
3.0 COMMUNITY SERVICES

3.1 Introduction

The Applicant is proposing a commercial baseball-centered recreation facility, 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 proposed project would be an indoor and outdoor baseball-centered facility. The project is expected to be completed in 2023. Brewster Yards would include the following amenities: nine (9) baseball/little league fields, one (1) multi-purpose field, concession buildings, support buildings, and ±35,000 square foot indoor recreation facility. Provision for a hiking / fitness trail is also planned on the site to circulate around the adjacent ridgeline area which will remain Town owned and open to the public.

Brewster Yards is to be utilized year-round. The hours of operation are planned to be as follows: Monday through Friday: 10am to 10pm – in season, 3pm to 10pm - off season/winter; Saturday, Sunday, and Holidays: 8am to 10pm.

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.

The main access to the project site would be directly from Pugsley Road. 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. The main building of the Brewster Yards would be equipped with a sprinkler system.

The proposed project would create potential demand for additional community services such as police, fire, emergency medical services and public works in the Town of Southeast.

This section evaluates the potential impacts to local community services from the proposed project Brewster Yards and other pending/approved projects in the local area proposed for the 2023 build year.

3.2. Police

3.2.1 Existing Conditions

Police protection for the Brewster Yards (project site) and the greater Town of Southeast would be provided for by the Putnam County Sheriff’s Department (Sheriff’s Department) and the Brewster Barracks of the New York State (NYS) Police Department (Troop K, Zone 2).

Putnam County Sheriff Department

Putnam County Sheriff's Department is located at 3 County Center, Carmel, Putnam County, New York, four miles from the project site. The Sheriff's Department Uniform Patrol Division consists of Deputy Sheriffs and Special Patrol Officers that comprise the following sectors: Road Patrol, Youth and Community Services Bureau, Putnam County Building Security detail, and the Putnam County Department of Social Services detail. Road Patrol is further divided into the following units: Commercial Vehicle Safety Enforcement Unit, the Marine Unit, the Accident Investigation and Reconstruction Unit, the Bicycle Patrol Unit, the Motorcycle Unit, the Putnam County ERT and the K-9 Unit. Six (6) new vehicles were purchased for Road Patrol in 2020.

The Sheriff's Department consists of approximately 60 uniformed officers including a sheriff, undersheriff, and five (5) captains. The current sheriff is Sheriff Kevin McConville. The project site is four (4) miles from the Putnam County Sheriff's Department.

Refer to Appendix B, Correspondence, for the inquiry for information sent to the Putnam County Sheriff Department.¹

NYS Police, Brewster Barracks, Troop K, Zone 2

The NYS Police Troop K Zone 2 is located along NYS Route 22 in the Village of Brewster, Putnam County, New York, five (5) miles from the project site. The Brewster Barracks of the NYS Police has specific police powers within Putnam County, New York. There are currently 30 uniformed officers employed at this location. Refer to Appendix B, Correspondence, for communications to the NYS Police.

3.2.2 Future without the Proposed Project

Analysis of the future without the project is based upon the development of the area surrounding the project site in both the Towns of Southeast and Patterson in 2023 and the project site remaining in its undeveloped condition. The following projects are assumed to be built, occupied, and operating in year 2023: Commercial Campus at Fields Corner Project (aka Northeast Interstate Logistics Center), Ace Endico Expansion, Barrett Hill residential development, Terravest Senior Housing, and various smaller projects including Starr Ridge, Stalene Retail, Salsa Fresca, Volz-Cloverleaf, Alfacor.

Individual community service evaluations were prepared for the larger projects to be completed in year 2023 (i.e., Northeast Interstate Logistics Center and Ace Endico Expansion) by various consulting firms for the towns of proposed development. Measures to mitigate potential impacts from the larger projects proposed to the serving community departments included but not limited to PILOT programs, additional tax revenues and proposed onsite security measures. The smaller projects proposed for 2023 would create an average cumulative increase in police department services. This average normal growth along with mitigation measures proposed for the larger than average projects would not create significant impact to the Putnam County Sheriff's Department and/or the NYS Police, Troop K, Zone 2 serving the Town of Southeast and greater Putnam County from the future without the proposed project.

