
1.0 DESCRIPTION OF THE PROPOSED ACTION

1.1 Introduction to the DEIS

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 site comprises two parcels of undeveloped land separated by land owned by the Town (formerly Zimmer Road). 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.

Location of the Proposed Action

The Project Site consists of two parcels currently owned by the Town of Southeast and separated by the former Zimmer Road. These are tax map parcel numbers:

45.-1-10 and 45.-1-11

Through an agreement with the Town wherein the Applicant anticipates acquiring these premises following a positive conclusion to this environmental review of the site development plan, application is being made by the project sponsor acting as a contract vendee. 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. This DEIS will specifically address the two portions of land being considered for development.

Refer to the accompanying site location maps, Figures 1-1 and 1-2. The property is bounded by Pugsley Road and Fields Corner Road, unimproved (dirt) Town roads, to the west, a single-family residence lot to the north, Interstate Route 84 to the east, and Town-owned open space land to the south. West of Pugsley and Fields Corner roads is presently vacant, mostly wooded land upon which development of a commercial warehouse project was recently begun. The property boundary on the north is coincident with the Town of Patterson town line. Pugsley Road and Fields Corner Road intersect at a former crossroad with Barrett Road and Zimmer Road.¹ Pugsley Road ends at NYS Route 312 approximately 4,000 feet to the south. Fair Street (County Road 60) connects with Fields Corner Road approximately 4,000 feet to the north. The Project Site is readily accessible from I-84 via Route 312, the intersection of I-84 and Route 312 being approximately 1.0 mile away.

¹ According to the Deed, Zimmer Road is a former town highway, the land is owned by the Town with an easement in favor of the County to access the County lot to the east.

The property is currently and will remain in the RC Rural Commercial zoning district. No zoning change is contemplated for this proposal.

The natural setting of the project site consists of undulating topography almost entirely wooded. The site contains areas of wetlands, stream corridors, steep slopes and a small pond, all of which have regulatory limitations for development which are thoroughly described in this document. Upland portions of the property contain relatively open woodland habitats typical of the region, with prominent boulders throughout. The property is located within the watershed of the Middle Branch Reservoir to which the site drains, which is part of the New York City water supply system.

SEQRA Overview

This DEIS has been prepared to evaluate the possible environmental impacts associated with the proposed development for the subject property. The DEIS has been prepared in accordance with Section 8-0101, et. seq. of the Environmental Conservation Law and the regulations promulgated by the New York State Department of Environmental Conservation (NYSDEC) thereunder, which appears at 6 NYCRR, Part 617, (known as the New York State Environmental Quality Review Act).

The Scope of the DEIS was established by a scoping outline developed by the Town of Southeast Planning Board, acting as SEQRA lead agency, in cooperation with all other involved agencies. The Planning Board held a public scoping meeting on September 27, 2021, at which public comments were heard, and allowed for written comments on the draft Scope to be received through October 22, 2021. The Scope outlining the information to be covered in the DEIS was adopted by the Planning Board on October 25, 2021, was posted on the Town's website,² and is provided in Appendix A. Also provided in Appendix A is a copy of the SEQRA Environmental Assessment Form, Parts 1, 2 and 3, used by the lead agency in making its determination (Positive Declaration) that a DEIS must be prepared for the proposed action.

1.2 Project Purpose and Need

History

Early discussions about a project like this took place between the Project Sponsor and the Town which brought to light the possibility that parkland owned by the Town on Pugsley Road might be swapped with vacant land owned by the Sponsor on Starr Ridge Road in the Town of Southeast wherein the Pugsley Road parkland was underused and might be better suited for an active recreation facility. With support from Putnam County, the Town of Southeast petitioned the State Legislature in 2020 to authorize the Town "to alienate certain lands used as parkland and to dedicate certain other lands as parklands" for this purpose. The State Legislature passed and the NY State Governor signed legislation authorizing the Town to discontinue as parklands and to alienate lands on Pugsley Road and to convey portions of such lands to the Project Sponsor for the purpose of developing Sports and Recreation Facilities as permitted by the Town Code of the Town of Southeast.³

² Documents are posted on the Town's website: <http://southeast-ny.gov/383/Brewster-Yards-pka-ProSwing>

³ The review for the land swap proposal, including the requisite SEQRA review, was undertaken by the Town, reviewed by the County, approved by the NY State Legislature, and signed by the Governor on October 7, 2020.

Subsequently, the Project Sponsor made application for site development plan approval at the Pugsley Road site. The Proposed Action involves approvals to develop a commercial recreation⁴ complex on portions of the Pugsley Road lands and final Town approval for the land swap (transfer of ownership) of the subject land from Town to private ownership in fulfillment of the prior approval of a Home Rule resolution adopted by the Town Board and a Land Exchange Agreement authorized and executed by the Applicant and the Town of Southeast.⁵

Need for Recreation Facilities

While the Town of Southeast does not have a formal recreation plan for addressing recreation needs of its residents, anecdotal evidence indicates that there is a significant need for additional active recreation facilities to be available for Town residents, especially school-aged children. Additionally, there is continued interest by Town residents to preserve natural open space lands for conservation purposes as well as passive recreation. The Brewster Yards proposal is envisioned to address both of these priorities of the Town.

It is the Project Sponsor's intent to coordinate the operations of the proposed development with existing sports venues in the Town of Southeast to benefit Town residents. Not only will scheduling of playfield use provide priority to Town residents for certain time periods, but the facilities at Brewster Yards will also be available for scheduled programs and special events by the community and fundraisers by local charity organizations. It is anticipated, given the current demand for playfield space, that existing baseball and softball teams will make regular use of the new facilities. Local baseball and softball programs will not only benefit from playing on turf, state-of-the-art fields but, from off season training in the spacious, fully-turfed fieldhouse at Brewster Yards. This includes programs such as rec little league, travel little league and senior league, and local club travel baseball/softball.

Development Potential of Starr Ridge Road Site

The Starr Ridge Road property owned by the Project Sponsor which is subject to the aforementioned land swap consists of 94.9 acres of vacant land. The site is located in the R-160 Residence District where the principal land use is single family detached dwellings. Starr Ridge Road is a Scenic and Historic Route designated in the Town's Comprehensive Plan and Town Code. The Town of Southeast regulations stipulate that a buffer be protected along Starr Ridge Road to preserve the distinctive scenic and historic character of the corridor.

Establishment of the Starr Ridge Road site as public open space in return for allowing the Pugsley Road site to be developed for recreation would provide benefits to the Town. The Starr Ridge Road site will likely remain unimproved as a passive recreation site for hiking and the like, and its designation as permanent open space would preserve a natural resource for the community. Any future development activity at the Starr Ridge Road site is expected to be limited by the conservation protection imposed for the site upon its acquisition by the Town.

The adopted Town Comprehensive Plan does not include specific recommendations for the sites being considered for transfer, but the Plan includes discussion of development-related

⁴ Commercial Recreation use (as defined in the Town Code) would comprise indoor and outdoor recreational activities such as ball fields, soccer, basketball, and fitness activities such as gymnastics, health and exercise facilities, with restaurant and retail accessory uses.

⁵ Documents are posted on the Town's website: <http://southeast-ny.gov/364/Pugsley-Road-Alienation>

activity in these areas wherein it notes the scenic nature of Starr Ridge Road should be preserved while development along Pugsley Road is envisioned.

Development Potential of Pugsley Road Land

As earlier described, the two Town-owned parcels on Pugsley Road are proposed to be subdivided so that a portion of each lot will be acquired by the Applicant to be developed for recreational use while the remaining portions (approximately 71.7 acres) will remain in Town ownership as permanent open space. Given this designation, development potential of this land will be limited to possible improvements by the Town to enhance its passive recreational use, such as establishing hiking and nature trails.

As part of the approvals anticipated for Brewster Yards, the Applicant will include a 50'-wide easement to allow public access to continue to be possible from Pugsley, Zimmer and Fields Corner roads to the land that will remain in Town ownership. Of particular note is preservation of access to the ridgeline protection area located in the northeastern area of the property via access easements. (There are no formal trails existing on the site.) Access will be available to the public via an easement parallel to the northern property line from Fields Corner Road to the ridgeline open space lot (northwest property corner to northeast property corner), an easement following the eastern boundary from Zimmer Road northward to the ridgeline open space lot, and an easement following the eastern boundary from Zimmer Road southward to the open space lot that includes NYSDEC wetland LC-28. The alignment of the proposed access easement is illustrated in Figure 1-3. Two parking spaces will be allocated for users of the woodland trail at the proposed parking lot south of Zimmer Road (demand for such use is not known).

1.3 Project Description

The Brewster Yards project to be developed at the Pugsley Road site 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 Pro shop, a centrally located pedestrian/dining plaza, and playground for patrons.

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.

The Buildings

The proposed main Recreation Building is designed in a style and scale to create a sense of place for this baseball venue that is state-of-the-art, of ample size to provide functional indoor spaces for multiple activities, and is unique to the site and the region. The architectural features of the proposed main building are intended to express a scale that is in keeping with the nature of the landscape -- multiple rooflines with sloped roofs, one-story elements that reduce the scale of higher facades -- designed to fit within the surrounding context of an undulating landscape.

The smaller accessory buildings that will house the concessions will reflect the same architectural details of the main building.

Figures at the end of this section illustrate building floor plans, façade treatments and building materials of the main recreation building, the main concession building and concession buildings to be located at the center of the Little League and baseball field clovers, which style will be reflected in all the public buildings on the site. (Architectural designs will be further developed for purposes of review by the Town Planning Board/Architectural Review Board.) Refer to Table 1-1 which summarizes the floor areas and coverages of all proposed buildings.

Development of the building plans will include designs that screen any HVAC⁶ equipment and integrate green building practices. The proposed main building will be sprinklered.

The main building will house two (2) synthetic turf fields (90' and 60' infields) with spectator viewing, space for batting cages or pitching tunnels, sports performance training space, multi-use function rooms, office and support spaces. The facilities will include three event rooms for rental to small groups for birthday parties and the like and an accessory retail component. Food concessions and a Pro shop will serve the same sports patrons who are on-site to use the ballfields -- the players and parents.

