

**TOWN OF SOUTHEAST
1360 Route 22
Brewster, New York 10509
Thursday, February 13, 2020
SPECIAL MEETING 7:00 P.M.**

Pledge of Allegiance

Notation of Exits

Turn Off/Put on Vibrate – All Electronic Devices

Public Hearing:

1. Alienation – Pugsley Road – Sports Complex

**Full Environmental Assessment Form
Part 1 - Project and Setting**

WSH 1

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Parkland Alienation of Pugsley Road Site and Land Transfer		
Project Location (describe, and attach a general location map): Starr Ridge Road property (Tax Map 79, Block 1, Lot 10.1) and Pugsley Road property (Tax Map 45, Block 1, Lots 10 & 11)		
Brief Description of Proposed Action (include purpose or need): The Action involves a land transfer of privately-owned land on Starr Ridge Road with Town-owned parkland on Pugsley Road to potentially facilitate future development as permitted by zoning at Pugsley Road. This action requires alienation of public parkland on Pugsley Road through State legislation, acquisition of the Starr Ridge Road property by the Town and sale of the Pugsley Road property by the Town. This EAF is prepared to generically evaluate the potential effects of the proposed land alienation and transfer. As part of any proposal for development of the Pugsley Road property by a private project sponsor, a site-specific environmental assessment will need to be completed that evaluates the potential effects of such land development for review under the site plan review provisions of the Town. Refer to accompanying Additional Information, Attachment A.		
Name of Applicant/Sponsor: Town of Southeast & Proswing Sports Realty, Inc. -- See Attachment A	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor, give name and title/role): See Attachment A	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): See Attachment A	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Board Approval of parkland alienation & land transfer	
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	State Assembly & Senate legislation for parkland alienation	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

Both properties are located in NYC water supply watershed.

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

Starr Ridge Road is a "Scenic and Historic Route" designated in the Town Comprehensive Plan, which establishes a "buffer zone" equivalent to the front yard setback on the Starr Ridge site. See additional information in Attachment A.

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No

If Yes, what is the zoning classification(s) including any applicable overlay district?
Starr Ridge site: R-160 Single Family Residence District
Pugsley Road site: RC Rural Commercial District, with a portion in Ridgeline Overlay District

b. Is the use permitted or allowed by a special or conditional use permit? See Attachment A

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Starr Ridge site: North Salem School District
Pugsley Road site: Brewster School District

b. What police or other public protection forces serve the project site?
Putnam County Sheriff's Department, NYS Police

c. Which fire protection and emergency medical services serve the project site?
Brewster Fire District

d. What parks serve the project site?
Farringtons Park, Putnam County Trailway, Southeast Town Park, Volunteer Park, Markel Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? _____

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____

ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

- i. Total number of structures _____
- ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
- iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

- i. Purpose of the impoundment: _____
- ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
- iii. If other than water, identify the type of impounded/contained liquids and their source. _____
- iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
- v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

- i. What is the purpose of the excavation or dredging? _____
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 - Volume (specify tons or cubic yards): _____
 - Over what duration of time? _____
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
- iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____
- v. What is the total area to be dredged or excavated? _____ acres
- vi. What is the maximum area to be worked at any one time? _____ acres
- vii. What would be the maximum depth of excavation or dredging? _____ feet
- viii. Will the excavation require blasting? Yes No
- ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

- i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
 - expected acreage of aquatic vegetation remaining after project completion: _____
 - purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
 - proposed method of plant removal: _____
 - if chemical/herbicide treatment will be used, specify product(s): _____
- v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
 - Will a line extension within an existing district be necessary to serve the project? Yes No
- If Yes:
- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No
 If Yes:
 i. Estimate methane generation in tons/year (metric): _____
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No
 If Yes:
 i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
 iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____
 iv. Does the proposed action include any shared use parking? Yes No
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____
 vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No
 If Yes:
 i. Estimate annual electricity demand during operation of the proposed action: _____
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____
 iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.
 i. During Construction:
 • Monday - Friday: _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____
 ii. During Operations:
 • Monday - Friday: _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site **See EAF Part 3**

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
 i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes,
 i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
 If Yes:
 i. Dimensions of the dam and impoundment:
 • Dam height: _____ feet
 • Dam length: _____ feet
 • Surface area: _____ acres
 • Volume impounded: _____ gallons OR acre-feet
 ii. Dam's existing hazard classification: _____
 iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
 If Yes:
 i. Has the facility been formally closed? Yes No
 • If yes, cite sources/documentation: _____
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
 iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
 If Yes:
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): _____
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site See EAF Part 3

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____
 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 If Yes:
 i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site See EAF Part 3

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Town of Southeast & Proswing Sports Realty Date 1/29/2020

Signature Frederick Wells, RLA / KG+D Architects, PC  Planner for Proswing Sports Realty

Attachment A.

Additional Information in reference to EAF items.

EAF – A. Project Information

Proposed Action: Parkland Alienation of Pugsley Road Site and Land Transfer

The Proposed Action involves a land transfer of privately-owned land on Starr Ridge Road with Town-owned parkland on Pugsley Road to potentially facilitate future development as permitted by zoning at Pugsley Road. This action requires alienation of public parkland on Pugsley Road through State legislation, acquisition of the Starr Ridge Road property by the Town and sale of the Pugsley Road property by the Town.

