
- Field lighting will be turned off when the field facilities are not in use.
- Outdoor activities at the project will be reduced when leaves are off the trees.
- Preservation of existing trees around the perimeter of the property to maintain a natural woods buffer to soften direct views to the playfields from local viewpoints.

5) Cultural Resources

Potential Impacts and Proposed Mitigation

Based on the results of the completed Phase 1A and 1B surveys, no archaeological sites or historic structures are located within the area of proposed site disturbance. Therefore, the proposed development of the Brewster Yards project will not affect any potentially significant cultural resources and no additional cultural resources investigations are warranted. In its letter dated February 7, 2022, the New York State Office of Parks, Recreation and Historic Preservation concurred with this recommendation.

As no impacts to historical or archaeological resources have been identified, no mitigation measures are proposed.

6) Natural Resources

Potential Impacts - Vegetation and Wildlife

The proposed action would result in a reduction of habitat available for wildlife that may inhabit or utilize the site, however, there are no NYS Species of Special Concern or otherwise protected animal species other than the northern long-eared bat which is listed as threatened.

The project plans depict approximately 33 acres to remain in their forested state within the project boundaries. The Project would directly disturb approximately 49 acres of trees on upland areas. This number includes the removal of 4.6 acres of upland within a Town of Southeast wetland buffer/controlled area.

Based on various database searches conducted, one state- and federal-listed species, the threatened northern long-eared bat, might be present on land within or near the project site. No other protected animal species, or any protected native plant, unique or locally rare plant or

animal, or significant habitat area is known or reasonably expected to exist on or in the immediate vicinity of the project site.

The northern long-eared bat is federally protected and there are known to be populations of this species with winter roosts (hibernacula) in Putnam County and adjacent counties. Avoiding the felling of trees from April through October serves to protect bats during the months when they are not in their winter hibernacula in caves and might be roosting in trees.

Mitigation Measures

The DEIS natural resource assessments recommend the following measures to mitigate the impacts to natural resources:

- Best practices will be used during the harvesting of trees to minimize disturbance of the soil in areas to be cleared and to provide protections for adjacent trees that are to be preserved.
- Harvesting of useful timber and chipping of unsaleable trees and limb trimmings for reuse as erosion control mulch during and after construction.
- Protection of standing trees to remain in accordance with NYSDEC guidelines which include construction perimeter fence protection, marking of individual and erection of temporary barrier fencing along the root protection zone of trees to be preserved, and creation of permanent tree wells around trees to be preserved in areas where the grade needs to be altered.
- Hazardous or diseased trees will be removed and all diseased and dead limbs pruned within 150 feet of proposed buildings.
- Healthy trees will be preserved wherever feasible. Large healthy trees to remain will be identified on a tree and forest preservation plan and on relevant site construction drawings.
- Bulk material, equipment, or vehicles shall not be stockpiled or parked with 10 feet of the trunk of any tree, nor within the drip line of any tree identified on the tree preservation plan. If any protected tree is inadvertently damaged, it shall be repaired under the direction of a certified arborist.
- An Erosion and Sediment Control Plan will designate the location of all temporary soil stockpiles, locating them outside of the critical root zone of all trees to be preserved.
- Preservation of 71.7 acres of trees on parcels to remain as Town parkland and 33 acres of trees on the project site.
- All trees on the Ridgeline Protection Area and on the steep sloped areas surrounding this designated area would remain.
- Wetlands, ponds, and the streams and watercourses that cross the property are excluded from direct impact of construction activities.
- Indirect impacts to existing hydrologic features would be mitigated by the application of Best Management Practices (BMPs) including erosion and sedimentation controls during the construction phase of the project, and by implementation of a post-construction stormwater management plan that includes detention and infiltration systems.
- To avoid potential impacts to bats that may be present on site during the summer roosting season, tree removal would not occur from April through October.

- A landscape plan will provide a transitional landscape from the edge of the proposed project into the bordering mature forest.
- The landscape plan would prioritize use of plants selected from the list of native tree, shrub, and perennials developed by the Town Planning Board.