The Site Plan

The project site plans submitted with the project application to the Town and accompanying this document depict the layout and details for the proposed site improvements including building and playfield locations, grading, roadways and parking areas, drainage features, site amenities and pedestrian improvements.

The project will utilize on-site groundwater wells for potable water supply (two or more public water supply wells to be developed) and on-site sanitary disposal (via a conventional subsurface sewage treatment system).

The project ballfields are laid out in cloverleaf fashion with viewing, concession and restroom facilities available throughout the site. Each ballfield will be outfitted with a full complement of traditional baseball field facilities -- dugouts, bullpens, batting cages, and spectator stands. The stands at each baseball and Little League field will be designed to accommodate up to 80 spectators. A central pedestrian plaza is designed to accommodate a number of food vendor trucks, dining tables and chairs with canopies for shade, and a concession and restroom building. At the center of each clover will be a small concession building; the building at the baseball clover will have a second story viewing platform for talent scouts.

A centrally located playground is planned in proximity to the main pedestrian plaza, designed for various age groups with seating and shade for parents. Provisions for a hiking / fitness trail is also planned to circulate around the adjacent ridgeline area which will remain Town owned. Access to the wooded parklands that will remain in Town ownership will be maintained for the public.

A 350' "showcase" baseball field is proposed at the south end of the complex, traditionally outfitted like the other fields and with stands to accommodate approximately 200 spectators.

⁶ Heating, ventilation, and air conditioning (HVAC).

The larger viewing stand raised to overlook the field will include a “press box” for scouts, with concession and restrooms.

A multi-sport field is planned at the north end of the complex to provide a play field for various sports and practice field space for baseball teams awaiting their time on the baseball fields. The stands will be designed to accommodate approximately 50 spectators.

All fields are planned to be constructed with synthetic turf to allow for all-season use and every field is proposed to be lighted for nighttime use. Each field will be outfitted with an electronic scoreboard and sound system for announcements. Scoreboards will be located at the outfield fence of each field; loudspeakers would typically be located at the central patron areas (near the concessions and bleachers) at all fields. Of course, each field will be surrounded by appropriate chain link fencing for safety. (Refer to Figures 1-10 to 1-13 that show the general locations of scoreboards, public address speakers, field lighting and the playground.)

The proposed plan will preserve a vegetative buffer around the perimeter of the developed area and re-establish buffers where needed. The project will preserve a vegetative buffer of over 16.5 acres to the residential properties to the north and to the ridgeline parcel to the northeast, in addition to preserving 26.8 acres in permanent open space for the ridgeline itself. On the west side of the project, there will be areas graded to accommodate stormwater management basins, and the internal driveway where new landscape plantings are planned to re-establish a vegetative buffer along Fields Corner Road. Likewise, grading is proposed to create driveway access points to the project along the repaved Zimmer Road and the proposed plan will include landscape plantings to buffer the developed area of the site. Grading for stormwater basins to the south and east sides of the baseball showcase field will occur near the property lines that adjoin land to remain in vegetative cover -- the County-owned parcel to the east and 44.8 acres in permanent open space to the south. A buffer of over five areas of existing woodlands will remain along the Pugsley Road frontage.

Where the project will disturb existing vegetation within the 50'-wide environmental conservation buffer required by the Town Code along the property lines, plantings will include trees, shrubs and groundcovers of native and ornamental plant species that are appropriate to the region and suitable to the site conditions.

Access

Access to Brewster Yards by vehicle will be via Route 312 and Pugsley Road to the main driveway loop. Parking will be provided in the parking area that wraps past the front of the main building and when there is greater attendance, additional parking will be available in three smaller lots elsewhere on the site. An area for bus parking is also provided at the driveway loop. Overall, the parking is sized to accommodate the peak weekend use of the site. (Refer to the table of building floor areas, parking and loading spaces below.)

Several internal access points are proposed to allow for emergency response vehicles to reach the baseball fields, multi-purpose field, concession plazas, and main building areas.

There will be a single gateway pedestrian entrance for patrons from the main parking lot to the east side of the main building, past a ticketing window. Ticketing will be managed through an online app so that patrons will already have purchased their tickets upon arriving at the site. Virtually all areas of the project will be designed to be accessible in conformance with the American with Disabilities Act (ADA).

Off-site physical improvements planned or expected to be necessary to accommodate public access to this project are limited to the reconstruction of the former Zimmer Road which will entail widening, grading, drainage measures and paving approximately 975 lineal feet of roadway to a cross-section that is acceptable to the Town. (It is anticipated that the cost of improvement of Zimmer Road can be shared between the Applicant and the Town of Southeast.) Pugsley Road, which at present is a narrow, unimproved and seasonal Town road is scheduled to be improved to Town road standards (widened, graded and paved), and the intersection of Pugsley Road and Route 312 is also scheduled to be improved to a signalized intersection, as part of the next-door Logistics project. Pugsley Road is expected to be fully operational for two-way traffic in 2023 prior to the opening of Brewster Yards.

Based on the evaluation of traffic infrastructure in the area of the project undertaken for this EIS, the project proposal includes implementing adjustments to traffic signal timing at four locations:

- Intersection of US Route 6 & NYS Route 312 - Traffic signal timing adjustments during the Peak Weekday PM Hour and Peak Saturday Hour
- Intersection of NYS Route 312 & Pugsley Road (Logistics Alternative A) - Traffic signal timing adjustments during the Peak Weekday PM Hour and Peak Saturday Hour
- NYS Route 312 & Interstate Route 84 Eastbound Ramps / Independent Way - Traffic signal timing adjustments during the Peak Saturday Hour
- NYS Route 312 & Interstate Route 84 Westbound Ramps - Traffic signal timing adjustments during the Peak Weekday PM Hour and Peak Saturday Hour

Programming

Programmatic planning for use of the site is currently being developed by the project sponsor, but in general the expected site use will attract youngsters and their parents every week day in after school hours and throughout the day on Saturdays, Sundays and holidays. The expected hours of operation, once the venue is fully operational, are as follows:

- Monday - Friday: Winter 3PM-10PM In Season 10AM-10PM
- Weekends / Holidays: 8AM-10PM

Use of the main recreation building for indoor activities will be greatest during the “off-season” (November to mid-March) with modest use of the fields, weather permitting. Anticipated wintertime project use by up to 213 persons (players, spectators and staff) is anticipated at any one time.

The Spring/Summer/Fall “in-season” operation will run from mid-March to the end of October. During non-school days, outdoor field use will be programmed for two teams on each of nine fields throughout the day and fourteen teams “on deck” (up to 1023 persons -- players, spectators and staff) and using other site amenities, including concessions, batting cages, the multi-sport field for practice, playground and the recreation building facilities. On school days, after-school field use is expected to be two teams on each of up to five fields and eight teams “on deck” (up to 358 persons). During peak use the project is anticipated to employ up to 63 people.

Use of the project facilities will be available to all residents of the Town of Southeast, of Putnam County, and of the greater region, without prejudice. The facilities at Brewster Yards will expand

upon the existing baseball venues in the community, providing additional opportunities for the existing Little League, softball and baseball teams from the greater region. The project is envisioned by the project sponsor to be a family-oriented recreational venue designed to respond to existing regional demand for popular sports activities that would serve and benefit the Town and the broader region.

The following table summarizes lot and building floor areas, coverages, and computation of required off-street parking based on the latest plans included in DEIS Appendix M. Parking generation for indoor recreation is calculated using the average parking generation rate for a recreational center (4.00/1000 gross square feet) documented in Parking Generation published by the Institute of Transportation Engineers, as there is no comparable use listed in Town Code §138. Parking would accommodate concurrent usage of the indoor and outdoor facilities, and consecutive field use.

The proposed land use does not require provision of a loading space on the site plan, pursuant to Code §138-69.

| Table 1-1 | | | | |
|--|------------------|----------------|-------------------|------------------------------|
| Schedule of Areas, Parking & Loading | | | | |
| Total Lot Area: | 81.78 | Acres (2 lots) | | |
| Building Areas: | Gross Floor Area | | Building Coverage | |
| Main Building | 34,855 | Square feet | 34,855 | Square feet |
| Concession/Restrooms North | 3,684 | Square feet | 3,684 | Square feet |
| Concession - Large Clover | 1,360 | Square feet | 784 | Square feet |
| Concession - Small Clover | 576 | Square feet | 576 | Square feet |
| Concession - MP Field | 612 | Square feet | 612 | Square feet |
| Concession/Restrooms South | 1,625 | Square feet | 1,625 | Square feet |
| Maintenance Building | 1,152 | Square feet | 1,152 | Square feet |
| Water Treatment Building | 350 | Square feet | 350 | Square feet |
| Batting Cages (building) | 4,224 | Square feet | 4,224 | Square feet |
| Total Building Areas: | 48,438 | Sq. Ft. GFA | 47,862 | Sq. Ft. Coverage |
| | | | 0.016 | FAR of N Lot Area (Lot 10.1) |
| | | | 0.002 | FAR of S Lot Area (Lot 11.1) |
| Total Pavement Area: | 9.6 | Acres | | |
| Outside Storage Area: | None | | | |
| Computation of required off-street parking and loading spaces: | | | | |
| Use: | | Loading | Parking | Factor |
| Recreation in Building (sf) | 35,459 | 0 | 142 | 1 space / 250 sf (ITE) |
| Athletic Fields (seats) | 1,001 | 0 | 201 | 1 space / 5 spectator seats |
| Public Trail Use | | 0 | 2 | |
| Total Spaces Required: | | 0 | 345 | |
| Total Spaces Provided: | | 0 | 449 | |
| 3/30/2022 | | | | |
| <i>Numbers are based on the preliminary building and site plans.</i> | | | | |

Build Year & Construction Schedule

Following conclusion of the environmental review process with findings that will allow the project to obtain the requisite permits, project construction is anticipated to begin in Winter 2022-23 and proceed continuously to completion in Summer 2024. For purposes of the DEIS analyses, 2023 is used as the “build year”.

1.4 Required Approvals/Permits and Involved Agencies

Regulatory agencies having approval or permitting authority over one or more aspects of this application are listed below. Addresses for the agencies, Town departments, Town consultants and known interested parties to whom copies of the SEQR documents will be distributed are listed in Appendix A. State or local agencies having such approval or permitting authority are identified as “involved agencies” under SEQRA.

