



Environmental, Planning, and Engineering Consultants

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Memorandum

To: Town of Southeast Planning Board
From: AKRF, Inc.
Date: April 18, 2023
Re: Brewster Yards – Site Plan Review
cc: KG+D Architects; Insite Engineering

AKRF, Inc. has reviewed the following documents and plans for the above referenced application:

- Letter to Planning Board from John Watson, Insite Engineering, dated 4/3/23
- Site Plan Set (30 sheets total) prepared by Insite Engineering, last revised April 3, 2023
- Site Lighting Plans and Details (4 sheets total), prepared by MUSCO Lighting, dated March 28, 2023

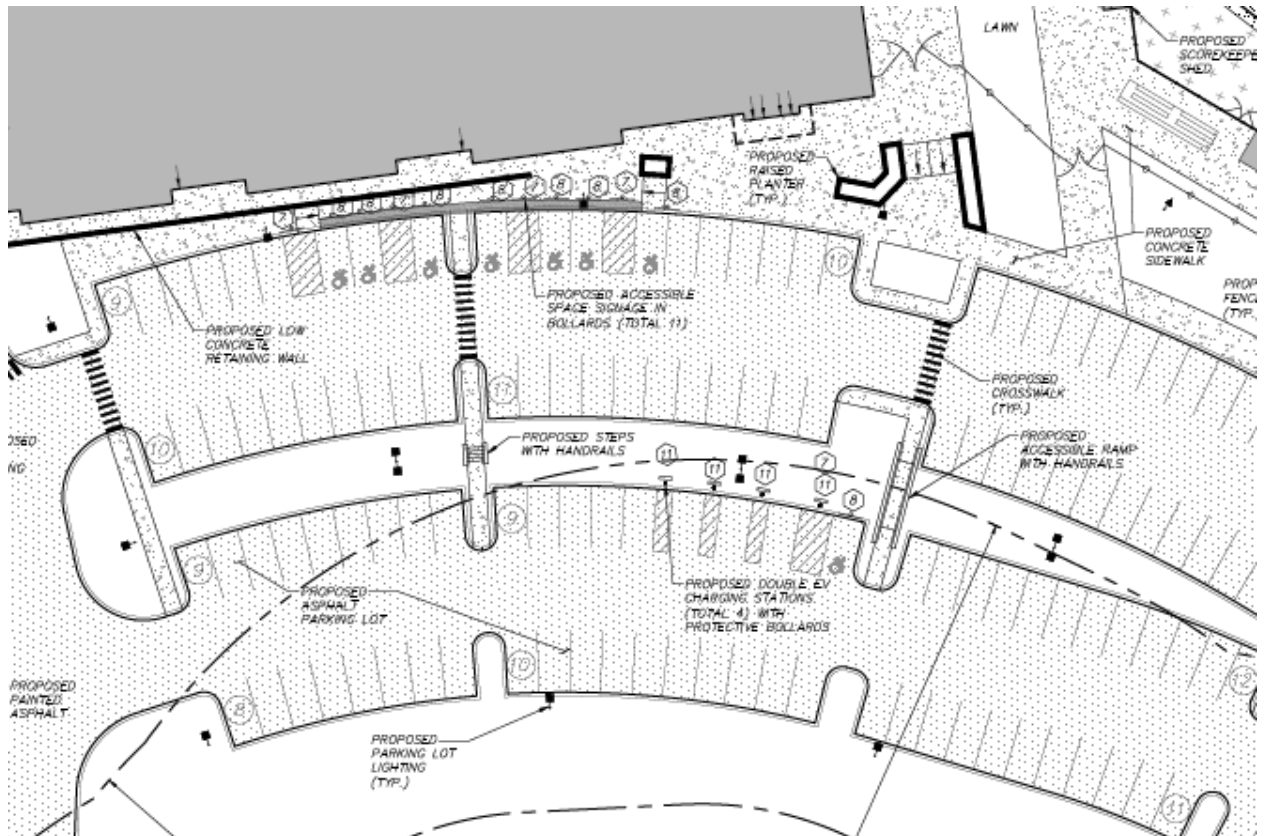
PROJECT DESCRIPTION

ProSwing Sports Realty, Inc. (the “Applicant”) proposes to construct a commercial recreation complex to include a 47,686-sf recreation building; various smaller concession/restroom, batting cage, and maintenance buildings of 5,000 sf or less each; 9 synthetic turf fenced and lighted baseball fields with amenities; 1 synthetic turf multi-sport field; and associated utilities including 2 or more wells, a septic system, and stormwater management areas (the “Project”) on a +/- 82-ac property located at 160 and 132 Pugsley Rd (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 Rd/Zimmer Rd on the east side of Pugsley Rd would be widened, all of which are Town owned roads. A turnaround (loop) would be provided at the Fields Corner Rd/Zimmer Rd 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 ac to 82.1 ac. Lot 10 would be reduced in size from 93 ac to 66.1 ac and Lot 11 would be reduced from 60.5 ac to 16.0 ac. The balance of the land would be retained by the Town. The Project would disturb approximately 49 ac, including 6.77 ac of Town of Southeast wetland buffer/controlled area. The Project requires site plan, subdivision, and wetland permit approval from the Planning Board, land swap approval from the Town Board, and several area variances from the ZBA

COMMENTS

1. The Applicant is requesting the following area variances:
 - a. Front yard setback: 39.2 ft where 100 ft is required on proposed lot 3 (45.-1-11)

- b. Environmental conservation buffer: 0 ft where 100 ft is required on proposed lot 2 (45.-1-10) and proposed lot 3 (45.-1-11)
 - c. Max building height: 40.4 ft where max 35 ft is permitted on proposed lot 2 (45.-1-10)
 - d. Front parking setback: 31.6 ft where 100 ft is required on proposed lot 2 (45.-1-10) and 31.2 ft where 100 ft is required on proposed lot 3 (45.-1-11)
2. The site plans have been revised in response to comments from the Planning Board and its consultants during the review of the FEIS. Revisions include the following:
- a. The site lighting plan provided now includes a 0.5 footcandle contour and indicates the 0.5 footcandle limit at the property line will be met.
 - b. The site plans should indicate the location of the fire department connection on the recreational building.
