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REPLY TO:

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July 13, 2022

DAVID L. SNYDER  
(1956-2012)

Honorable Chairman Thomas LaPerch  
and Members of the Planning Board  
Town of Southeast  
1 Main Street  
Brewster, New York 10509

RE: Comments on Brewster Yards (a/k/a Proswing) project by  
Hunter's Glen Master Association

Dear Hon. Chairman LaPerch and  
Members of the Planning Board:

We are the attorneys for Hunter's Glen Master Association ("Hunter's Glen") and write to provide comments on the latest proposal and SEQRA review being conducted in connection with the above captioned matter.

As you are aware Hunter's Glen is a condominium community with 382 homes and approximately **1100 residents** of the Town of Southeast. Hunter's Glen is in close proximity to the proposed development and, as such, Hunter's Glen has a significant interest in the thorough review of the proposed development, and respectfully requests to be named as an interested agency in connection with the SEQRA review for the Brewster Yards project.

Hunter's Glen is particularly interested in the efforts being taken to mitigate the significant traffic impacts that are expected to result from the proposed development. We also respectfully request that the Planning Board take into consideration the cumulative effects of the impacts that will result from both the Brewster Yards project and the Lincoln Logistics project, which was just recently approved. Both projects will result in a significant increase in traffic in this area of the Town particularly with both projects utilizing Fields Corner Road and Pugsley Road for access. Hunter's Glen is also concerned with the noise and light pollution that will be generated by such a large project and again respectfully submits that the cumulative impacts from both the Brewster Yards and Lincoln Logistics projects must be studied and properly mitigated so as to prevent significant impacts to the residents of Hunter's Glen.

We greatly appreciate the Planning Board's attention to the concerns being raised by Hunter's Glen and respectfully request that the interests of Hunter's Glen be considered when reviewing the significant environmental impacts related to the Brewster Yards project. We entrust that the Planning Board will use any and all efforts to ensure that the developer is mitigating all of the potential impacts as best as possible, so to as limit their impact on the residents of Hunter's Glen.

We thank you for your consideration and look forward to discussing this matter further at the public hearing on August 8, 2022. Please include this letter in the public hearing record, and please include Hunter's Glen, via our office, as an interested agency for this project.

Respectfully submitted,  
Snyder & Snyder, LLP

By:   
David J. Kenny

cc: Town Board  
ZBA  
Hunters Glen

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