

## **16.0 ALTERNATIVES**

This section provides narrative descriptions of development alternatives assessed for the project site at Pugsley Road (approximately 82 acres subject to alienation<sup>1</sup>). Various impact topics are discussed in the narrative assessments and quantitative comparisons are presented in the summary table at the end of the section.

### **16.1 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. A summary of impacts of No Action as compared to the proposed action is presented below.

*Land Use and Zoning:* This site would remain in Town ownership, undeveloped and under permanent protection as public open space for passive recreation. There would be no resulting land use or zoning impacts. The creation of an active recreational resource for the Town residents and the region in an area where there is a demand for such use would not be realized.

*Community Services and Economics:* Under the No Action alternative there would be no impacts to community services and no change in municipal property tax revenues. This site would continue to generate no tax revenues.

*Cultural Resources, Visual Resources and Community Character:* There would be no change to the visual environment in the No Action alternative. The site would remain vacant and wooded.

*Vegetation and Wildlife:* The site would continue to provide undisturbed woodland habitat for resident and transient wildlife that currently utilize the property, without disturbance to approximately 49 acres of land.

*Geology, Soils and Topography:* There would be no disturbance to the soil, topography, or underlying geology under the No Action alternative. No excavation or grading of the existing soils would occur on the project site.

*Water Resources and Wetlands:* There would be no change in the patterns of surface or subsurface movement of water under the No Action alternative. There would be no use of the existing groundwater resource. No disturbance of wetlands or their regulated areas would occur under the No Action alternative.

*Traffic and Transportation:* No traffic would be generated by the site and no impacts to traffic patterns or transportation systems would result.

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<sup>1</sup> Town of Southeast Town Board, Resolution 12/2020 Requesting the New York State Legislature Introduce Home Rule Legislation to Authorize the Discontinuance and Alienation of Parkland Located on Pugsley Road", adopted February 20, 2020.

*Infrastructure and Energy:* No impact to existing utilities would occur in the No Action alternative.

*Air and Noise Environment:* The ambient air quality and noise conditions in the site area would remain unchanged in the No Action alternative.

While the use of the site as a public open space resource would continue in the No Action alternative (although there is little evidence of such use), this alternative would not realize the primary goal of the Project Applicant to create an active recreation facility to serve the needs of the Town and the wider region, nor address the statement of the Town that such a recreation site could “serve a greater public benefit”. In its formal request to the NY State Legislature to authorize the alienation of the existing parkland designation of the subject Pugsley Road land, 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.<sup>2</sup>

### **16.2 Alternative Development per RC Zoning**

The project site is zoned RC Rural Commercial allowing the following permitted uses: craft workshop, nursery, office, restaurant, recreation and kennel; and accessory uses: outside storage, private utilities, restaurant, retail, personal services and professional services.

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.<sup>3</sup>

With this site under its current ownership by the Town of Southeast and its designation as dedicated open space, future development would be limited to improvements related to passive human activities and preservation of natural resources. Such use could include public access for hiking, nature walks, trail biking and the like, and improvements that could enhance such activities -- development of a fitness trail, for example.

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.

### **16.3 Alternative Project Scale and Siting**

Several site plan concept designs were created in the process of developing the proposed plan for Brewster Yards. From study of the site topography and other physical constraints of the land, and accessibility through the landscape, the program evolved into the current project description. Figures 16-1 and 16-2 depict the scale and siting in two early site concepts.

Figure 16-1 (Concept Sketch 1) shows the main project entrance taken from Fields Corner Road, a centrally located 30,000 square foot (sf) main building, eight Baseball / Little League

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<sup>2</sup> Ibid.

<sup>3</sup> Under the language adopted by the Town Board, the alienation approved for the proposed recreation use is “specifically conditioned upon such site being deed restricted to prohibit the site from being used for any purpose other than Recreation as may be defined by the Town of Southeast Zoning Code.” -- Town of Southeast Town Board, Resolution 12/2020.

fields in two clovers, three concession/restroom buildings and three multi-sport fields in a layout that concentrated the fields toward the north end of the site. The sketch, which was an overlay on the available topographic information for the site, shows areas where steeply graded slopes would be necessary to accomplish plateaus for the playfields and shows an approximate limit of grading line / edge of clearing.