The Environmental Assessment Form (EAF) is prepared to generically evaluate the potential effects of the proposed land alienation and transfer. As part of any proposal for development of the Pugsley Road property by a private project sponsor, a site-specific environmental assessment will need to be completed that evaluates the potential effects of such land development for review under the site plan review provisions of the Town.

At the present time there is no design plan for possible future development of the Pugsley Road site. However, the Town of Southeast believes the Pugsley Road site, which is owned by the Town and is designated for open space, would serve greater public benefit if it were owned and developed for recreational use by a private project sponsor. Likewise, the Town of Southeast believes the Starr Ridge Road site would serve greater public benefit if it were acquired by the Town for preservation as permanent open space, with linkages to nearby open space / recreation land in Peach Lake Natural Area owned by the Putnam County Land Trust.

A transfer of the Pugsley Road site for the Starr Ridge Road site, made possible after alienation of the former parkland site, will facilitate these benefits.

EAF – A. Project Sponsor Information

Property Owner - Starr Ridge Road property (Tax Map 79, Block 1, Lot 10.1)
Proswing Sports Realty, Inc.
14 Autumn Ridge Road, South Salem, NY 10590

Property Owner - Pugsley Road property (Tax Map 45, Block 1, Lots 10 & 11)
Town of Southeast
1360 Route 22, Brewster, NY 10509

Project Contact:
Tony Hay, Town of Southeast Supervisor
1360 Route 22, Brewster, NY 10509
845-279-5345
thay@southeast-ny.gov

EAF - C.2. Adopted land use plans - The adopted Town Comprehensive Plan does not include specific recommendations for the sites being considered for transfer but it includes discussion of development-related activity in these areas where the scenic nature of Starr Ridge Road should be preserved and development on Pugsley Road is envisioned.

The Starr Ridge Road property is located along a Scenic and Historic Route designated by the Town (§83-5C. of the Town Code and shown in Historic & Cultural Resources Figure 2-3 in the 2014 Comprehensive Plan Update). This designation affords certain protections to maintain a buffer zone along the property frontage whereby "there shall be no significant disturbance ... except pursuant to a certificate of appropriateness by the Historic Sites Commission."

Regarding Pugsley Road, the Comprehensive Plan Update cites: "... any potential development in the 'Campus at Fields Corner' [project also known as 'Northeast Interstate Logistics'] along Pugsley Road would be compatible with this vision [of growth of the I-84/Route 312 interchange area as a node of commercial activity]." [p. 8-2]

EAF - C.3. Zoning

Starr Ridge site is in the R-160 Residence District. Principal uses include single family detached dwellings. A Residential Recreation facility is a Special Permit use with a specific limitation on the number of spectator seats.

Pugsley Road site is in the RC Rural Commercial District, with a portion in Ridgeline Overlay District. Ridgeline protection is afforded the uppermost 50 vertical feet of the property. Principal permitted uses in the RC District include craft workshop, nursery, office, restaurant, recreation and kennel.

1/29/2020

Full Environmental Assessment Form, Part 3
Evaluation of the Magnitude and Importance of Project Impacts

The SEQRA Environmental Assessment Form (EAF) examines the potential environmental effects that may result from the parkland alienation of Pugsley Road site and transfer of ownership between the Starr Ridge Road and Pugsley Road sites.

The Proposed Action involves two properties:

- Pugsley Road site – also referred to as the alienation property
- Starr Ridge Road site – also referred to as the replacement property

The Proposed Action does not involve any physical disturbance of the land or change in zoning at the two properties involved. It is noted that there are no defined plans at this time for development at either of the parcels discussed herein and the studies are necessarily generic and based on available information.

IMPACT ON LAND & GEOLOGICAL FEATURES

Existing Conditions

The soils, topography and geological features are generally defined by the native soil characteristics. Soils in the county have been mapped by the US Department of Agriculture Natural Resources Conservation Service (NRCS; formerly Soil Conservation Service, SCS) for agricultural and land planning purposes.¹

The total area of the Pugsley Road site is 153.46 acres. Predominant soils on the Pugsley Road site are Charlton and Chatfield series (46%), Chatfield and Hollis with rock outcrops (13%) and Paxton (10%) soil types. The majority are upland, well drained soils, with depth to groundwater over 80" and varying depth of bedrock. Based on the soils mapping, approximately 27 percent of the site has slopes of 10% or flatter, and 12 percent with slopes of 15% or steeper. Topography of the property is variable. The north parcel slopes up from the road toward the interior, from a low point of approximately elevation 630 at the northwest corner to a high point above elevation 810 at the ridge in the northeastern portion of the parcel. The south parcel slopes down from the road into the interior, from a high point of 656 at the northwest corner to approximately 550 at the south end.

The total area of the Starr Ridge site is 94.88 acres. Predominant soils on the Starr Ridge site are Paxton (25%), Woodbridge (41%) and Ridgebury (15%) soil types. The majority are upland, well drained soils, with depth to groundwater at least 18" and deep bedrock. Ridgebury soils are poorly drained lowlands. Based on the soils mapping, approximately 85 percent of the site has slopes of 10% or flatter, and 6 percent with slopes of 15% or steeper. Topography of the property generally slopes down from east to west, from approximately elevation 650 at the eastern edge to a low point of approximately elevation 450 at the west side.

