2.0 PROJECT DESCRIPTION

This section describes and identifies the Project, history of the Project Site, history of the Project development proposal, Project purpose and need, key planning considerations, demolition, transportation access improvements and circulation, parking, water supply, wastewater treatment, stormwater, open space, public parkland, community facilities, landscaping and lighting, construction schedule, sustainable design, required approvals, environmental review and Project plans. The analysis of the Project's potential to generate any significant adverse environmental impacts and proposed mitigation measures, if any, is detailed in Section 3.0.

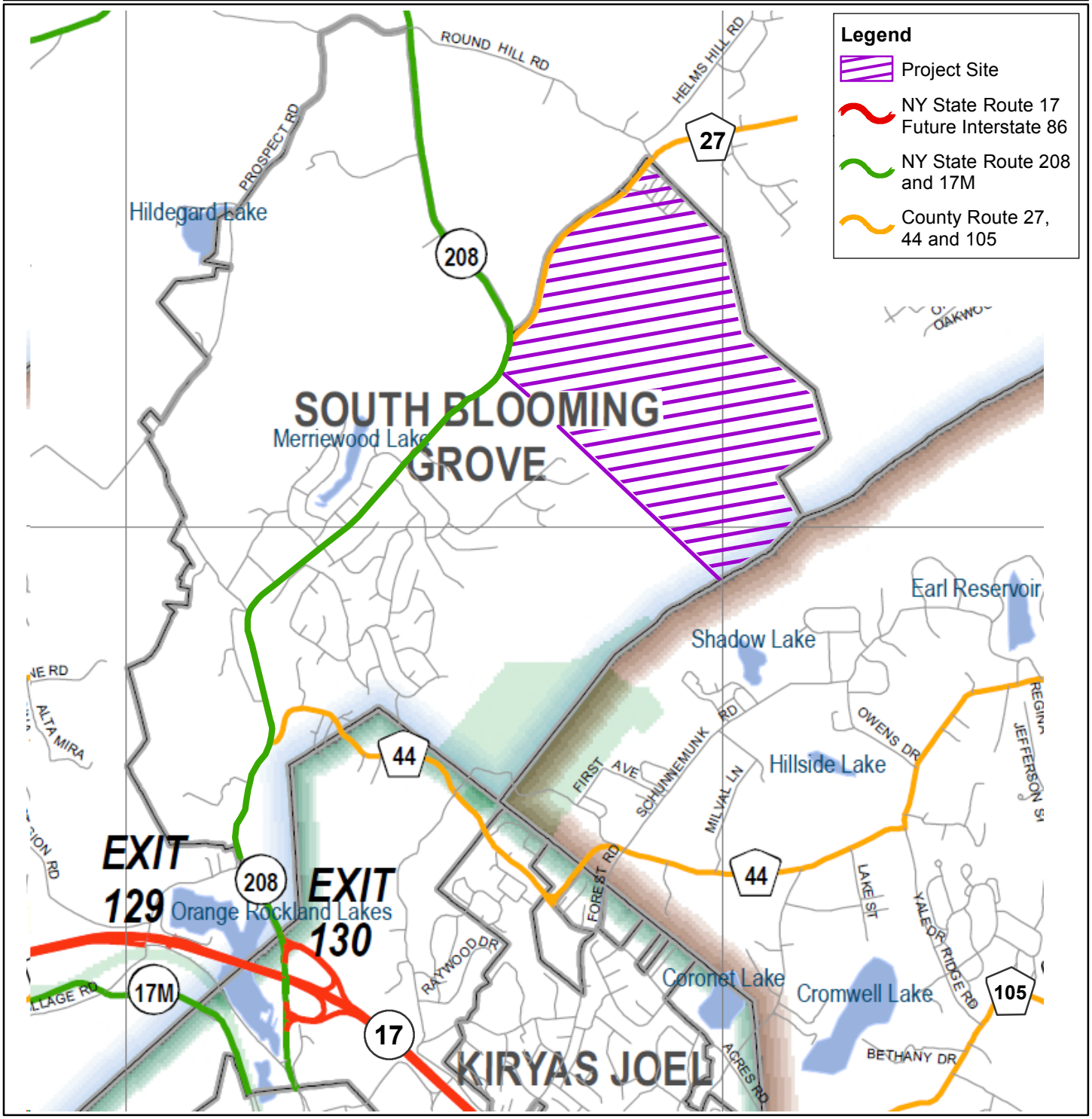
2.1 Project Identification

The Project would be a residential development of 600 single-family lots/homes on approximately 708.2 acres of land located in Blaggs Clove on the east side of NYS Route 208 and Orange County Route 27 a/k/a Clove Road, within the Village of South Blooming Grove, Orange County, New York. The Project Site is identified as Tax Map Section 208, Block 1, Lots 2 and 3. A USGS area map of the Project Site is found in Figure 11 of Section 1.0. The centralized coordinates of the property are 41º 22' 36.0" N Latitude and 74º 9' 42.3" W Longitude. The physical address of the Project Site is 1100 NYS Route 208 and/or 505 Clove Road.

The Project Site is situated within the Village, which was incorporated in July of 2006, approximately six months after the Applicant purchased the Project Site. The Village encompasses 4.98 square miles or approximately 3,187 acres of land and has a population of approximately 3,182. The Project Site contains approximately one-quarter of the Village's total land area. The Village is located in the southeast area of the Town of Blooming Grove, west of the Town/Village of Woodbury, north of the Town of Monroe, and north of the Town of Palm Tree and the Village of Kiryas Joel. The Village is part of the Poughkeepsie–Newburgh–Middletown, New York Metropolitan Statistical Area and is bisected by NYS Route 208, which provides direct access to NYS Route 17 future Interstate 86, via on/off ramps at exits 129 and 130 as shown in Figure 21.

Approximately 702 acres of the Project Site are within the Village's RR Zoning District, which permits residential subdivisions whose density is determined in accordance with a formula set forth in the Village Zoning Code, and approximately 6.2 acres in the RC-I Zoning District, as detailed and mapped in Section 3.1.2. The Project Site is permitted to be developed with 617 dwelling units (527 from the RR Zoning District and 90 from the RC-1 Zoning District). The Applicant has reserved approximately 22 acres of lands in the RR Zoning District and has no plans for that land's development. Any future development of the 22 reserved acres would be a separate project requiring separate application and review under SEQRA. As a result of reserved 22 acres, the Project's density is reduced from 617 dwelling units to 600, of which 557 would be market-rate housing and 43 would be affordable housing in accordance with the Village Zoning Code.

Figure 21: Major Area Highways and Routes



N
0 3
Miles

Scale is approximate

Data Source:
Orange County GIS Division, 08/2012

Map prepared for CPC by:
Sarcinello Planning & GIS Services
November 21, 2017

CLOVEWOOD

Draft Environmental Impact Statement

Blaggs Clove

Village of South Blooming Grove
Orange County, New York

Community Planning CPC Consultants

P.O. Box 2020, Monroe, NY 10949
Tel: (845) 774-8000 | cpcnynj@gmail.com

The Project would be consistent with the Village Zoning Code and its land use regulations and no rezoning, zoning changes, waivers and/or variances would be required and none are proposed. The overall density of the Project would be one unit per approximately 51,500 square feet, of which approximately 8,500 square feet per unit would be under individual ownership and the remaining approximately 43,000 square feet per unit would be under common ownership. The proposed minimum bulk requirements for each individual unit are marked in red on the following Village Table of Bulk Requirements.

The Project Site currently consists of predominately vacant land, with the exception of approximately 50 structures associated with the abandoned former Lake Anne Country Club and golf course, which would be demolished as part of the Project. The Project would be clustered on approximately 140 acres of land and would leave more than three-quarters of the Project Site undeveloped. The undeveloped land would consist of open space, active recreational areas for the enjoyment of the Project residents. The Project would result in the creation of 60 acres of easily accessible public parkland in the Village, which currently lacks any public parkland.

The Project would also include associated infrastructure, including but not limited to roads, utilities, on-site water supply, a sewage treatment plant, stormwater and erosion control systems, and community and recreational facilities. As determined by the Village, the Project's internal road network could either be dedicated to the Village and maintained by the Village in whole or in part, or remain private and maintained by the Project's Homeowners' Association (HOA). Each of these Project elements is mapped in the Project's Plans in Section 2.20 and Appendix A, and described in greater detail below.

The Project's wells have the capacity to generate 785,520 gallons of water per day when including the best well and 550,800 gallons of water per day with its best well excluded. This is sufficient capacity to supply water for 600 four-bedroom dwelling units as detailed in Section 3.8ii.2.

If the Project's water wells are dedicated to and become part of the Village's municipal water supply system, then there would also be sufficient water for 600 accessory apartments. No accessory apartments are being proposed as part of the Project. However, any homeowner would have the right to propose an accessory apartment in the future, subject to the availability of sufficient water and in accordance with the provisions of Village Zoning Code §235-45.6. The potential environmental impacts of such accessory apartments are analyzed in accordance with the Village Scoping Document which states, *"The Applicant has not proposed accessory apartments; however the co-lead agencies consider the construction of such apartments a reasonably foreseeable consequence of the Project."*

The elevations within the Project Site range from approximately 476 feet above Mean-Sea-Level ("AMSL"), found near the intersection of NYS Route 208 and Clove Road, to approximately 1,382

Zoning
235 Attachment II
Village of South Blooming Grove
Table of Bulk Requirements

	Zoning District			
Lot Dimensions	**Rural Residential** **Proposed**	**Rural Crossroads I**	**Rural Crossroads II**	**Office/Research/Industrial**
Minimum lot size	Determined during subdivision process by Planning Board 7,000 sq. ft.	3,000 square feet	3,000 square feet	20,000 square feet
Minimum frontage	Determined during subdivision process by Planning Board 60 ft.*	30 feet	30 feet	200 feet
Maximum building coverage	Determined during subdivision Process by Planning Board 50%	50%	50%	20%
Primary Structure				
Minimum front yard setback	Determined during subdivision process by Planning Board 30 ft.	15 feet	15 feet	50 feet
Minimum side yard	Determined during subdivision process by Planning Board 15 ft.	15 feet	50 feet	50 feet
Minimum rear yard setback	Determined during subdivision process by Planning Board 15 ft.	20 feet	50 feet	50 feet
Maximum height (in stories)	2 stories	3 stories	3 stories	2 stories
Maximum height (in feet)	35 feet	40 feet	40 feet	35 feet
Accessory Structure				
Minimum side yard	10 feet	10 feet	10 feet	25 feet
Minimum rear yard setback	10 feet	10 feet	10 feet	25 feet
Maximum height (in stories)	2 stories	2 stories	2 stories	1 story
Maximum height (in feet)	20 feet	20 feet	20 feet	35 feet

*Minimum frontage on curved lots shall be measured at the front of the setback line

2-09-2009
Clovewood 4-26-17

feet AMSL, located near the top of Schunnemunk Mountain, resulting in an elevation difference of approximately 906 feet. As shown in Figure 13 of Section 1.0, the Project would be constructed between the elevations of 500 AMSL and 900 AMSL. No construction would take place on steep slopes. In addition, the Project Site contains a total of 34.98 acres of wetlands under the jurisdiction of the USACOE or NYSDEC. As designed, the Project would protect all wetlands, which are shown in Figures 381 and 382 of Section 3.8 and in Appendix E.

2.2 Project Site History

The Project Site had historically been owned by the Howell family who settled in Blooming Grove in the 19th century, where they were involved in farming, business and local community affairs. Some members of the Howell family are buried in the small cemetery adjacent to the Project Site (located at Section 208, Block 1, Lot 1) which is currently owned by the Round Hill Cemetery. In the early 20th Century, the well-known architect Corydon Purdy purchased the Howell Family Farm, modernizing it and cutting various roadways. In 1952, the Greene family purchased the land and developed it, including constructing a golf course, luncheonette, cocktail lounge, casino (non-gambling), an outdoor pool, athletic and ski facilities, and approximately 126 single-family and multiple-family dwelling units known as the Lake Anne Country Club. Thereafter, in 1960, the Town Planning Board approved a development of approximately 544 dwelling units. Later, in 1973 the Greene family revised the plans to include additional recreational buildings to accommodate an ice rink and other structures.