Figure 16-2 (Concept Sketch 4) shows the main project entrance taken from the Pugsley Road / Fields Corner Road intersection, a 40,000 sf main building located internal to the project, eight Baseball / Little League fields in two clovers plus a Baseball stadium at the south end, several concession/restroom buildings and two multi-sport fields in a layout that concentrated the fields in gentler slopes toward the west side of the site. This sketch also shows steeply graded slopes where necessary, a septic field area and the post-development tree line.

Natural constraints of the property noted on these concept plans include wetlands, steep slopes and the Ridgeline Protection Area, in addition to the irregular shape of the property itself.

These plans generally illustrate where areas on the property are situated that are conducive to grading and accessibility, and protective of natural systems of the site, particularly its wetlands and watercourses. 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. Table 16-1 lists the ranges of quantifiable features for comparison of the proposed project plan with Concept Sketch 1, Concept Sketch 4 and the Larger Building Alternative described below. As these plans have not been developed beyond conceptual stage, the ranges represent estimates. Items denoted by a dash (--) cannot be determined. Notable differences between the two Concept Sketches and the Proposed Plan include building coverage, amount of development versus natural areas remaining, and trip generation.

#### *Larger Building Alternative*

Subsequent to the initial application made to the Town for this project, the Applicant has continued to explore a building footprint of approximately 44,100 sf that would allow for two 90-foot infields rather than one 60' and one 90' "field" inside the building. This footprint would be approximately 26 percent larger and allow for increased project utilization in the winter when the outdoor fields would not be in use. Topics of consideration that could be affected by a larger building are summarized below.

*Land Use and Zoning:* Conceptually, expansion of the building would occur on the west end of the proposed building footprint. This plan would not change conformance with the zoning requirements for setbacks, building coverage, FAR, or open space.

*Visual Resources and Community Character:* This alternative considers a building that is larger in footprint, thereby expanding the length of the north and south facades and roof line with no change to the height of the structure or elevation of the roof peak. The larger building would be of the same architectural character as the proposed building and would be situated within the area of disturbance shown in the proposed site plan and thus it would create no significant difference from the proposed building regarding visibility, extent of tree clearing or character of the neighborhood.

*Clearing and Grading:* The larger building would be situated in the same location and within the area of clearing and grading disturbance shown in the proposed site plan, its expanded footprint being accommodated without any significant change to the extent of site disturbance. Adjustments of the grading around the building would accommodate the building footprint increase. Spatially, the larger building footprint would fit in the space with minor adjustments to the site features and a negligible change in earthwork (cuts and fills).

*Stormwater:* This plan would increase the area of impervious surface to a small extent and could be accommodated in the design of the stormwater management systems.

*Water and Wastewater:* This plan would not change the projected maximum on-site population which is the basis for design of the water supply and septic system.

*Traffic and Parking:* This plan would not change the projected trip generation and effects on traffic from the project. An increase in recreational space in the building will incrementally increase the number of required parking spaces to accommodate the building users, from 345 spaces to 381 spaces. However, the number of parking spaces shown on the proposed site plan is greater than 381 spaces, as it is based on the projected site population when there is maximum usage of the outdoor fields and, thus the increase in building size would be accommodated by the proposed site parking.

#### **16.4 Natural Turf Alternative**

This alternative considers developing the baseball complex with natural turfgrass fields rather than synthetic turf. This design would alter the type of construction of the field surface to utilize a material that would be more porous than synthetic turf, thereby allowing for runoff water to be more readily infiltrated directly into the ground. As a playfield surface, however, a grass surface is prone to compaction during usage so that it becomes less pervious and thus muddy during wet periods to the extent that such a field becomes unusable for play during portions of the year.

The construction “cross-section” to build a playfield surface that will support the growth of live grass is somewhat different than a surface designed to shed surface water thereby allowing for use whether it is wet or dry. As is experienced at the existing natural grass fields in the Town, wet field conditions result in periods of time when the facilities need to be closed to use, in addition to recovery times required for grass fields after intensive use.

Topics of consideration that could be affected by a natural turf alternative are summarized below.

