



September 11, 2023

Town of Southeast Planning Board
One Main Street
Brewster, New York 10509

RE: Brewster Yards
160 & 132 Pugsley Road
Tax Map No. 45.-1-10 & 11

Dear Chairman LaPerch and Members of the Board:

Please find enclosed the following plans provided in support of above referenced project currently under review by your Board:

- Site Plan Set (35 sheets total) prepared by Insite Engineering, Surveying & Landscape Architecture PC, dated July 6, 2021 last revised September 11, 2023
- Final Subdivision Plat prepared by Insite Engineering, Surveying & Landscape Architecture PC, dated September 8, 2023
- Lighting Plan Set (5 sheets total) prepared by Musco Sports Lighting dated August 15, 2023
- Architectural Plan Set (10 sheets total) prepared by KG&D Architects dated September 11, 2023.
- Final Site Plan Approval Check List
- Final Site Plan Application
- Final Site Plan Approval Fee \$300.00
- Final Subdivision Approval Check List
- Final Subdivision Application
- Final Subdivision Approval Fee \$400.00 (\$100 Per Lot)
- Email Correspondence with project neighbor Alicia Yarusso
- Response letter to the New York State Watershed Inspector General (WIG) dated September 1, 2023
- Zoning Board of Appeals Approval dated July 17, 2023
- Technical Specs Exterior Plants and Turfs and Grasses
- Opinion of Probable Costs and Construction Schedule
- Playground Equipment Rendering
- Shade Structure Rendering

The enclosed plans have been revised based on comments received at the August 28, 2023 meeting, and in response to the Planning Board Planner and Planning Board Landscape Architect comment memorandums.

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In response to the comments from AKRF, Inc. in their memorandum dated August 22, 2023 we offer the following (comments that have already been addressed have not been included below for clarity):

- 3.(a) As discussed at the last Planning Board meeting, soil remediation cross sections are not required at this time. Soil remediation will be on a case by case basis during construction, and that specifications for imported topsoil and amendments to in-situ soil to be used for plantings are to be developed during construction as applicable to the actual conditions. The on site soils will be tested and custom soil amendments will be provided based on the testing results of the soil. However, please see shrub and tree planting details on drawing D-3 which show a cross section of the proposed planting, illustrating that the planting will be installed in a hole that is three times larger than the root ball diameter and will be filled with topsoil mix. Topsoil is specified to be reused surface soil amended accordingly to lab test results and recommendations.
- 3.(f) Upon further review, the developed area proposed upgradient of the existing pond along Zimmer Road is required to be treated in post construction stormwater practices in accordance with NYSDEC and NYCDEP design standards. These requirements include pretreatment of stormwater prior to a final infiltration practice, which is located south of the Showcase field. Given the layout of the site, the results of onsite witnessed testing in stormwater areas and existing features to remain, it is very difficult to discharge treated stormwater to the existing pond in the post development condition. The buffer area immediately upgradient of the pond has been preserved in its natural state to the maximum extent practical to respect the benefits of the buffer around the pond.

In response to the comments from Susan Jainchill RLA, AICP of Aspect 120 in their memorandum dated August 17, 2023 we offer the following (comments that have already been addressed have not been included below for clarity):

Completeness and Clarity of Drawing Sheets

1. We acknowledge the benefit of a sheet list and key plan. Unfortunately, the project is at its final stages and there is not any available room on the Site Plan set to add these items.
3. Drawing EX-1 has been updated to show information related to tree preservation including tree protection preservation notes. This plan shows the trees around the perimeter of the projects limit of disturbance that are to be protected during construction. The method of tree protection varies, but is provided as a combination of silt fence, construction fence, post and rail fence, or other forms of containment. In addition, Drawings SP-5.1 thru SP-5.5 show trees to remain and their relationship to proposed planting.
5. Specifications for topsoil and other planting mediums can be found in the attached technical specifications titled "Exterior Plants" and "Turfs and Grasses".

Comments and Recommendations

3. Permanent fencing in the form of a split rail fence has been provided as requested around the area of the existing ponds at the project entrance to provide a physical demarcation of the area. In addition, informational signs stating "Conservation Area, Do Not Cut or Mow Vegetation" will be provided along the fence as requested.
4. Pedestrian Circulation / Experience:
 - a. The project plans have been detailed and developed to incorporate pedestrian access and visitor seating. The seating has been shown on the provided layout plans. As discussed at the August 28, 2023 with the Planning Board, an additional diagram of the proposed seating is not required.
 - c. Details of the playground/large plaza areas and the specific playground equipment will be designed by a specialty playground company according to current standards, and this

design is not available at this time. Enclosed is an example of playground equipment prepared by GameTime company that represents what is envisioned for this area.

- d. In response to the request for the need for shade, shade structures have been provided in several areas on the plans (the main plazas and over the infield bleachers) in order to provide shade for the players and viewers comfort in the summer months.
5. Regarding the issue of tree protection, refer to completeness comment number 3 above. In addition, there are additional planting notes that have been provided on drawing SP-5.5 and additional information provided in the previously mentioned technical specifications. It is our understanding that all of the items listed in comment 6 have been addressed.

In response to the comments at the last Planning Board meeting, we offer the following:

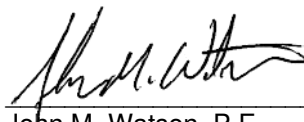
- The following notes have been added to drawing EN-1 to further clarify the base dimensions and ability to adjust bases for different age levels:
 1. "The little league showcase field (BB-8) and the little league three clover fields (BB-5, BB-6, BB-7) shall include anchors and plugs so that the bases can be installed at 60' and 70' dimensions.
 2. The baseball showcase field (BB-9) and the baseball four clover fields (BB-1, BB-2, BB-3, BB-4) shall include anchors and plugs so that the bases can be installed at 60', 70' and 90' dimensions."

At the last planning board meeting, we were asked to provide a status of the New York State Watershed Inspector General (WIG) review. Our office submitted a response to the final four comments that the WIG had provided regarding this project on September 1, 2023. A copy of the response letter is enclosed. We are hopeful that we will have a sign off from the WIG prior to the next Planning Board meeting.

We look forward to continued discussion at the next available meeting. At this time, we believe we have responded to all of the Board and Consultants' comments, and respectfully request that the Planning Board consider issuing the final approval for the subject project. Should you have any questions or comments regarding the above information, please do not hesitate to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: 

John M. Watson, P.E.
Senior Principal Engineer
JMWW/kmg

Enclosures

cc: Planning Board (7 Members)
Ashley Ley, AICP, Town Planner (via email)
Joseph Dillon, PE, Town Engineer (via email)
Victoria Desidero, Planning Board Secretary (via email)
Dan Gray, Proswing Sports Realty (via email)
Jack Briganti / Proswing Sports Realty (via email)
Richard L. O'Rourke / Keane & Beane (via email)
Walter Hauser / KG&D Architects (via email)

Insite File No. 19249.100