Agency Approvals

This action will involve a decision by the Town of Southeast Planning Board (the SEQR lead agency) whether to approve the project proposal once the environmental review process is completed. The Board’s decision will take into account input received from affected Town departments and the Town’s professional consultants, as well as from all involved agencies and interested parties. In addition, the Town Board and other local boards will review specific aspects of the project plans. If physical improvements are needed within the Town road right-of-way for this project, the Town Highway Department will need to issue appropriate permits.

The project plans used to assess potential environmental impacts for the purpose of the SEQR review are considered progress plans and may be revised through input from the SEQR review. Final development plans will be developed for the buildings and site improvements in accordance with the requirements of approving agencies prior to any construction work.

The Putnam County Department of Planning, Development & Public Transportation will review the project proposal under the requirements of General Municipal Law section 239-m relative to inter-community and county-wide considerations.

The Putnam County Department of Health has review and approval responsibility for infrastructure systems that would provide water supply and sanitary waste disposal functions for the project. The project would utilize on-site systems since this site is not located in a public sewer or water district.

New York State regulations require that the site plans be reviewed and approved with regard to stormwater discharges from construction activities and from operation of the planned facilities. In accordance with the requirements of the NYSDEC General Permit for Stormwater Discharges from Construction Activity, the Town of Southeast, as the responsible “MS4” (Municipal Separate Storm Sewer System) Coordinator, must review and approve the site-specific Stormwater Pollution Prevention Plan (SWPPP) prepared for the proposed project. Any construction activity which disturbs over 5,000 square feet within the New York City Watershed is subject to these requirements.

Additionally, NYSDEC will regulate the on-site groundwater well system proposed for water supply for the project, and has jurisdiction regarding any disturbance to a State-designated

wetland or its adjacent “buffer” area. A wastewater SPDES permit will be required for the septic system as it will treat greater than 1,000 gallons per day.

As this project will utilize State roads for access, the NYS Department of Transportation (NYSDOT) will be involved in permitting for improvements to the State transportation system, if improvements are necessary.

As the project site is located within the New York City East of Hudson Watershed, the New York City Department of Environmental Protection (NYCDEP) also regulates sanitary waste disposal and stormwater management systems for the project.

A determination of the potential effect of the project on historical and archaeological resources will need to be obtained from the NYS Office of Parks, Recreation and Historic Preservation (OPRHP).

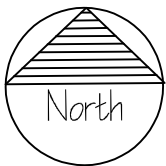
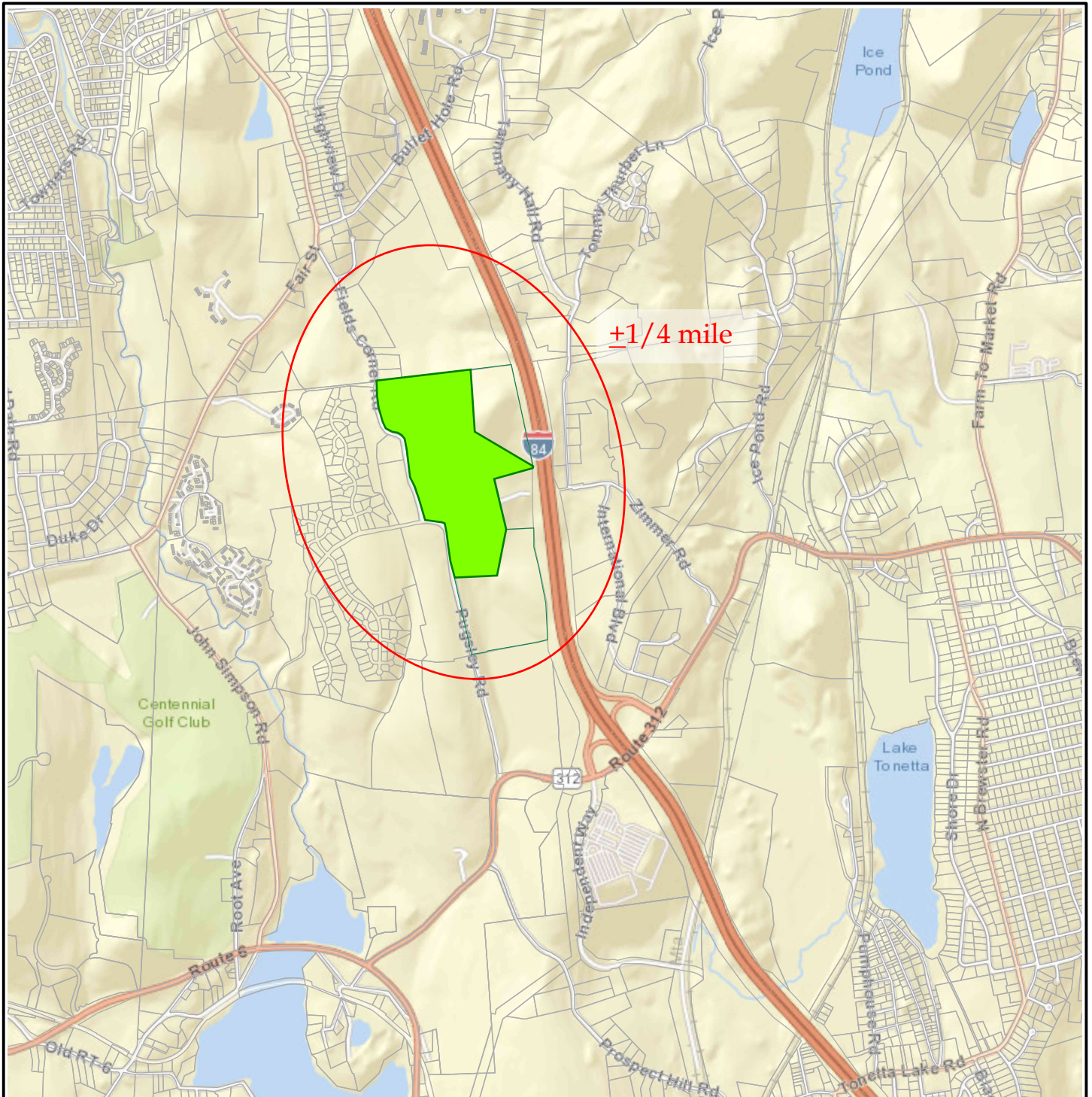
Required approvals and the involved agencies are listed below.

Approvals and Involved Agencies

- 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.

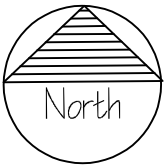
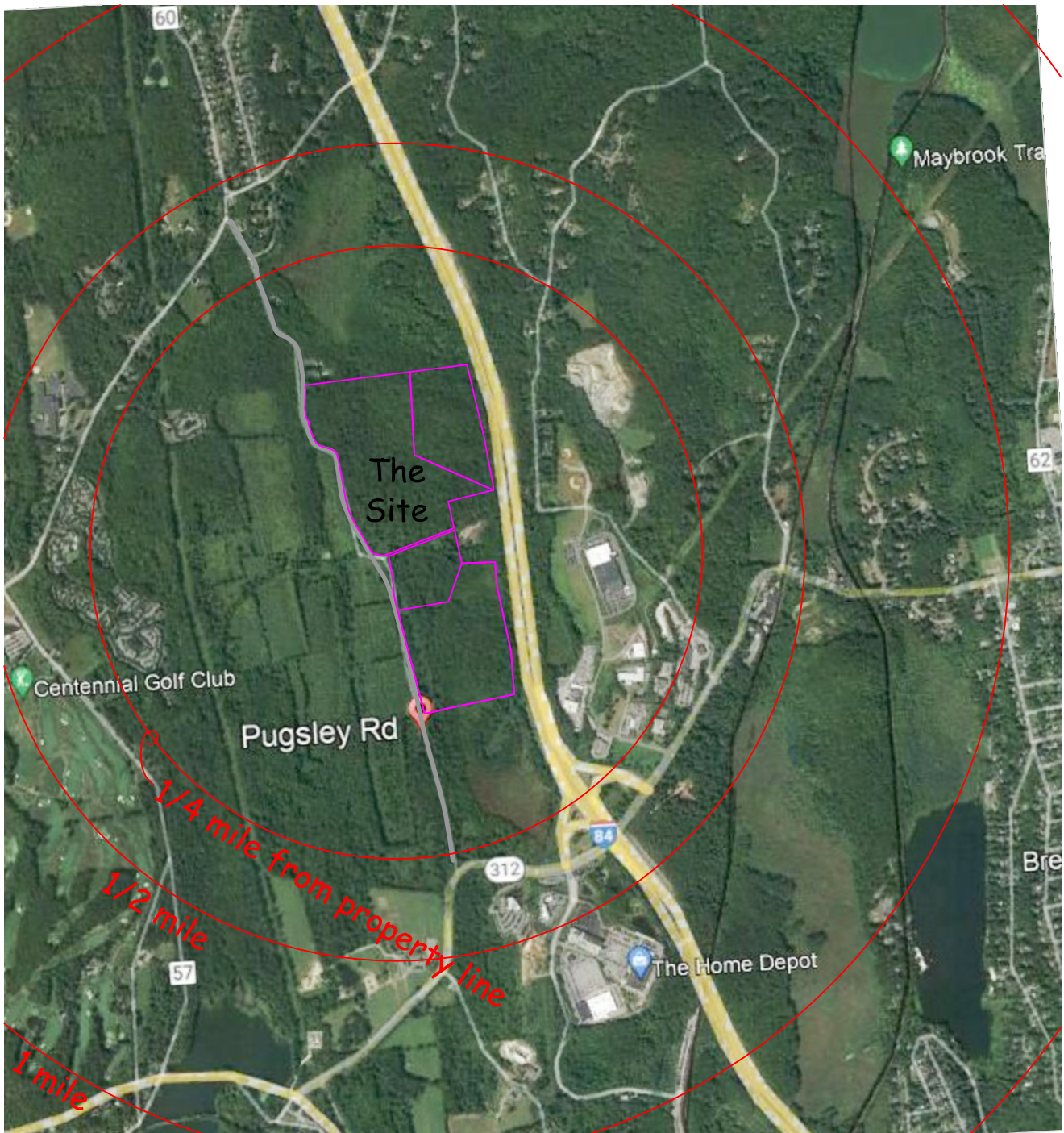