The golf course operated until the 1990s, and until recently, approximately 50 structures on the Project Site had been leased as residential dwelling units. Several gravel roadways and trails are interspersed throughout the western half of the Project Site. The majority of the roadways are contained within historically modernized lands; however, a few trails extend eastward onto the wooded hillside and the steep ridge that is located in the eastern portion of the Project Site. The Greene family sold the property to the Applicant, Keen Equities, in January of 2006.

Prior to the incorporation of the Village in July of 2006, the Project Site was located in the unincorporated area of the Town of Blooming Grove. Originally, the Town Zoning Code classified the Project Site in the R-30 District (density of one dwelling unit per 30,000 square feet) with the exception of approximately 35 acres which were classified in the R-80 Zoning District (density of one dwelling unit per 80,000 square feet). This would have allowed the development of approximately 980 units on the R-30 District land and approximately 20 units on the R-80 District land, totaling approximately 1,000 dwelling units on the Project Site.

2.3 Project Development Proposal History

The Applicant and its planning consultant CPC met with the Village to discuss making productive

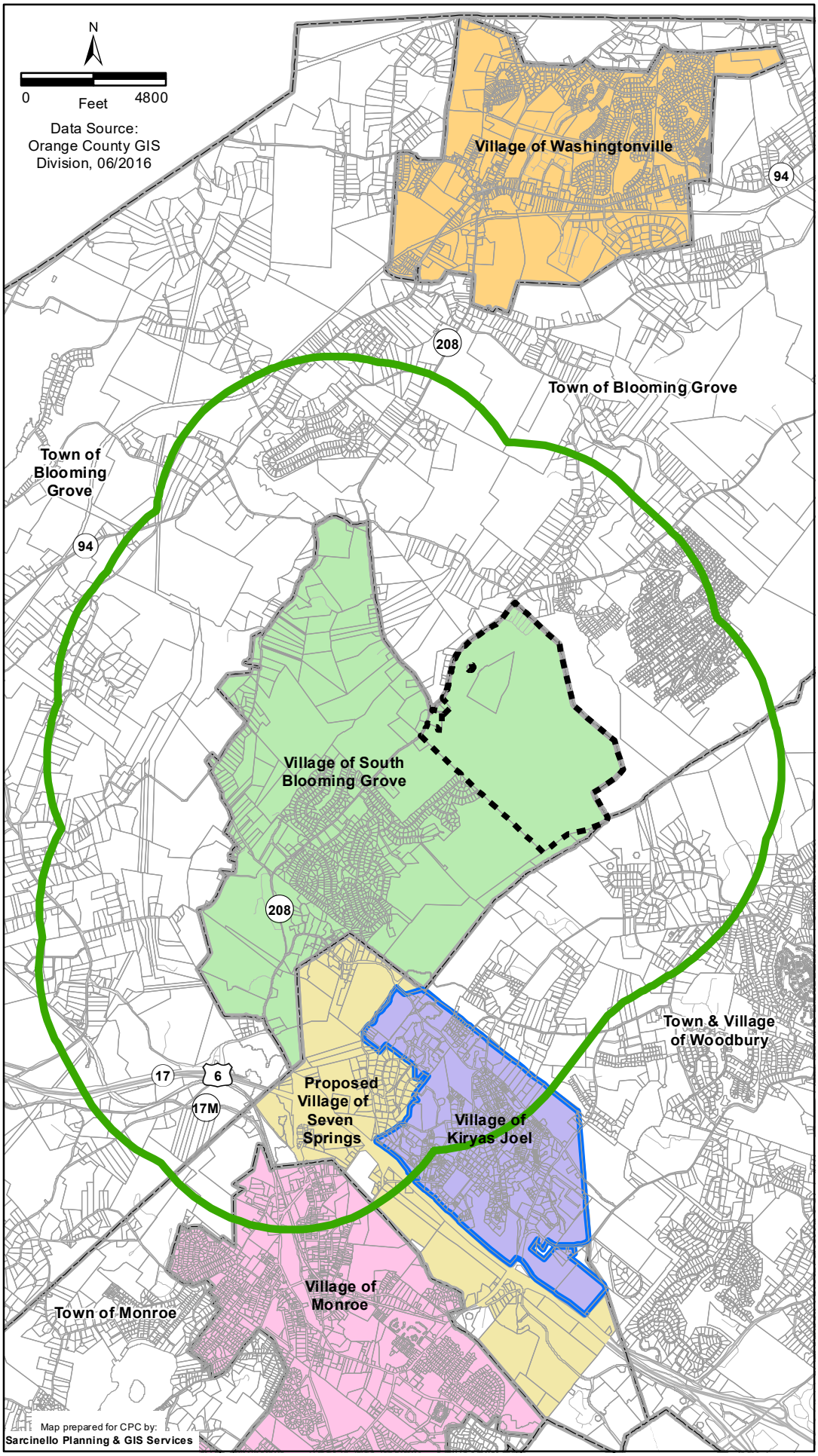


Figure 22

Village of South Blooming Grove One-Mile Radius

Legend

- Project Site
- One-Mile Radius Around Village of South Blooming Grove
- Village of South Blooming Grove
- Village of Washingtonville
- Village of Kiryas Joel
- Village of Monroe
- Proposed Village of Seven Springs

CLOVEWOOD

Draft Environmental Impact Statement

Blaggs Clove

Village of South Blooming Grove
Orange County, New York

Community Planning CPC Consultants

P.O. Box 2020, Monroe, NY 10949
Tel: (845) 774-8000 | cpcnynj@gmail.com

January 2, 2019

economic use of the Project Site in July of 2013. An application for the redevelopment of the Project Site was submitted to the Village Community Design Review Committee ("CDRC") in March 2014, which proposed 940 residential dwelling units plus some neighborhood commercial development. Multiple meetings were held with the CDRC through June 2014, during which the Project was downsized to 860 residential dwelling units plus some commercial development.

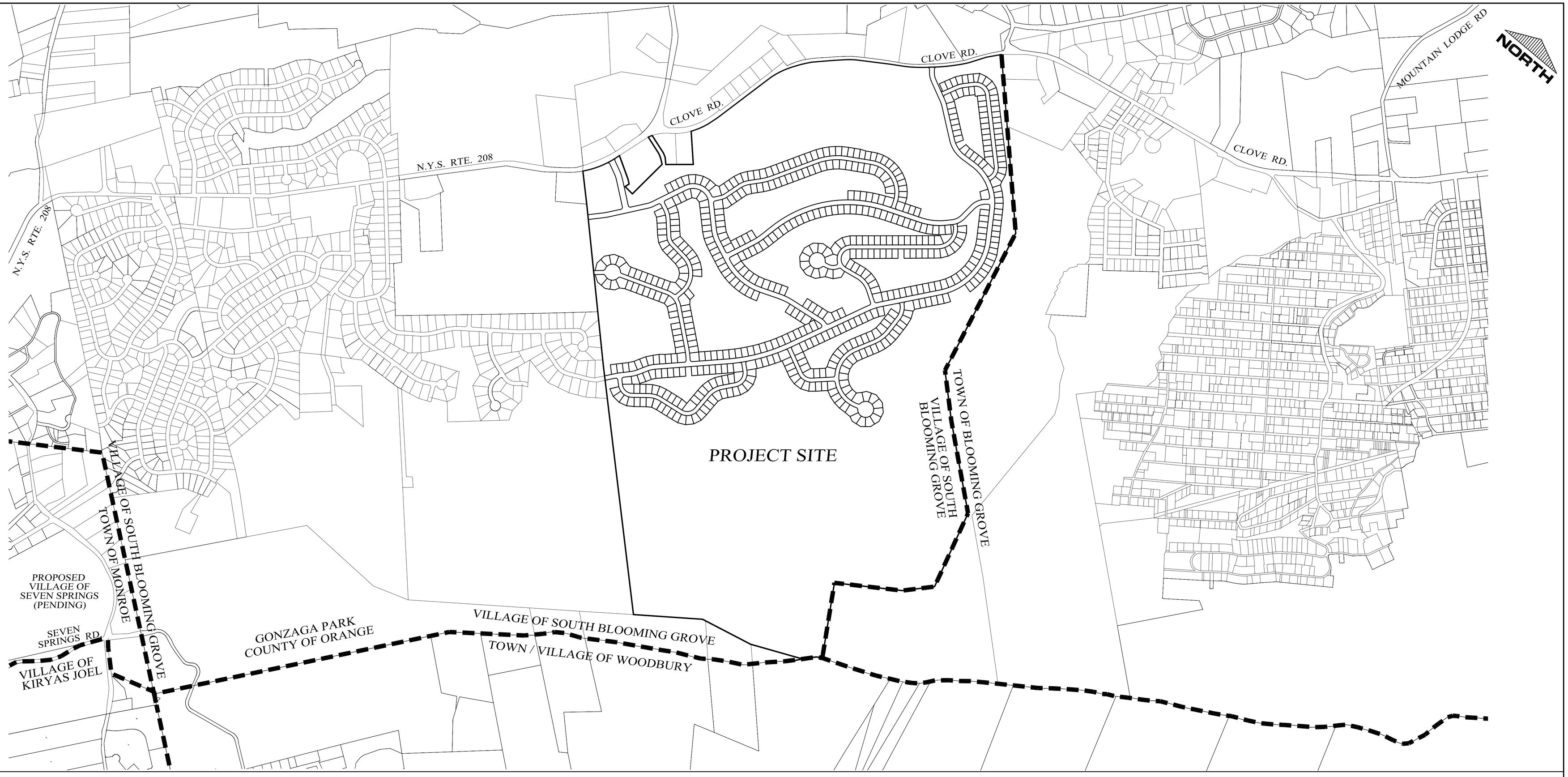
After receiving preliminary comments from the Village Planning Board members and its consultants, the Applicant submitted an application in July 2014, which proposed 614 residential dwelling units with some commercial development. After receiving comment from the Village Planner and Engineer, these plans were further revised in September 2014 to include 600 single-family residential dwelling units plus some commercial development. Following further meetings with the Planning Board that year, the plans for the commercial development were withdrawn, leaving the Project, by the end of 2014, as it is currently proposed: a residential development of 600 single-family residential lots and 22 acres reserved with no plans for its development. The Planning Board continued reviewing the Project plans as minor technical revisions were made to the development plan through 2015, with a final revised Full Environmental Assessment Form having been submitted by the end of 2015 and is included in Appendix O.

The Village Planning Board and the Village Board designated themselves as co-lead agencies for purposes of Project review under SEQRA in February 2016. A positive declaration was issued by the Co-Lead Agencies, and a Draft Scoping Document was submitted by the Applicant in March 2016. A Final Scoping Document included in Appendix O was adopted by the Co-Lead Agencies in June 2016 and the Applicant submitted the initial DEIS in April 2018 to which the Village responded with comments in August 2018. This revised DEIS is submitted in March 2019 and, along with the responses included in Appendix N, addresses all Village comments.

2.4 Project Purpose and Need

The Project would meet current and future, local and regional housing needs, including those from the neighboring Village of Kiryas Joel. The Village of Kiryas Joel is located within the 1-mile radius of the Village of South Blooming Grove, as shown in Figure 22. The Village of South Blooming Grove shares a border with Kiryas Joel as well as with the proposed Village of Seven Springs. All residential units in the Project would be made available for occupancy, purchase or rental to any person regardless of race, color, religion, gender identity, handicap or disability, familial status, national origin, age, marital status, military status or other protected class status in accordance with federal and state law. The Project Owner and Developer is committed to providing and satisfying equal housing opportunity principles and legal requirements.

In addition, the Project would preserve approximately three-quarters of the Project Site as open space and would enhance conservation values, which are a key element of the Project. In order to



GRAPHIC SCALE

600 0 300 600 1200 2400

(IN FEET)
1 inch = 600 ft.