¹USDA SCS Soil Survey of Putnam and Westchester Counties, New York. September 1994. Soil survey information is available via websoilsurvey.nrcs.usda.gov.

Neither property is known to have any significant or unique natural land features.

Potential Impacts

The Proposed Action will not impact land resources since the Action does not involve any physical disturbance of the land. Any future development proposal for either site would need to evaluate the potential impacts to land resources and consider measures to minimize or avoid such impacts.

IMPACT ON WATER RESOURCES

Existing Conditions

On the Pugsley Road site there is an unnamed stream (#864-194, Class C) and a small pond which drain in a southerly direction and are tributary to the Middle Branch Reservoir. Another small pond appears to be isolated without a discharge channel. There are approximately 12.8 acres of designated wetlands on the site. A portion of State wetland LC-28 covers part of the site.

There are approximately 19 acres of designated wetlands on the Starr Ridge site. A portion of State wetland L-32 covers part of the site. An unnamed stream (#864-292, Class C) flows through the western edge of the property and is tributary to East Branch Croton River. The Starr Ridge site is located on a principal aquifer.

Neither site is in or near a 100-year or 500-year floodplain or designated floodway. Both sites are located within the East of Hudson watershed for the NYC water supply system, which is afforded special protections under watershed regulations enforced by the City of New York. Neither site is in a service area of municipal sewer or water services -- local area developments use individual, private septic systems and wells.

Potential Impacts

The Proposed Action does not involve any physical disturbance of the land and there would be no impact to water resources. Any future development proposal for either site would need to evaluate the potential impacts to water resources and consider measures to minimize or avoid such impacts.

IMPACT ON PLANTS & ANIMALS

Existing Conditions

Both sites are currently undeveloped. The Pugsley Road site is entirely wooded with upland and wetland habitats. The Starr Ridge site contains a mix of woodland and old field habitats, upland and wetland. Neither site is known to contain a designated significant natural community, although both are located in areas that may contain one or more plant or animal species that is listed as endangered or threatened, and may contain habitat for such species. Neither site contains or adjoins a designated National Natural Landmark (NNL) or Critical Environmental Area (CEA).

The Pugsley Road site contains wetland habitat which extends off the property. The NYSDEC Environmental Resource Mapper indicates there is no unique geological feature nor significant natural community on this property. This site is located in the vicinity of a threatened plant and bats listed as endangered or threatened.

The Starr Ridge property includes wetland habitat which also extends off the property. The NYSDEC Environmental Resource Mapper indicates there is no unique geological feature nor significant natural community on this property. This location is in the vicinity of bats listed as endangered or threatened.

Planning for any future development at either site will require further investigation for the presence or absence of these species.

Potential Impacts

No physical disturbance of the existing plant and animal habitats would result from the Proposed Action. Both sites contain wetlands which are typically not developable and will remain open space contiguous with additional wetlands on adjacent parcels, and will continue to function as natural open space unaffected by the alienation.

Alienation of the Pugsley Road site and transfer to private ownership will create the opportunity for future development of the property in accordance with the existing Town zoning, which could result in changes to natural resources on a portion of the property. Various environmentally protective measures required by the zoning regulations, including dimensional setbacks and buffers, erosion controls, tree preservation, wetlands protection, and stormwater management, will need to be integral to any future site development plan for the site such that the plan would minimize or avoid any potentially significant impact to flora and fauna, including their habitats.

The Proposed Action will create public open space at the Starr Ridge site, thereby preserving the existing plant and animal habitats.

IMPACT ON CULTURAL RESOURCES (AESTHETIC, HISTORICAL/ARCHAEOLOGICAL, AND OPEN SPACE/RECREATION RESOURCES)

Existing Conditions

The Pugsley Road site is located on a rural, semi-improved road (a narrow, dirt road, a portion of which is closed for the winter). The road serves as a local through road with views past stone walls into adjoining old fields and woodlands which reflects some of the historic character of the Town of Southeast, although not a designated scenic or historic route. Specific to the Pugsley Road site, a ridgeline protection area is mapped on a portion of the northern parcel which virtually prohibits visible improvements in this area. Although it meets the Town's definition of ridgeline that is a protected resource in the zoning regulations, no formal views are known to be available from this ridge.

Starr Ridge Road is a Scenic and Historic Route designated in the Town's Comprehensive Plan and Town Code. Aply, the position of the Starr Ridge site on the ridge provides stunning views of sunsets with vistas extending for miles to the west. The Town of Southeast zoning regulations

stipulate that a buffer be protected along Starr Ridge Road frontages to preserve the scenic and historic character of the area. A Ridgeline Overlay District is also mapped along Starr Ridge Road in the vicinity of the site. The designated ridgeline is defined in the Town's zoning as the uppermost 50 vertical feet of the ridge, which would include land above approximate elevation 634 on Starr Ridge Road properties. A small portion of the northeast corner of the subject site would be so affected.