**Figure 1-1: Location Map
BREWSTER YARDS DEIS**

1/20/22
Scale: Approx. 1:36,000
KG+D 2020-1054

Town of Southeast, Putnam County, New York

Source: Putnam County GIS



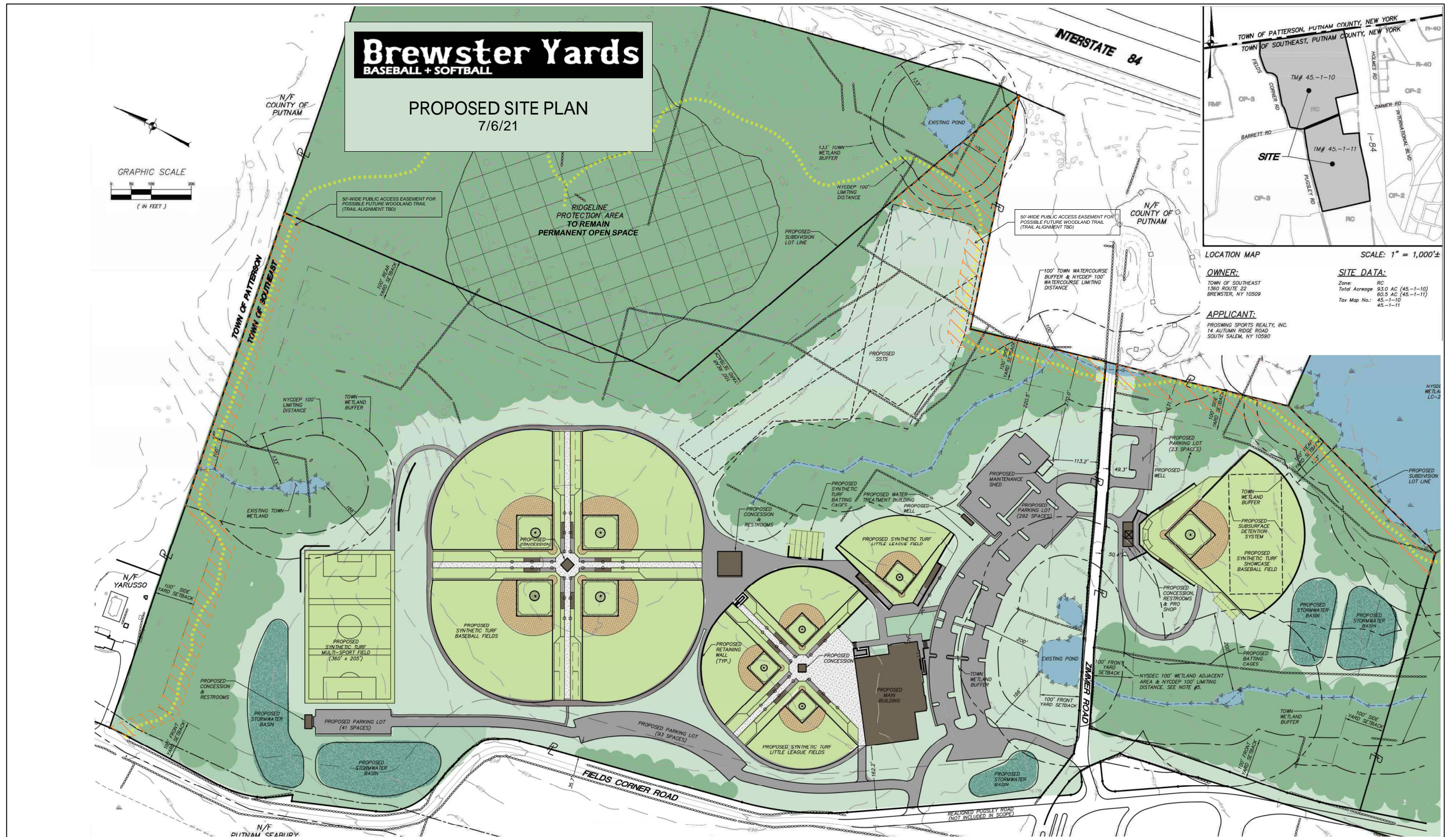
Scale:



Figure 1-2: Aerial of Site Vicinity
 BREWSTER YARDS

Town of Southeast, Putnam County, New York

Source: Google Earth Imagery

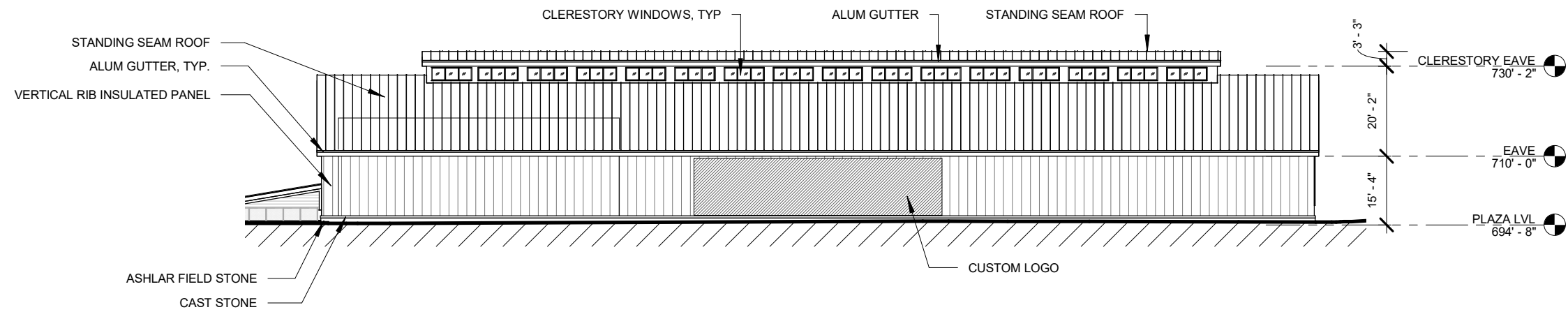


3/24/22
Scale: As Shown
KG+D 2020-1054

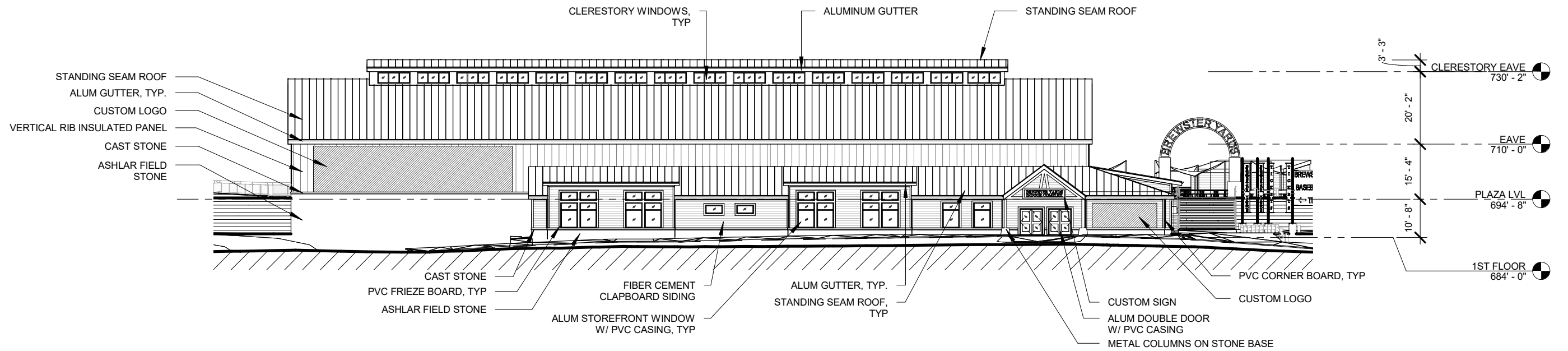
PROJECT ARCHITECT:
KG+D Architects, PC
285 Main Street, Mount Kisco, NY 10549

PROJECT ENGINEER:
Insite Engineering, Surveying & Landscape Architecture, PC.
3 Garrett Place, Carmel, New York 10512

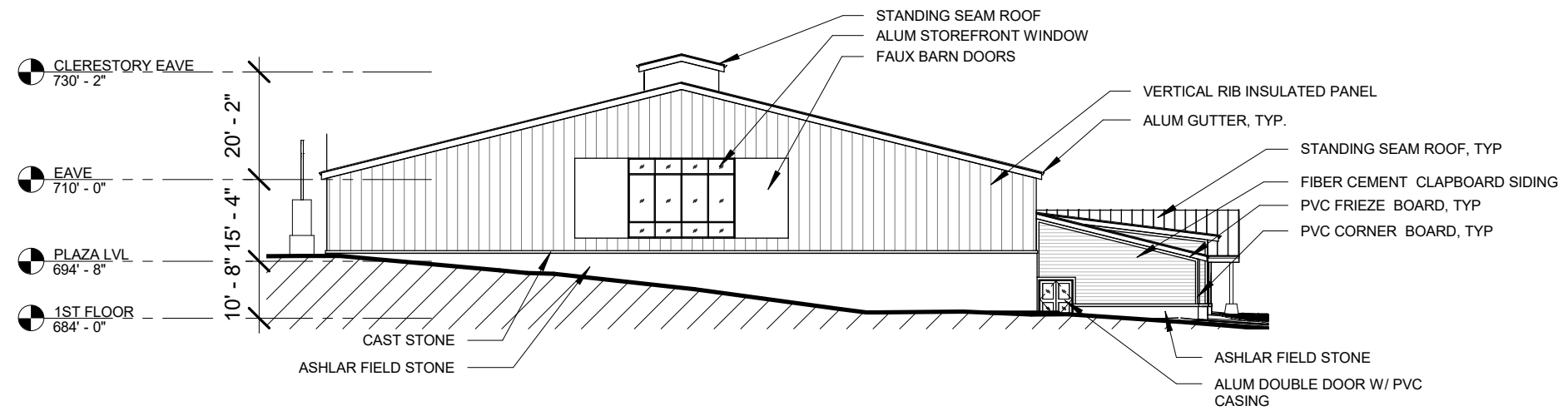
Figure 1-3: Proposed Site Plan
BREWSTER YARDS DEIS
Town of Southeast, Putnam County, New York
Source: Insite Engineering Site Plan