LEGEND

- EXISTING PROPERTY LINE
- PROJECT PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING MUNICIPAL BOUNDARY LINE

Figure 23 - Surrounding Area Map

Lands of

CLOVEWOOD

TOWN OF BLOOMING GROVE, ORANGE COUNTY, NEW YORK
PROJECT TITLE

SURROUNDING AREA MAP
DRAWING TITLE

DATE	REVISIONS
02-13-19	REV. MUNICIPAL BOUNDARIES
11-17-17	INITIAL PREPARATION

KIRK ROTHER, P.E.
CONSULTING ENGINEER, PLLC
5 Saint Stephens Lane, Warwick NY 10990
(845) 988-0620

KIRK ROTHER, P.E. N.Y.S. LIC. NO. 079053 DATE

D.O.T. SHEET #	D.E.C.. SHEET #	O.C.H.D. SHEET #	SHEET #
N.A.	N.A.	N.A.	AM 1
CAD #	PROJECT #	SCALE	
14107 BASE	14107.0	1" = 600'	

minimize Project Site impacts and protect wildlife habitats, a cluster subdivision would be developed on only approximately 140 acres of the 708-acre Project Site. Additionally, approximately 60 acres would be dedicated as public parkland. This parkland would be easily accessible by and open to the public with frontage on Clove Road. These Project objectives related to the preservation of open space and public parkland are discussed further in 2.12 and 2.13.

2.5 Key Planning Considerations

The Project's proposal to develop a subdivision of 600 single-family residential lots is in conformity with the Village Zoning Code and in compliance with the Village land use regulations as detailed in Section 3.1 and no zoning changes, variances and/or waivers would be required. The Project's planning considered the policies and goals of the Village as outlined in the Zoning Code, and the Project's consistency with the Village Code is the best indicator of this.

The Project's planning also considered regional planning principles, with which it is consistent as discussed in Section 3.1. The Project would complement existing nearby commercial and residential developments while preserving large areas of open space and would be in harmony with the surrounding residential communities, as illustrated in Figure 23 and more specifically shown in Figure 342 of Section 3.4.

The Project would support the region's mass transit system as a general community benefit with its two park and ride facilities each with over 300 parking spaces, one for use by Project residents and one for use by the public, including those commuters who drive on NYS Route 208 to and from points north of the Project Site. The park and ride facilities located near exits 129 and 130 off of NYS Route 17 now operate at or over capacity.

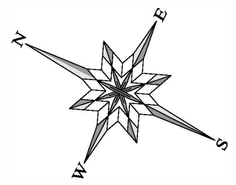
2.6 Demolition

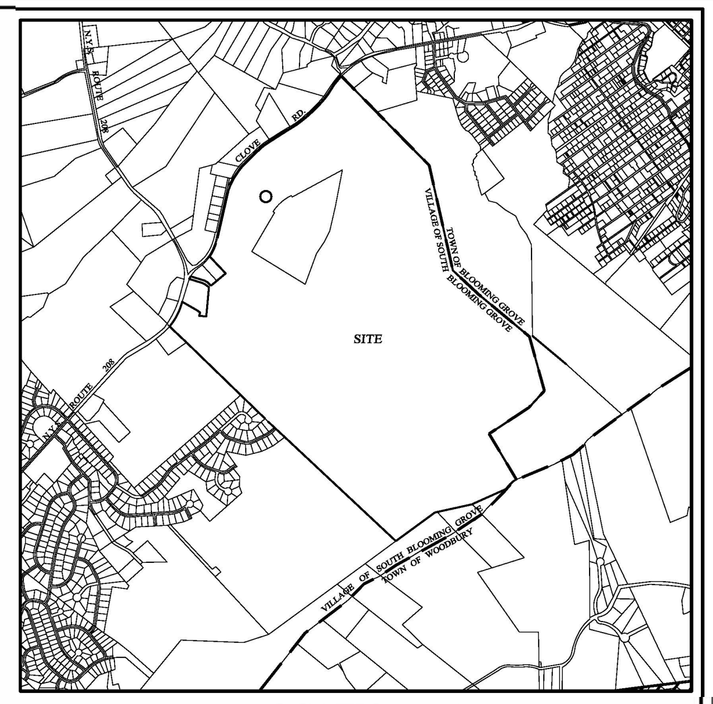
The Project would include demolition of the structures remaining on the Project Site associated with the former Lake Anne County Club and golf course in accordance with applicable regulations. Additionally, in order to prepare the Project Site for construction and use, tanks and scrap metal waste located on the Project Site were collected, removed and disposed of offsite in accordance with NYSDEC requirements as detailed in Section 3.15. All past and future demolition activities have complied and would comply with applicable State and local regulations.

2.7 Transportation Access Improvements and Circulation Plan

Access to the Project Site would be from NYS Route 208 and from Clove Road. Two additional connections for vehicular access to the Project Site are proposed southwest of the Project Site. One would interconnect with adjacent property and eventually connect with NYS Route 208, and the

Figure 24: Roadway Classification Map





LOCATION MAP
SCALE : 1" = 2,000'

GRAPHIC SCALE

600 0 300 600 1200 2400

(IN FEET)
1 inch = 600 ft.

LEGEND

EXISTING PROPERTY LINE	
PROPOSED PROPERTY LINE	
PROPOSED SETBACK LINE	
EXISTING 10' CONTOUR LINE	
EXISTING 2' CONTOUR LINE	
EXISTING DEC WETLANDS	
EXISTING FEDERAL WETLANDS	
PROPOSED EDGE OF PAVEMENT	
EXISTING EDGE OF PAVEMENT	
EXISTING STONE WALL	
PROPOSED AFFORDABLE HOUSING LOT	AFF.
CONCEPTUAL STORMWATER MANAGEMENT AREA	
PROPOSED BUS STOP	B
RESIDENTIAL LOCAL/MINOR ROAD 50FT. R.O.W. WITH 24FT. WIDE PAVEMENT	
RESIDENTIAL COLLECTOR ROAD 60FT. R.O.W. WITH 30FT WIDE PAVEMENT	

Lands of

CLOVEWOOD

VILLAGE OF SOUTH BLOOMING GROVE,
ORANGE COUNTY, NEW YORK

PROJECT TITLE

PROPOSED ROAD CLASSIFICATION PLAN

DRAWING TITLE

KIRK ROTHER, P.E.
CONSULTING ENGINEER, PLLC
5 Saint Stephens Lane, Warwick NY 10990
(845) 988-0620

DATE	REVISIONS
04-28-17	REVISE ROADS & UPDATE LAYOUT
12-12-16	REVISE ROADS & UPDATE LAYOUT
09-12-16	INITIAL PREPARATION

KIRK ROTHER, P.E. N.Y.S. LIC. NO. 079053 DATE

D.O.T. SHEET #	D.E.C. SHEET #	O.C.H.D. SHEET #	SHEET #
N.A.	N.A.	N.A.	RC 1
CAD #	PROJECT #	SCALE	
14107 BASE	14107.0	AS SHOWN	

other would provide a possible future connection to Arlington Road in the Village for purposes of minimizing the use of NYS Route 208, creating additional traffic circulation options and providing for alternative means of emergency access, in accordance with interconnectivity provisions of the Village Zoning Code §163-24.D, §235-14.1.C(3)(n) and §120-2.A. Roadway improvements would include the addition of turning lanes into the Project Site at the intersection with NYS Route 208, which is detailed in Section 3.11.

The Project would contain thirteen internal roadways, which have all been designed to meet applicable criteria from the Village Code. In accordance with input received from the Village Planning Board, four of the Project's roads (Roads A through D) would be classified as collector roads and would feature 30-foot wide roadways and 60-foot wide right of ways. The remaining nine interior roads (Roads E through M) would be classified as local/minor roadways and would feature 24-foot wide roadways and 50-foot wide right of ways. The proposed roadway layout is depicted in the Road Classification Map in Figure 24. The suggested speed limit of the Project's roadways would be 30 mph in accordance with Village Code §222-4. Renderings of the proposed home sites on collector and minor roads are illustrated in the Project Plans in Section 2.20.

The Project's street design would also protect natural features through curvilinear street design adapted to topography to minimize cuts and fills and maintain natural character. All roads would possess interior lines; however, the Project Site entrance road would be designed with an island as is typical in boulevard street design layouts. Streets and sidewalks would be developed in accordance with Village Zoning Code §110 and roads in compliance with Village Zoning Code §163-24. Roads. The Project submitted its proposed road names to the Village, U.S. Postal Service and Emergency 911 Services. The proposed names are Arlington Dr., Chandler Ln., Chatfield Dr., Continental Blvd., Davenport Ln., Evans Ave., Howell Ave., Purdy Ct., Sackett Ln., Tuthill Rd., Vanderbeck Rd., Webster Ave. and Woodhull Ave. and are listed in Table 21.

Table 21
Clovewood Project Proposed Road Names

Map Identifier	Proposed Name	Suffix
Road A	Arlington*	Drive
Road B	Chandler	Lane
Road C	Woodhull	Avenue
Road D	Continental	Boulevard
Road E	Chatfield	Drive
Road F	Vanderbeck	Road
Road G	Purdy	Court
Road H	Howell	Lane
Road I	Evans	Avenue
Road J	Tuthill	Road
Road K	Sackett	Drive
Road L	Davenport	Lane
Road M	Webster	Avenue

*Connection to existing Arlington Drive

2.8 Parking

Each home site would have sufficient driveway space to provide off-street parking for up to four vehicles, which would provide enough parking for the primary unit and potential future accessory apartments as illustrated in the renderings in Section 2.20 and the Site Plan in Appendix A. The driveways would be offset by 10 feet from the proposed lot lines in accordance with input from the Village professionals to meet the Village accessory structure setback requirements as shown on the Village Table of Bulk Requirement above in Section 2.1. The Project would also provide a parking area near each of the four proposed active community recreation structures and facilities to allow residents to park their vehicles while visiting those facilities.

The Project would include a park and ride facility for use by its residents, as well as a park and ride facility for use by the general public, each with approximately 300 parking spaces, which would allow commuters and other individuals to leave their vehicles and transfer to buses or carpools. Currently, the closest park and ride facility to the Project Site, located off of Museum Village Road, is regularly filled to capacity and there is a need for an additional park and ride facility. The Project's park and ride facilities would assure that cars from the Project do not further overburden the existing Museum Village Road park and ride, as well as provide additional park and ride spaces for the public to meet the local and regional need for additional park and ride spaces. The first 50 parking spaces for the Project park and ride facility and the first 50 parking space for the public park and ride facility would be constructed after completion of the development of 100 home sites and 50 additional spaces would be added to each facility for each 100 home sites developed.

2.9 Water Supply

The Project would include a water supply system, comprised of multiple on-site water wells, new distribution piping, fire hydrants and a water storage tank. The Project's wells have the capacity to generate 785,520 gallons of water per day when the best well is included and 550,800 gallons of water per day with the best well excluded. Details pertaining to the specifics of the Project's water supply system are found in Section 3.8ii and 3.9i and Appendices F and G. An average daily water demand for the Project has been calculated based on the NYSDEC 2014 Design Standards for Intermediate Sized Wastewater Treatment Systems of 110 gallons per day (gpd) per bedroom.

If the Project's wells are not connected to and not incorporated as a part of the Village's municipal water supply system, the Project's wells would have sufficient capacity to support the water demand for 600 four-bedroom single-family dwelling units and associated swimmers, which would be 273,600 gpd or 190 gpm. The Project's wells would be able to supply more than twice the average water demand of 547,200 gpd or 380 gpm, in accordance with NYSDOH water supply system requirements.

If the Project's wells are connected to and incorporated as a part of the Village's municipal water supply system, the Project's best well would not be excluded and the Project's wells would be able to supply water for 600 four-bedroom homes and a maximum of 600 accessory apartments (300 one-bedroom accessory units and 300 two-bedroom accessory units) and associated swimmers (two swimmers per primary unit and one swimmer per accessory unit) of 377,400 gpd or 262.1 gpm. The Project's wells would be able to supply more than twice the average water demand of 754,800 gpd or 524.2 gpm, in accordance with NYSDOH water supply system requirements.

2.10 Wastewater Treatment

The Project's sewage would be treated at a new, on-site wastewater treatment plant that would discharge sewage into one of the existing on-site tributaries to Satterly Creek. A new gravity collection system comprised of sewer mains and manholes, together with one proposed sewer pump station, would convey raw sewage to the wastewater treatment plant ("WWTP").