While there are no structures or improvements known to exist on either parcel, both locations are in areas that are sensitive for archaeological resources according to the State archaeological site inventory. Planning for any development at either site will require an inquiry to the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) to ascertain whether there is any record or likelihood of historical/archaeological resources existing on the property that must be protected. The results of such inquiry would determine whether further investigation of cultural resources by a professional archaeologist is necessary prior to any site development.

Neither site is known to be used by the community for public recreation or for hunting or fishing.

The Pugsley Road site is near to public facilities at Tonetta Lake that provide a variety of recreational opportunities for the community including areas for passive recreation similar to what is available at the Pugsley Road site. Southeast Town Park at Tonetta Lake, a 167-acre park includes a 50 plus-acre wetland known as the Cedar Swamp Conservation Area which is unique for its Atlantic white cedar habitat and is contiguous with a 74-acre recreational lake.

The Starr Ridge site is located close to an open space preserve owned by the Putnam County Land Trust (PCLT). The Peach Lake Natural Area, some 140 acres of protected land, is located within walking distance of the Starr Ridge site -- 1,000 feet east of the site via Seven Oaks Lane. Peach Lake Natural Area provides opportunities for hiking, winter sports, bird watching, nature and environmental study and includes the administrative headquarters of the PCLT. The Paul Fitchen Preserve, Birdwood Preserve and Cedar Swamp Preserve all offer trails for public recreation within the Natural Area.

Common to both sites, there are several park facilities open to the residents of the Town of Southeast with active recreation facilities, including:

- Douglas J. Scolpino Park at Mt. Ebo
- Markel Memorial Park
- Southeast Town Park at Tonetta Lake
- Volunteer Park

Additionally, Farringtons Woods Park at the CT state line provides hiking and mountain biking trails open to the public, and the Putnam County Trailway is a publicly accessible scenic / aesthetic resource available to the residents of the Town.

Potential Impacts

No physical disturbance of the land would result from the Proposed Action thus there would be no change to the existing scenic / aesthetic character or use of either site.

The Proposed Action will create the opportunity for future development of the Pugsley Road property in accordance with the existing Town zoning, which if undertaken could change the

visual character of the property. Various protective measures required by the zoning regulations and pertaining to aesthetic resources, including but not limited to building setbacks, landscaped buffers, wetland buffers, steep slopes protection, and ridgeline protection, are enforceable under the Town Code in the review and approvals required for site development. Any future development proposal would need to evaluate the potential impacts to aesthetic resources and consider measures to minimize or avoid such impacts.

The Proposed Action will reduce the potential for change in the visual character of the Starr Ridge Road site as a result of the conservation effects of establishing public open space at that site.

The Proposed Action will not result in ground disturbance, therefore there will be no impact to historical or archaeological resources at either site. Any future development proposal for either site would need to evaluate the potential impacts to such resources and consider measures to minimize or avoid impacts.

The Proposed Action would not result in a loss of recreational or open space resources. To the contrary, the Action is proposed to provide protection of the Starr Ridge Road site through designating it as public open space and facilitating more suitable recreation facilities for the community to use at the Pugsley Road site.

To date, no recreational use of or linkages with other open space land nearby have been developed or planned for the Pugsley Road property. The proposed alienation will have a beneficial impact to the Town by creating the opportunity for development of the Pugsley Road site for active recreation to address current recreational demand and will maintain potential linkages to the County's Tilly Foster Farm property.

The proposed acquisition of the Starr Ridge Road site will also benefit the Town by preserving existing open space in perpetuity for passive recreation use by Town residents with potential linkages to the Peach Lake Natural Area.

IMPACT ON TRAFFIC

Existing Conditions

The Pugsley Road site has frontage on Pugsley Road providing access from NYS Route 312 approximately 0.75 mile to the south, and Fields Corner Road providing access from Fair Street (CR 60) approximately one mile to the north. Pugsley Road and a portion of Fields Corner Road are narrow, unpaved and closed to traffic during the winter season. The Pugsley Road site consists of two lots separated by Barrett Road (aka. Zimmer Road), a partially improved Town road.

The Starr Ridge site has frontage on Starr Ridge Road (a Town road) and Turk Hill Road (CR 51), that connect to the broader arterial road network within approximately one mile.

Neither site currently supports an active use nor generates any traffic. Neither site currently has an active driveway access point onto the road network.

Potential Impacts

The Proposed Action will have no effect on traffic or the transportation infrastructure. Any future development proposal for either site would need to evaluate the potential impacts to traffic-related concerns and consider measures to minimize or avoid such impacts.

CONSISTENCY WITH COMMUNITY CHARACTER (SOCIAL FACTORS)

Existing Conditions

Land in the immediate area surrounding the Pugsley Road site is largely vacant, undeveloped woods or old field growth. Land in the larger site vicinity is developed in a mix of uses, including single-family residences to the north in the adjoining Town of Patterson, Tilly Foster Farm, a County-owned property that is open to the public for various community-related activities and commercial/retail development on properties to the south. Interstate Route 84 abuts the subject site to the east, effectively isolating the site from uses on the east side of the highway.