*Clearing and Grading* - The earthwork necessary to construct natural turf fields would generally be the same as for synthetic turf fields. Thus, the extent of site disturbance to develop this alternative would be the same as for the proposed plan.

*Natural Resources* - Establishment and maintenance of natural grass playfields would require applications of fertilizers, fungicides and pesticides periodically over the life of the project, which in turn create the potential for environmental degradation through contamination of runoff water and groundwater. While grass surfaces would infiltrate greater amounts of surface water, thereby increased potential for groundwater recharge, natural grass would require irrigation that would increase the project water demand from groundwater sources.

*Economic Conditions* - The on-going maintenance requirements in addition to reduced availability for use by patrons would increase operational costs and reduce the economic viability of a recreation facility with natural turf fields. Based on average costs and usage rates of ballfields across North America published by Fieldturf.com, natural grass playfields typically cost half as much as synthetic turf to build, but cost four times as much to maintain, and are scheduled for use 25 weeks of the year versus 44 weeks.<sup>4</sup> Reduced patronage would result in reduced tax revenue generated to receiving entities.

With regard to usage factors related to site population such as traffic generation, water and sewer demand, the natural turf alternative would experience less patronage overall as described above, but experience the same peak populations so impacts on traffic and infrastructure would be similar for this alternative compared to the proposed project.

Importantly, a natural turfgrass alternative would not realize the primary goal of the Applicant to create an economically viable recreation facility to serve the needs of the Town and the wider region. Lacking the physical requirements of the facilities to provide opportunities for nearly year-round outdoor recreation, this alternative would not be pursued by the Applicant.

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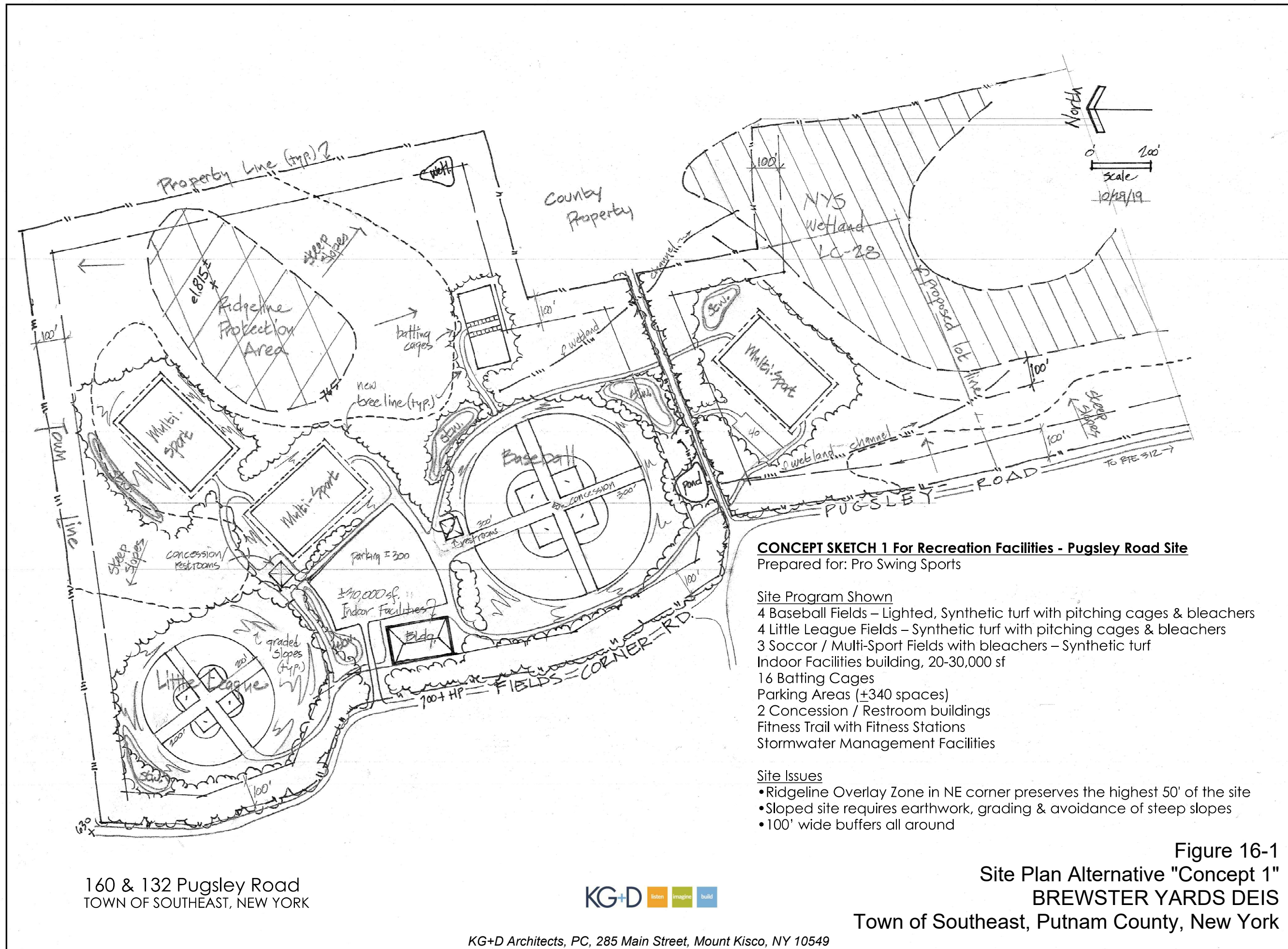
<sup>4</sup> Fieldturf.com accessed 2/14/22.