The initial design of the WWTP accommodated approximately 420,000 gpd. However, according to the Project's water demand and yield data detailed in 2.8 above, the Project's wells have a yield to accommodate up to 275,400 gpd without the best well in service. Therefore, the WWTP's design was revised to accommodate a daily capacity of 280,000 gpd, which would be sufficient capacity for the demand of 273,600 gpd as detailed above. The WWTP and its design as well as a more complete wastewater analysis is found in Section 3.8i, 3.9ii and Appendix I. Should the Project interconnect its wells with the Village and utilize the yield from its best well, the Project would either request the Village release its excess sewer capacity from the Orange County Sewer District No. 1 or extend the service capacity of the Project's WWTP up to the initial 420,000 gpd.

2.11 Stormwater

Fourteen stormwater management ponds and other stormwater management appurtenances would manage the Project's stormwater. Stormwater management would be accomplished via an open and closed storm drain infrastructure which consists roof leaders, splash blocks, rain-gardens, drainage swales, catch basins, pipes, culverts, bio-retention areas, and stormwater detention ponds. Run-off reduction practices would be implemented to retain stormwater run-off at its source with the primary run-off reduction practice used on the Project being rain gardens on individual lots, where practical, or bio-retention practices for larger impervious areas. Approximately 80% of the Project Site would remain preserved as open space allowing for a substantial reduction in water quality needs due to the preservation of the existing natural landscape.

A minimum 100-foot riparian buffer is being proposed from all water courses and wetlands allowing for additional stormwater quality reductions. Impervious area reduction will be accomplished by the planting of trees in the areas adjacent to buildings and roadways. The

conservation type subdivision design proposed for the Project also results in substantial reductions in roadway lengths and thereby less impervious area.

Detention would be provided to limit peak post-developed flow rates to pre-developed levels and will be accomplished by a system of fourteen stormwater management ponds that area situated throughout the developed area of the site. A hydrologic analysis has been performed for the 1-, 10-, and 100-year storm events and attenuation of the peak discharge rates for the aforementioned storms will satisfy SPDES permit requirements for Channel Protection (Cpv), Over bank Flood Control (Qp) and Extreme Flood Control (Qf). Given that the properties topographic setting includes the ridge of Schunnemunk Mountain, upstream run-off would not enter the Project Site, which eliminates the need to design the stormwater management facilities for the ultimate upstream build-out. A full description and analysis of the prep and post developed rates of run-off together with the hydrologic model can be found in the full SWPPP Report that has been prepared and is included in Appendix H. A table summarizing the pre and post developed peak run-off rates at the four points at which stormwater flows is found in Section 3.8i in Table 388.

2.12 Open Space

As set forth in Village Zoning Code §235-14.1.C(3)(m) a portion of the open space areas, up to 10% of the total area of the proposed subdivision may be designated active recreation area where structures and facilities for active recreational purposes may be constructed and operated for the use of property owners and their guests. Recreation areas are defined in §235-4 and include indoor cinemas, indoor health and exercise facilities, indoor and outdoor tennis courts, indoor swimming pools, racquet ball and squash courts, etc.

The Project would preserve approximately 545 acres of open space, including the above-mentioned 50% requirement of open space for a major subdivision and an additional 30% of open space in compliance with the adjusted base lot count requirements in §235-14.1.A(3)(b). This open space would include approximately 70 acres of active recreation area and approximately 60 acres of public parkland detailed in 2.13 below, leaving the remaining approximately 415 acres of as passive open space. The open space areas would be preserved through restrictive declarations and the HOA bylaws in accordance with Village Code.

2.13 Public Parkland

According to the Village Zoning Code §235-14.1.C(3)(n) and §120-2.A, 8.5% of the total land area of the site plan shall be reserved and set aside for public parkland. As a result, the Project would preserve approximately 60 acres of public parkland. This public parkland would be located with frontage on Clove Road and would be easily accessible by residents of both the Project and the Village. In addition, this public parkland would be the only parkland in the Village of South

Blooming Grove and as such would be a vast improvement in terms of meeting the recreational needs of the Village population and would address a long unmet need for a Village park and significantly improve public recreational amenities in the Village.

The proposed public parkland area would be appropriate for Village park use and would include a pond offering beautiful, serene lake-views as shown in the parkland insert of the Overall Development Plan in Section 2.20.

2.14 Community Facilities

The Project would include six community playground areas located within the interior of the majority of residential blocks for use by Project residents. The Project would also include six community bus stops with shelters. The locations of the community playground areas and bus stops have been marked on the Master Plan in Figure 12 of Section 1.1 and the Overall Development Plan in Section 2.20. The Project would construct one community playground and one community bus stop after the construction of every 100 home sites.

The Project would also contain four active community recreation structures and facilities, including but not limited to swimming pools/bathhouses, community rooms, club houses, maintenance rooms, etc. for use by its residents. The Project would not include religious places of worship. The community facilities and associated nondenominational rooms and pools/bath houses may be used for any purpose the residents find appropriate, including birthday parties, bar mitzvahs, speeches, social and religious events and/or any other community activity. The proposed locations of the community recreation structures and facilities are marked on the Master Plan in Figure 12 of Section 1.0 and the Overall Development Plan in Section 2.20. The Project would construct one active community recreation structure and facility after the construction of every 150 home sites.

The above-mentioned community facilities would not exceed 10% of the Project Site as allowed by the Village Zoning Code §235-14.1.C(3)(m) as above mentioned in 2.12. In addition, the Project would also include two park and ride facilities as detailed in Section 2.8 above, as well as walking/hiking trails which are shown in the Master Plan in Figure 12 of Section 1.0 and the Overall Development Plan in Section 2.20.

2.15 Landscaping and Lighting

The Project's landscaping plan consists of street trees, including a mix of red oak, pin oak, red maple, sugar maple and green spire linden. More details regarding the Project's landscaping is found in the Project's plan sheets Appendix A. Additional landscaping in the area of the Project entrance is proposed. The specifics and details of home site landscaping would be designed as part

of the architectural plan set of each home.

The Project's lighting plan consists of street lights at all internal roadway intersections and dead-end cul-de-sacs. Street lighting has been designed to provide an average illumination of two foot-candles and would be shoebox type, downward facing, dark sky compliant LED lighting with a color temperature of 2700 kelvin or lower, using Fixture model ALED3T150Y as manufactured by RAB electric. Pole height would be 15 feet. Building mounted lights would consist of wall mounted porch lights using maximum 60 watt equivalent bulbs having a color temperature of 2700 degrees Kelvin, or equal, as manufactured by Franklin Iron Works, Model 09559. These measures would minimize visual and night-sky impacts. More details regarding the Project's lighting are found in the Project's plan sheets in Appendix A.

2.16 Construction Schedule

The Project is expected to be completed approximately 18 to 24 months after obtaining the required approvals and construction commences. The Project's build-out would be in 5-acre increments in order to comply with SPDES requirements and plan sheet E-14 in Appendix A includes a Construction and Phasing Plan consisting of twenty-three phases in order to comply with the SPDES permit requirements. A waiver allowing 15 acres of disturbance at any one time will be requested. Nonetheless, from a neighborhood perspective, there is no phasing proposed as part of the Project. The construction sequence would begin at the highest elevation and proceed towards lower elevations.

1. Install stabilized construction entrances at beginning of proposed access roads.
2. Install silt fence down-gradient of work areas and all proposed construction areas.
3. Excavate temporary sediment traps and install diversion swales, culverts and rip rap outlets as shown on the Erosion Control plans.
4. Perform clearing and grubbing activities as required for construction.
5. Strip and stockpile topsoil, stabilize with rye grass seed and perimeter silt fence.
6. Perform mass earth work, complete rough-grading of either roadways, building pads or parking areas as depicted on the Erosion Control phasing plans and fine grade and stabilize all embankments upon completion of rough grading.
7. Begin installation of drainage infrastructure and install utilities within roadway.
8. Begin excavation for building foundations, complete proposed stormwater conveyance systems, drainage infrastructure and drainage culverts, install rip-rap lined inlet and outlet protection and stabilize catch basins with appropriate protection measures such as silt fence.
9. Install roadway and parking lot sub-base and pave roadway with base course if feasible.
10. Construct buildings and utility connections.
11. Complete fine-grading of disturbed areas and embankments, amend soils as required and

seed and stabilize with mulch, jute netting or hydroseed.

12. Construct stormwater management appurtenances to permanent size and geometry and remove any trapped sediment and fines and discard off-site.
13. Complete surfacing of roadways and parking lots.
14. Upon final grading, placement of rip-rap line channels and establishment of permanent vegetation, remove erosion control measures beginning at the most upstream points and then work downstream.
15. Perform any fine-grading and seeding as required, maintain and repair vegetative cover as required and maintain and repair wash-outs as required and after each storm event until all erosion control and water quality treatment measures are fully established.

2.17 Sustainable Design

The Project would include LEED for Homes certification in compliance with the Village Zoning Code §235-14.1.A(3)(c) through the HOA bylaws. Moreover, it is the opinion of the Applicant that there would be carbon sequestration benefits associated with the Project, as the bulk of the property would remain in its natural condition, where nearly all the land is forested or meadow and brushland that would be allowed to revert to forest, which would act as a carbon sink, absorbing CO_2 emissions while producing oxygen.

In addition, the Project Applicant would recommend that lot owners include low impact development and green building elements (i.e. grey water recycling, solar energy, geothermal HVAC, energy efficient appliances, using recycled and local materials, etc.) as recommended by the Orange County Department of Planning in their letter included in Appendix N if affordable and when reasonable and practicable. The Project Applicant would include these elements in its marketing opportunity, as the County indicated that such elements would appeal to a wider range of consumers. The Project Applicant considered the use of a wind turbine as an alternative energy source on the Project Site; however, the Village had not been amenable to this suggestion. Should the Village change its position on wind turbines, the Project would incorporate this into its design.

2.18 Required Approvals

The Project would require the following discretionary governmental approvals:

- Subdivision and site plan approval from the Planning Board and OCDOH;
- Village Execution of the Certificates of Incorporation for the water and sewage works transportation corporation;
- State Pollutant Discharge Elimination System (SPDES) Permit and the Approval of Plans for a Wastewater Disposal System issued by NYSDEC;
- Stormwater MS4 Acceptance Form from the Village for the Stormwater SPDES Permit issued by the NYSDEC;

- Water Withdrawal Permit Application from NYSDEC and water supply system approval issued by NYSDEC and NYSDOH;
- Nationwide Permit # 29 and/or Nationwide Permit # 33 for the crossing of ephemeral streams;
- Perm 33 from NYSDOT;
- Road Opening Permit from OCDPW; and
- HOA Approval from the Attorney General

No accessory apartments are proposed as part of the Application; however, should homeowners apply for accessory apartments, they would require an approval from the Planning Board in accordance with the Village Zoning Code. The Village Board would have the choice to accept the dedication of public parkland and streets, as well as extending the Village water and sewer districts to include the Project.

2.19 Environmental Review

The environmental review process, pursuant to SEQRA and its implementing regulations (6 NYCRR Part 617), mandates that governmental agencies undertaking actions within their discretion take a hard look at the reasonable potential environmental consequences of each of those actions, so that all potential significant adverse environmental impacts are identified, reasonable and feasible alternatives are considered, and practicable mitigation measures, if necessary, are identified.

The SEQRA process begins with the selection of a lead agency for the environmental review. The lead agency is generally the governmental agency which is most responsible for the decisions to be made on a proposed action and which is also capable of conducting the environmental review. In connection with the Project's environmental review, both the Village Board and the Planning Board have designated themselves as Co-Lead Agencies.