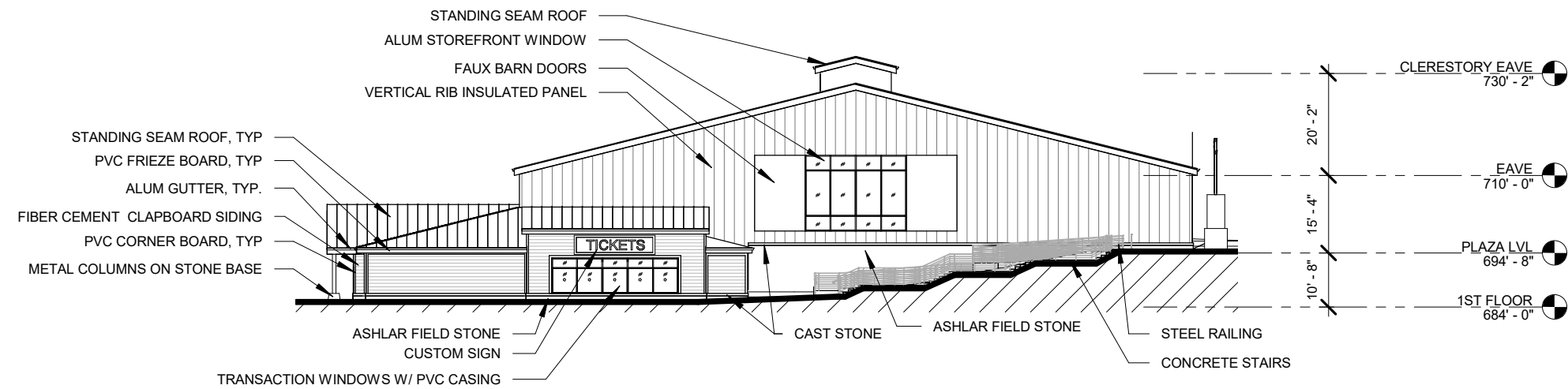
2 - NORTH ELEVATION



1 - SOUTH ELEVATION



2 - WEST ELEVATION



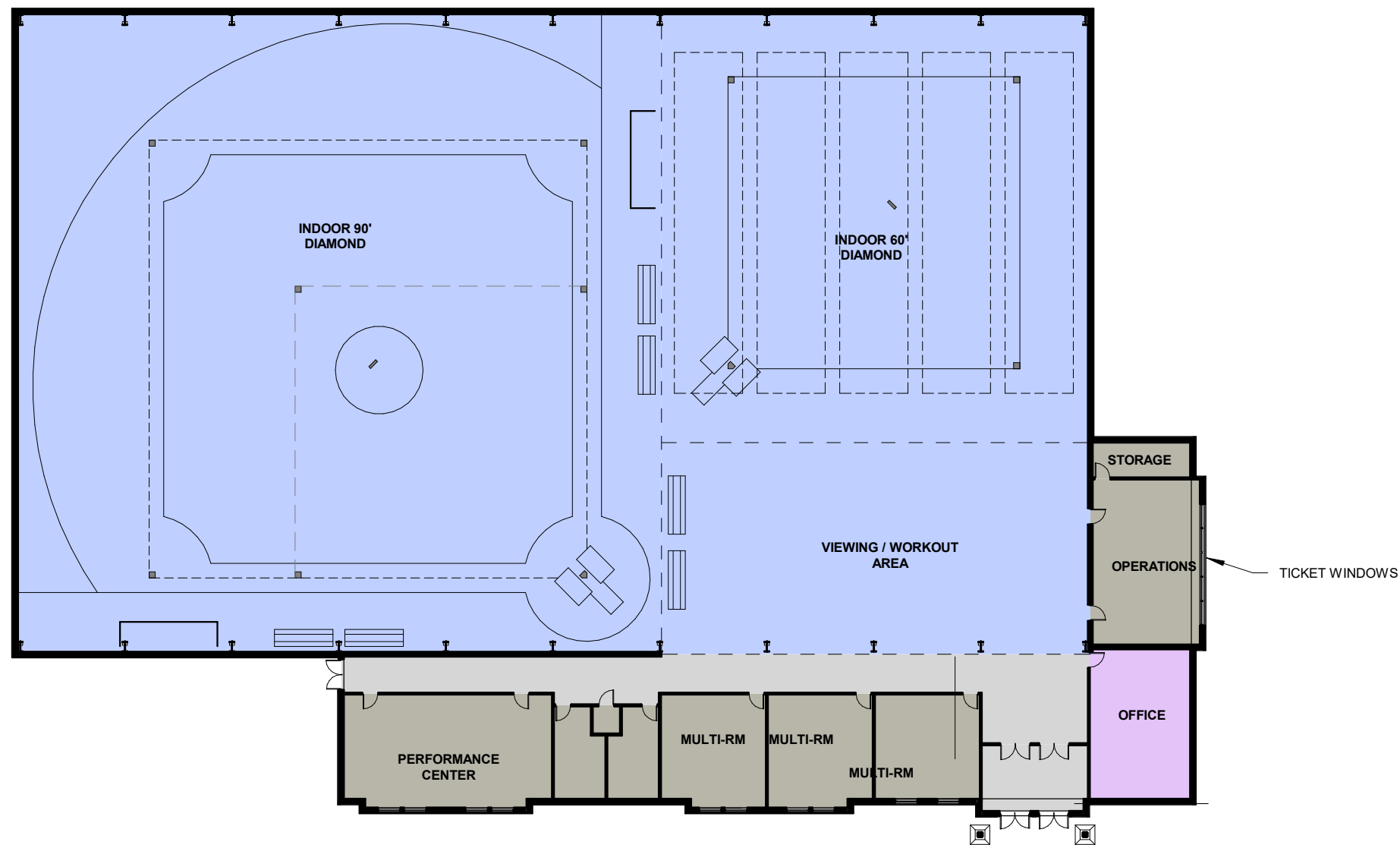
1 - EAST ELEVATION

Room Schedule - Indoor Sports...

| Name | Area |
|------------------------|-----------|
| OFFICE | 630 SF |
| OPERATIONS | 745 SF |
| MULTI-RM | 460 SF |
| MULTI-RM | 490 SF |
| MULTI-RM | 490 SF |
| WOMEN | 185 SF |
| MEN | 185 SF |
| JAN | 30 SF |
| PERFORMANCE CENTER | 975 SF |
| INDOOR 60' DIAMOND | 7,715 SF |
| VIEWING / WORKOUT AREA | 3,770 SF |
| INDOOR 90' DIAMOND | 17,335 SF |
| HALLWAY | 1,410 SF |
| LOBBY | 290 SF |
| STORAGE | 145 SF |
| Grand total: 15 | 34,855 SF |

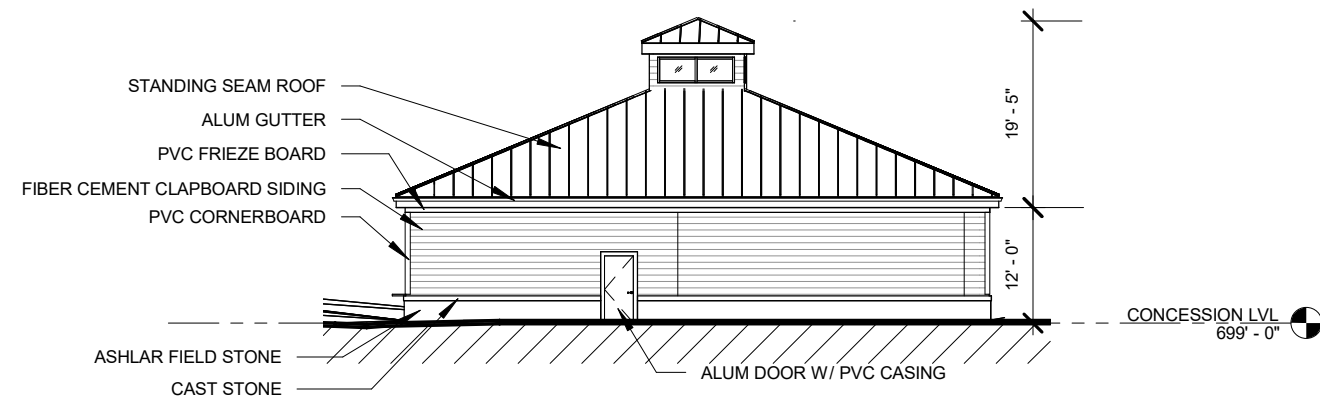
Legend:

- ADMINISTRATION
- CIRCULATION
- SUPPORT
- RECREATION / PUBLIC USE

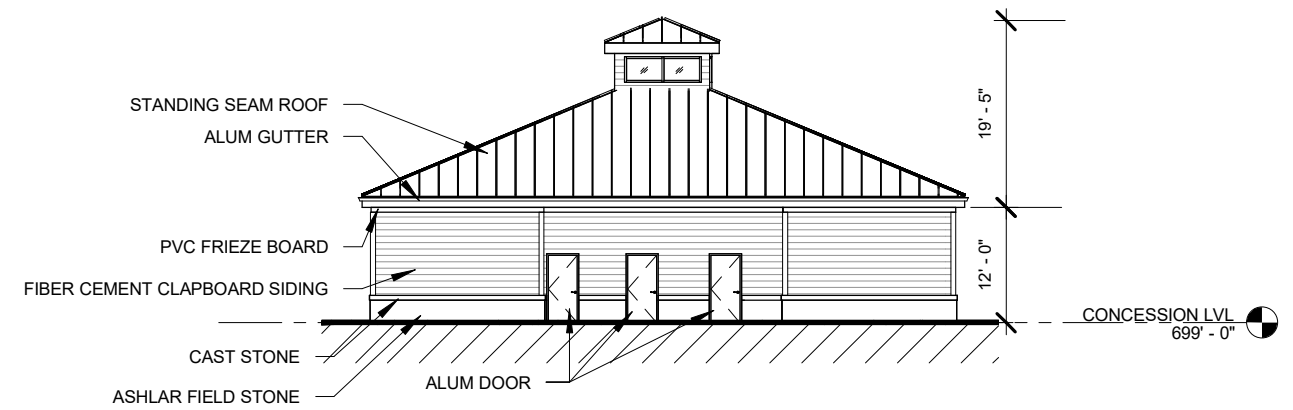


BREWSTER SPORTS COMPLEX

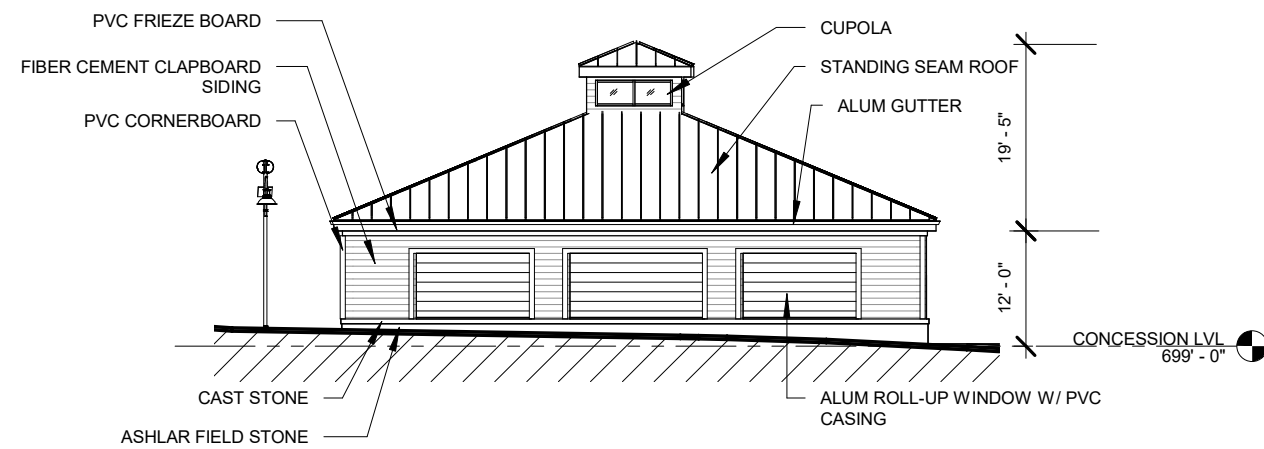
SCALE: 1" = 30'-0"
 DATE: 02/17/22



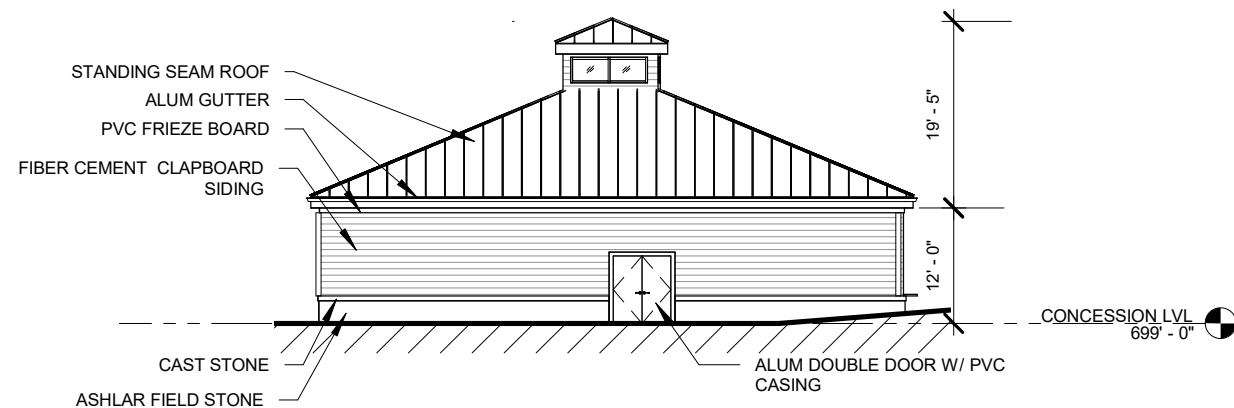
4 - CONCESSION - SOUTHWEST ELEVATION



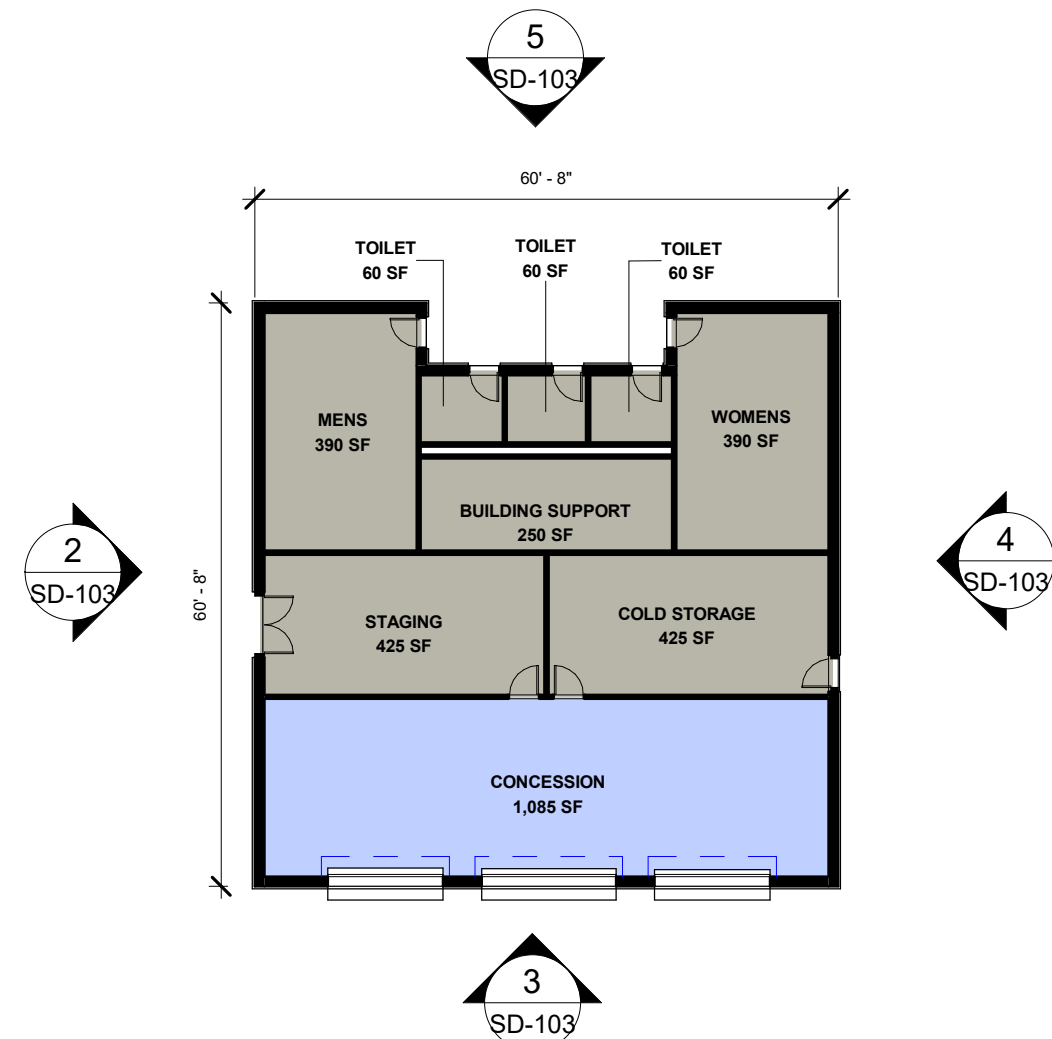
5 - CONCESSION - SOUTHEAST ELEVATION



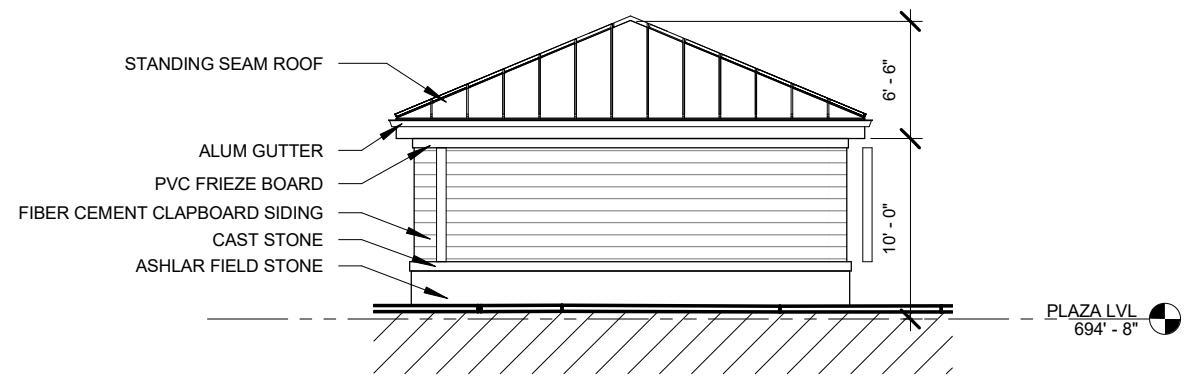
3 - CONCESSION - NORTHWEST ELEVATION



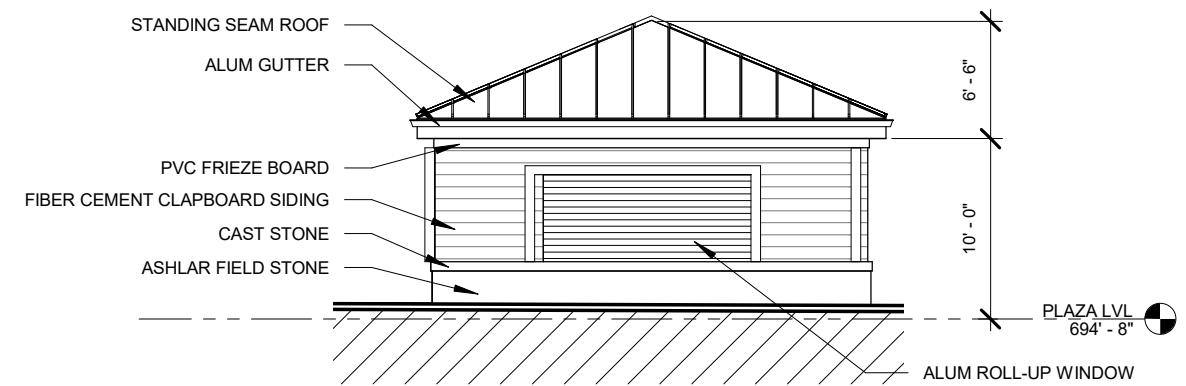
2 - CONCESSION - NORTHWEST ELEVATION



