

Beth Mazzei

[REDACTED]  
[REDACTED]  
[REDACTED]

July 30, 2018

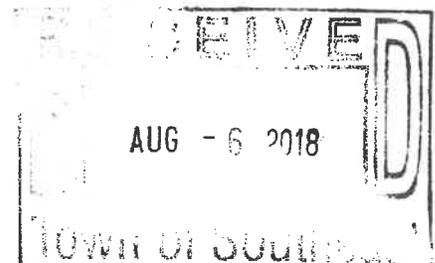
To all members of the Planning Board,

I am writing to express my strong opposition to the Logistics Center. This project will result in significant, adverse impacts to our community and it's character. I am not in favor of zoning amendments and the modification of ridgelines within the Ridgeline Protection Overlay District. I am deeply concerned about the significant impact on traffic that would arise as a result of 510 semi-trailer truck trips per day as well as over 600 employees commuting to work. The area around Route 312 is already congested. Efforts to avoid this area would result in the further congestion of our village roads.

I implore the members of the board to think collaboratively and creatively with Putnam Seabury to come up with a less harmful use of the land. I am not willing to forfeit the current quality of life that we embrace in the town of Southeast for a mere two million dollars a year (approximately 2%) in tax revenues. Please vote against the construction of 57 acres of pervious surface, air pollution, noise pollution, and traffic hazards. Please listen to the points raised by our community members at the public hearings. Please vote against the Southeast Logistics Center.

Sincerely,

*Beth Mazzei*  
Beth Mazzei



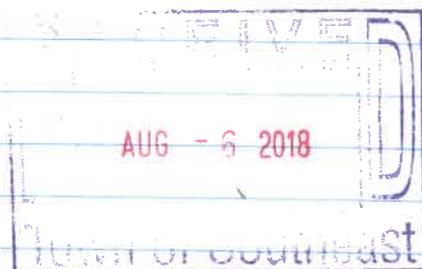
July 30, 2018

Dear Members of the Planning Board,

Please do not approve of the Distribution Center. The traffic will cause me to come home late from school, taking time out of my afternoon. Also, I love my gorgeous town. The fresh air, trees and grass thrive here. But, when we build the Distribution Center some of that will be destroyed. <sup>Please</sup> Make a better decision by putting something less harmful in Southeast.

Sincerely,

Vanessa Mazzei



**Victoria Desidero**

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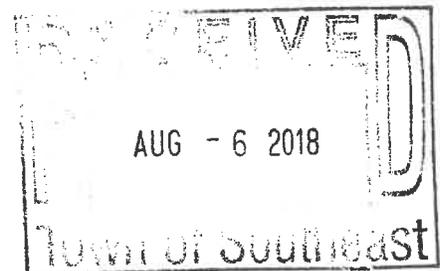
**From:** Jerry [REDACTED]  
**Sent:** Sunday, August 05, 2018 4:42 PM  
**To:** planning@southeast-ny.gov  
**Subject:** Logistics Enterprise

I live in the section of Hunter's Glen which is in a contiguous location to the proposed building site. This proposal will greatly affect the lifestyle of the area. I see it as a definitely negative issue. Many residents of the Carmel area moved here to gain the advantages of a more pastoral, country-like atmosphere. This project will definitely destroy those assets. The community would never be the same.

I ask you to consider the change in living conditions which would be imposed on those of us have set up lives in Carmel. Your project would make a huge negative difference.

Jerry Hilpert

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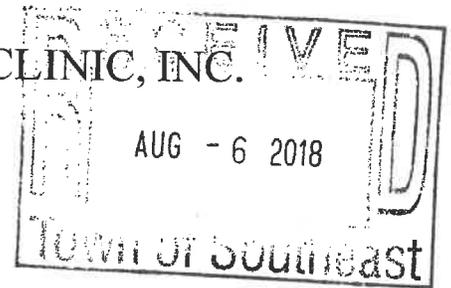


