



January 17, 2020

Mr. Thomas LaPerch, Chairman
Town of Southeast Planning Board
One Main Street
Brewster, NY 10509

Re: Commercial Campus at Fields Corner
NY 312 & Pugsley Road
Final Environmental Impact Statement Review
NLJA #0001-0432

Dear Mr. LaPerch:

As requested, we have reviewed the following information received for the subject project at our office through December 16, 2019:

- Item 1: Letter to Mr. Joseph M. Dillon, P.E. from David P. Lombardi, P.E., dated December 11, 2019, Re: April 5, 2019 review memorandum.
- Item 2: Letter to Mr. Joseph M. Dillon, P.E. from David P. Lombardi, P.E., dated December 11, 2019, Re: April 15, 2019 review memorandum.
- Item 3: Set of fifty-two (52) drawings entitled "Site Plan Approval Drawings Commercial Campus at Fields Corner, Putnam County, NY 312 & Pugsley Road, Town of Southeast, New York", dated 11/06/2017, last revised 12/09/19, scales as noted, prepared by JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC.
- Item 4: Report entitled "Final Environmental Impact Statement, Commercial Campus at Fields Corner, NY 312 & Pugsley Road, Town of Southeast, Putnam County, NY – Volume I", prepared by JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC, dated February 22, 2019, revised November 2019.
- Item 5: Report entitled "Final Environmental Impact Statement, Commercial Campus at Fields Corner, NY 312 & Pugsley Road, Town of Southeast, Putnam County, NY – Stormwater Pollution Prevention Plan Appendix 5.A, prepared by JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC, dated March, 2019, revised November 2019.
- Item 6: Report entitled "Final Environmental Impact Statement, Commercial Campus at Fields Corner, NY 312 & Pugsley Road, Town of Southeast, Putnam County, NY – Stormwater Pollution



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Prevention Plan Appendix 5.B, prepared by JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC, dated March, 2019, revised November 2019.

Item 7: Report entitled "Final Environmental Impact Statement, Commercial Campus at Fields Corner, NY 312 & Pugsley Road, Town of Southeast, Putnam County, NY – Stormwater Pollution Prevention Plan Appendix 5.C, prepared by JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC, dated March, 2019, revised November 2019.

We have reviewed the Applicant's information submitted for consideration of completeness for the Final Environmental Impact Statement (FEIS). We have provided responses to comments and requests for clarification as noted in our April 5 and April 15, 2019 review letter. This submission includes the revised Stormwater Pollution Prevention Plan (SWPPP), which was not included with the November 20, 2019 submission. The following is a list of comments that supplements our December 6, 2019 review letter.

We have the following comments:

1. More site-specific details should be provided for the Duramax subsurface system. Inverts, diameters, and lengths should be determined for this project.

Comment Addressed

2. The PondPack model report should include input information for the design of the outlet structures for the stormwater basins, so as to confirm that what is presented on the drawings matches the hydrologic model.

A review of the Bypass Manhole detail and corresponding Schedule of Inverts revealed that the weir lengths and elevations were inconsistent with the PondPack model. Additionally, the elevation for the top of the outlet structure for OCS B-2 does not match with the elevation utilized for the PondPack model. These discrepancies should be reconciled.

3. The PondPack model report should include contour areas and volume information for the design of the stormwater basins, to verify that the basins as depicted on the drawings match the hydrologic model.

Comment Addressed

4. The SWPPP indicates that an 80' long weir has been proposed between basins DET-3B-1 and P/W-3B. The site plan does not graphically show a weir between the basins.

Comment Addressed



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5. There is a discrepancy regarding the area for the proposed drainage area for PDA-4A-2. The proposed drainage area map indicates that the subarea totals 33.17 acres while the CN curve number calculations contained within the Stormwater Pollution Prevention Plan shows that area to be 40.45 acres.

Comment Addressed

6. The Report should include design calculations for drainage conveyance systems and calculations for outlet protection.

Comment Addressed

7. We would recommend that cross sections of each of the proposed stormwater basins be provided. At a minimum, the sections should provide information regarding embankment slopes, specific outlet structure information and proposed water surface elevations.

Individual stormwater basin cross sections have not been provided with the revised FEIS plans. We anticipate that individual basin section be provided as part of the site plan approval process.

8. Details for stormwater control measures such as level spreaders and outlet control structures should reference and be consistent with elevations and structures shown on the grading and utility plans.

Comment Addressed

9. Detailed plans for the improvements proposed at the intersection of Pugsley Road and Route 312 should be provided in future submissions. Additionally, a plan and profile should be developed to the Pugsley Road improvements.

The response has noted that plans and profiles will be provided during the site plan process. The current Site Plans include intersection drainage improvements.

10. We would recommend that the proposed pavement section for Pugsley Road utilize the NYSDOT Full Depth Pavement Section as shown in Detail 27 on Sheet C-902. With the steep grades at the lower portion of Pugsley Road near the intersection with NYS 312, the potential exists for heavy vehicles to cause the pavement to shove or washboard. A more substantial pavement section would help to reduce the instance of this occurring.

The response noted that a heavier pavement section will be shown on plans as part of the site plan approval process.



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11. A modular retaining wall is being proposed. The area where the guide rail and chain link fence is being placed should be reviewed to verify that there will be no conflicts with the geogrid system.

The response notes that the retaining wall currently proposed does not contain a geogrid reinforcement system.

12. The proposed contours at the northwest side of Basin 4A-1 on Sheet C-201, are mislabeled.

Comment Addressed

13. Based on the proposed contours and elevations shown of the Grading Plans, there are areas within the project where it appears manufactured slopes exceed the height requirements of §138-15.1 of the Zoning Regulations.

Our office has had discussions with the Applicant's Engineer and the proposed grading has been adjusted to meet the requirements of §138-15.1.

Should you have any questions, please feel free to contact me.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

A handwritten signature in black ink, appearing to read 'J.M. Dillon', written over a light blue horizontal line.

Joseph M. Dillon, P.E.

JMD:jmd

cc: T. Hay
M. Levine
S. Coleman
W. Stephens, Jr.

M. Bruen
M. Stancati
A. Ley
JMC