7) Geological Resources

Potential Impacts - Soils, Topography, Geology

The site's soils are shown to have potential limitations on construction that may require corrective and preventative measures to address particular soil conditions encountered during construction. These potential impacts could involve construction on steeper slopes or in wet soil. The soils underlying the limits of disturbance (LOD) (primarily CrC and PnC soil types) generally have a moderate to slow infiltration rate and varied runoff potential. The project design incorporates appropriate measures to address the anticipated soil conditions.

The total area of proposed disturbance on the site will be approximately 49 acres. Based on the preliminary project plans, the cut and fill for the proposed development would be balanced, with total earthwork on the order of 210,000 cubic yards. The geotechnical studies conducted at the site indicate recommendations for grading of the project to account for existing soil conditions, especially in any area where structural fill for buildings is needed. Onsite soils would be appropriate to utilize as non-structural fill. Bedrock removal is not anticipated.

The highest elevations of the site, which are in a portion of the regulated Ridgeline Protection Area, would remain unaltered by the proposed development. Similarly, the lowest elevations on the site including NYSDEC Wetland LC-28 would remain unaltered by the proposed development.

Areas of the site proposed for development have estimated depth to bedrock of five feet or greater. No removal of bedrock is anticipated. In the unexpected case that bedrock is encountered and must be removed, this would be accomplished either by mechanical equipment or by blasting. If it is necessary, blasting activity would be done according to all applicable federal, state, and local regulations, including compliance with Chapter 71 – Explosives and Blasting of the Town Code of Southeast.

Mitigation Measures

The proposed project has been designed to incorporate the best alternatives for achieving the layout of structural features and the location of access roads while avoiding to the extent practicable the potential for adverse construction impacts to site wetlands, streams, watercourses and to any secondary impacts to the Middle Branch Reservoir drainage basin of New York City's water supply. Proposed mitigation measures include the following:

- Adoption and implementation of the Stormwater Pollution Prevention Plan (SWPPP) for the proposed project to avoid significant adverse impacts to soils and surface waters.
- The Preliminary SWPPP is included in the DEIS.
- Soil testing for proposed infiltration basins was performed including percolation testing, infiltration testing, and deep test pits and witnessed by personnel from the NYSDEP.

- Potential development limitations found in the natural soils would be addressed by appropriate engineered solutions.
- Temporary control measures during construction would include swales to divert clean water from construction areas, silt fencing to contain sediments within the LOD, sediment traps to allow for onsite treatment of silted waters, and re-seeding or mulching to stabilize areas of disturbed soils, including soil stockpiles.
- Temporary sediment and erosion controls would also include stabilized construction entrances and storm drain inlet protection.
- Grading operations would be phased to limit the extent of exposed soils present at one time, in conformance with General Permit GP-0-20-001.
- For any area of soil disturbance that exceeds five (5) acres at one time, a waiver must be obtained.
- Attention to particular soil conditions that would require special sediment and erosion control measures such as implementation of redundant silt fencing.
- Earthwork should be conducted outside of periods of rain and snowmelt to reduce the potential for soil loss.
- Prompt grading and compaction following disturbance of soils to reduce their moisture content and increase their stability. If compressible, organic soils are encountered, they should be relocated and replaced with structural fill.
- Areas of disturbed soils would be subjected to soil restoration techniques which might include mechanical decompaction and compost amendment, and the establishment of a permanent deep-rooted groundcover.
- The proposed project is designed to avoid steep slopes and conform to applicable provisions of the Town of Southeast Town Code.

8) Water Resources and Wetlands

Potential Impacts

Potential impacts to water resources and wetlands associated with the development and operation of the Project that must be ameliorated by the project design include: sedimentation during construction, release of pollutants from construction activities, post-development increases in pollutant loading in stormwater, post-development flooding and erosion from increased stormwater discharge in receiving watercourses.