The site area is zoned RC Rural Commercial allowing the following permitted uses: craft workshop, nursery, office, restaurant, recreation and kennel; and accessory uses: outside storage, private utilities, restaurant, retail, personal services and professional services. Additionally, the opposite side of Pugsley Road is zoned OP-3 Office Park, allowing a variety of other uses including bed-and-breakfast/country inn, equestrian center, farm use and residential.

As previously described, the physical character of the Pugsley Road area is a rural road with views past stone walls into adjoining old fields and woodlands, which reflects some of the historic character of the Town of Southeast, although not a designated scenic or historic route.

Starr Ridge Road is a Scenic and Historic Route designated in the Town's Comprehensive Plan and Town Code. Aply, the position of the Starr Ridge site on the ridge provides stunning views of sunsets with vistas extending for miles to the west. The Town of Southeast regulations stipulate that a buffer be protected along Starr Ridge Road to preserve the historic character of the corridor.

Land in the area surrounding the Starr Ridge site is developed primarily in single-family residences on lots of varying sizes. Several parcels in the area (but not this site) are included in an Agricultural District (PUTN001) which afford those properties certain limitations on use. The style of development on Starr Ridge Road – prominent stone walls along the road and many of the houses are noticeably set back from the road in expansive lawns – along with accessory uses that are evident (horse stables, for example) define the distinctive scenic and historic character of the neighborhood.

The area is zoned for large lot residential use (R-160 Residence district) allowing the following uses permitted by right: single family detached dwelling, farms, commercial greenhouses, nurseries, and governmental uses.

Potential Impacts

The Proposed Action will not have a direct impact on community character, nor is it anticipated to have a cumulative adverse effect on community character. The parkland alienation and subsequent land transfer will facilitate possible future changes in the intensity of land use at the Pugsley Road site by creating the opportunity for development of recreational use that is compatible with its surroundings. would benefit the Town as a community resource.

Likewise, establishment of the Starr Ridge Road site as public open space would provide a benefit to the community.

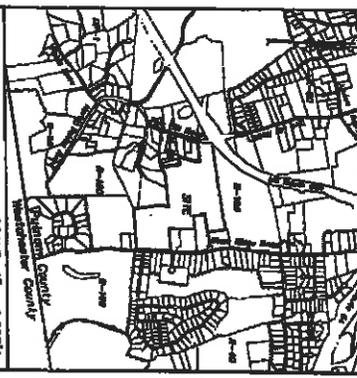
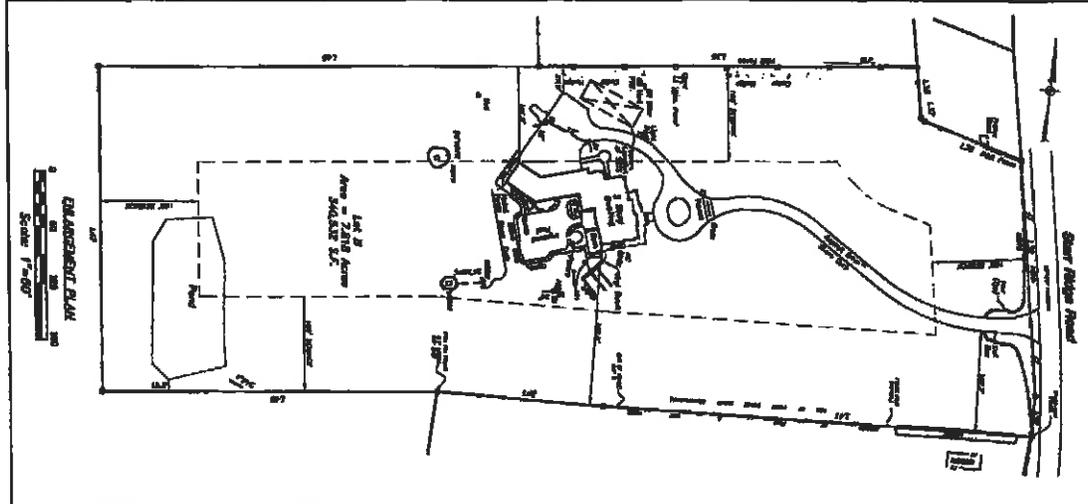
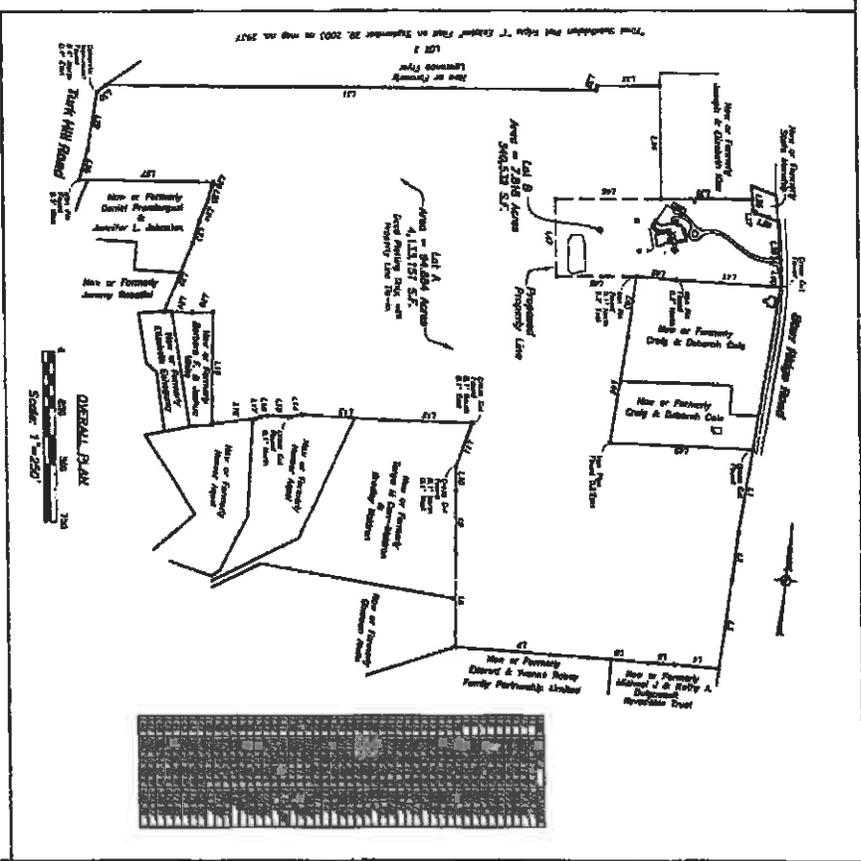
The physical changes that any future development could cause would need to be evaluated in relation to the community character (ie., the surrounding environment and land uses) and mitigation of any impacts would need to be considered to minimize or avoid adverse impacts. Any future development activity at the Starr Ridge Road site is expected to be limited by the conservation protection imposed for that site.