# PACE ENVIRONMENTAL LITIGATION CLINIC, INC.

ELISABETH HAUB SCHOOL OF LAW

████████████████████  
WHITE PLAINS, NEW YORK 10603

PHONE: ██████████  
████████████████████



SUPERVISING ATTORNEYS  
KARL S. COPLAN  
TODD D. OMMEN

ADMINISTRATOR  
JENNIFER RUHLE

August 3, 2018

## VIA EMAIL

Victoria Desidero  
Administrative Assistant  
Town of Southeast Planning Board  
1 Main Street  
Brewster, NY 10509  
planning@southeast-ny.gov

**Re: Northeast Interstate-Logistics Center DEIS Comments**

Dear Ms. Desidero:

The Pace Environmental Litigation Clinic writes on behalf of our client, Riverkeeper, Inc., to provide comments Town of Southeast Planning Board regarding the Draft Environmental Impact Statement ("DEIS") for the Interstate Logistics project.

Riverkeeper is a member-supported watchdog organization dedicated to defending the Hudson River and its tributaries and protecting the drinking water supply of nine million New York City and Hudson Valley residents. As a signatory to the New York City Watershed Agreement, Riverkeeper has a commitment to ensure that development projects in the watershed do not adversely impact the surface water resources that provide drinking water to consumers. Accordingly, Riverkeeper is very concerned with any project in the New York City watershed that proposes potentially significant disturbance.

### **Background**

The proposed project involves the disturbance of 80 acres of meadow and 32 acres of forest to construct 1.1 million square feet of warehouses and a 776-space parking area, totaling 57 acres of additional impervious area. The project requires disturbance of wetlands and buffers, and proposes stormwater infiltration practices on steep slopes with seasonally high groundwater. The proposed project site is located within the Croton Watershed, part of the East-of-Hudson New York City drinking water supply watershed.

The proposed project could have significant adverse impacts to offsite water resources. The entire project site drains to the Middle Branch Reservoir, which is classified as water quality limited subject to a Total Maximum Daily Load ("TMDL") for phosphorus and heightened

protection criteria to limit sources of phosphorus loading from further impairing water quality.<sup>1</sup> The Middle Branch Reservoir exceeds its phosphorus TMDL by 204 kg/year. The addition of phosphorus or other pollutants to the Middle Branch Reservoir is a serious concern, and risks causing further degradation to a sensitive resource.

### **Comments**

If not carefully designed and controlled, the proposed action could result in significant adverse impacts to water resources and water quality. The subject property contains watercourses, six wetlands and associated buffer areas that will be impacted by project construction and post-development conditions in the sensitive Croton watershed. As discussed below, the DEIS does not properly or fully address certain of these impacts and fails to consider less impactful alternatives, A Supplemental DEIS must be prepared to resolve these flaws.

#### **I. The Applicant should avoid disturbance of onsite wetlands**

As a threshold matter, the DEIS is not clear as to the extent of wetlands disturbed. DEIS Section II.D, *Surface Water and Wetlands*, proposes permanent disturbance of 0.05 acre of onsite wetlands and 7.81 acres of permanent disturbance of wetland buffers. *See* DEIS, at III.D-15. However, DEIS Appendix D-1, *Preliminary Stormwater Pollution Prevention Plan*, claims the proposed project will disturb 0.15 acre of wetland and 11.70 acres of wetland buffer. *See id.*, App. D-1, at 15. These discrepancies are significant and must be corrected to enable informed review.

Regardless of the resolution of these discrepancies, however, the disturbance of onsite wetlands should be avoided entirely. Protection of wetlands and buffers, especially in phosphorus-impaired watershed basins, is critical for water quality protection. Wetlands provide important water quality functions. They attenuate and store stormwater runoff, capture and retain suspended sediment, and recharge groundwater aquifers. Wetlands also sequester and process nutrients such as phosphorus and nitrogen from fertilizers, sewage treatment systems and natural vegetation. In addition to water quality functions, wetlands also provide opportunities recreation, education, and scientific research. The valuable benefits and functions of wetlands are lost when wetlands are degraded or destroyed by encroaching development.

