



The New Commercial Campus at Fields Corner

Presentation for Town of Southeast Planning Board
April 8, 2019

Our mission is to build a modern warehouse/distribution facility in Southeast that will preserve the area's rural character while bringing significant economic benefits to residents in the form of tax dollars and jobs.

Redesigned to reflect conversations with neighbors and community leaders.

Agenda

- The Redesign
- Built for Southeast
- Addressing Southeast Traffic
- Preserving the Area's Rural Character & Protecting the Environment
- Local Economic Benefits
- Photos
- Website & Contacting Us
- Q&A

The Redesign

- ✓ **Consolidated Footprint**

Down from four to two buildings, 17% smaller overall

- ✓ **Zero Zoning Changes**

Preserving RC zone, total compliance

- ✓ **Minimized Visual Impact**

Approximately a quarter mile or more from the any communities, including Hunter's Glen & Twin Brook Manor

- ✓ **Minimized Traffic Impact**

Doubling route 312's capacity to I-84, ancillary retail uses eliminated

DEIS DEVELOPMENT PLAN



FEIS PREFERRED ALTERNATIVE DEVELOPMENT PLAN



Built for Southeast

- Aligns with the community's 'Comprehensive Plan'
- \$30 million in new tax dollars over the first 15 years, approximately 80% of which will go to the local school system
- Over one thousand new jobs



TOWN OF
Southeast
NEW YORK

Addressing Southeast Traffic

- Doubling Route 312's capacity to I-84 from Pugsley Road, going from the existing 2 lanes to 4 total lanes
- Installing a traditional, signalized intersection, while eliminating any plans for a roundabout
- Existing and proposed traffic signals will be coordinated to ensure efficient traffic flow

Quick Facts

- Less traffic VS prior plan
- Less traffic than the approved residential/planned mixed use
- Ancillary Retail Uses Eliminated

CONCEPTUAL HIGHWAY IMPROVEMENT



Traffic Signal Alternative A

Traffic Signal Alternative B



Preserving the Area's Rural Character & Protecting the Environment

- No building development in the Rural Commercial (RC) zoned property
- 80% of the OP-3 zoned property remains "open space" after full development
- Approximately a quarter mile or more from any community, including Hunter's Glen & Twin Brook Manor



Hunter's Glen

Twin Brook Manor

1,415 feet between Building B & Hunter's Glen

1,210 feet between Building B & Twin Brook Manor

Building B

Building A

Route 312

Pugsley Road

Barrett Road

Fields Corner Road

Preserving the Area's Rural Character & Protecting the Environment (cont.)

- All lighting will be dark sky compliant and shielded away from residents
- A significant number of trees and shrubs will be planted as part of the development
- All applicable municipal, state and agency regulations related to noise, exhaust and protection of the watershed will be met

Local Economic Benefits

- Over **one thousand new high quality jobs** generated onsite
- Over two hundred new jobs offsite from direct service providers or within community businesses serving the buildings and its employees
- **\$30 million in new tax dollars** over the first 15 years, approximately 80% of which will go to the local school system
- In contrast to a residential development, the Campus will add no new costs or students to local schools
- **Annual economic output of \$73 million at full development**

**Partially
Visible
From This
Location
All Seasons**

BUILDING A*

BUILDING B

From Nelson Boulevard & Drewville Road: Spring/Summer
Shown with 30% Opacity Only to Show Location Behind Vegetation