The Co-Lead Agencies determined the Project would have the potential to generate significant adverse impacts in the following fourteen areas: land; geological features; surface waters; groundwater; air; plants and animals; aesthetic resources; historical and archaeological resources; transportation; energy; noise, odor and light; human health; consistency with community plans; and consistency with community character; and determined that the Project would not result in potential impacts upon the following four topics: flooding; agricultural resources; open space and recreation; and critical environmental areas as detailed in the Full Environmental Assessment Form ("FEAF") Part Two in Appendix O-2. Thereafter, the Co-Lead Agencies added a fifteenth topic, fiscal resources, to the list of potential impacts from the Project as shown in the FEAF Part Three in Appendix O-3. Accordingly, the Co-Lead Agencies determined that an EIS must be prepared to evaluate the potential significant adverse environmental impacts of the Project and identify any required mitigation measures.

A Draft Scoping Document was submitted by the Applicant to the Co-Lead Agencies in March 2016. A Final Scoping Document was adopted by the Co-Lead Agencies in June 2016 included in Appendix O-6. Section 2.0 of the Final Scoping Document requires the Applicant evaluate twelve of the fifteen topics mentioned above (eliminating geological features, air and historical and archaeological resources) and adds one additional topic, construction impacts, to be evaluated. However, Section 4.0 of the Final Scoping Document references just two topics, critical environmental areas and open space and recreation, of the four topics identified by the Village in the FEAF Parts Two and Three as not having the potential to be impacted by the Project. Furthermore, Section 4.0.E Chapter 3 of the Scoping Document lists 17 topics to be evaluated by the Applicant, which are a combination of the potential impact areas identified in the FEAF Parts Two and Three as well as in Section 2.0 of the Scoping Document, as well as some additional topics. These 17 topics and resource areas are analyzed in Section 3.0 (Sections 3.1 through 3.17) of this DEIS.

The DEIS was initially submitted to the Co-Lead Agencies in April 2018 on behalf of the Applicant by its Planning Consultant, CPC and its resubmission addresses comments received from the Co-Lead Agencies and their consultants.

The DEIS was prepared in accordance with SEQRA requirements and its implementing regulations (6 NYCRR Part 617). The DEIS contains a description of the Project and its environmental setting; a statement of the potential significant adverse environmental impacts of the Project; an identification of any significant adverse environmental impacts that cannot be avoided if the Project is implemented; a discussion of reasonable alternatives to the Project; an identification of irreversible and irretrievable commitments of resources that would be involved in the Project; and a description of mitigation measures proposed to minimize or avoid significant adverse environmental impacts, if necessary.

The DEIS discusses relevant and material facts. Highly technical material is summarized within this DEIS and in its Appendices. Narrative discussions in the DEIS are accompanied by illustrative tables and figures. Each identified resource area is the subject of a separate section describing existing conditions, potential anticipated impacts and proposed mitigation, when warranted. The DEIS concludes the Project would not have the potential to generate any significant adverse environmental impacts and that the Project is the only reasonable and economically feasible development appropriate for the Project Site.

The DEIS is available at the Village Hall and is posted on the internet for public review, as required by a 2005 amendment to SEQRA (Chapter 641 of the NYS Laws of 2005). The Co-Lead Agencies will hold a public hearing on the DEIS. The public hearing will be held open for submission of written comments following the open public session for a predetermined amount of time.

Thereafter, a Final EIS ("FEIS") will be prepared, which will incorporate all relevant comments made during public review of the DEIS. The FEIS is the document that forms the basis of the Co-Lead Agencies' SEQRA Findings.

2.20 Project Plans

Figures and maps illustrating the Project Site improvements, including the details of the overall Project Site development, as well as proposed lot and floor plans follow. These include the Heartwood Model and Sapwood Model lot layouts and renderings on collector and minor roads, as well as their front elevations and floor plans, the Regulatory Compliance Map, and the Overall Development Plan.

CLOVEWOOD

THE HEARTWOOD
FRONT ELEVATION
MAXIMUM HEIGHT 25 FEET

APRIL 30, 2018

Community Planning Consultants
CPC
P.O. Box 2020, Monroe New York 10949
Tel: (845) 774 · 8000 | cpcnynj@gmail.com

CLOVEWOOD

THE HEARTWOOD
LOT PLAN RENDERING
ON COLLECTOR ROAD

APRIL 30, 2018

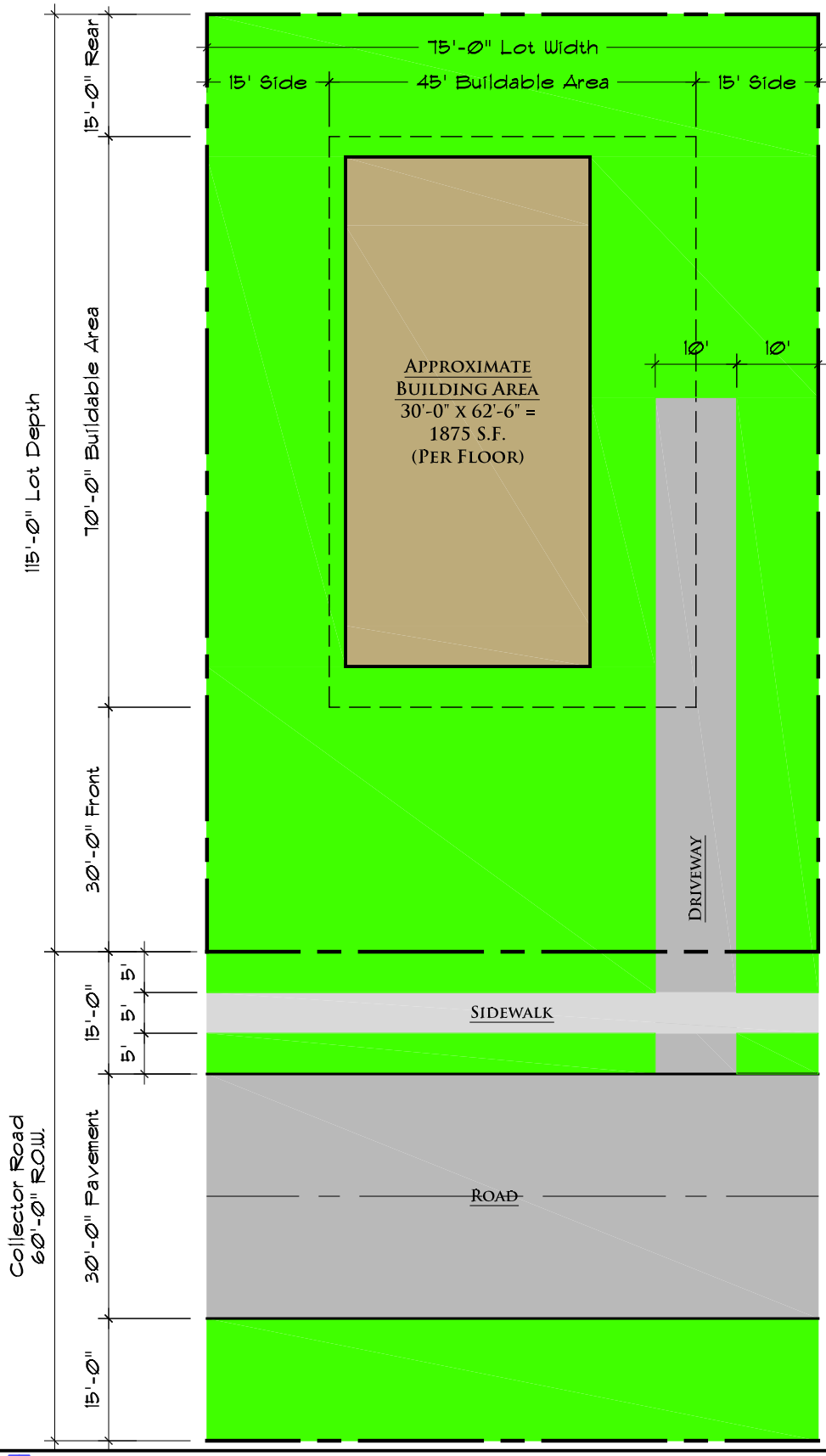
Community Planning Consultants
CPC
P.O. Box 2020, Monroe New York 10949
Tel: (845) 774 · 8000 | cpcnynj@gmail.com

CLOVEWOOD

The Heartwood
Lot Plan Rendering
On Minor Road

April 30, 2018

Community Planning Consultants
CPC
P.O. Box 2020, Monroe New York 10949
Tel: (845) 774 · 8000 | cpcnynj@gmail.com

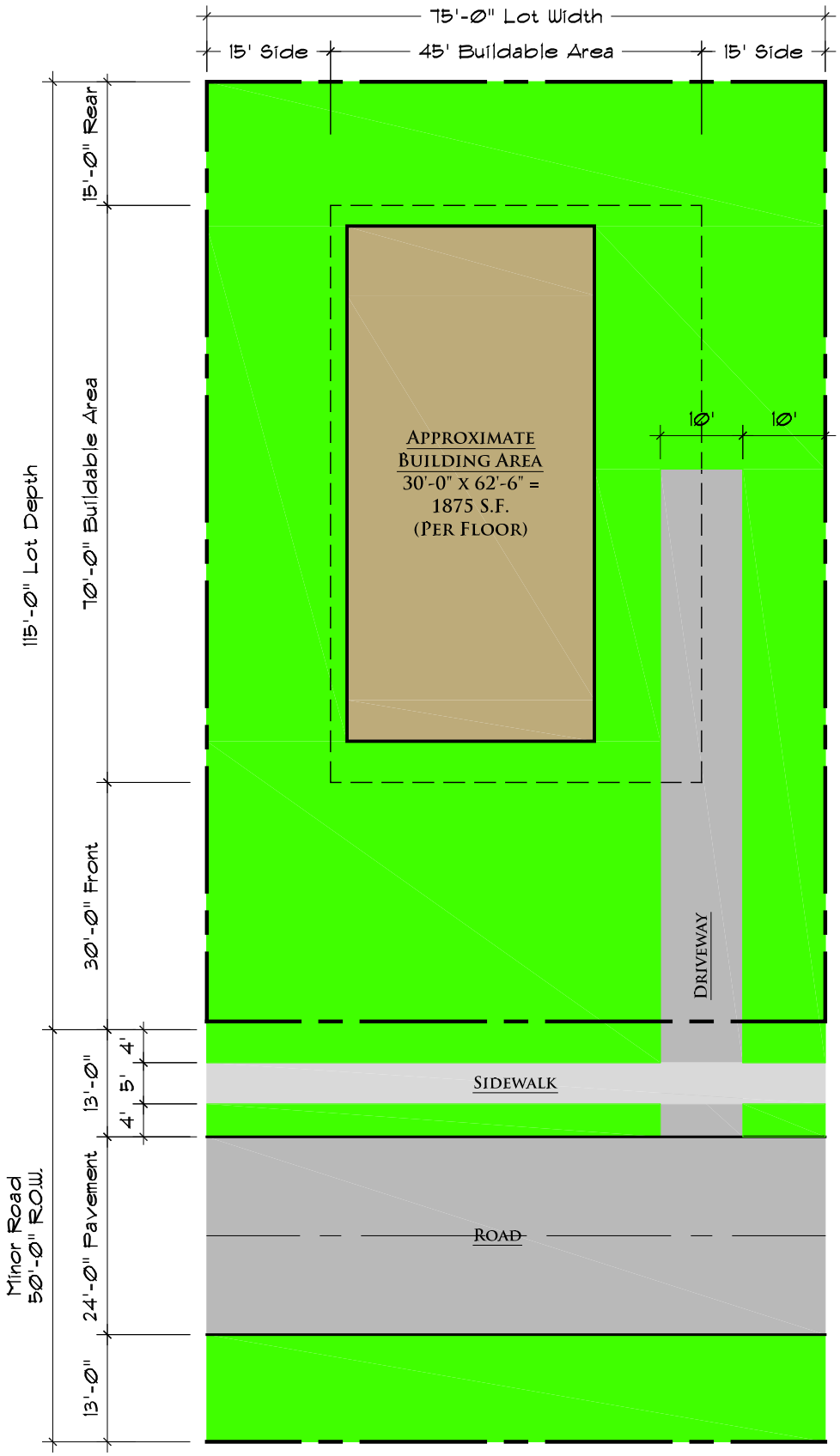


The Heartwood on Collector Road

Lot Plan for areas within ridgeline overlay district
Total Lot Area: 75 Feet wide by 115 Feet Deep Equals 8,625 Sq. Ft.
Maximum Average Building Height: 25 Feet
Proposed Setbacks
Front: 30 Feet | Side: 15 Feet | Rear: 15 Feet
March 28, 2018 | Scale: 1" = 20'-0"