The protection and maintenance of wetland buffer areas is critical to the protection of wetlands from construction activities and post-development stormwater runoff. Vegetated wetland buffers are transitional areas that intercept and pretreat stormwater from upland areas before it reaches wetlands. In addition to capturing sediment in stormwater runoff, buffers also function to promote infiltration, reduce thermal impacts (provide shade), uptake nutrients, reduce erosion, and maintain the chemical, physical and biological integrity of water resources. For all of these reasons, the Town as lead agency should require the Applicant to achieve no net loss of wetland and buffer functions. The DEIS does not make it clear that no net loss will be achieved. The Applicant should scale back or reconfigure project components to avoid disturbance to the wetlands and buffers on the subject property.

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<sup>1</sup> New York State Department of Environmental Conservation (“NYSDEC”), Phase II Phosphorous Total Maximum Daily Loads for Reservoirs in the New York City Water Supply Watershed (2000), at 31, available at: [http://www.dec.ny.gov/docs/water\\_pdf/nycjune2000.pdf](http://www.dec.ny.gov/docs/water_pdf/nycjune2000.pdf).

## **II. Proposed mitigation for wetland and buffer disturbance is inadequate to achieve no net loss of function**

To mitigate the impacts of disturbing 0.05 or 0.15 acre of onsite wetlands, the Applicant proposes “restoration of the upper portion of Wetland 4,” which has been degraded by encroachment of invasive species. *See* DEIS, III.D-37. While Riverkeeper supports the Applicant’s proposal to remove invasive vegetation and monitor the mitigation area for a minimum of three years, *id.* at III.D-38, the degree of specificity and detail is deficient. Proposing to restore “the upper portion” of a wetland, *id.*, is vague and uninformative. The mitigation area and the “plugs of native sedges” to be planted must be quantified. What is the area of the upper portion of Wetland 4 and how many sedge plugs will be planted?

Likewise, the Applicant proposes to mitigate wetland buffer impacts “through extensive wetland plantings.” The DEIS does not specify which species of native plantings will provide mitigation or how many are considered “extensive.” Without this information informed review is not possible and the DEIS is deficient.

In addition, the Applicant proposes to mitigate wetland buffer impacts by establishing native plantings in stormwater management basins. *See id.* Stormwater basins are not suitable areas for mitigating wetland buffer impacts. The plantings would serve to protect only the basins themselves and would fail to provide any protection to wetlands outside the basin. One of the proposed basins is sited within the town-regulated buffer setback. *See* DEIS, Preliminary Site Plan Approval Drawing C100, Overall Layout Plan. Siting stormwater management practices in buffers impairs buffer function by clearing trees, sacrificing stream channels located above the practice, altering existing wetland hydrology, and increasing thermal impacts. This practice increases the discharge of sediment, nutrients and other contaminants and compromises the ability of buffers to infiltrate stormwater runoff. All stormwater management practices should be sited outside stream and wetland buffers and should not be used as compensatory mitigation areas for buffer disturbance.

## **III. Recommendation**

In addition to resolving the above errors and inconsistencies, Riverkeeper recommends that the Applicant evaluate the following alternatives in a supplemental DEIS:

- 1) *A range of lower-impact, smaller-build alternatives.* This should include alternative actions that result in the creation of a smaller footprint, less overall site disturbance, and/or reduced impervious coverage compared to the proposed action.
- 2) *An alternative that avoids all direct impacts to on-site watercourses, wetlands, and associated buffer areas.* At least one alternative should be considered that avoids of all watercourses, wetlands, and buffer areas impacts on the project site.

Thank you for your consideration of these important issues. The shortcomings discussed above require the preparation of a supplement DEIS to address and remedy these flaws.

Sincerely,

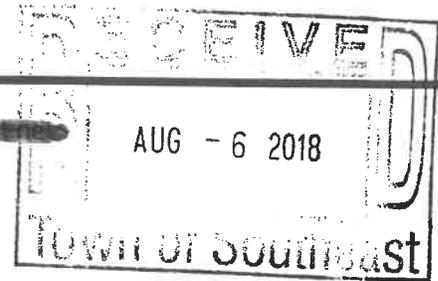


Todd D. Ommen, Managing Attorney

## Victoria Desidero

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**From:** KENNETH TULLIPANO [REDACTED]  
**Sent:** Sunday, August 05, 2018 3:12 PM  
**To:** planning@southeast-ny.gov  
**Subject:** SE Logistics Center Proposal