**Table 16-1**  
**Alternative Impact Comparisons**

	<b>No Action (Existing Conditions) <sup>1</sup></b>	<b>Proposed Plan</b>	<b>Alternative Development per RC Zoning <sup>2</sup></b>	<b>Alternative Project Scale and Siting</b>	<b>Natural Turf Alternative</b>
<b>Developed Area</b>					
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
<b>Open Space &amp; Natural Areas</b>					
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
<b>Natural Resources</b>					
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
<b>Community Resources</b>					
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) <sup>3</sup>	\$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.



**CONCEPT SKETCH 1 For Recreation Facilities - Pugsley Road Site**  
 Prepared for: Pro Swing Sports

Site Program Shown

- 4 Baseball Fields – Lighted, Synthetic turf with pitching cages & bleachers
- 4 Little League Fields – Synthetic turf with pitching cages & bleachers
- 3 Soccer / Multi-Sport Fields with bleachers – Synthetic turf
- Indoor Facilities building, 20-30,000 sf
- 16 Batting Cages
- Parking Areas (+340 spaces)
- 2 Concession / Restroom buildings
- Fitness Trail with Fitness Stations
- Stormwater Management Facilities

Site Issues

- Ridgeline Overlay Zone in NE corner preserves the highest 50' of the site
- Sloped site requires earthwork, grading & avoidance of steep slopes
- 100' wide buffers all around