Clovewood
Draft Environmental
Impact Statement

Community Planning Consultants
P.O. Box 2020, Monroe New York 10949
Tel: (845) 774 · 8000 | cpcnynj@gmail.com



The Heartwood on Minor Road

Lot Plan for areas within ridgeline overlay district
Total Lot Area: 75 Feet wide by 115 Feet Deep Equals 8,625 Sq. Ft.
Maximum Average Building Height: 25 Feet

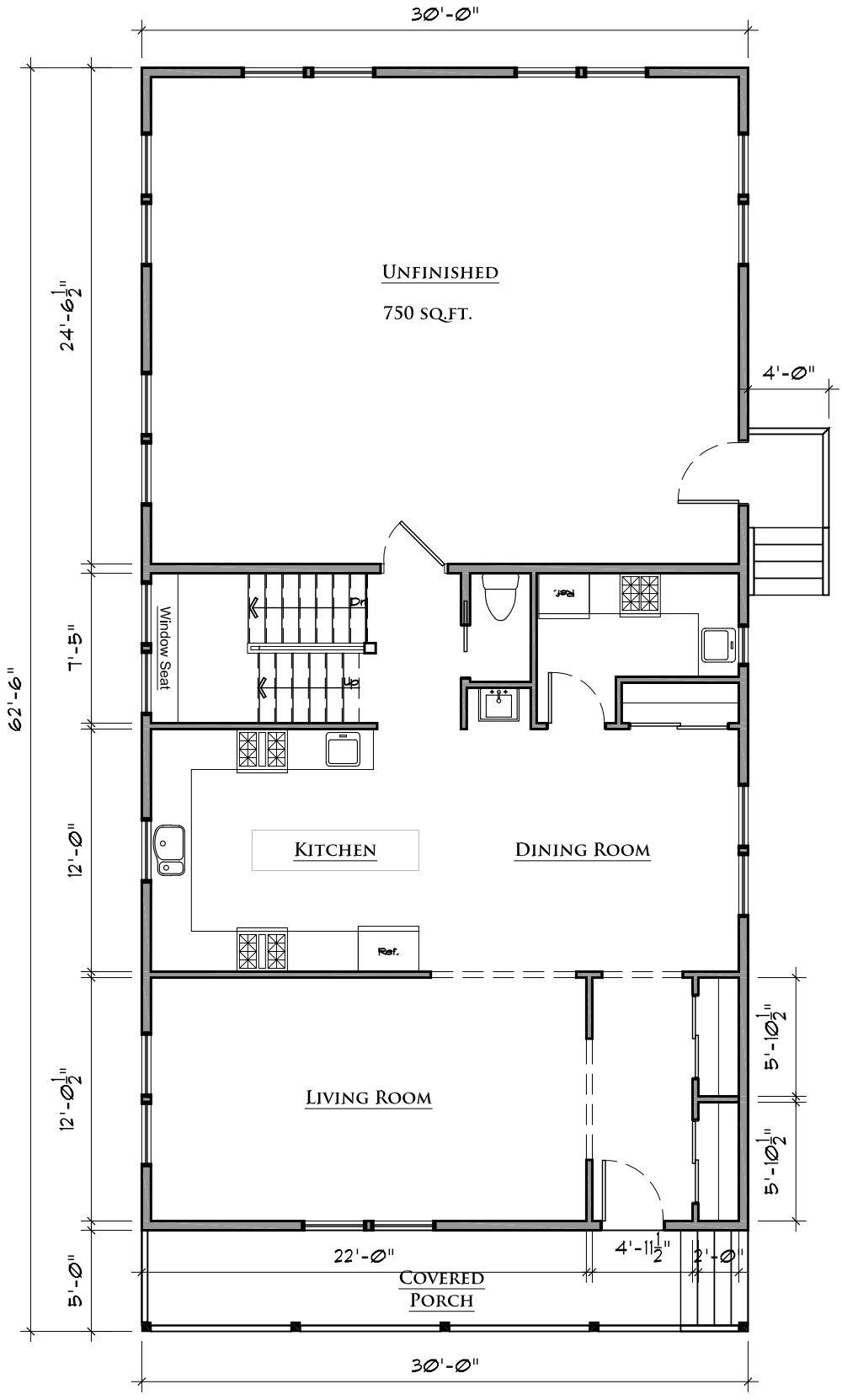
Proposed Setbacks

Front: 30 Feet | Side: 15 Feet | Rear: 15 Feet

March 28, 2018 | Scale: 1" = 20'-0"

Clovewood
Draft Environmental
Impact Statement

Community Planning Consultants
P.O. Box 2020, Monroe New York 10949
Tel: (845) 774 · 8000 | cpcnynj@gmail.com

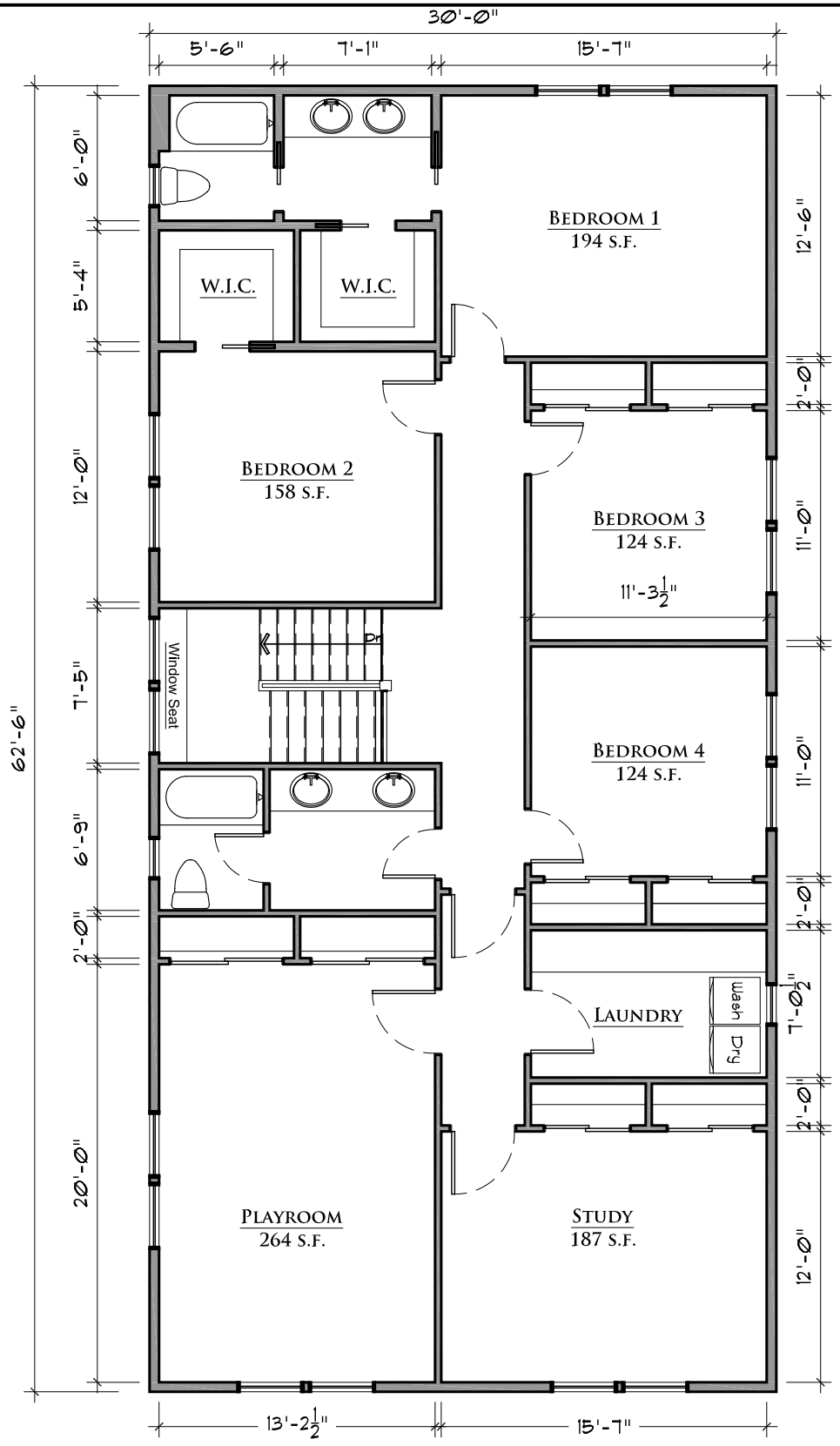


CLOVEWOOD

THE HEARTWOOD
FIRST FLOOR AREA: 1,875 S.F.

APRIL 30, 2018 | SCALE: 1/8"= 1'-0"

Community Planning Consultants
P.O. Box 2020, Monroe New York 10949
Tel: (845) 774 · 8000 | cpcnynj@gmail.com



CLOVEWOOD

THE HEARTWOOD
SECOND FLOOR AREA: 1,875 S.F.

APRIL 30, 2018 | SCALE: 1/8"= 1'-0"

Community Planning Consultants
P.O. Box 2020, Monroe New York 10949
Tel: (845) 774 · 8000 | cpcnynj@gmail.com

CLOVEWOOD

THE SAPWOOD
FRONT ELEVATION
MAXIMUM HEIGHT 35 FEET

APRIL 30, 2018

Community Planning Consultants CPC
P.O. Box 2020, Monroe New York 10949
Tel: (845) 774 · 8000 | cpcnynj@gmail.com

CLOVEWOOD

The Sapwood
Lot Plan Rendering
On Collector Road

April 30, 2018

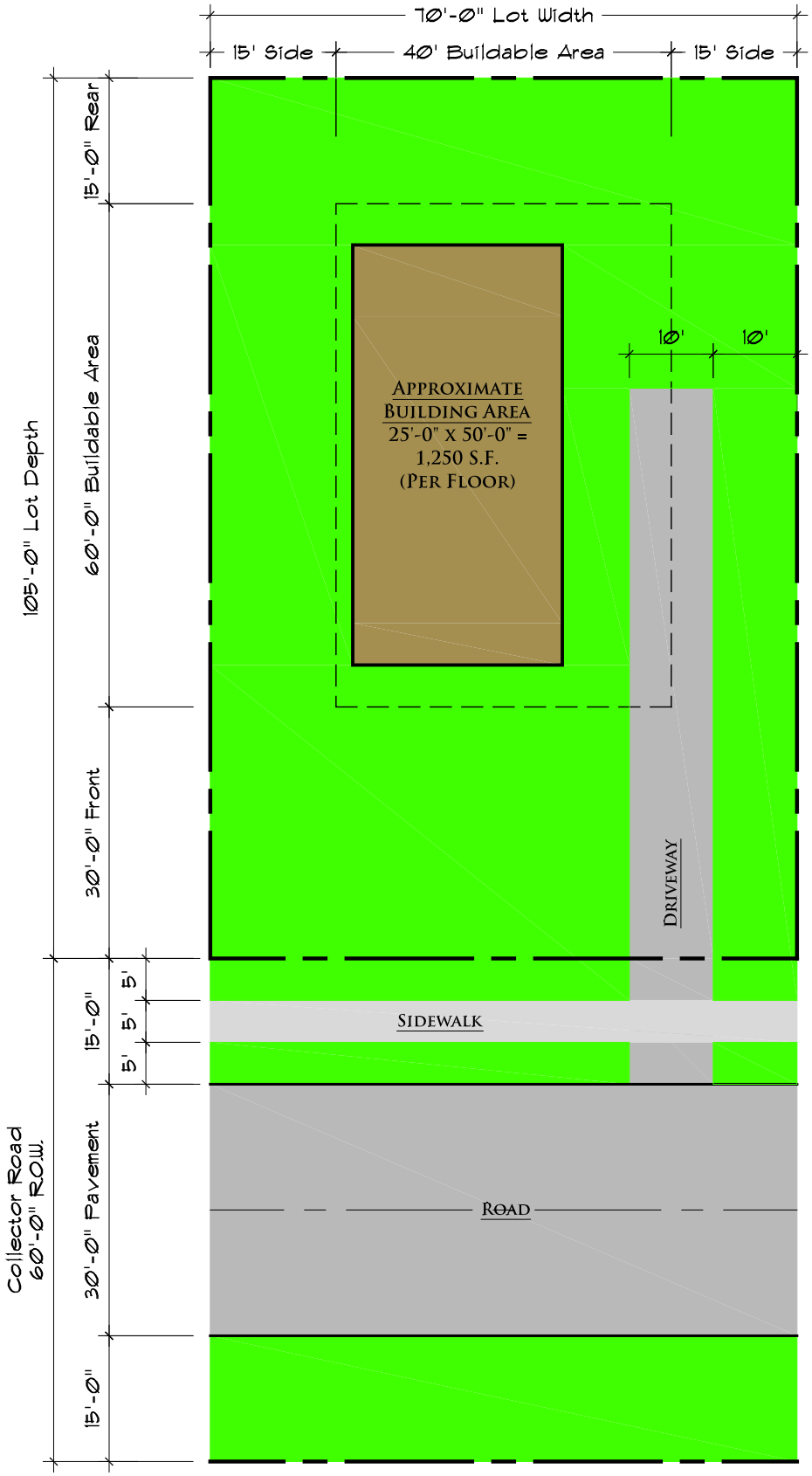
Community Planning Consultants
CPC
P.O. Box 2020, Monroe New York 10949
Tel: (845) 774 · 8000 | cpcnynj@gmail.com