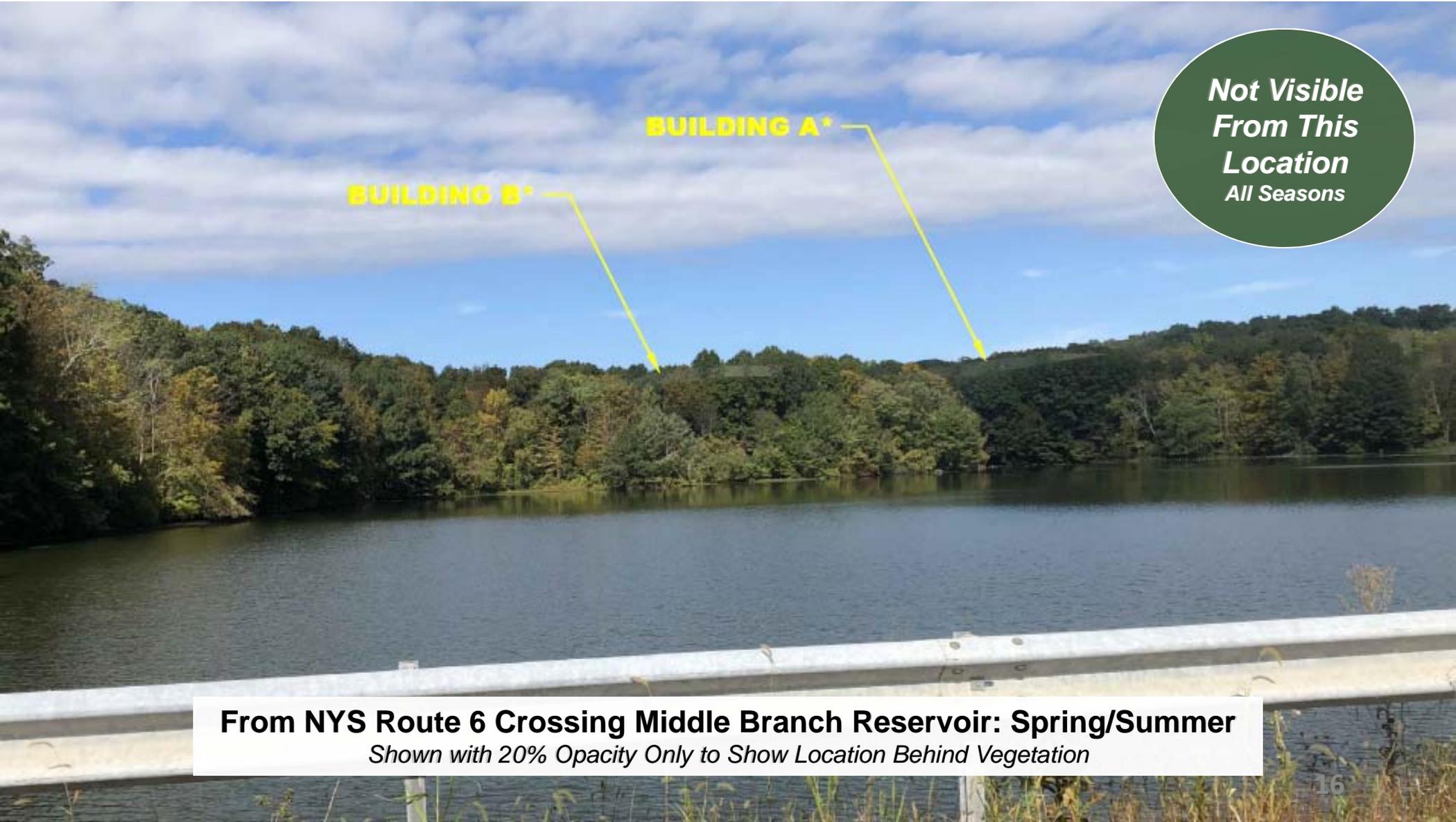


**Partially
Visible
From This
Location
All Seasons**

BUILDING A*

BUILDING B

From Nelson Boulevard & Drewville Road: Fall/Winter
Shown with 30% Opacity Only to Show Location Behind Vegetation