The basin of the Middle Branch Reservoir in New York City's drinking supply watershed is designated as phosphorus-restricted by the NYCDEP, and therefore stormwater controls must be appropriate to reduce this nutrient to permitted concentrations through the application of effective stormwater control practices, including the capture and removal of sediment and debris from detention basins and the maintenance of vegetation within and around the basins to further increase the ability of the stormwater system to reduce the movement of phosphorous into downstream reservoirs.

Direct disturbance to wetlands on the property would be avoided in the current plans, however the Project would encroach into Town and NYSDEC Wetland Buffer/Controlled Areas, and NYCDEP Watercourse Limiting Areas in several locations.

Approximately 10.7 acres of impervious surfaces would be created on the site resulting in a localized increase in stormwater runoff that would be collected and directed into a system of stormwater management basins. Discharges from the basins would occur either as infiltration into the subsoils or as surface discharges of treated stormwater into the site wetlands or watercourses.

Chapter 78 of Southeast Code calls for mitigation for impairment of the hydrological benefits of the Town wetlands. These benefits, including the control of stormwater runoff and flooding, are provided by the storage capacity within wetlands and by the hydrologic adsorption functioning of their soils and vegetation. The Project utilizes infiltration basins to recharge upland areas of the site while controlling the rate and volume of surface water discharges into the site streams and wetlands. The stormwater flow controls provided by the Project are designed to protect the hydrologic functioning of the site wetlands.

Mitigation Measures

Measures to mitigate the impacts of the Project on the water resources and wetlands within and in the vicinity of the site include the following:

- no direct disturbances to wetlands or watercourses have been proposed
- land grading operations will be phased
- extent of impervious surfaces has been minimized
- rainwater infiltration practices will be utilized to reduce the volume of surface stormwater runoff exiting the site
- on-site soil testing was witnessed by NYCDEP to verify that the soils in the location of the proposed infiltration basins are adequate to support the design requirements for infiltration practices in accordance with the New York State Stormwater Management Design Manual.
- site-specific Preliminary Stormwater Management and Pollution Prevention Plan (SWPPP)
- stormwater management systems are designed to meet the requirements of local, regional, and state stormwater regulations including General Permit GP-0-20-001
- the SWPPP defines measures and procedures to be implemented for compliance with prevailing discharge standards. All proposed measures and procedures will be selected in accordance with the current NYS Design Manual standards.

The SWPPP design process evaluated existing (pre-construction) and post-construction stormwater runoff characteristics, including existing and post-development peak rates of stormwater discharge for the 1-, 10-, 25-- and 100-year 24-hour rainfall events. This analysis was the basis for developing the mitigation measures proposed to be incorporated into the project design.

The construction stage of the Project will be phased to minimize soil exposure in accordance with the General Permit. Temporary erosion and sediment control facilities to be installed and maintained throughout all construction phases as needed would include, but not necessarily be limited to:

- Stabilized construction entrances;
- Silt fence and/or haybale barriers;
- Storm drain inlet protection;
- Temporary sediment traps;
- Temporary soil stabilization by seeding and mulching;
- Temporary seed and mulch shall be applied to idle areas of exposed soil.

In general, permanent erosion and sediment control will be accomplished by measures that would include, but not necessarily be limited to:

- diverting stormwater runoff from steep slopes,
- controlling/reducing stormwater runoff velocities and volumes,
- surface stabilization by structural and landscape measures.
- riprap rock outlet protection at discharge end of all piped drainage systems
- designs in accordance with the New York State *Standards and Specifications for Erosion and Sediment Contro*l.
- Soil restoration where soils had been disturbed and are to be re-vegetated with lawn grass or landscaping.
- Permanent seeding and mulching of topsoil upon completion of final grade.

Construction phases will include the requisite stormwater inspections. To the extent that there is fuel use and waste generated during construction activities, such materials will be handled, stored and disposed of in accordance with federal, state, and local regulations.