CLOVEWOOD

THE SAPWOOD
LOT PLAN RENDERING
ON MINOR ROAD

APRIL 30, 2018

Community Planning Consultants
CPC
P.O. Box 2020, Monroe New York 10949
Tel: (845) 774 · 8000 | cpcnynj@gmail.com



The Sapwood on Collector Road

Lot Plan for areas outside ridgeline overlay district

Total Lot Area: 70 Feet wide by 105 Feet Deep Equals 7,350 Sq. Ft.

Maximum Average Building Height: 35 Feet

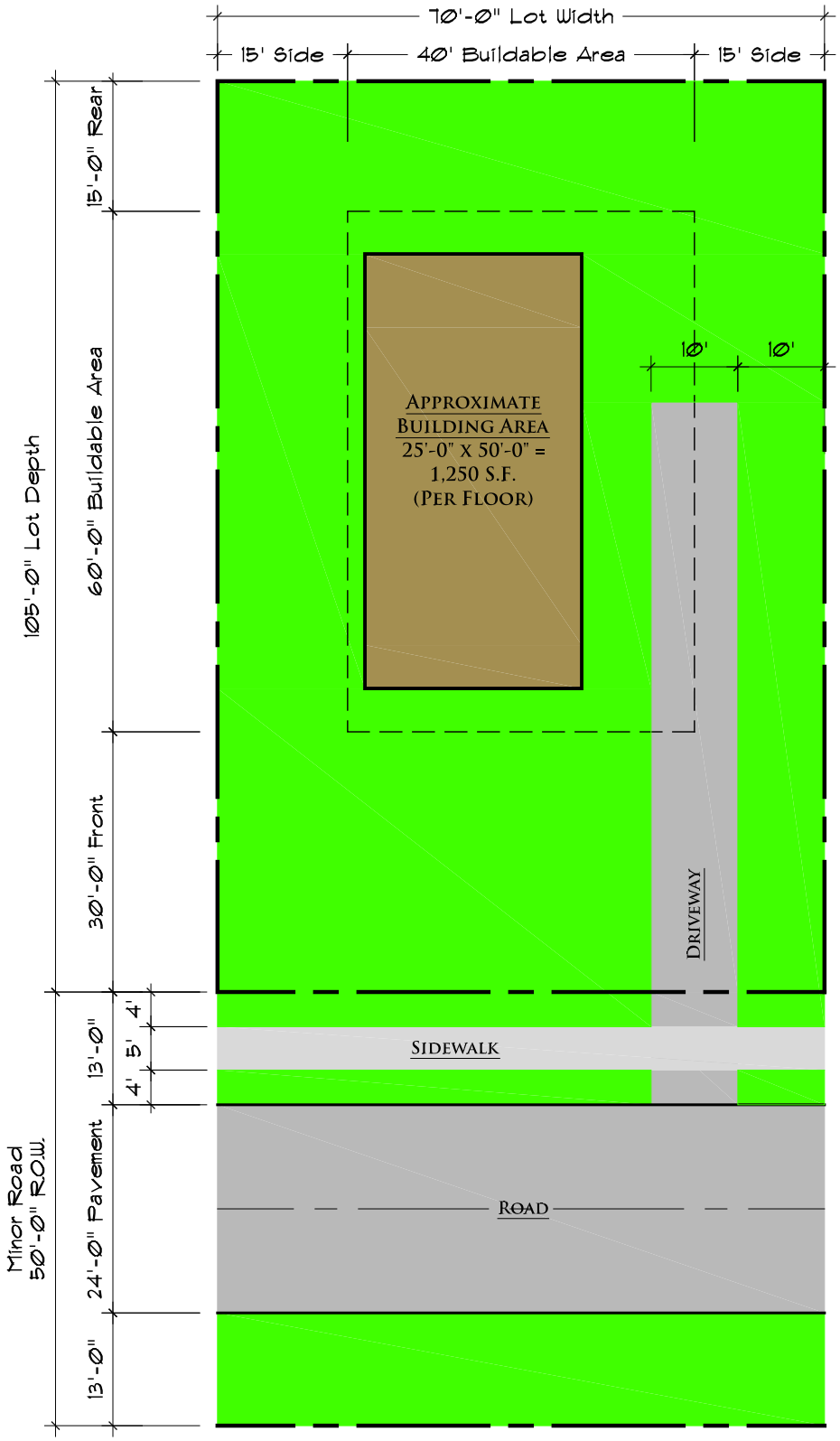
Proposed Setbacks

Front: 30 Feet | Side: 15 Feet | Rear: 15 Feet

March 28, 2018 | Scale: 1" = 20'-0"

Clovewood
Draft Environmental
Impact Statement

Community Planning Consultants
P.O. Box 2020, Monroe New York 10949
Tel: (845) 774 · 8000 | cpcnynj@gmail.com

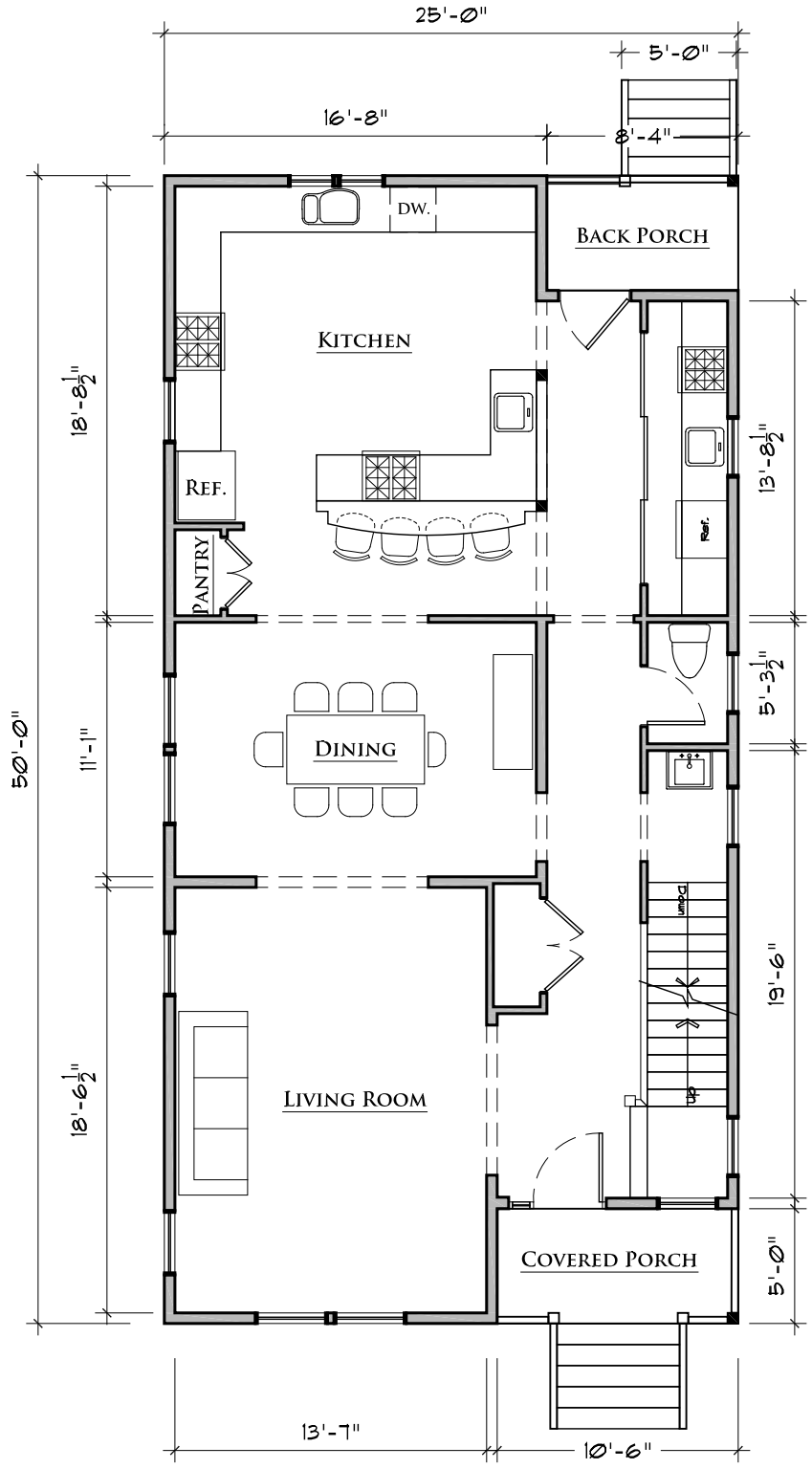


The Sapwood on Minor Road

Lot Plan for areas outside ridgeline overlay district
Total Lot Area: 70 Feet wide by 105 Feet Deep Equals 7,350 Sq. Ft.
Maximum Average Building Height: 35 Feet
Proposed Setbacks
Front: 30 Feet | Side: 15 Feet | Rear: 15 Feet
March 28, 2018 | Scale: 1" = 20'-0"

Clovewood
Draft Environmental
Impact Statement

Community Planning Consultants
P.O. Box 2020, Monroe New York 10949
Tel: (845) 774 · 8000 | cpcnynj@gmail.com

