

# VENEZIANO & ASSOCIATES

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February 4, 2022

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

**Re: Lincoln Logistics Brewster  
(Formerly Known as Commercial Campus at Fields Corners)  
Minor Site Plan Modification Submission  
Town of Southeast, New York**

Honorable Chairman and Members of the Planning Board:

This letter has been prepared in coordination with Langan Engineering, Environmental, Surveying, Landscape Architecture, & Geology, DPC (Langan) and Arco Design Build (ARCO), on behalf of Brewster Industrial Owner LLC (BIOLLC) and Lincoln Equities Group (LEG), a partner in BIOLLC. Our client acquired the 340-acre parcel known as the Commercial Campus at Fields Corner from Putnam Seabury. The property is located at Route 312 and Pugsley Road, and has received site plan approval to develop 930,000 square feet of industrial warehouse space (the Project).

LEG has extensive experience in the industrial warehouse business and is currently developing approximately 7,000,000 square feet of such space in the New Jersey/New York market. As the current approvals were reviewed for leasing, several minor modifications were developed in conjunction with the project broker, Cushman & Wakefield, based upon their knowledge and their conversations with potential tenants.

As discussed in our December 2021 virtual meeting with representatives of the Town, the Applicant is seeking a minor site plan modification in response to potential tenant needs for modern traditional warehouses. These modifications included changes to the approved site plan driveways for both Building A and B, and changes to proposed Building B configuration.

These proposed site plan changes, generally, include the following:

1. Modifications to the northwest facade of Building B to eliminate the “tuck under” loading dock condition;
2. Building B is narrower by approximately 19 feet. We have also elongated this building by approximately 88 feet;
3. Adding walls in non-visible areas while confining grading to the approved limit of disturbance;
4. Adjustments to the limit of disturbance to achieve no net overall change to the area of disturbance;
5. Adjustments to impervious/pervious areas within the approved limits of disturbance. Overall, impervious area will be approximately the same as the approved site plan;
6. Increase Building B dock doors from 98 to 121 locations. This will facilitate leasing and will allow the eventual tenant(s) to operate more efficiently, without adding to the project truck traffic. The hours of operation have limited our pool of potential tenants; and
7. The plans make several minor modifications to the facade of both Buildings in order to make the entry compatible with the needs of potential tenants.

As discussed, these modifications are minor in nature and result in improvements to the previously approved plan. Most notably, the simplified driveway entrances increase green space and positively improve the visual approach to the sites. As a result of these changes, we believe we would fall under Chapter 138-4 of the Town Code, which defines a Minor Project as, “construction of facilities or structures for a non-residential use involving less than 10,000 square feet. development area.”

These proposed changes are shown on the revised Site Plan approval documents described and set forth on **Schedule A**. We have also transmitted architectural renderings prepared by ARCO, set forth on **Schedule B**. The scale of the building and the modifications are similar to the approved plan and do not present a change in visual impacts.

The project team has been conducting working sessions with the New York City DEP regarding stormwater, the New York State DOH and Putnam County Health Department regarding our water supply approval, and the New York State DOT regarding Route 312 roadway improvements. We anticipate all such approvals will be secured within a 30 to 60 day time frame.

As part of our initial tree clearing operation coordinated at the site, we have been working with your Town Engineer, Tom Fenton, the Town Highway Superintendent, Michael Burdick, and the Town Building Inspector, Michael Levine. Almost all trees permitted to be cut down between

December 1 and March 31 have been cut. We anticipate the stumping of this land will commence upon our final SWPPP approval. The grading operation, which will include the transport of fill from our site to Pugsley Road, will commence once DEP grants final approval. As you know, we have an obligation to rebuild Pugsley Road before issuance of a certificate of occupancy for either building.

The Planning Board acted as Lead Agency for the project. Your Board adopted an Environmental Findings Statement (EFS) and also granted site plan, wetlands, and architectural approvals. We have prepared, and submit herewith, a Stormwater Report associated with the proposed modifications. The Report confirms that none of the activity violates the environmental envelope established by your Board in the EFS.

We believe our proposed changes are “minor” and do not require a public hearing. However, based upon the level of interest in the Project, if your Board feels a public hearing is more appropriate, please coordinate.

We look forward to discussing all this with your Board in greater detail. Kindly place the matter on the Planning Board’s February 28th agenda for our initial discussion. Thank you.

Very truly yours,

Anthony F. Veneziano, Jr.  
ANTHONY F. VENEZIANO, JR.

AFV/kj

cc: Joel Bergstein, President, LEG  
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