¹ Inquiry letters were sent to community services providers dated November 17, 2021. The follow-up inquiries dated January 5, 2022, which provided updated project information with renewed request for a response, are included in Appendix B.

3.2.3 Potential Impacts to Police Services

Conversion of currently undeveloped/vacant land to a year-round recreation facility would increase the daily population on the project site and travelling to and from the site.

Letters were sent to both the Putnam County Police Department and NYS Police Department, Troop K, Zone 2 in November 2021 and January 2022. The letters included a project description and a request for input on how the proposed development may impact their department's ability to service the project site and greater area. No response was received. Refer to Appendix B, Correspondence, for the inquiries for information sent to the Putnam County Sheriff's Department and the NYS Police Department, Troop K, Zone 2.

Due to the nature of the project which will primarily draw family groups with children, no significant impacts of Brewster Yards' operations to State Police or County Sheriff services are identified. With the project to be developed on a newly constructed Town road and off of a State and Interstate route, the patronage of the project including its non-resident component, will utilize roads that are sufficient to accommodate the projected traffic without need for traffic control by police or traffic safety personnel.

Putnam County is expected to receive approximately \$90,000 annually in property tax revenues from the proposed project once fully operational. A portion of this increase in property taxes could be utilized to offset any potential impacts the proposed development may have on the County Sheriff's Department. Refer to Section 4.0, Economic Conditions, for a detailed property tax analysis of the proposed project.

3.3 Fire Prevention Services

3.3.1 Existing Conditions

Fire protection services for the project site and the Town of Southeast is provided by approximately 150 volunteers of the Brewster-Southeast Joint Fire District. The Lt. Michael E. Neuner Fire Headquarters is located at 501 North Main Street and the Charles K. Doyle Station No. 1 is located on Route 312 & North Brewster Road, Brewster, Putnam County, New York. The fire stations are three miles and two miles from the project site, respectively.

The Brewster-Southeast Joint Fire District equipment totals 9 vehicles including two engines, a brush truck, a ladder truck, a tanker, a tanker pumper, one rescue, a utility vehicle, and one fire-police vehicle. Based on the calls for the last three years, the Brewster Fire Department averages about 2,500 calls a year.²

3.3.2 Future without the Proposed Project

As noted, there are other approved/pending projects in the vicinity of the proposed project that would be built and occupied in the year 2023. The future without the proposed project would assess the potential impacts to the Brewster-Southeast Joint Fire District and Brewster Fire Department from the identified projects and the project site in its current undeveloped condition in year 2023. Refer above to Section 3.2.2, Future without the Proposed Project for a list of the pending/approved projects.

²Source: Brewster Fire Department. Brewster Fire Department Calls: 2021 (Jan-Oct): 2007; 2020 – 2350 calls; 2019 – 2550 calls). <brewsterfiredepartment.org>. 17 November 2021.

Individual community service evaluations for the town of proposed development were prepared for the larger mentioned projects to be completed in year 2023 (i.e., Northeast Interstate Logistics Center and Ace Endico Expansion). Measures to mitigate potential impacts from the larger projects proposed to the serving community departments included but not limited to PILOT programs, additional tax revenues, mutual agreements between applicants and fire department services for usage of emergency water supply from sites and proposed fire hydrants and sprinklered buildings. The smaller projects proposed for 2023 would create an average cumulative increase in fire protection services. This average normal growth along with mitigation measures proposed for the larger than average projects would not create significant impact to the Southeast-Brewster Joint Fire District and the Brewster Fire Department from the future without the proposed project.

