



January 20, 2023

John M. Watson, PE
Insite Engineering, Surveying & Landscape Architecture, P.C.
3 Garrett Place
Carmel, NY 10512

Via email: JWatson@insite-eng.com

Re: Brewster Yards - SWPPP
132 & 160 Pugsley Road, (T) Southeast
Tax Map IDs: 45.-1-10 & 11
Middle Branch Reservoir Basin
DEP Log # 2021-MB-0591-SP.1

Dear Mr. Watson:

The New York City Environmental Protection (DEP) has determined that the above referenced application is *incomplete*. Please be advised that the following information is required before DEP can commence its review.

A. General Requirements

1. Provide a copy of the Environmental Assessment Form and any Draft Environmental Impact Statement or Determination of Non-significance.
2. Provide the status of all other permits/approvals required from DEP and other agencies.
3. Provide a copy of the completed draft NOI submitted to the NYSDEC in accordance with SPDES General Permit, GP-0-20-001.

B. Project Description

1. Show the area of the septic fields on the utility drawings.
2. The report should include the proposed acreage of disturbance.
3. Identify any elements of the design that are not in conformance with the requirements of the General Permit GP-0-20-001, NYSDEC Stormwater Design Manual, or *Watershed Regulations*, the reason for non-compliance and information demonstrating that the alternative design is equivalent to the technical standards. If none exist, this must be stated in the report.

Rohit T. Aggarwala
Commissioner

Paul V. Rush, P.E.
Deputy Commissioner
Bureau of Water Supply
prush@dep.nyc.gov

465 Columbus Avenue
Valhalla, NY 10595
T: (845) 340-7800
F: (845) 334-7175

4. Provide a signed wetland certification block for the onsite and adjacent NYS DEC Wetlands.
5. Include the anticipated project start and end dates.
6. Please include a table comparing existing and proposed runoff volumes for each design point/design line.

C. Post-Construction Stormwater Management

1. It does not appear that any deep test pits or infiltration testing was performed for infiltration basin 1.1IB. Please verify and revise Figure 4 as necessary or contact DEP to schedule field testing.
2. The SWPPP report shows that the peak runoff rate for the 1-year storm increases at Design Point 3 by almost two-fold. Please revisit the design to reduce the peak runoff rate to pre-development levels or provide a justification as to why the pre-development peak runoff rate cannot be achieved.
3. The HydroCAD model shows runoff generated during the 1-year storm is only detained for short periods within the pre-treatment dry extended detention basins prior to its entry into the infiltration basin. DEP recommends a minimum detention time of six (6) hours during the 1-year storm to provide adequate pre-treatment for the infiltration basins.
4. Provide a maintenance inspection schedule for the permanent stormwater management practices.

D. Erosion and Sediment Control/Construction Sequencing

1. The construction phasing plan should reference specific stormwater practices and their piping connections. Construction phasing plan should state that the inlet to infiltration basins must be plugged and may not be brought on-line until all upstream drainage areas are stabilized.
2. Slopes steeper than 3H:1V must be protected from erosion utilizing slope stabilization measures, such as erosion control blankets.

E. Post-Construction Stormwater Maintenance Plan

1. A legally binding and enforceable maintenance agreement is required. Provide a draft of any document that will be implemented to designate maintenance responsibilities of all stormwater management structures and practices located on the site as an attachment to the SWPPP report, including a list of responsible parties and their

contact information. Include the long-term maintenance schedule as an attachment to this document.

If you have any questions, I can be reached at (914) 749-5441 or mng@dep.nyc.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Mel 3".

Melissa Ng
Associate Project Manager II
EOH Project Review Group
Regulatory & Engineering Programs

c: Owner/Applicant - dan@proswingbaseball.com
Town of Southeast Planning; planning@southeast-ny.gov