



***Environmental, Planning, and Engineering Consultants***

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## Memorandum

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**To:** Town of Southeast Planning Board  
**From:** AKRF, Inc.  
**Date:** May 6, 2022  
**Re:** ProSwing-Pugsley (Brewster Yards) – Wetlands  
**cc:** KG+D Architects

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AKRF, Inc. has reviewed the following documents and plans for the above referenced project:

- Draft Environmental Impact Statement (DEIS), submitted on April 4, 2022
- Wetland Validation Map (wv-1), prepared by Insite, dated July 9, 2020 with Project Site boundary highlighted and provided by the project Architect.

### PROJECT DESCRIPTION

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.

### WETLAND COMMENTS

Chris Robbins of AKRF, in his capacity as the Town Wetland Inspector, reviewed the materials noted above and subsequently discussed the previous wetland delineation and wetland boundary validation efforts (both Town and State) with the Project Architect and Planner (KG+D Architects) and Natural Resources Consultant (Ecological Analysis). A site visit was tentatively set for the week of April 29, 2022. That visit was postponed based on the ongoing discussion with the Project Team over the status of the boundary flagging in the field and the ongoing review of the DEIS.

As documented in the DEIS, the wetland boundary was delineated by Ecological Analysis on November 26-27, 2019, survey located by Insite on December 19, 2019, and validated by the NYSDEC on July 29, 2020. Per the DEIS, the NYCDEP has also visited the site and validated the watercourses and wetland

delineations. To date, the Town of Southeast wetland boundary has not been confirmed by the previous or current Wetland Inspector. Town wetland and watercourse boundary confirmation will be required as the project advances through the SEQR process.

Given the time that has passed since the delineation, it is recommended that the Applicant's Consultants confirm that the wetland flags hung in 2019 remain and the numbers indicated on the flags are legible. If flags are found to be missing and/or illegible, then it is recommended that they be rehung by the Project Team in the locations depicted on the Wetland Validation Map (WV-1). After the flags are confirmed to be in place, a site visit will be scheduled by the Town Wetland Inspector to walk/confirm the flagged boundaries.

A figure depicting mapped soils and the associated hydrologic soil group (HSG) should be provided in support of the Town of Southeast buffers/controlled areas depicted on the plans. Figure 8-1 of the DEIS can be used as a baseline with the new graphic adding HSG designations in text or by color coding and a key.

Written confirmation from the NYCDEP indicating that the watercourse and wetland boundaries have been validated should be provided in the DEIS.