



August 23, 2021

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

RE: Brewster Yards
Sketch Plan Review
160 & 132 Pugsley Road
Tax Map No. 45.-1-10 & 11

Dear Chairman LaPerch and Members of the Board:

Enclosed please find the following in regards to the above referenced property for Sketch Plan Review:

- Concept Drawings by Insite Engineering, Surveying & Landscape Architecture, P.C (6 Sheets Total) dated July 6, 2021 revised August 23, 2021.
- Soils and Slopes Map by Insite Engineering, Surveying & Landscape Architecture, P.C dated August 23, 2021.
- Sketch Subdivision Plat by Insite Engineering, Surveying & Landscape Architecture, P.C dated August 23, 2021.
- Subdivision Checklist
- Copy of Town Board Determination of No Environmental Impact With Respect to Home Rule Request for Alienation of Parkland
- Full Environmental Assessment Form, dated July 1, 2021 revised August 10, 2021.
- Subdivision Sketch Review Fee Check in the amount of \$250.00 submitted under separate cover.

In respect to the comments offered in the Memorandum by Ashley Ley of AKRF dated August 3, 2021, we offer the following:

1. A Sketch Subdivision Plat is included in the attached submission. In addition a Soils and Slopes Map has been provided clarifying boundaries of soils and slopes.
2. The environmental conservation buffer setback has been added to Drawings OP-1, SP-1, SP-2, SP-3 and SP-4.
3. The applicant acknowledges that a portion of the Project Site is located within the Town of Southeast Ridgeline Overlay District. However, the majority would be subdivided off and retained by the Town. Only a small portion would remain within 100-foot rear yard setback on Lot 10. There is no proposed development in the ridgeline overlay district
4. The applicant acknowledges that the project would impact wetland and watercourse adjacent areas as outlined.
5. Threatened and Endangered mitigation notes will be added to the site plan drawings in a future submission.

3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717
www.insite-eng.com

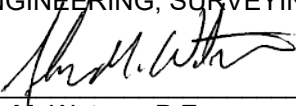
6. The parking calculations provided on Drawing OP-1 have been updated to cite §138-67.G. and have been clarified to reference recreation.
7. Item D.1.d has been checked "yes" and the follow up question has been updated with additional information.
8. Item D.2.r. has been marked "yes" and the follow-up questions has been updated with additional information.
9. The applicant acknowledges the Project is a Type I Action under SEQRA per §617.4(b)(6) and that AKRF will provide comments on the previously submitted Draft Scoping Document.

We respectfully request this project be placed on the September 13, 2021 Planning Board meeting for discussions of the provided information. Should you have any questions or comments regarding the above information, please do not hesitate to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:



John M. Watson, P.E.
Senior Principal Engineer

JMW/kmg

Enclosures

cc: Planning Board (7 Members)
Ashley Ley, AICP, Town Planner (via email)
Nathan Jacobson, PE, Town Engineer (via email)
Steve Coleman, Wetland Inspector
Victoria Desidero, Planning Board Secretary
Dan Gray, Proswing Sports Realty (via email)
Jack Briganti / Proswing Sports Realty (via email)
Richard L. O'Rourke / Keane & Beane (via email)
Walter Hauser / KG&D Architects (via email)

Insite File No. 19249.100