3.3.3 Potential Impacts to Fire Prevention Services

The construction of Brewster Yards would result in a change in land use and increase in the daily population utilizing the project site and traveling to and from the site. A letter was prepared and sent to the Brewster Fire within Brewster-Southeast Joint Fire District in November 2021 and January 2022 requesting input regarding the Fire Department service area and potential impacts of the proposed project on the Department and overall Fire District. The pending and approved projects, noted in Section 3.2.2, Future without the Proposed Project, were also noted in the letter which requested a response on the potential impacts to the Fire Department and District from development in year 2023 and going forward. Refer to Appendix B, Correspondence, for the inquiry for information sent to the Brewster Fire Department.

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. The main building of the development would be equipped with a sprinkler system.

The proposed project would generate over \$15,000 in annual property tax revenues to the Fire District. These annual revenues could be utilized to offset any potential impacts to the Fire Department from the operation of Brewster Yards. Refer to Section 4.0, Economic Conditions, for a detailed evaluation of the tax revenues projected as a result of Brewster Yards.

3.4 Emergency Medical Services

3.4.1 Existing Conditions

Emergency Medical Services for Putnam County fall under the control of the Putnam County Bureau of Emergency Services (PCBES). The physical office and fire training facilities of PCBES are in Carmel, Putnam County, New York.

According the PCBES website, there are five ambulance services located in Putnam County serving a population of approximately 100,000 people within 231 square miles (one ambulance service per 20,000 people and/or 46 square miles). These five ambulance services provide emergency and non-emergency medical transport for patients going to hospitals, medical centers, and other health care facilities in Putnam County. The closest EMS to the project is located approximately 4.2 miles (8 minutes) away in Carmel hamlet.

Putnam County's Comprehensive Emergency Management Plan and the Fire and Emergency Medical Services (EMS) Mutual Aid Plans establish protocols and provide guidance for all Putnam County municipalities. Putnam 9-1-1 Emergency Communications Center is the central

communications center for EMS, Fire and Police services for the county. In an emergency, first responders from town, villages, or Putnam County would respond including the following agencies: NYS Police, PCBES, Putnam County Sheriff's Department, Putnam County Fire Police, Brewster Police Department, Carmel Police Department, Kent Police Department, Brewster Volunteer Fire Department, Carmel Volunteer Fire Department, Cold Spring Volunteer Fire Department, Kent Volunteer Fire Department, Lake Mahopac Volunteer Fire Department, Mahopac Volunteer Fire Department, Putnam Valley Volunteer Fire Department, Cold Spring Volunteer Fire Department.

3.4.2 Future without the Proposed Project

As noted, there are other approved/pending projects in the vicinity of the proposed project that would be built and occupied in the year 2023. The future without the proposed project would assess the potential impacts to the Emergency Medical Services for Putnam County from the identified projects and the project site in its current undeveloped condition in year 2023. Refer above to Section 3.2.2, Future without the Proposed Project for a list of the pending/approved projects.

Individual community service evaluations were prepared on the larger projects to be completed in year 2023 (i.e., Northeast Interstate Logistics Center and Ace Endico Expansion). Measures to mitigate potential impacts from the larger projects proposed to the serving community departments included but not limited to PILOT programs, additional tax revenues, proposed emergency site accesses and mutual agreements between applicants and emergency services regarding emergency water supply usage. The smaller projects proposed for 2023 would create an average cumulative increase on emergency medical services within Putnam County. This average normal growth along with mitigation measures proposed for the larger than average projects would not create significant impact to the Emergency Medical Services of Putnam County from the future without the proposed project.

3.4.3 Potential Impacts to Emergency Medical Services

The construction of Brewster Yards would result in the increase in land use and daily population traveling to and from the site and on the project site. Letters were sent to the PCBES in November 2021 and January 2022. Refer to Appendix B for the inquiry for information sent. No response was received at the time of this document's production.

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 PCBES that may occur from the proposed commercial sports recreation facility. Refer to Section 4.0 for a more detailed discussion of the economic conditions associated with the proposed project.