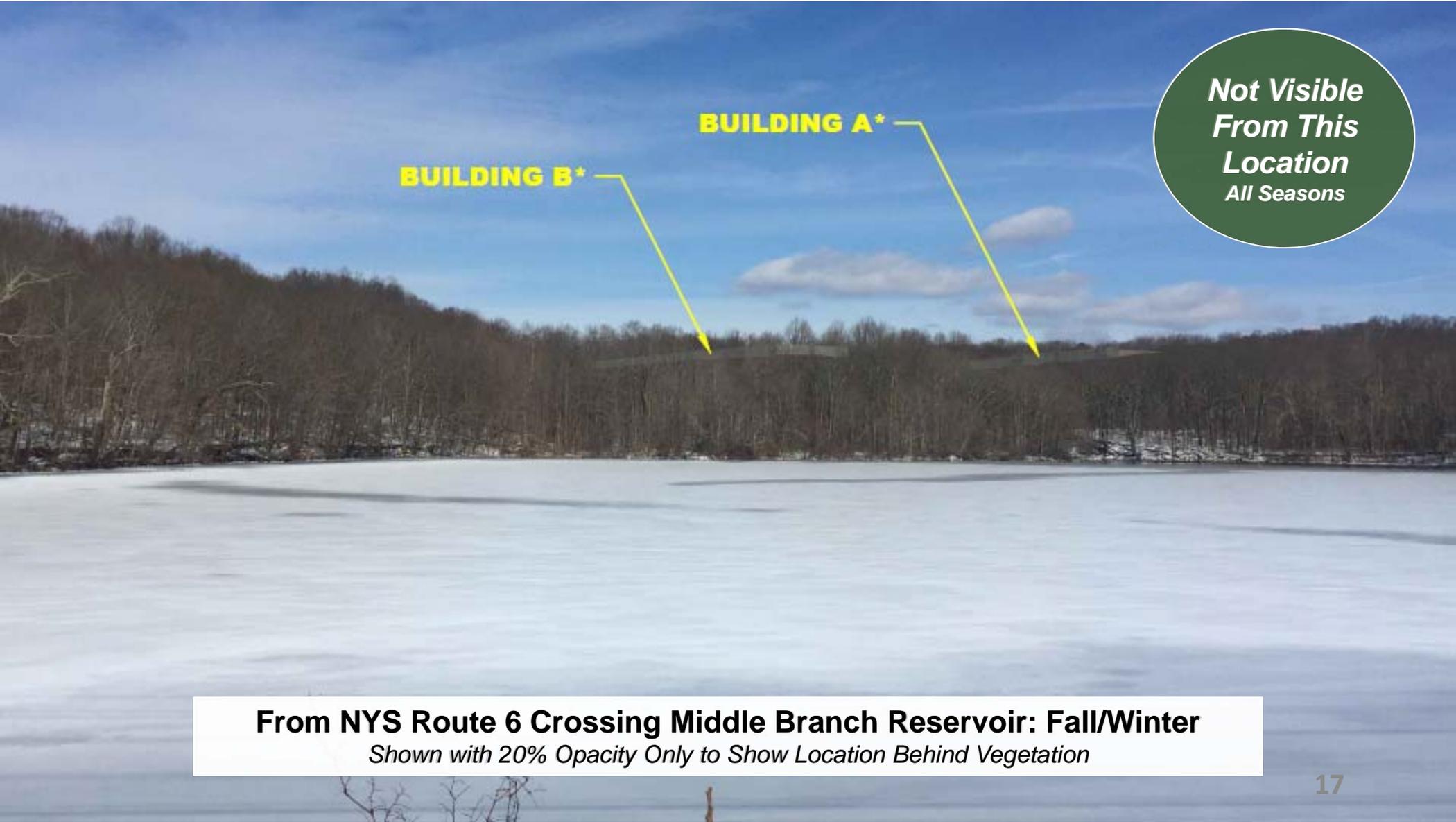


BUILDING B*

BUILDING A*

**Not Visible
From This
Location
All Seasons**

From NYS Route 6 Crossing Middle Branch Reservoir: Spring/Summer
Shown with 20% Opacity Only to Show Location Behind Vegetation



BUILDING B*

BUILDING A*

**Not Visible
From This
Location
All Seasons**

From NYS Route 6 Crossing Middle Branch Reservoir: Fall/Winter
Shown with 20% Opacity Only to Show Location Behind Vegetation