Prepared by: KG+D Architects, PC, Mount Kisco, NY

PLANNING BOARD MEETING
 10:00 AM
 1000 W. 10th St., Suite 100
 Lincoln, NE 68502

COMMENTS:

The project is a residential development consisting of 10 lots, 7 of which are to be developed with single-family detached dwellings and 3 of which are to be developed with townhomes. The project is located on the east side of the city of Lincoln, Nebraska, bounded by 23rd Street to the north, 24th Street to the south, and 10th Street to the east. The project is situated on a 10-acre parcel that was previously used for agricultural purposes. The project is consistent with the Comprehensive Zoning Ordinance, which allows for residential development in this area. The project is also consistent with the city's long-term vision for growth and development. The project is a significant addition to the city's housing stock and will provide a mix of housing options for the community. The project is also consistent with the city's goal of providing a high-quality living environment for its residents. The project is a well-planned and thoughtful development that will enhance the city's appearance and provide a valuable asset to the community. The project is a testament to the city's commitment to responsible growth and development. The project is a model of what can be achieved when the city works in partnership with its citizens and developers to create a better future for all.



LEGEND

Proposed Lot	Proposed Townhome	Proposed Single-Family Detached Dwelling
Proposed Access	Proposed Driveway	Proposed Parking
Proposed Utility	Proposed Fencing	Proposed Landscaping
Proposed Retaining Wall	Proposed Stormwater Management	Proposed Fire Hydrant
Proposed Fire Alarm	Proposed Fire Sprinkler	Proposed Fire Extinguisher
Proposed Fire Alarm Control Panel	Proposed Fire Alarm Pull Station	Proposed Fire Alarm Sounder
Proposed Fire Alarm Annunciator	Proposed Fire Alarm Control Unit	

EXIST'G DATA

Lot No.	Area (sq. ft.)	Area (sq. ft.)
1	1,200	1,200
2	1,200	1,200
3	1,200	1,200
4	1,200	1,200
5	1,200	1,200
6	1,200	1,200
7	1,200	1,200
8	1,200	1,200
9	1,200	1,200
10	1,200	1,200

PROPOSED DEVELOPMENTS

Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	1,200	1,200	1,200
2	1,200	1,200	1,200
3	1,200	1,200	1,200
4	1,200	1,200	1,200
5	1,200	1,200	1,200
6	1,200	1,200	1,200
7	1,200	1,200	1,200
8	1,200	1,200	1,200
9	1,200	1,200	1,200
10	1,200	1,200	1,200