 - c. The Applicant noted results from well testing indicated only two wells will be needed and the plans were updated accordingly.
 - d. The revised site plans now provide a total of 464 parking spaces whereas the FEIS plans had 451.
 - e. The electric vehicle charging stations were relocated to be slightly farther away from the main recreational building.



- f. Although the updated site plans do not identify the locations for AEDs (defibrillators) or first aid supplies, Response 1-18 of the FEIS stated “Brewster Yards will have AEDs (defibrillators) and First Aid supplies stored at central locations close to the playfields, each in an accessible cabinet with clearly visible AED/First Aid signage. AEDs and First Aid

supplies are proposed to be stored at each of the concession stands inside each of the two baseball “clovers” and at each of the two showcase fields.” A note regarding the location of AEDs and first aid stations should be added to the site plan and buildings labeled as appropriate.

3. The March 22, 2023 FEIS Completeness memo from AKRF indicated the following wetland mitigation items should be addressed during site plan review. The Applicant noted mitigation plans are still under review by NYSDEC. These items will be reviewed when an updated mitigation plan is provided.
 - a. Soil remediation cross-sections should be provided.
 - b. Topsoil mix to be used for the wetland plantings should be specified.
 - c. Gravel is mentioned as the sub-base material but the cross section for pavement calls out for the use of NYSDOT specification 304.02 which allows for the use of Recycled Portland cement concrete aggregate as the subbase. The use of recycled concrete aggregate (RCA) should not to be placed within the area of the wetland buffers, or areas where excessive water will be inherent since RCA will leach lime and change the pH of the soil, which is detrimental to the existing trees and shrubs and the wetland.
 - d. Slope stabilization should include hydro-mulch with the proper seed mix on the steep slopes adjacent to the impacted wetland buffer areas.
 - e. Additional wetland mitigation plantings should be installed at the bottom of filled slopes where adjacent to or within a wetland buffer (e.g., Sheets SP-5.1 and 5.2).
 - f. Runoff to the existing wetland pond adjacent to Zimmer Road could be reduced post-construction. Efforts should be made to discharge post treatment runoff to this wetland to maintain the wetland hydrology.
 - g. Limit placement of silt fence within the wetland buffer when not otherwise required.
4. The Applicant indicated the project plans are currently under review by NYCDEP and have not yet been updated to address comments from the Watershed Inspector General.
5. Details should be provided regarding the proposed refuse enclosure to verify adequate screening will be provided.

RECOMMENDED ACTIONS

At the April 24, 2023, meeting, AKRF recommends that the Planning Board consider adoption of SEQRA Statement of Findings and refer application to ZBA.