As residents of the Town of Southeast and the Hunters Glen complex, we are vehemently opposed to the SE Logistics Center being considered for Route 312 and Pugsley Road. We have several issues with this proposed development:

1. **Noise/Traffic:** With our local roads already overloaded, it is incomprehensible that this development would be allowed to proceed. With over 500 trucks plus employees' cars entering and exiting this facility 24/7, it would completely bog down our roads. The traffic circle suggested to help with the flow will do NOTHING to alleviate the increased volume of traffic. Those of us who commute to/from I84/684, the Southeast train station, or elsewhere already encounter traffic delays. If you need to go to the Caremount Medical Offices on Rte 312 for appointments, or to the Emergency Care office, it is already very difficult to exit that facility onto Route 312. To add all this additional traffic would make it impossible to do so. The noise this will add to our local area will be an attack on our quality of life. Our residence borders on this proposed facility. For the developers to say we won't hear these trucks is an insult to our intelligence. Being less than 1500 feet from these warehouses will impact us immensely. Schools also need to be notified so they can provide input as to how this facility would affect their bus routes and schedules. With an entire school campus on Rte 312, this would also be a huge impact. I would like to know what the NYS DOT assessment is for these impacts, not what the developer says.

2. **Emergency/Fire/Ambulance Delays:** Our understanding is that the local fire departments, ambulance and emergency services, do not know about this proposed development. If an accident occurs on local roads or on I84 and ambulances need to get to the Putnam Hospital, and fire equipment needs to respond to a fire, this added traffic will delay urgent responses.

3. **Environmental Impact:** This land is adjacent to the watershed and wetlands area, and we would like to know how these will be affected. UNDER NO CIRCUMSTANCES, should this developer be given any leeway to 'work around' these issues. There is also wildlife in this area that would also be affected. When we purchased our home 22 years ago, we were told there would be no development behind us because it was a watershed/wetlands area and was protected. What happens if there is any type of fuel spill on the property? What if a spill enters the watershed/wetlands? How would this affect our well water and the reservoir system? Does NYS Dept of Environmental Protection know of this? The developers must not be given any rezoning or 'adjustments' to the wetlands/watershed area.

We attended the two open meeting of the SE Planning Board, and many of our neighbors repeated these same issues. The majority of those who spoke at both meetings, are against this development. There were only two speakers who were for this - one was a member of the economic council from Goshen, NY and the other was a resident of Brewster, who has no direct impact on this development. While we are certainly not opposed to economic development in our area, the scope of this facility is beyond what should be considered based on our above concerns. The developer already has approval to build 150+ residences and small retail space. We would rather see those homes built than this monstrosity in our backyards!

Susan & Ken Tullipano

  
Carmel, NY 10512

## Victoria Desidero

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**From:** Tony Hay <~~tonyhay@semail.com~~>  
**Sent:** Thursday, August 02, 2018 9:59 AM  
**To:** ~~James Eckardt, LIL Hudak, Ed Alvarez, jford@southeast-ny.gov, Michele Stancali, Willis Stephens, Chris DuBois~~  
**Cc:** Victoria Desidero, Tom LaPerch  
**Subject:** Fwd: Message from KM\_C654e  
**Attachments:** SKM\_C654e18080209480.pdf

fyi

----- Forwarded message -----

**From:** <admin@southeast-ny.gov>  
**Date:** 2018-08-02 9:48 GMT-04:00  
**Subject:** Message from KM\_C654e  
**To:** [thay@southeast-ny.gov](mailto:thay@southeast-ny.gov)

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*Tony Hay*

**Supervisor, Town of Southeast**

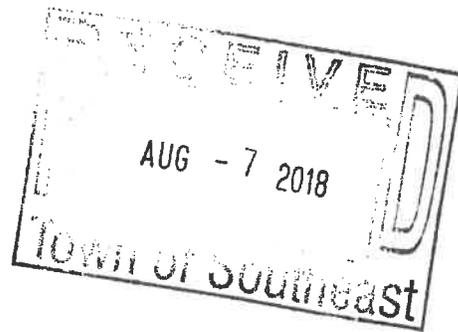
1360 Route 22, Brewster, NY 10509

(845) 279-5345 (O)