9) Traffic and Transportation

Potential Impacts

The traffic impact study conducted for Brewster Yards determined the peak hour traffic volumes to be generated by the Proposed Project based on actual surveys of a similar sports facility. The estimated traffic volumes were combined with projected 2023 No-Build Traffic Volumes to establish the 2023 Build Traffic Volumes. A capacity analysis conducted for each peak traffic period at each study intersection in the Build condition identified the traffic impact associated with the project. Where the analysis showed a significant impact due to the addition of project traffic volumes to the roadway system, an improvement was recommended and implemented within the analysis, resulting in the 2023 Build with Improvements analysis.

The Traffic Study presented the following findings:

- The Proposed Project is provided good regional and local vehicular access via New York State Route 312, which ultimately connects to Interstate Route 84 to the east and US Route 6 to the west.

- The Proposed Project will be accessed from two STOP-controlled access driveways, one along Pugsley Road and one along Zimmer Road. The Proposed Project will seek to discourage drivers leaving the Site from making right-turns towards Fields Corner Road by installing No-Right-Turn traffic signs at their driveway approaches to Pugsley Road.

- The Proposed Project is projected to generate approximately 46 entering vehicles and 6 exiting vehicles during the Peak Weekday AM Hour, 239 entering vehicles and 45 exiting vehicles during the Peak Weekday PM Hour, and 265 entering vehicles and 218 exiting vehicles during the Peak Saturday Hour.

The traffic impact analysis concluded that the Proposed Project will have no significant traffic impacts on the adjacent roadway network with the recommended improvements. With the improvements recommended, all intersections will see minor increases in average delay and will be adequately mitigated.

Parking and Site Circulation

The parking requirement is based on Town Zoning regulations pursuant to athletic fields and a parking multiplier taken from the Institute of Transportation Engineers (ITE) *Parking Generation Manual*. The total number of parking spaces required for the Proposed Project is calculated to be 345 spaces. The Applicant's plan proposes a total of 449 parking spaces which exceeds the calculated parking requirement and is based on the expected peak parking need from the Applicant's experience at other recreation venues. Parking spaces are proposed to conform with the Town standard.

Vehicular circulation within the project was reviewed for passenger vehicles, emergency and delivery vehicles, and for pedestrian circulation. The internal driveways and parking lot aisles to be used by the public will allow for two-way vehicular traffic flow throughout the project for cars, buses, emergency vehicles and delivery vehicles. Turning movement diagrams are presented in the DEIS.

Pedestrian circulation will be accommodated throughout the project site, linking the parking areas with the recreation facilities via sidewalks, crosswalks and curb ramps. For pedestrians that may need to cross Zimmer Road from the main parking area to the showcase baseball field on the south side of the project, a marked and signed pedestrian crosswalk will be installed.

Mitigation Measures

Roadway improvements recommended in the traffic study (outlined above) are proposed to be undertaken by the project. In particular, traffic signal timing adjustments are proposed:

- Intersection of US Route 6 & NYS Route 312 for the Peak Weekday PM Hour and Peak Saturday Hour
- Intersection of NYS Route 312 & Pugsley Road (Alternative A) for the Peak Weekday PM Hour and Peak Saturday Hour
- NYS Route 312 & Interstate Route 84 Eastbound Ramps/Independent Way for the Peak Saturday Hour

- NYS Route 312 & Interstate Route 84 Westbound Ramps for the Peak Weekday PM Hour and Peak Saturday Hour

The following measures are proposed to further mitigate traffic impacts of the project:

- The Proposed Project will seek to discourage drivers leaving the Site from making right-turns towards Fields Corner Road by installing No-Right-Turn traffic signs at their driveway approaches to Pugsley Road.
- Once the proposed project is operational, the Applicant may solicit PART to determine if the project meets the requirements to be added as a regular or on-call stop along its bus route along NYS Route 312.
- Most construction employees will arrive and depart the Project Site out of phase with the peak traffic hours.
- Construction truck traffic is anticipated to access the Site via NYS Route 312 and Interstate Route 84 which will avoid traffic through residential neighborhoods and on local roads.
- No construction traffic will be allowed to utilize Fields Corner Road to Fair Street.