*Not Visible
From This
Location
Summer/Spring*

BUILDING B+

From Entrance of Hunter's Glen: Spring/Summer
Shown with 40% Opacity Only to Show Location Behind Vegetation



**Partially
Visible
From This
Location
Winter/Fall**

BUILDING B

From Entrance of Hunter's Glen: Fall/Winter
Shown with 40% Opacity to Show Location Behind Vegetation

**Not Visible
From This
Location
Summer/Spring**

BUILDING B*

From Closest Hunter's Glen Unit: Spring/Summer
Shown with 40% Opacity Only to Show Location Behind Vegetation



BUILDING B*

Partially Visible From This Location Winter/Fall

From Closest Hunter's Glen Unit: Fall/Winter
Shown with 40% Opacity to Show Location Behind Vegetation

**Not Visible
From This
Location
All Seasons**

BUILDING B

From Closest Twin Brook Manor Unit: Spring/Summer
Shown with 30% Opacity Only to Show Location Behind Vegetation



**Not Visible
From This
Location
All Seasons**

BUILDING B



From Closest Twin Brook Manor Unit: Fall/Winter
Shown with 30% Opacity Only to Show Location Behind Vegetation



BUILDING B*



**Not Visible
From This
Location
All Seasons**

From Route 312 at Entrance of Tilly Foster Farm: Spring/Summer
Shown with 20% Opacity Only to Show Location Behind Vegetation



BUILDING B*



**Not Visible
From This
Location
All Seasons**

From Route 312 at Entrance of Tilly Foster Farm: Fall/Winter
Shown with 20% Opacity Only to Show Location Behind Vegetation

**Not Visible
From This
Location
All Seasons**

Tilly Foster Farm Parking Lot: Spring/Summer
Shown for Additional Perspective



**Not Visible
From This
Location
All Seasons**

Tilly Foster Farm Parking Lot: Fall/Winter
Shown for Additional Perspective

Website & Contacting Us

Commercial Campus at Fields Corner home learn more contact us



Commercial Campus at Fields Corner

The Commercial Campus at Fields Corner is a proposed modern warehouse/distribution facility for the Town of Southeast that preserves the area's rural character while bringing significant economic benefits to residents in the form of tax dollars and jobs. [LEARN MORE](#)

What is the Commercial Campus at Fields Corner?

The Commercial Campus at Fields Corner is a modern warehouse/distribution facility proposed for the Town of Southeast that will preserve the area's rural character while bringing significant economic benefits to residents in the form of tax dollars and jobs. [LEARN MORE](#)

How will this impact Southeast?

The new facility will create jobs for Southeast residents and pump additional tax dollars into Southeast's economy and schools, all while being tucked away and virtually out of sight from the community. [LEARN MORE](#)

Commercial Campus at Fields Corner home learn more contact us

Learn More
Scroll Down to Learn More About the Commercial Campus at Fields Corner

WHAT'S NEW | BUILT FOR SOUTHEAST | TRAFFIC | PRESERVATION | ECONOMIC BENEFITS



Click on the blue image to pan in.

WHAT'S NEW

Following several months of meetings with neighbors, community leaders and lawmakers, the development team reimagined an earlier proposal to what is now the new Commercial Campus at Fields Corner — further preserving Southeast's rural character while providing significant local economic benefits to residents.

- Consolidated the footprint down from four to two buildings (17% smaller overall)
- Is full compliance with all existing zoning laws with no building development in the rural commercial zone
- Minimized the visual impact, now approximately a quarter mile or more from any community including Hunter's Glen & Twin Brook leaser

BUILT FOR SOUTHEAST

This proposed modern warehouse/distribution facility makes best use of a plot of land.

Commercial Campus at Fields Corner home learn more contact us

Contact Us
Contact Us

Have a question or comment for us? Please fill out the form below:

Name *

Last Name First Name

Email Address *

Zip Code

Question/Comment *

Would you like to receive updates?
 Yes
 No

CampusatFieldsCorner.com

Q&A



Thank you

From the Commercial Campus at
Fields Corner Development Team