(845) 278-2453 (F)

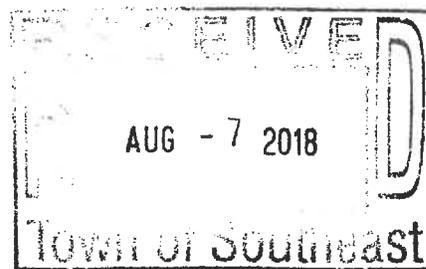
~~tonyhay@semail.com~~

[thay@southeast-ny.gov](mailto:thay@southeast-ny.gov)



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8/2/18



To: Town of Southeast Planning Board  
CC: Southeast Town Board,

Dear Members of the Board,

I have attended both public meetings discussing the Northeast Interstate Logistics Project. I listened to the arguments presented by the lawyers defending the owners of the land and their plans.

When I moved to Carmel 15 years ago I had heard that there was the possibility of a housing complex being built behind my home. I was not aware that permission had also been given for a small scale commercial property, my bad. I didn't expect the future homes to have much of an impact on my quality of life and was happy to buy my home.

The investors bought property and had their plans to build the homes. It never came to fruition - only the investors know the real reason why. But the presumption is that not enough profit would be gained. Now they have land and want logically to get as much return on their investment. But should we as the inhabitants of this beautiful and domestic area be punished because they didn't make the right investment? How does permission for a small commercial property turn into 4 mega warehouses on a footprint three times the size of the area Home Depot is located on?

Every argument made was from the perspective of the owners, logical again but not with the quality of life of the inhabitants of a TOWN in mind. Every site viewing was from ground level so to speak. But what about the views for a hundred golfers a day at Centennial Golf Club and the shoppers at Kohl's?

You as the Town Board know the statistics better than I do but our unemployment rate is lower than the National average. 90 plus percent of inhabitants have high school or higher degrees, the low income jobs are not something our area needs (by the way Rite Aid and Tops are hiring). Along with this our median income is a third higher than other places in NY and our houses 70K more expensive. Not exactly the environment for low income employees.

The biggest concern is the traffic. I will not discuss this in my letter, there are many others that will be doing this already.

I am very distressed about how this project will impact us all. Longer commute times, more noise, less green space, a huge decrease in quality of life and more stressful circumstances with more possibilities of accidents happening. Isn't life stressful enough as it is? Do we have to bring more stress to our area?

Thank you for reading and I truly hope that you and the Zoning Board will keep our wellbeing in mind when you make your decision.

Sincerely,

A handwritten signature in black ink, appearing to read "Jackie Kaddatz". The signature is written in a cursive, flowing style with a large initial "J".

Jackie Kaddatz

## Victoria Desidero

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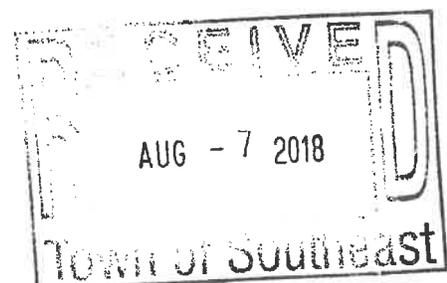
**From:** Keith Napolitano [REDACTED]  
**Sent:** Monday, August 06, 2018 6:01 PM  
**To:** planning@southeast-ny.gov  
**Subject:** Northeast Interstate Logistics