PLANNING BOARD
 1000 W. 10th St., Suite 100
 Lincoln, NE 68502

PROSING
 1000 W. 10th St., Suite 100
 Lincoln, NE 68502

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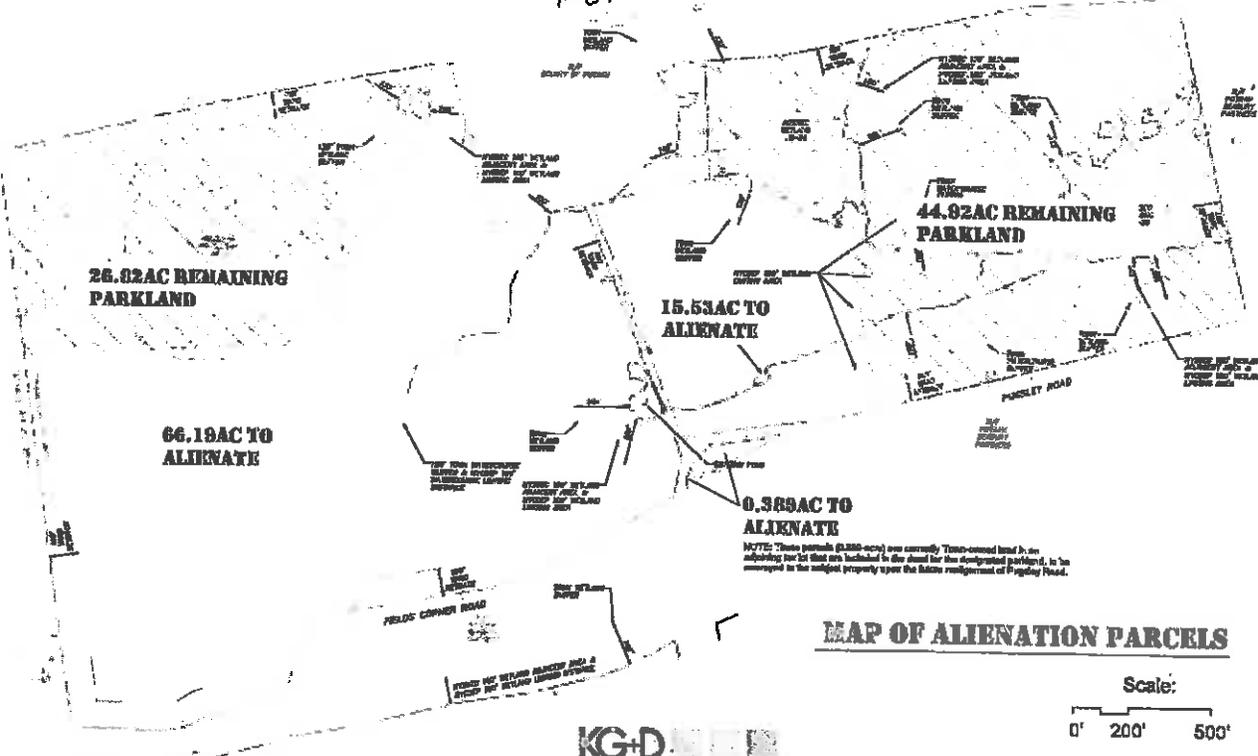
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1-84



26.82AC REMAINING PARKLAND

66.19AC TO ALIENATE

15.53AC TO ALIENATE

44.92AC REMAINING PARKLAND

0.388AC TO ALIENATE

NOTE: These parcels (0.388-acre) are currently "Time-leased land" as adjoining parcels are included in the deed for the development project, to be conveyed to the subject property upon the future reassignment of Fugate Peak.

MAP OF ALIENATION PARCELS

Scale:

0' 200' 500'

KG+D
KG+D ARCHITECTS, P.C. Mount Kisco, NY

28 January 2020

**Area Summary of
Liber 1791 Pg 431 & Liber 1871 Pg 291**

160 Pugsley Road (45.-1-10)	Acres
Parcel 2A	91.172
Parcel 3A	7.222
Exclusion 1 (Conveyance Parcel K)	-0.120
Exclusion 2 (Dedication Parcel M)	-0.086
Exclusion 3 (Dedication Parcel O)	-0.126
Exclusion 4 (Dedication Parcel Q)	-0.005
Exclusion 5 (Dedication Parcel S)	-0.296
Exclusion 6 (Dedication Parcel U)	-0.561
Portion of Parcel Conveyed to County	-4.190
Sub-Total	93.011
132 Pugsley Road (45.-1-11)	Acres
Parcel 1A	66.363
Exclusion 7 (Dedication Parcel Z)	-0.585
Portion of Parcel Conveyed to County	-5.328
Sub-Total	60.450
Other Parcels (part of 45.-1-5.3)	Acres
Parcel 1B	0.041
Parcel 2B	0.347
(Town-owned parcels on the west side of Pugsley Road)	
Sub-Total	0.389
Total	153.849

**TOWN OF SOUTHEAST
HOME RULE LEGISLATION REQUEST**

TITLE OF BILL:

AN ACT to authorize the Town of Southeast, County of Putnam to discontinue and alienate the use of certain town lands as parkland and to sell and convey such lands.

PURPOSE:

This bill authorizes the Town of Southeast to discontinue, alienate and convey parkland located on Pugsley Road in the Town of Southeast, County of Putnam.

SUMMARY OF PROVISIONS:

This bill would allow the Town of Southeast to discontinue, alienate and convey _____ acres of parkland on Pugsley Road in exchange for the dedication of _____ acres of property on Starr Ridge Road to parkland.

JUSTIFICATION:

The parkland to be alienated will be conveyed to Proswing Sports Realty, Inc. to facilitate future development as permitted by the Zoning Code of the Town of Southeast. The parkland on Pugsley Road would serve a greater public benefit if it were owned and developed for recreational use by a private project sponsor. In exchange, the Town of Southeast will acquire and dedicate privately-owned property on Starr Ridge Road as parkland. The Starr Ridge Road site will serve a greater public benefit preserved as permanent open space as it is located along a Scenic and Historic Route designated by the Town of Southeast and has linkages to nearby open space/recreation land in Peach Lake Natural Area owned by the Putnam County Land Trust.

