

SEQR
State Environmental Quality Review

Notice of Completion of Final Environmental Impact Statement

Lead Agency: Town of Southeast Planning Board

Date: March 27, 2023

Address: 1 Main Street
Brewster, NY 10509

This Notice is issued pursuant to Article 8 of the New York State Environmental Conservation Law (State Environmental Quality Review Act "SEQRA") and its implementing regulations.

A Final Environmental Impact Statement (FEIS) has been completed and accepted by the Town of Southeast Planning Board, as lead agency, for the proposed action described below.

Name of Action: ProSwing-Pugsley (Brewster Yards)

Description of Action:

ProSwing Sports Realty, Inc. (the "Applicant") proposes to construct a commercial recreation complex to include a recreation building of approximately 47,700 square feet; various smaller concession/restroom, batting cage, and maintenance buildings of 5,000 square feet or less each; nine synthetic turf fenced and lighted baseball fields with amenities, one synthetic turf multi-sport field, and associated utilities including two or more wells, a septic system, and stormwater management areas (the "Project") on a +/- 82-acre property located at 160 and 132 Pugsley Road (the "Project Site") within the RC Zoning District in the Town of Southeast (Tax Map ID 45.-1-10 and -11).

A portion of the Project Site is located within the Ridgeline Overlay District. As part of the Project, a portion of Barrett Road/Zimmer Road on the east side of Pugsley Road would be widened, all of which are Town owned roads. In addition, turnaround (loop) would be provided at the Fields Corner Road/Zimmer Road intersection and a turnaround would be provided at the Patterson Town Line. As part of the Project, existing parcels 45.-1-10 ("Lot 10") and 45.-1-11 ("Lot 11") would be subdivided to reduce the overall lot size from 153.5 acres to 82.1 acres. Lot 10 would be reduced in size from 93.0 acres to 66.1 acres and Lot 11 would be reduced from 60.5 acres to 16.0 acres. The balance of the land would be retained by the Town. The Project would disturb approximately 49 acres, including 6.77 acres of Town of Southeast wetland buffer/controlled area.

Location: 132 and 160 Pugsley Road in the Town of Southeast, Putnam County, New York. (Tax Lots: 45.-1-10 and 11)

Potential Environmental Impacts:

The DEIS and FEIS analyzed the following areas of potential environmental impacts: Land Use, Zoning, and Public Policy; Community Services; Economic Conditions; Visual Resources and Community Character; Cultural Resources; Natural Resources; Geological Resources; Water Resources and Wetlands; Traffic and Transportation; Infrastructure and Energy; Air Quality; and Noise.

A copy of the FEIS and additional information may be obtained from:

Contact Person: Victoria Desidero, Planning Board Secretary

Address: Town of Southeast
1 Main Street
Brewster, NY 10509

Telephone Number: (845) 279-7736

Additional copies for public review are available at:

Town of Southeast Town Clerk, 1360 Route 22, Brewster, NY 10509

Brewster Public Library, 79 Main Street, Brewster, NY 10509

Town of Southeast website: <https://southeast-ny.gov/383/Brewster-Yards-pka-ProSwing>

A copy of this notice has been sent to:

Lead Agency:

Planning Board, Town of Southeast, 1 Main Street, Brewster, NY 10509

Involved Agencies:

Town of Southeast Town Clerk, 1360 Route 22, Brewster, NY 10509

Town of Southeast Town Board, 1360 Route 22, Brewster, NY 10509

Town of Southeast Planning Board / Architectural Review Board, 1 Main Street, Brewster, NY 10509

Town of Southeast Zoning Board of Appeals, 1 Main Street, Brewster, NY 10509

Town of Southeast Highway Superintendent, 10 Palmer Road, Brewster, NY 10509

Town of Southeast Building Inspector, 1 Main Street, Brewster, NY 10509

Patterson Highway Superintendent, 281 Cornwall Hill Road, Patterson, NY 12563

Putnam County Department of Health, 1 Geneva Road, Brewster, NY 10509

Putnam County Department of Planning, Development & Public Transportation, 841 Fair St, Carmel, NY 10512

New York City Department of Environmental Protection, Bureau of Water Supply, 465 Columbus Avenue, Valhalla, New York 10595-1336

New York State Department of Environmental Conservation, 625 Broadway, Room 538, Albany, New York 12233-1750

New York State Department of Environmental Conservation, Region 3, 21 South Putt Corners Road, New Paltz, NY 12561-1696

New York State Department of Transportation, Traffic Engineering & Safety Division, SEQR Unit, 4 Burnett Boulevard, Poughkeepsie, NY 12603

New York State Department of Transportation, Region 8, 4 Burnett Boulevard, Poughkeepsie, NY 12603

New York State Department of Transportation, Main Office, 50 Wolf Road, Albany, NY 12232

New York State Department of Parks, Recreation & Historic Preservation, 625 Broadway, Albany, NY 12207

United States Army Corps of Engineers, New York District, Attn: Chief, Eastern Permits Section, 26 Federal Plaza, New York, NY 10278

Interested Agencies:

New York State Office of the Attorney General, Environmental Protection Bureau, NYC Watershed Inspector General Scientist, The Capitol, Albany, NY 12224

Metro-North Headquarters, Attn: Louis Oliva, Deputy General Counsel – Environmental, 2 Broadway, New York, NY 10004

US Fish and Wildlife Service, New York Field Office, 3817 Luker Road, Cortland, NY 13045

Town of Patterson, Patterson Town Hall, 1142 Route 311 – PO Box 470, Patterson, NY 12563

Town of Southeast Fire Inspector / E-911 Coordinator, 1 Main Street, Brewster, NY 10509

Brewster Fire Department, 501 North Main Street, Brewster, NY 10590

Putnam County Sherriff's Department, 3 County Center, Carmel, NY 10512

Putnam County Highways & Facilities, 842 Fair Street, Carmel, NY 10512

New York State Police, Brewster Barracks, 1672 Route 22, Brewster, NY 10590

Hunter's Glen Master Association, c/o Snyder & Snyder, LLP, 94 White Plains Rd, Tarrytown, NY 10591

Property owners within 500 feet of the Project Site

Town's Consultants:

AKRF, Inc., 34 South Broadway, Suite 300, White Plains, NY 10601

Nathan L. Jacobson & Associates, 86 Main Street, P.O. Box 337, Chester, CT

Aspect 120 Landscape Architecture PC, 90 North Broadway, Suite 223, Irvington, NY 10533

Applicant:

ProSwing Sports Realty, Inc., c/o Keane & Beane, PC, 445 Hamilton Avenue, Suite 1500, White Plains, NY 10601

DEIS Preparer and Project Architect:

KG+D Architects, PC, 285 Main Street, Mount Kisco, NY 10549

Environmental Notice Bulletin:

NYS Department of Environmental Conservation, 625 Broadway, Room 538, Albany, NY 12233-1750