Dear Planning Board,

I am writing regarding the new proposed project in front of your board on Pugsley Rd. off Rt.312. I have attended many meetings about several projects in our town and while they have all been appalling in their scope and damage to our community, they were just the tip of the iceberg compared to this one. Five Hundred and Ten. Adding 510 large tractor trailers per day to the traffic already present, before the additional traffic from other recently approved projects, is inconceivable. Gridlock will routinely occur on that narrow corridor, a two lane rural road already overburdened. I want to remind the members of this board, this is the primary and most direct route for citizens and ambulances traveling from much of Southeast, all of Putnam Lake, and parts of Patterson to reach Putnam Hospital Center. I want you all to take a moment and picture someone's loved one in the back of one of those ambulances, their life in the balance, stuck on the wrong side of one of the bridges or railroad crossing, unable to get by the stalled traffic. Or the EMS crews having to go a much longer route to circumvent the area. This may sound melodramatic, but it's not. It is an accurate description of what will eventually occur and those minutes could be the difference between life and death. We have limited emergency services resources here in Putnam County. Longer response times both to calls, and to the hospital will tax them further. This will inevitably lead to the need to expand the programs already in place resulting in higher taxes. This is just one example of the unintended consequences of projects such as this one.

Every time a developer wants to exceed the limits of our zoning laws, they tout the "tremendous" tax benefit to our community. This is the same in communities across our country. The problem is, the taxes never go down, ever. The promises of benefits to the community always fall short while the draw backs often are more than expected. As an electorate we can choose what we want for the character of our community. We can choose to live within our means and preserve our quality of life. We have allowed the overdevelopment of this corner of our town to go on for too long. I attended one meeting and learned about the attendance at the second meeting. I understand one of several petitions against this project has over 600 signatures. Like the crossroads project, the people have spoken and made their position plain, even louder in this instance. I hope this time our elected and appointed officials who are in office to represent the voters and citizens of this town do the right thing this time. I urge each and every one of you to vote no on this project.

Keith and Silvana Napolitano  
Spring Lane Residents



## Victoria Desidero

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**From:** Lynne Eckardt [mailto:lynne.eckardt@townofse.com]  
**Sent:** Friday, August 03, 2018 1:02 PM  
**To:** Victoria Desidero  
**Cc:** Liz Hudak, Tony May, Howard Soper, Robert Brown, Ed Alvarez, Stanca, Michelle, Chris, DuBois, Will Stephens  
**Subject:** Northeast Logistics Questions/Comment Period

To the Planning Board:

In light of articles that I've read lately and indications that warehouse automation becomes more and more likely, I would like to know what the employment projections will be if all four warehouses are fully automated (using 2018 standards). While I realize that the degree of automation will vary I would like an estimate using the 'most' automated estimate.

I would assume that the salaries would change from the original warehouse estimates. If so, could you please provide a range of compensation?

In addition I understand that it is getting more common for warehouses to have retail and/or pick-up space attached (see link below). I know that the project now calls for around 20,000 square feet of retail. Is a 'pick-up/drop-off' option also included in traffic calculations?

Below are two articles that may be of interest to the Planning Board.

Please feel free to call or e-mail if any of these questions are unclear.

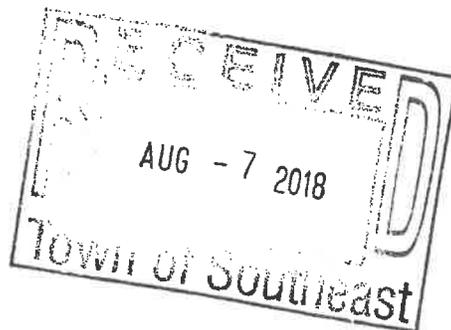
Best,  
Lynne  
845 661-6349

<https://www.theverge.com/2018/5/8/17331250/automated-warehouses-jobs-ocado-andover-amazon>

<https://www.logisticsbureau.com/warehousing-the-rise-of-it-and-the-sort-of-rise-of-automation/>

Best,  
Lynne

~~845 661-6349~~



**Victoria Desidero**

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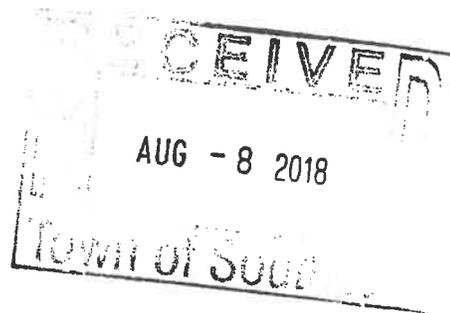
**From:** Tara Eacobacci ~~tarac@semail.com~~  
**Sent:** Wednesday, August 08, 2018 11:50 AM  
**To:** planning@southeast-ny.gov  
**Subject:** Logistics Project

Dear Town of Southeast Planning Board:

I was born and raised in North Bronx. I moved my family up to Carmel for the Country life. Beautiful views, trees, etc. My understanding of this Logistics planning project doesn't seem that it will be keeping with the way of life my family and many other families moved here for. Please do not pass this. The benefits are not enough to tear up our communities.