BILL TEXT

AN ACT to authorize the Town of Southeast, County of Putnam to discontinue and alienate the use of certain town lands as parkland and to sell and convey such lands.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Subject to the provisions of this act, the Town of Southeast, in the County of Putnam, acting by and through its governing body, is hereby authorized to permanently discontinue as parklands, alienate and convey the land described in section three of this act.

Section 2. The authorization provided for in section one of this act shall take effect only on the condition that the Town of Southeast shall acquire and dedicate as parklands the lands described in section four of this act, such land to be used for park purposes.

Section 3. The lands to be permanently discontinued as parklands and alienated, and conveyed are described as follows:

BEGINNING at a point...

Section 4. The replacement lands to be acquired and dedicated by the Town of Southeast, County of Putnam, acting by and through its governing body, to use as parkland for public purposes consisting of _____ acres are described as follows:

Section 5. In the event that the parklands to be acquired and dedicated by the Town of Southeast pursuant to this act are not of equal or greater fair market value to the parklands to be discontinued and conveyed, the Town of Southeast shall dedicate the difference of the fair market value of the lands to be alienated and the lands to be dedicated for the acquisition of additional parklands and/or for capital improvements to existing park and recreational facilities.

Section 6. If the land that is the subject of this act has received funding pursuant to the federal land and water conservation fund, the discontinuance of parklands authorized by the provisions of this act shall not occur until the Town of Southeast has complied with any federal requirements pertaining to the alienation or conversion of such parklands, including satisfying the secretary of the interior that the alienation or conversion complies with all conditions which the secretary of the interior deems necessary to assure the substitution of other lands shall be equivalent in fair market and usefulness to the lands being alienated or covered.

Section 6. This act shall take effect immediately.

TOWN BOARD
TOWN OF SOUTHEAST, NEW YORK

RESOLUTION REQUESTING THE NEW YORK STATE LEGISLATURE
INTRODUCE HOME RULE LEGISLATION TO AUTHORIZE THE
DISCONTINUANCE AND ALIENATION OF PARKLAND LOCATED ON
PUGSLEY ROAD IN THE TOWN OF SOUTHEAST, PUTNAM COUNTY

RESOLUTION NO. ____/2020

Date:

INTRODUCED BY:

SECONDED BY:

WHEREAS, the Town Board of the Town of Southeast (the "Town Board") requests authorization to sell public parkland located on Pugsley Road in the Town of Southeast, Putnam County to Proswing Sports Realty, Inc. for future development as permitted by the Zoning Code of the Town of Southeast; and

WHEREAS, in exchange, the Town Board shall acquire and dedicate property owned by Proswing Sports Realty, Inc. located on Starr Ridge Road as parkland; and

WHEREAS, the proposed sale and transfer of property requires parkland alienation legislation by the New York State Legislature and compliance with the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Town Board of the Town of Southeast has carefully considered the potential environmental impacts related to the related to the alienation of public parkland on Pugsley Road, acquisition of the Starr Ridge Road property by the Town and the sale of Pugsley Road property by the Town (the "Proposed Action"); and

WHEREAS, after conducting a public hearing and other public meetings on the subject, the Town Board has confirmed that the Proposed Action will not result in any significant adverse environmental impacts and, as such, has issued a Negative Declaration pursuant to the requirements of SEQRA; and

WHEREAS, the Town Board believes the Pugsley Road site, which is owned by the Town and is designated for open space, will serve a greater public benefit if it were owned and developed for recreational use by a private project sponsor; and

WHEREAS, the Town Board also believes the Starr Ridge Road site will serve a greater public benefit if it were acquired by the Town for preservation as permanent open space because Starr Ridge Road property is located along a Scenic and Historic Route designated by the Town of Southeast (§ 83-5C of the Town Code and shown in Historic & Cultural Resources Figure 2-3 in the 2014 Comprehensive Plan Update) and has linkages to

nearby open space/recreation land in Peach Lake Natural Area owned by the Putnam County Land Trust; and

WHEREAS, a transfer of the Pugsley Road site for the Starr Ridge Road site, is only possible after alienation of the Pugsley Road site; and

WHEREAS, to assist Members of the New York State Senate and Assembly who will be sponsoring legislation authorizing the alienation and the Office of Parks, Recreation and Historic Preservation, the Town Board has prepared the Parkland Alienation Form Municipal Information attached hereto as Exhibit "A."

NOW THEREFORE BE IT RESOLVED, that the Town Board of the Town of Southeast hereby requests the New York State Legislature introduce Home Rule Legislation to authorize the Town Board to alienate Town-owned parkland on Pugsley Road, known and designate as Tax Map 45, Block 1, Lots 10 & 11; and

BE IT FURTHER RESOLVED, the Supervisor of the Town of Southeast, or a duly authorized representative, is hereby empowered and directed to execute any agreement, documents, or papers as may be necessary to implement the intent and purpose of this Resolution; and

BE IT FURTHER RESOLVED, the Clerk of the Town of Southeast, in conjunction with any other duly authorized representatives, is hereby directed to send certified copies of this Resolution and all supporting documentation to the New York State and Assembly Home Rule offices of Senator Pete Harkman and Assemblyman Kevin Byrne.