3.5 Public Works

3.5.1 Existing Conditions

The Town of Southeast Highway Department (Highway Department) is located on Palmer Road in the Village of Brewster, Putnam County, New York. The Highway Department presently

consists of 16 full time employees that provide services to Town of Southeast's 95-mile road system.³ The Highway Department includes the following station types and equipment:

- Maintenance and Storage Garage: 80-foot by 150-foot building that houses the Highway Department's vehicles and equipment as well as administrative offices, a motor vehicle maintenance and repair shop and operations center.
- Salt Storage Building: 60-foot by 112-foot building utilized for storing road salt and sand salt mixture.
- Liquid Calcium Chloride Spray Station: station used for anti-icing and de-icing operations.
- Refueling Station: a computerized vehicle and equipment refueling station.
- Inventory: Highway Department maintains sand, gravel, crushed stone, cold mix and asphalt and drainage material inventories.

3.5.2 Future without the Proposed Project

As noted, there are other approved/pending projects in the vicinity of the proposed project that would be built and occupied in the year 2023. The future without the proposed project would assess the potential impacts to the Town of Southeast Highway Department from the identified projects and the project site in its current undeveloped condition in year 2023. Refer above to Section 3.2.2, Future without the Proposed Project for a list of the pending/approved projects.

Individual community service evaluations were prepared on the larger projects to be completed in year 2023 (i.e., Northeast Interstate Logistics Center and Ace Endico Expansion). Measures to mitigate potential impacts from the larger projects proposed to the serving community departments were included. In particular to the project site area, the Logistics project proposes to improve Pugsley Road as a paved road to Town standards, including adding a traffic signal at its intersection with NYS Route 312. The smaller projects proposed for 2023 would create an average cumulative increase on Highway Department services within Putnam County. This average normal growth along with the type of larger projects proposed and mitigated, impacts to the Town of Southeast Highway Department are not anticipated from the future without the proposed project.

3.5.3 Potential Impacts to Public Works

The construction of Brewster Yards would result in the change of undeveloped land to a commercial recreational facility and would increase local traffic and road usage during its seven (7) day a week – year-round operation. The increased use of the local Southeast's Road network would likely increase the need for the Town of Southeast Highway Department's services. Letters were prepared and mailed to the Town of Southeast Highway Department in November 2021 and January 2022 requesting feedback and general evaluation of potential impacts from the proposed development et al. in year 2023. Refer to Appendix B for the inquiry for information sent.

³ Source: Town of Southeast Highway Department. Highway Department Services: Road resurfacing and repairs, Installations and maintenance of swales and sluiceways, Installation and maintenance of curbs and gutters, Installation, and maintenance of piped drainage systems, Grading of gravel roads and shoulders, Roadside mowing, tree trimming and brush and weed control, Installation and maintenance of guide rails and posts, Snow removal, Street sweeping. <Highway Department | Southeast, NY (townofsoutheast-ny.com)>

The projected tax revenues from the proposed project upon completion would include an increase of taxes revenues to the Town of Southeast by approximately \$87,000 annually. A portion of this tax revenue could be used to offset the incremental increase in road maintenance costs the Highway Department would incur from the operation of Brewster Yards.

3.6 Mitigation Measures

As noted above, the proposed development is not expected to significantly impact the ability of Emergency Medical Services, Police and Fire Departments to service the project site in case of emergency. To address the possibility that an emergency response will be needed at the project, the vertical and horizontal alignments of the proposed driveways have been designed in accordance with current standards for access and maneuverability by emergency vehicles, including direct access to all the play fields and common areas used by patrons. Turning movement templates are illustrated in the Traffic Study, DEIS Appendix J, for the critical turns in the project.

In response to the initial inquiry sent to the Highway Superintendent, concerns were raised by the 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 flow to and from the developed project site and to allow the roads to be properly maintained by the Highway Department with increased use. In anticipation of such concerns and with knowledge of public concerns raised about increased use of Fields Corner Road from development of the Logistics project, the Applicant proposes to avert such use by the project traffic by signing at the project driveway for No Right Turns northward on Fields Corner Road. In addition, the current project proposal includes improvement of the former Zimmer Road to a standard that is acceptable to the Town. The ultimate disposition of these roads will need to be addressed to the satisfaction of the Town during the site plan review process.