10) Infrastructure and Energy

Potential Impacts - On-site Water Supply

Water supply for the project site would be provided by a water supply system developed from on-site groundwater wells designed and constructed in accordance with the standards and subject to the approval of the Putnam County Department of Health (PCDOH).

Brewster Yards is expected to be utilized by patrons every day, but most during weekends. Design flows were calculated for an average weekday (3,476 gallons per day) (GPD) and weekend days (30,132 GPD). No irrigation is proposed. The water system for the project would be designed to meet the peak hourly demand on a weekend day. The peak hourly flow for the project's water system was calculated using a peaking factor of four (4) resulting in a peak hourly flow of 112 GPM.

The main recreation building would be equipped with a sprinkler system supplied from a water storage tank. The project's potable water and fire protection supply is proposed to be provided by two or more groundwater wells that meet the required maximum daily demand of 60,264 gpd or 42 GPM with the best well out of service, in accordance with the applicable standards. Exploration for the groundwater supply will include a 72-hour pump test to demonstrate there is an adequate supply of water with no significant adverse effects on any nearby water well.

Potential Impacts - Wastewater

A subsurface sewage treatment system (SSTS) is proposed to be constructed on the project site to treat the wastewater generated by the project. Due to the fluctuation of project site patrons anticipated throughout the week, as described above, a design flow of 11,092 GPD is utilized for the proposed SSTS. To accommodate fluctuations in daily site populations, the project will utilize a septic storage and dosing system to even out the flow to the SSTS. The SSTS area shown on the project plan will include the required primary and 100 percent reserve

absorption areas. The results of on-site soil testing demonstrated acceptable soils for this use per pertinent regulations.

With effluent levels above 5,000 GPD, a groundwater mounding analysis is required to evaluate the potential/extent of groundwater mounding in the area of the proposed SSTS.

Electrical Supply Impacts

The New York State Electric and Gas Corporation (NYSEG) service area includes the project site. Extension of existing electrical service will be required from one of the three nearby systems to service the project. The total peak electric load at the site is estimated to be 850kW. The estimated project load is not considered to be significant for a typical suburban power grid, however confirmation will be necessary from NYSEG.

Mitigation Measures

Based on the information available at the time of preparation of this document regarding groundwater supply, wastewater assimilation capacity on the site and electric supply available to the site, no unusual mitigation measures are proposed.

Infiltration from the SSTS will recharge of a portion of the water withdrawn from the groundwater aquifer thereby reducing the consumptive water withdrawal of the project. Adequacy of the groundwater supply to service this project will need to be proven based on the results of on-site well drilling and testing, in accordance with the applicable regulatory requirements and permit. Appropriate treatment and infiltration of sanitary effluent produced from the project during full occupancy will need to be demonstrated in order to obtain the requisite permits to operate the system.

Likewise, an adequate electric service connection will need to be obtained from the available electric grid, meeting all requirements of NYSEG, the service provider.

11) Air Quality

Potential Impacts

Temporary air quality impacts from construction activities were assessed along with a determination of long-term impacts from project induced traffic (mobile sources) and from heating and cooling equipment at the site (stationary sources).

Potential short-term adverse air quality impacts include the generation of fugitive dust and particulate matter during construction and emissions from construction equipment and vehicles. Construction related dust and equipment emissions will be temporary.

The primary generator of air emissions over the long term will be the operation of passenger vehicles travelling to and from the site. Carbon monoxide (CO) is the primary pollutant of concern for traffic generated air emissions. Three signalized intersections were found to have a level of service D or E that required further air quality analysis.

No significant adverse long-term air quality impacts are expected to result from the proposed Brewster Yards development. It is not anticipated that the ambient air quality standards would be exceeded based on the analysis.

