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August 4, 2022

Mr. Thomas LaPerch, Chairman  
Southeast Planning Board  
1 Main Street  
Brewster, NY 10509

Re: Brewster Yards  
“draft” Environmental Impact Statement

Dear Chairman LaPerch:

Please find comments on the draft Environmental Impact Statement for the Brewster Yards project. In summary;

- There is no data supporting the Traffic Engineer’s distribution of traffic arriving or departing from Brewster Yards.
- The Traffic Study did not provide appropriate supporting information to demonstrate a conclusion that no traffic will be using Fields Corners Road.
- There is no discussion of how traffic congestion along Route 6 or NYS Route 312 will impact the distribution of traffic or promote the use of Fields Corners Road as a shortcut.
- The proposed project will produce a significant impact to Fields Corners Road which has not, and must be mitigated. The traffic impact of the project to Fields Corners Road needs to be correctly identified, assessed and mitigated.
- The DEIS proposes to avoid or mitigate traffic impacts to Fields Corners Road in the Town of Patterson be the installation of “No Right Turns” at the project entrance. These signs will not reduce the incoming or outgoing traffic on Fields Corners Road from the project.

- Fields Corners Road in the Town of Patterson must be improved for the increase in traffic that will result from the Amazon warehouse project and the Brewster Yards project. These improvements should include a 24' wide paved road with drainage from the Southeast Town line to the Fair Street intersection. Alternatively, Fields Corners Road should be closed at the Town line.

The Applicant proposes to construct a commercial recreation complex (Proposed Project) for baseball and other sports consisting of five full-size baseball fields, four Little League baseball fields, one multi-sports field, a recreation building, and accessory facilities (i.e., food concession stands and pro shop). 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 plan proposes a total of 449 parking spaces, which exceeds the Town of Southeast parking requirement. The additional parking is needed based on the Applicant's expected peak parking needs. [Traffic Report, 5.0]

The DEIS shows that there will be significant traffic arriving and departing from the site, including the Traffic Engineer's analysis of the standard peak hours. The Applicant's projections of site usage for weekday after school and weekend patronage during the baseball season is projected to be up to 1023 persons -- players, spectators and staff. On school days, after-school field use is expected to be up to 358 persons. During peak use the project is anticipated to employ up to 63 people. [DEIS 11-3]. The DEIS shows that during times of peak usage of the facility on a Saturday, or when an event ends, there will be roughly 36 vehicles every 10 minutes queuing at the Pugsley Road/Route 312 intersection. Incorporating the traffic generated by the warehouse further increases the delays at the Pugsley Road/Route 312 intersection.

Although the project lies midway between Route 312 and Fair Street, the Traffic Engineer has assumed that 98% of the traffic will go south to Route 312, while only 2% of the traffic will access Fair Street to the north. This assumption is not supported by the DEIS, and considering the typical practices of motorist is an unlikely assumption. Motorists using the facility will be seeking the shortest, quickest route to their next destination, presumably their home. They will be looking to avoid the congestion of traffic on Route 6 or Route 312.

The distribution schematics included in the Traffic Study show that 20% of the anticipated arrivals and departures will be coming from the north by way of the Route 312/I-84 interchange. The distribution schematic shows that another 26% of the anticipated arrivals and departures will be coming from the Carmel/Kent area by Route 6. All of these motorist, which equal nearly 50% of the arrivals and departures from Brewster Yards, would likely view Fields Corners Road as a preferred alternative to the queuing that will occur at Pugsley Road when an event lets out. They will view Fields Corners Road as a route which will take less driving time to reach the facility, or drive back home.

With almost 50% of all arrivals and departures coming from, or leaving to a destination to the north, compounded by the congestion of Route 6 and Route 312, Fields Corners Road will become a desirable short cut between the facility and destinations to the north.

The DEIS proposes to “discourage” traffic from using Fields Corners Road by installing signs at the project entrance saying “no right turn”. A sign that says “no right turn” will not deter motorists from turning right unless law enforcement is sitting at the sign. And the proposed signs will have no value in preventing motorists from using Fields Corners Road to arrive at the site.

The DEIS/FEIS needs to redo the Traffic Study and provide a more realistic distribution of traffic.

The DEIS also needs to assess the overall geometry of Fields Corners Road. Any increase in traffic on the narrow dirt road will lead to a dangerous condition. A traffic study completed by Frederick P. Clark Associates, Inc. in 2019 previously concluded that Fields Corner Road in its current condition, cannot accommodate any additional traffic without significant improvements to the entire length of the road.

As a result of the potential traffic impact associated with the Project, Fields Corners Road must either be closed at the Southeast/Patterson Town line or Fields Corners Road must be improved to Patterson Town Road standards to accommodate the increase in traffic.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Richard Williams Sr.", written in a cursive style.

Richard Williams Sr.  
**SUPERVISOR**

cc: Town Board  
Town Attorney  
Supervisor, Town of Southeast