

Town of Southeast
Highway Department

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Michael Burdick
Highway Superintendent

Mr. Thomas LaPerch, Chairman
Town of Southeast Planning Board
One Main Street
Brewster, NY 10509

Re: ProSwing Sports – Brewster Yards
160 & 132 Pugsley Road
Tax Map No.: 45.-1-10 & 11
Draft Environmental Impact Statement

Dear Mr. LaPerch:

As the Town of Southeast Highway Superintendent, I am providing comments concerning the submitted Draft Environmental Impact Statement (DEIS) for the subject project. After review of the DEIS, a significant concern which we previously noted is the condition of Fields Corner Road between the proposed access drive to the project and the Town Boundary with the Town of Patterson.

Page 3-7 of the DEIS notes the following:

"In response to the initial inquiry sent to the Highway Superintendent, concerns were raised by the Superintendent to the Town's Engineering Consultant that improvements would be warranted on Fields Corner and Zimmer Roads to address a perceived increase in traffic flow to and from the developed project site and to allow the roads to be properly maintained by the Highway Department with increased use. In anticipation of such concerns and with knowledge of public concerns raised about the increased use of Fields Corner Road from development of the logistics project, the Applicant proposes to avert such use by the traffic project by signing at the project driveway for No Right Turns northward on Fields Corner Road."

The No Right Turn signage may discourage, but will not prevent, vehicles from exiting the site onto Fields Corner Road and driving north towards Patterson. In addition, there are no restrictions proposed to stop vehicles from exiting the site onto Zimmer Road and then turning right onto Fields Corner Road north towards Patterson; and there are no stated restrictions to vehicles traveling southbound on Fields Corner Road to enter the site. For these reasons, the DEIS does not mitigate the previous concern regarding increased traffic and the condition of Fields Corner Road between the project and the Town of Patterson.

Because of this, we are now recommending that as part of project improvements Fields Corner Road be closed to public traffic north of the project. This could be done by providing a gate north of the project entrance from Field Corner Road and a second gate near the Patterson Town line. In addition, a full cul-de-sac should be provided north of the project entrance and before the

southerly gate to allow vehicles to turn around on the public road. Although closed to public traffic, the portion of the road between the gates would be maintained by the Southeast Highway Department so as to always be accessible for emergency access. The gates should meet any required specifications of local emergency service agencies and the Brewster Fire Department so as not to delay any emergency services response.

With respect to other public improvements necessitated by the project, as noted in the DEIS, Pugsley Road from Route 312 to Zimmer Road will be improved as part of the logistics development. Improvements to Zimmer Road and improvements to Fields Corner Road from Zimmer Road to the project entrance should be completed as part of the Brewster Yards project to bring those roads to Town Road Standards and to the satisfaction of this Department.

Should you have any questions, please feel free to contact me.

Michael Burdick
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Highway Superintendent
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