Mitigation Measures

Mitigation measures proposed to limit the dispersal of dust to nearby residences during construction are identified. The fugitive dust control and management measures include earth-moving operation controls, track-out controls, high wind condition controls, and stabilizing soil stored or stockpiled on the project site.

- In dry conditions, apply water to soils access routes prior to and during earthwork and construction activity.
- Phase the project to limit and minimize the area disturbed at any one time.
- Provide a stabilized construction entrance to reduce the transport of soil to roadways.
- Remove materials from the exterior of trucks before leaving the site to prevent track-out of soil onto public roadways.
- Cover trucks with a tightly secured cover (tarp) before leaving the project site.
- Clean public roadways to remove all visible dirt tracked out of the construction site.
- Temporarily stabilize exposed soils left bare for 14 days which are not being graded, not under active construction or scheduled for permanent seeding within 21 days.
- Apply permanent stabilization as soon as conditions warrant.

Although exhaust emissions from construction equipment is not as significant as fugitive dust generation, particulate matter from diesel exhaust emission will also be controlled through proper tuning of the engine and maintenance of the air pollution controls.

12) Noise

Potential Impacts

The nearest sensitive noise receptors to the site are residences located to the north on Fields Corner Road and possibly Theodore Court near Fair Street. Local daytime ambient noise levels will increase both on and off of the project site during construction of the proposed project. Noise from construction activities is an expected consequence of any new development and cannot be avoided, however, it is a temporary impact that will cease upon project completion.

The level of impact from construction noise depends upon the type and number of pieces of equipment being operated, the duration of the construction activities, and the distance of the receptor from the noise source. The noisiest period of construction will occur during site clearing and grading activities, although all construction activities at the site are likely to produce increased noise levels of varying degrees. Rock removal will be required and blasting may be necessary. Blasting may produce brief periods of sound levels of up to 74 dBA within 500 feet of the blasting location, substantially higher than ambient conditions, but would be temporary

and short term. Blasting, if required, would be limited to the hours specified for "excavation" in the Town Code, as described above.

Grading for a stormwater basin and multi-sports field will occur within 250 feet of the nearest residential neighbor to the north, resulting in estimated noise levels of 70 to 80 dBA at the property line when tree clearing and grading is done in this area. Intermittent occurrences of noise from project construction may be noticeable for residents to the north and west, but such levels will be in the range of ambient daytime conditions given the distance from the source.

Once operational, the Brewster Yards development will generate noises typical of recreational sites with the greatest activity occurring in the spring, summer and fall and less activity during winter months. During outdoor games, voices, shouting and cheering would be expected to occur. This noise will be periodic and will vary in intensity and duration. Potential future noise levels at the project were estimated based on noise levels recorded at similar venues and measurements of ambient noise at the subject site. The average noise level at the northern property line (nearest neighbor) from active games at the multi-sports field 350 feet away was projected to be approximately 35 dBA. This is notably below the ambient noise conditions at the northern property line (42.1 to 44.5 dBA).

Loudspeakers are proposed at each ballfield for safety and general announcements. The central patron area (concession stand and visitor bleachers) of the baseball clover, the likely location for loudspeakers, is located approximately 1,000 feet from the northern property line. Assuming a peak sound level of 75 dBA from the loudspeakers at intermittent times, the noise level at the northern property line is estimated to periodically reach approximately 55 decibels. This peak is 5.5 to 8.3 dBA above the existing maximum sound levels measured at the northern property line in the existing conditions and may be considered intrusive.

The assessment also evaluated potential noise generated from landscaping activity, building heating and cooling equipment and traffic. None of these sources is expected to be intrusive to nearby residents.

Overall, noise levels from the Brewster Yards facility will meet the Town of Southeast Noise Ordinance requirements for maximum sound levels at the property lines for both continuous sound and impulsive sound.

Mitigation Measures

Construction activities must comply with the Town noise ordinances. To mitigate potential construction noise, major sitework operations including excavation and grading will occur only between times and on days it is allowed in the ordinances. No construction traffic will be allowed to use Fields Corner Road. All construction equipment will be required to be maintained and operated with appropriate mufflers to minimize equipment noise.