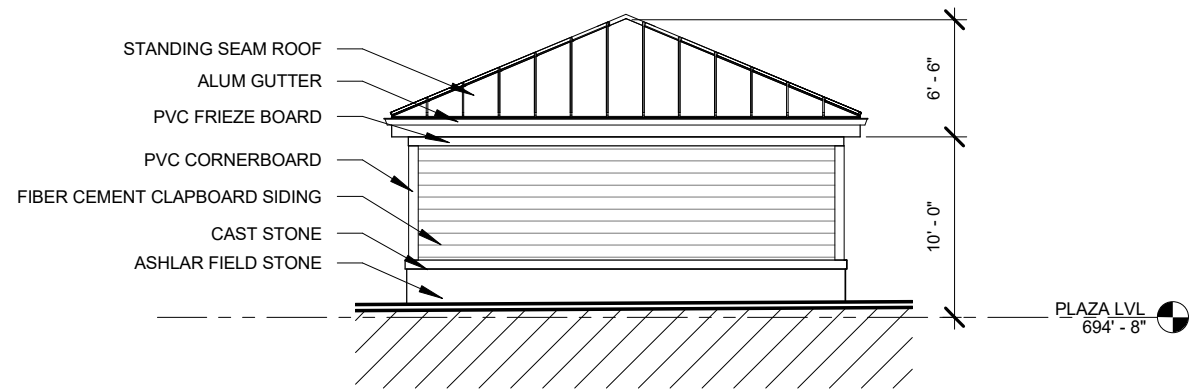
1 - CONCESSION FLOOR PLAN



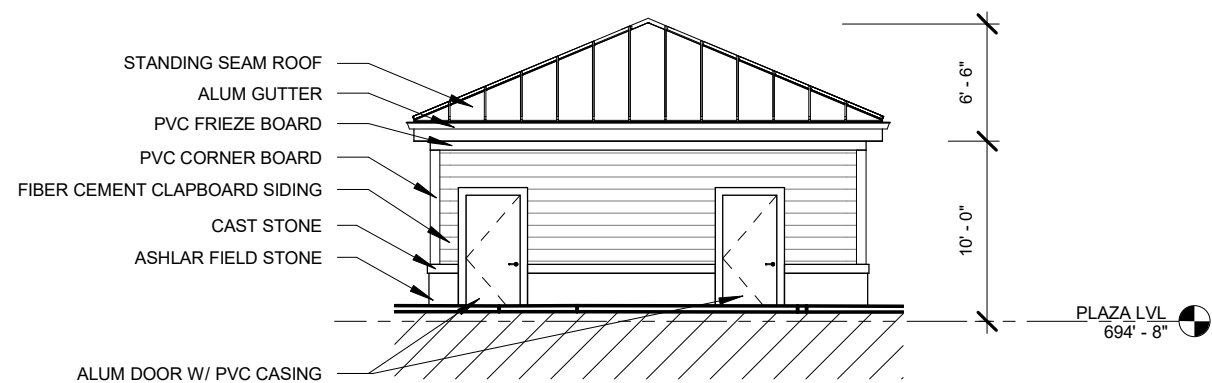
4 - CONCESSION - EAST ELEVATION



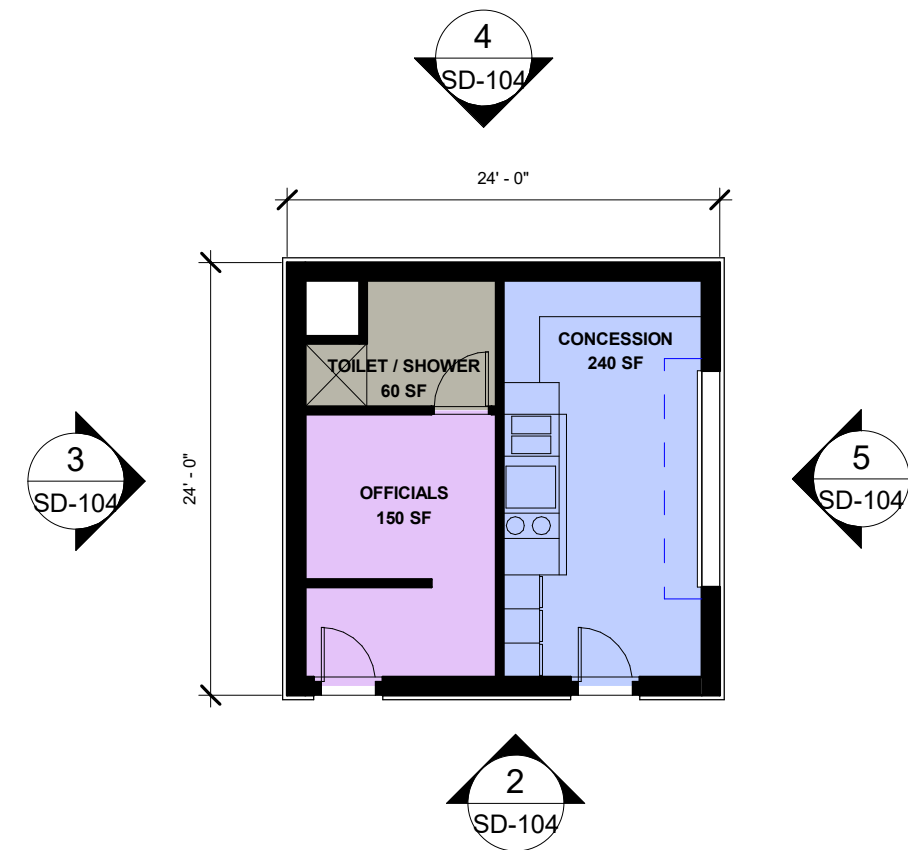
4 - CONCESSION - EAST ELEVATION



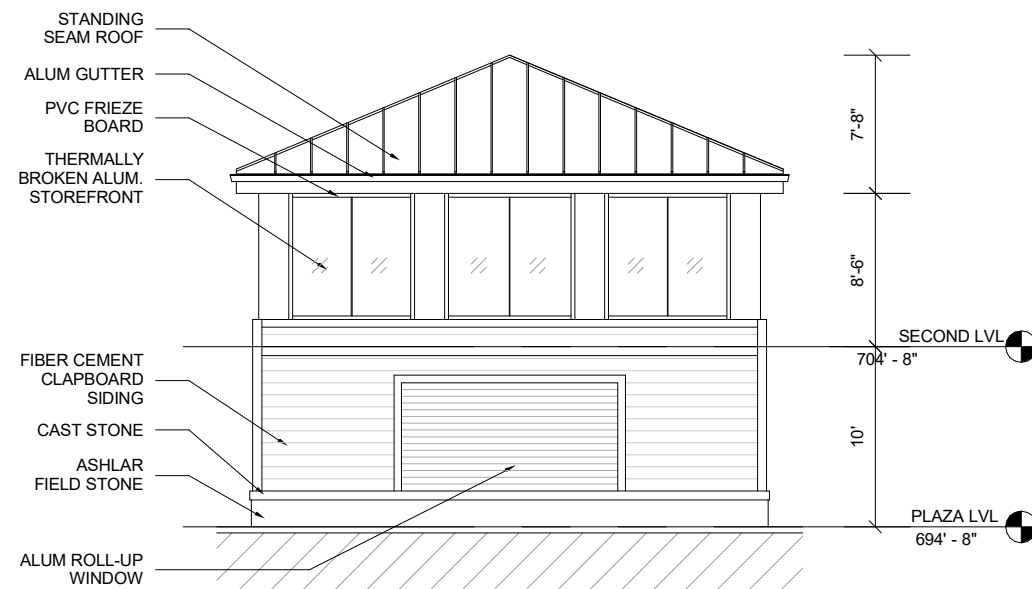
3 - CONCESSION - NORTH ELEVATION



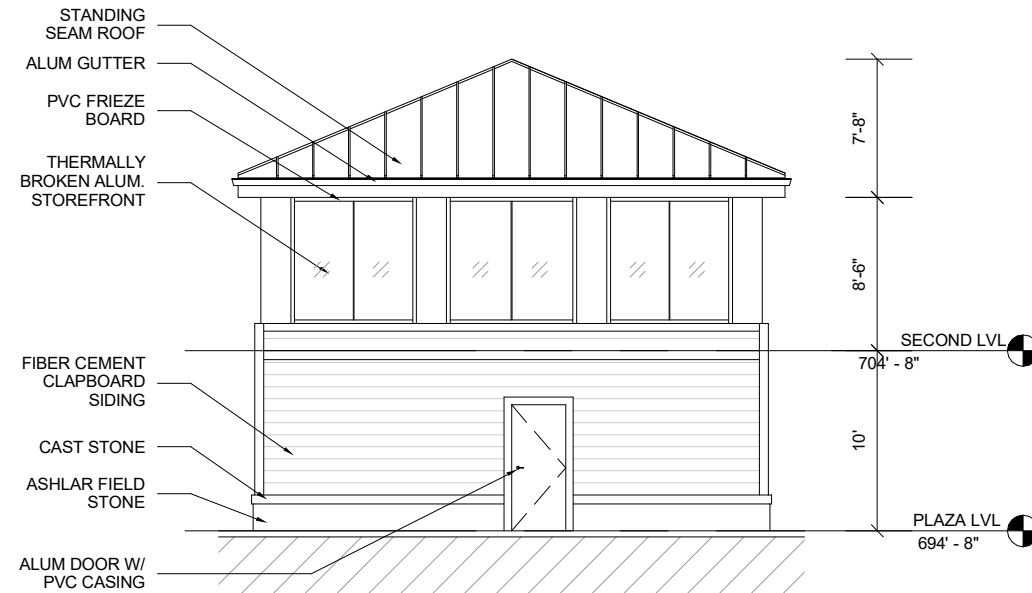
2 - CONCESSION - EAST ELEVATION



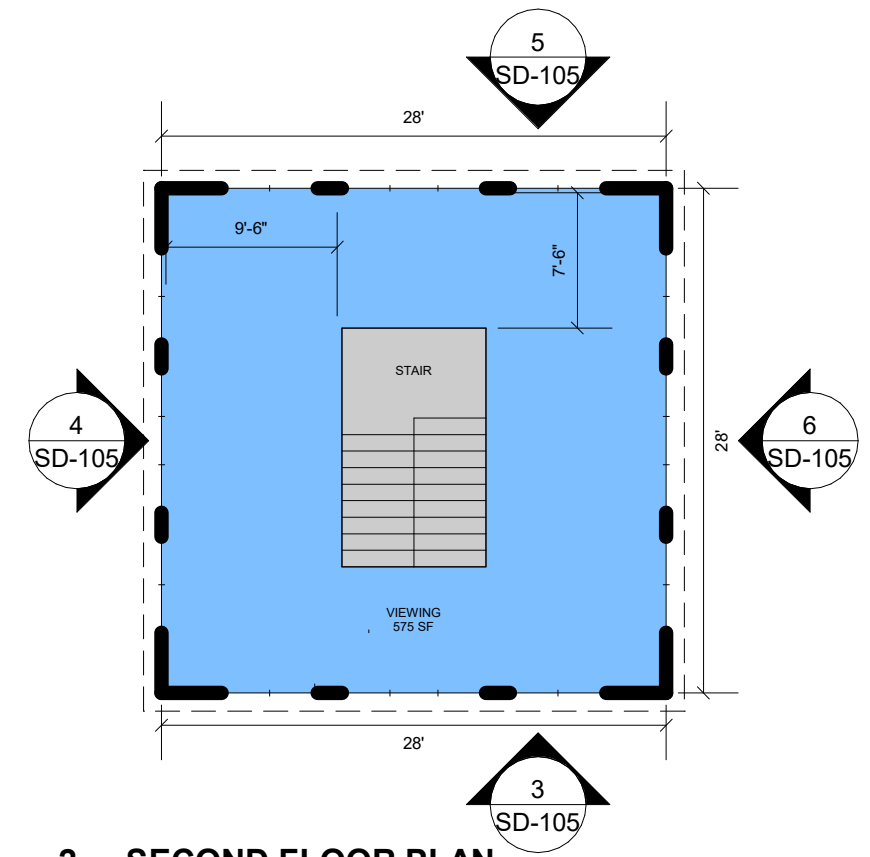
1 - Floor Plan



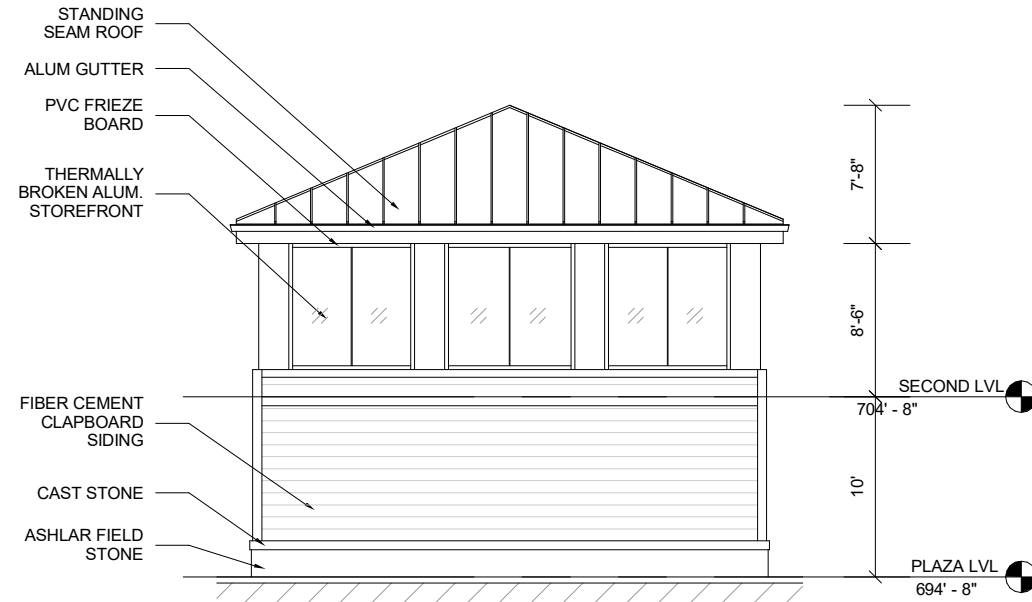
6 - EAST ELEVATION



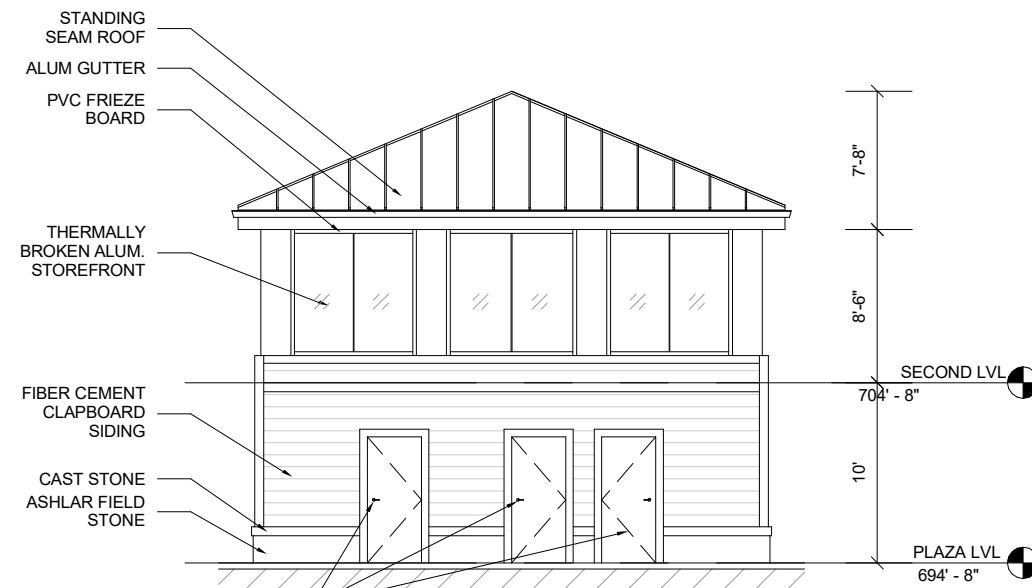
5 - NORTH ELEVATION