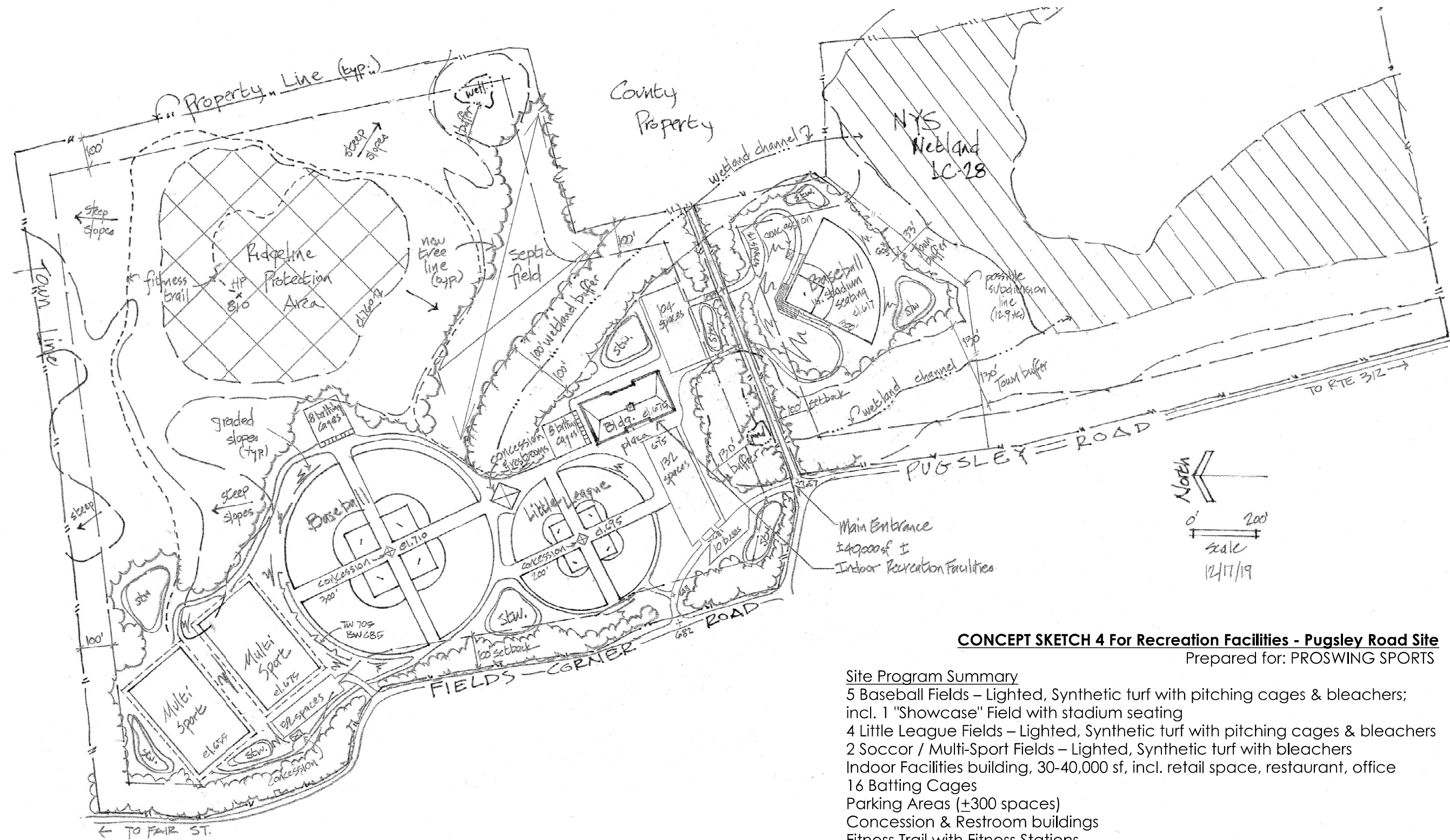
160 & 132 Pugsley Road  
 TOWN OF SOUTHEAST, NEW YORK



Figure 16-1  
 Site Plan Alternative "Concept 1"  
 BREWSTER YARDS DEIS  
 Town of Southeast, Putnam County, New York

**Site Issues**

- Ridgeline Overlay Zone in NE corner preserves the highest 50' of the site
- Sloped site requires earthwork, grading & avoidance of steep slopes
- 100' wide setback all around & 100'-166' wide wetland buffers



**CONCEPT SKETCH 4 For Recreation Facilities - Pugsley Road Site**

Prepared for: PROSWING SPORTS

**Site Program Summary**

- 5 Baseball Fields – Lighted, Synthetic turf with pitching cages & bleachers; incl. 1 "Showcase" Field with stadium seating
- 4 Little League Fields – Lighted, Synthetic turf with pitching cages & bleachers
- 2 Soccer / Multi-Sport Fields – Lighted, Synthetic turf with bleachers
- Indoor Facilities building, 30-40,000 sf, incl. retail space, restaurant, office
- 16 Batting Cages
- Parking Areas (+300 spaces)
- Concession & Restroom buildings
- Fitness Trail with Fitness Stations
- Stormwater Management ("stw.") & Septic Facilities

160 & 132 Pugsley Road  
TOWN OF SOUTHEAST, NEW YORK



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

**Figure 16-2**  
**Site Plan Alternative "Concept 4"**  
**BREWSTER YARDS DEIS**  
Town of Southeast, Putnam County, New York