Thank you for your time.  
Tara Eacobacci

**Northeast Interstate Logistics (NIL) will be three times the size of Highlands Center, consisting of 1.1 million square feet of warehouse storage and distribution center.** NIL is located adjacent to Tilly Foster Farm and on Pugsley Rd across the street from Highlands Center (Home Depot and Kohl's) and CareMount medical facility on **Route 312.**



~~116~~  
Carmel, N.Y. 10512  
August 6, 2018

Dear Ms. Desidero,

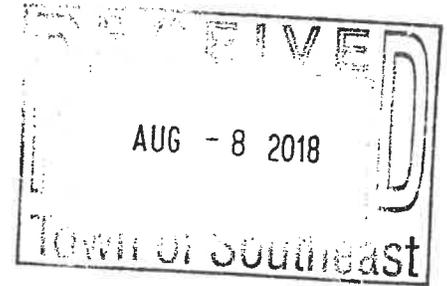
I have been a resident of Hunter's Glen Condominium Complex for 24 years enjoying the peace + quiet of country living. As an R.N., I know the correlation between stress + many illnesses. That is why I gave up the luxury of waking up at 7 AM, walking 10 minutes to work at Montefiore Hospital to waking up at 4:15 AM + driving an hour in heavy traffic to + from the Bronx. I knew when I came home from a hectic day at the hospital, I could breathe fresh air + sigh in relief of our peaceful surroundings.

Now that peace + quiet is being threatened by this ridiculous proposal of developing over 300 acres for a Logistics Center with trucks coming + going on our 2 lane roads affecting our strained police force and fire departments + our natural resources, particularly water, our most precious commodity!! Our very existence will be threatened if there is ever a fire at this Logistics Center or even a small portion of it due to the manpower + amount of water needed to extinguish this fire.

We fought the development of Tilly Foster Farm in the past and we will be relentless in the fight against the development of this Logistics Center. Count on it!!  
Carol Yannarell-Duffy

Rita LaBella

~~████████████████████~~ Carmel, NY 10512



August 5, 2018

Ms. Victoria Desidero  
Administrative Assistant  
Town of Southeast Planning Board  
1 Main Street  
Brewster, NY 10509

Re: Town of Southeast Interstate Logistics Distribution Center

Dear Ms. Desidero:

As a resident of the Town of Southeast and the Hunters Glen complex, I am opposed to the plan to develop over 1.2M square feet of logistics/warehouse space off of Route 312 and Pugsley Road. I am 90 years old, and for this huge development to be built literally behind my home, is a total invasion of my privacy and quality of life.

The noise and traffic impact on our residential area will be too huge to even consider. I frequent local shopping and grocery stores, as well as going to my doctors' offices at Caremount Medical on Route 312. It is already impossible to exit that facility under the best of conditions. To add all this traffic onto Route 312 will make it impossible to get to/from appointments and shopping areas. I understand there will be over 500 trucks and employee vehicles entering and exiting this facility 24/7. This would be a horrible impact on our local roads. The added noise of these trucks and cars will affect my quality of life immensely.

I am also worried about ambulances, fire trucks and other emergency services being affected by all the additional traffic. How long will it take for an ambulance to reach my home if they are stuck behind tractor-trailer trucks? This is putting people's lives in danger. What if there is a fire at this facility? Will I have to evacuate my home due to the closeness of this facility to my home? Will it affect my well water?

I enjoy seeing the wildlife that exists in the wooded areas behind my home. Where will these animals go? What about the water that flows to the reservoir system?

This facility does not belong in this area. With all the residential areas, this is not the place for such a huge facility. I do not want this in my backyard! I cannot say enough how I oppose this logistics center. I am asking the planning department to veto further development of this project.

Sincerely,

Rita LaBella