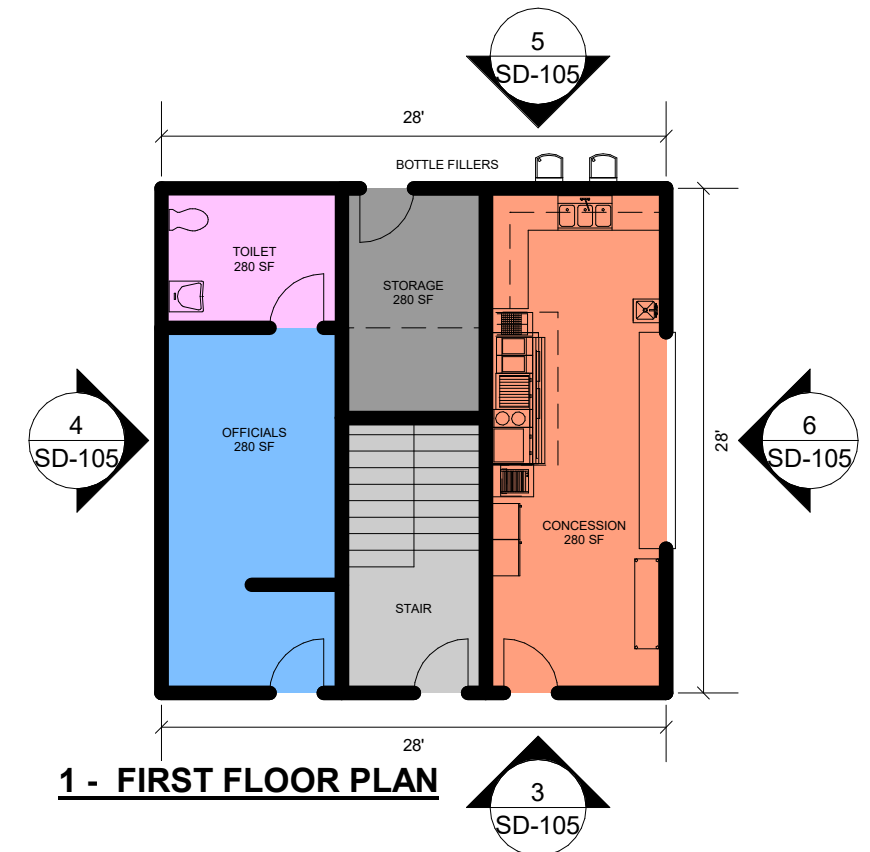
2 - SECOND FLOOR PLAN



4 - WEST ELEVATION



3 - SOUTH ELEVATION



1 - FIRST FLOOR PLAN



Figure 1-10
View of Tickets Plaza
BREWSTER YARDS DEIS
Town of Southeast, Putnam County, New York



Figure 1-11
Aerial View of Baseball Clover
BREWSTER YARDS DEIS
Town of Southeast, Putnam County, New York



Figure 1-12
Playground View
BREWSTER YARDS DEIS
Town of Southeast, Putnam County, New York



Figure 1-13
Aerial View of Concession Plazas
BREWSTER YARDS DEIS
Town of Southeast, Putnam County, New York