

**TOWN OF SOUTHEAST, NY**  
**PLANNING BOARD / ARCHITECTURAL REVIEW BOARD**

INTRODUCED BY:

LaPerch

DATE: May 9, 2022

SECONDED BY:

Rush

**WHEREAS**, the Planning Board/Architectural Review Board (the “Planning Board”) of the Town of Southeast is in receipt of an application for a site plan, subdivision and wetland permit, and other supporting documents for a project entitled **PRO SWING/BREWSTER YARDS**; and

**WHEREAS**, ProSwing Sports Realty, Inc. (the “Applicant”) proposes to construct a commercial recreation complex to include an approximately 35,459-square foot recreation building, various smaller concession/restroom and maintenance buildings of 3,700 square feet or less each, nine synthetic turf fenced and lighted baseball fields with amenities, one synthetic turf multi-sport field, and associated utilities including two or more wells, a septic system, and stormwater management areas (the “Project”) on a +/- 82-acre property located at 160 and 132 Pugsley Road (the “Project Site”) within the RC Zoning District in the Town of Southeast (Tax Map ID 45.-1-10 and 11). A portion of the Project Site is located within the Ridgeline Overlay District. As part of the Project, a portion of Barrett Road/Zimmer Road on the east side of Pugsley Road would be widened, all of which are Town owned roads. As part of the Project, existing parcels 45.-1-10 (“Lot 10”) and 45.-1-11 (“Lot 11”) would be subdivided to reduce the overall lot size from 153.5 acres to 81.8 acres. Lot 10 would be reduced in size from 93 acres to 66.2 acres and Lot 11 would be reduced from 60.5 acres to 15.6 acres. The balance of the land would be retained by the Town. The Project would disturb approximately 49 acres, including 4.6 acres of Town of Southeast wetland buffer/controlled area. The Project requires site plan, subdivision, and wetland permit approval from the Planning Board, land swap approval from the Town Board, and several area variances from the ZBA; and

**WHEREAS**, the Planning Board itself Lead Agency under SEQRA and issued a Positive Declaration requiring the preparation of an Environmental Impact Statement (EIS) for the project effective September 20, 2021; and

**WHEREAS**, the Planning Board adopted a Final Scoping Document for the EIS on October 25, 2021; and

**WHEREAS**, the Planning Board is in receipt of a Draft EIS prepared by the Applicant dated April 4, 2022; and

**NOW THEREFORE BE IT RESOLVED** that the Planning Board Declares the Draft EIS **INCOMPLETE**, and requires that it be updated to address the following comments from the Planning Board and its consultants:

1. Comments in the memorandum from AKRF to the Planning Board dated April 19, 2022.
2. Comments in the letter from Tom Fenton to the Planning Board dated April 19, 2022.
3. Comments in the memorandum from the Town Wetland Inspector dated May 6, 2022.
4. Comments raised by members of the Planning Board at the April 25, 2022 and May 9, 2022 meetings and summarized below:

- a. Describe any physical barriers at the project site entrance to be used after hours.
- b. Describe traffic calming measures, such as speed bumps, to be implemented on Zimmer Road.
- c. Describe walking trails on the Project Site and connections to adjacent Town land.
- d. Clarify if tickets will be required for game attendance and if so, anticipated ticket prices.
- e. Clarify the anticipated parking demand in relation to the number of seats.
- f. Clarify the anticipated dates of the various "seasons."
- g. Describe the anticipated noise and lighting from the score boards.
- h. Provide an aerial or bird's-eye figure that shows the relationship of this Project Site to nearby developments such as Lincoln Logistics and major roadways (formerly known as Commercial Campus at Fields Corner), Route 312, and Interstate I-684.
- i. Describe hours of operation for the concession stand and whether or not it would be open to the general public (e.g., warehouse workers).
- j. Discuss if EV charging stations would be provided and where they would be located.
- k. Expand the discussion on page 1-3, to clarify whether use of the facilities by local charity organizations and baseball/softball leagues is anticipated to be pro-bono or discounted.
- l. Expand the discussion in Chapter 3, Community Services and Chapter 4, Economic Conditions to further address the potential new demand for ambulance services to accommodate the project. In particular, the chapters should address potential increase in demand during tournaments or other events with large participation and greater chance for injury, and how that cost/demand for service would be met.

**UPON ROLL CALL VOTE:**

T. LaPerch, Chairman	<u>yes</u>	D. Rush, Vice Chairman	<u>yes</u>
M. Hecht, Boardmember	<u>yes</u>	J. King, Boardmember	<u>absent</u>
L. Eckardt, Boardmember	<u>yes</u>	G. Pangis, Boardmember	<u>absent</u>
W. Lewis, Boardmember	<u>absent</u>		

The resolution was passed by a vote of 4 to 0, with 3 absent.

  
 T. LaPerch, Chairman  
 Southeast Planning Board /  
 Architectural Review Board