To reduce potential operational noise impacts to residences north of the site, loudspeakers at the ballfield clovers will only be used intermittently for general and safety announcements.

The project proposes to limit patron traffic from using Fields Corner Road by promoting access to and from the site via Route 312 and posting no right turn signs at the project exits onto Fields Corner Road which would minimize traffic-related noise to the neighborhoods to the north.

A mitigating factor with regard to noise from maintenance operations is that the play fields are proposed to be constructed with synthetic turf without the need for mowing.

D. Alternatives

The DEIS examines four alternatives:

- No Action Alternative - The No Action Alternative represents the scenario where no development would take place on the project site and this site would remain under its current ownership by the Town of Southeast. This is effectively an open space preservation alternative. The site would remain in its current undeveloped and underutilized condition.
- Alternative Development According to RC Zoning - The project site is zoned RC Rural Commercial. Current zoning would permit uses listed for the RC district, however its designation as open space precludes any change from its present use without an act of the NY State Legislature to alienate its present use for another stated purpose. Absent the proposed action, no alternative development (No Action) is anticipated at the project site and it would thus remain wooded and underused without improvements.
- Alternative Project Scale and Siting - Several site plan concept designs were created in the process of developing the proposed plan for Brewster Yards. These layouts are somewhat different in scale and siting of the recreation elements from the current proposed plan and demonstrate the overall extent of development that may be viable on this property. Subsequent to the initial application made to the Town, the Applicant continued to explore a Larger Building Alternative that would be approximately 26 percent larger and allow for increased project utilization in the winter when the outdoor fields would not be in use.
- Natural Turf Alternative - This alternative considers developing the baseball complex with natural turfgrass fields rather than synthetic turf.

The various impact topics are discussed in narrative assessments in the Alternatives section and quantitative comparisons are presented in the summary table reproduced below.

Alternative Impact Comparisons

	No Action (Existing Conditions) [1]	*Proposed Plan*	*Alternative Development per RC Zoning* [2]	*Alternative Project Scale and Siting*	*Natural Turf Alternative*
Developed Area					
Building Coverage, incl. outbuildings (square feet)	0	47,862	0	39,000-59,000	47,862
Pavement (acres)	0	9.6	0	10-11	9.6
Lawn / Landscaped (acres)	0	21.5	0	22-24	37.8
Synthetic Turf Surface (acres)	0	16.3	0	16-18	0
Open Space & Natural Areas					
Waterbodies (acres)	0.4	0.4	0.4	0.4	0.4
Wetlands (acres)	0.1	0.1	0.1	0.1	0.1
Woods, upland (acres)	81.3	33.3	81.3	28-33	33.3
Dedicated Open Space (acres)	81.8	0	81.8	0	0
Natural Resources					
Total Construction Disturbance (acres)	0	49	0	49-54	49
New Impervious Surface (acres)	0	10.7	0	11-12	10.7
Steep Slope Disturbance (>25%) (ac)	0	1.1	0	1-2	1.1
Tree Clearing (acres)	0	49	0	49-54	49
Soil Excavation (cubic yards)	0	±210,000	0	--	±210,000
Wetland Disturbance (acres)	0	0	0	0	0
Community Resources					
Trip Generation, weekend peak (trips/hour)	0	483	0	483-531	483
Water Demand / Sewer Flow, weekend peak (gpd)	0	30,132	0	30,132	30,132
Municipal Tax Revenues Generated (net annual) [3]	$0	$1,019,817	$0	--	$1,019,817

Notes: (1) Total acreage subject to development at Pugsley Road site = 81.78 acres
(2) Absent the proposed recreation use, no alternative development (No Action) is anticipated at the project site.
(3) See Section 4.0 for explanation of the net tax revenues (adjustment for affected School District).
Numbers may not add up to match totals due to rounding.
Source: Insite Engineering; KG+D Architects.