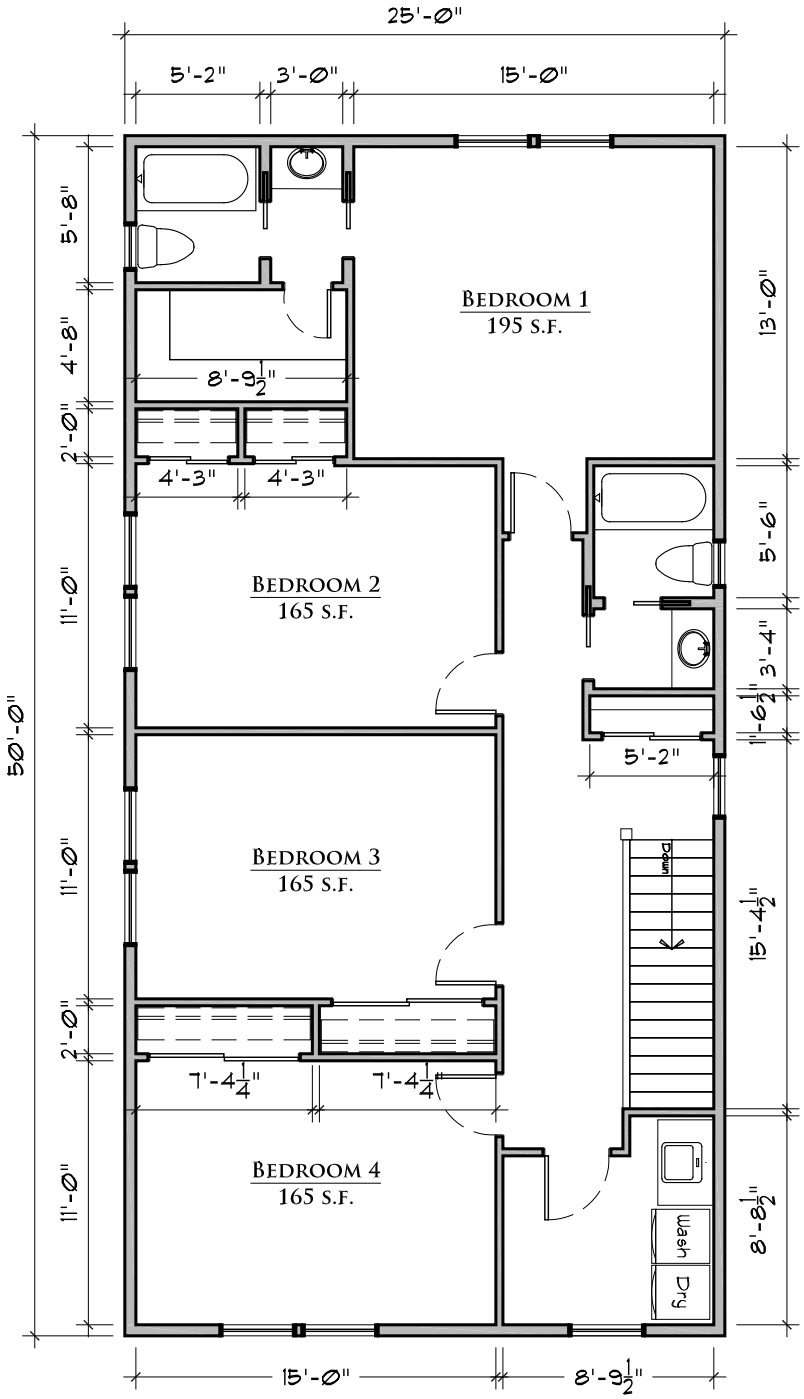


CLOVEWOOD

THE SAPWOOD
FIRST FLOOR AREA: 1,250 S.F

APRIL 30, 2018 | SCALE: 1/8"= 1'-0"

Community Planning Consultants
P.O. Box 2020, Monroe New York 10949
Tel: (845) 774 · 8000 | cpcnynj@gmail.com

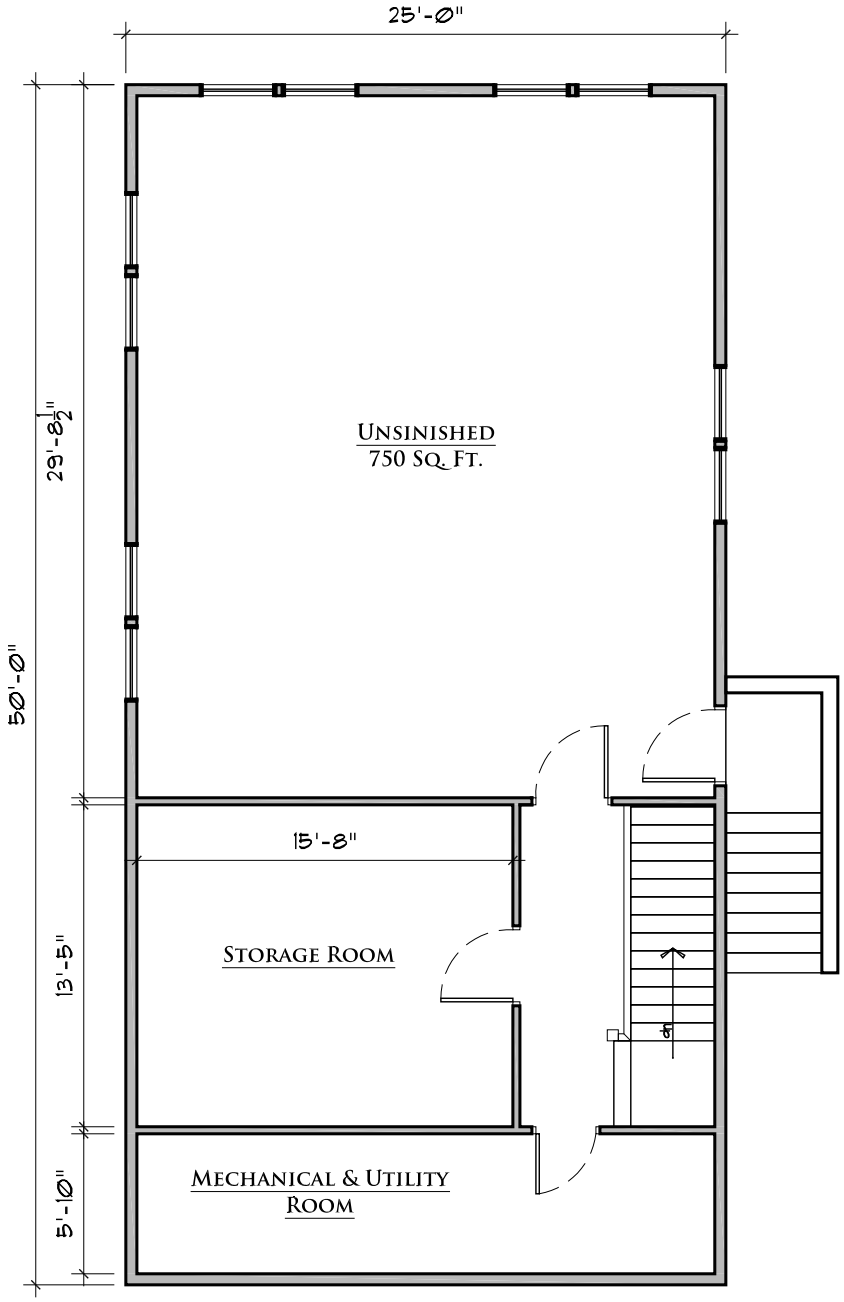


CLOVEWOOD

THE SAPWOOD
SECOND FLOOR AREA: 1,250 S.F.

APRIL 30, 2018 | SCALE: 1/8"= 1'-0"

Community Planning Consultants
P.O. Box 2020, Monroe New York 10949
Tel: (845) 774 · 8000 | cpcnynj@gmail.com

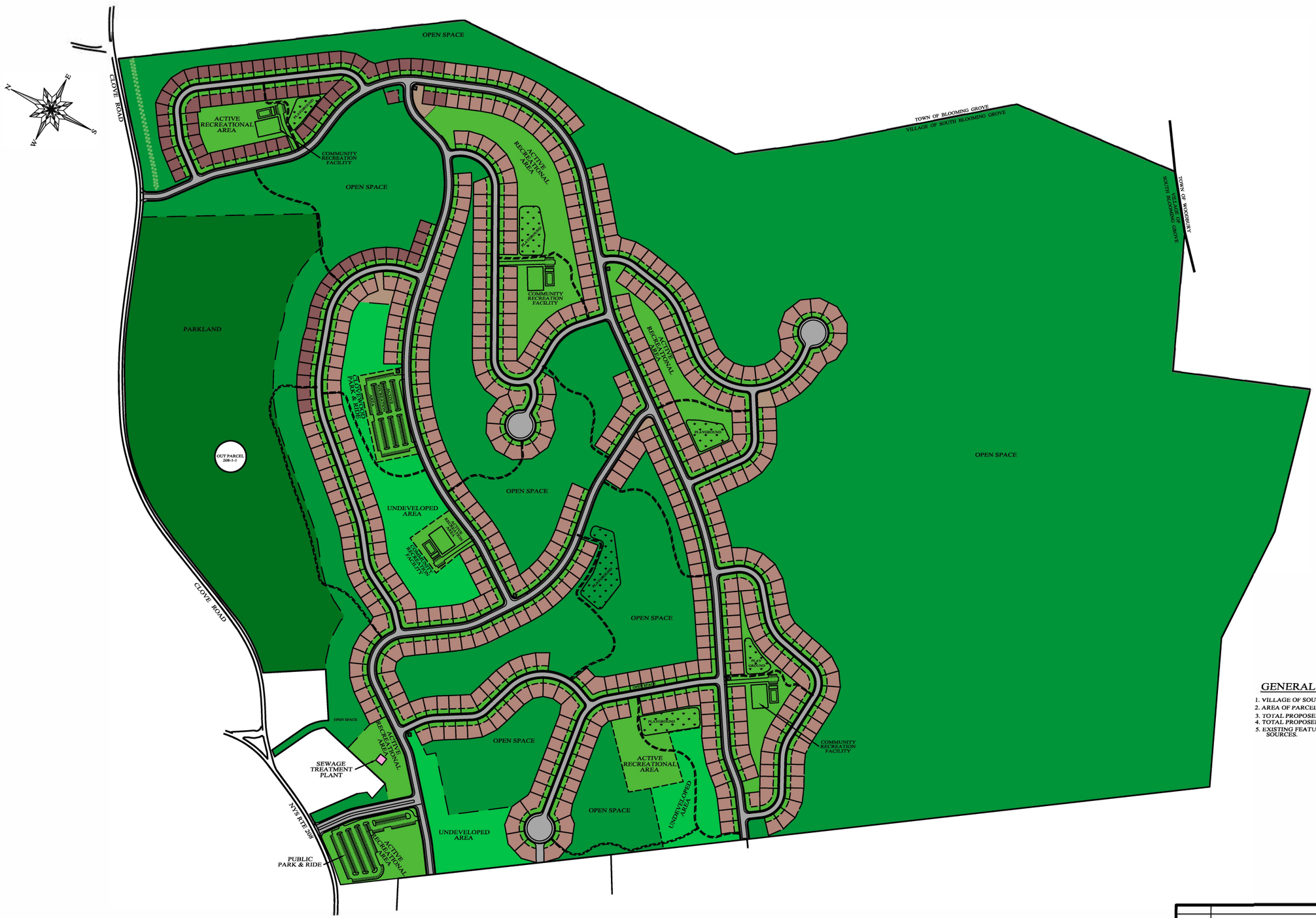


CLOVEWOOD

THE SAPWOOD
BASEMENT AREA: 1,250 S.F.

APRIL 30, 2018 | SCALE: 1/8"= 1'-0"

Community Planning Consultants
P.O. Box 2020, Monroe New York 10949
Tel: (845) 774 · 8000 | cpcnynj@gmail.com



LAND USE LEGEND

- ACTIVE RECREATIONAL AREA
- OPEN SPACE
- PARKLAND
- ROAD & RIGHT OF WAY
- SINGLE FAMILY RESIDENTIAL WITHIN THE RIDGELINE OVERLAY DISTRICT (HEARTWOOD MODEL)
- SINGLE FAMILY RESIDENTIAL OUTSIDE OF THE RIDGELINE OVERLAY DISTRICT (SAPWOOD MODEL)
- UNDEVELOPED AREA
- SEWAGE TREATMENT PLANT AREA
- DEVELOPED NON RESIDENTIAL AREA (STORMWATER / BUS STOP)
- PLAYGROUND AREA
- PROPOSED TRAIL
- PROPOSED BUS STOP

GENERAL NOTES:

1. VILLAGE OF SOUTH BLOOMING GROVE TAX MAP DESIGNATION: SEC. 208, BLK. 1, LOTS 2 & 3.
2. AREA OF PARCEL PER SURVEY BY LANC & TULLY PC: 708.17± AC.
3. TOTAL PROPOSED NUMBER OF SINGLE FAMILY LOTS: 600
4. TOTAL PROPOSED AFFORDABLE HOUSINGLOTS: 34
5. EXISTING FEATURES AND INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES.

GRAPHIC SCALE

600 0 300 600 1200 2400

(IN FEET)

1 inch = 600 ft.

Lands of

CLOVEWOOD

VILLAGE OF SOUTH BLOOMING GROVE,
ORANGE COUNTY, NEW YORK.

PROJECT TITLE

REGULATORY COMPLIANCE MAP

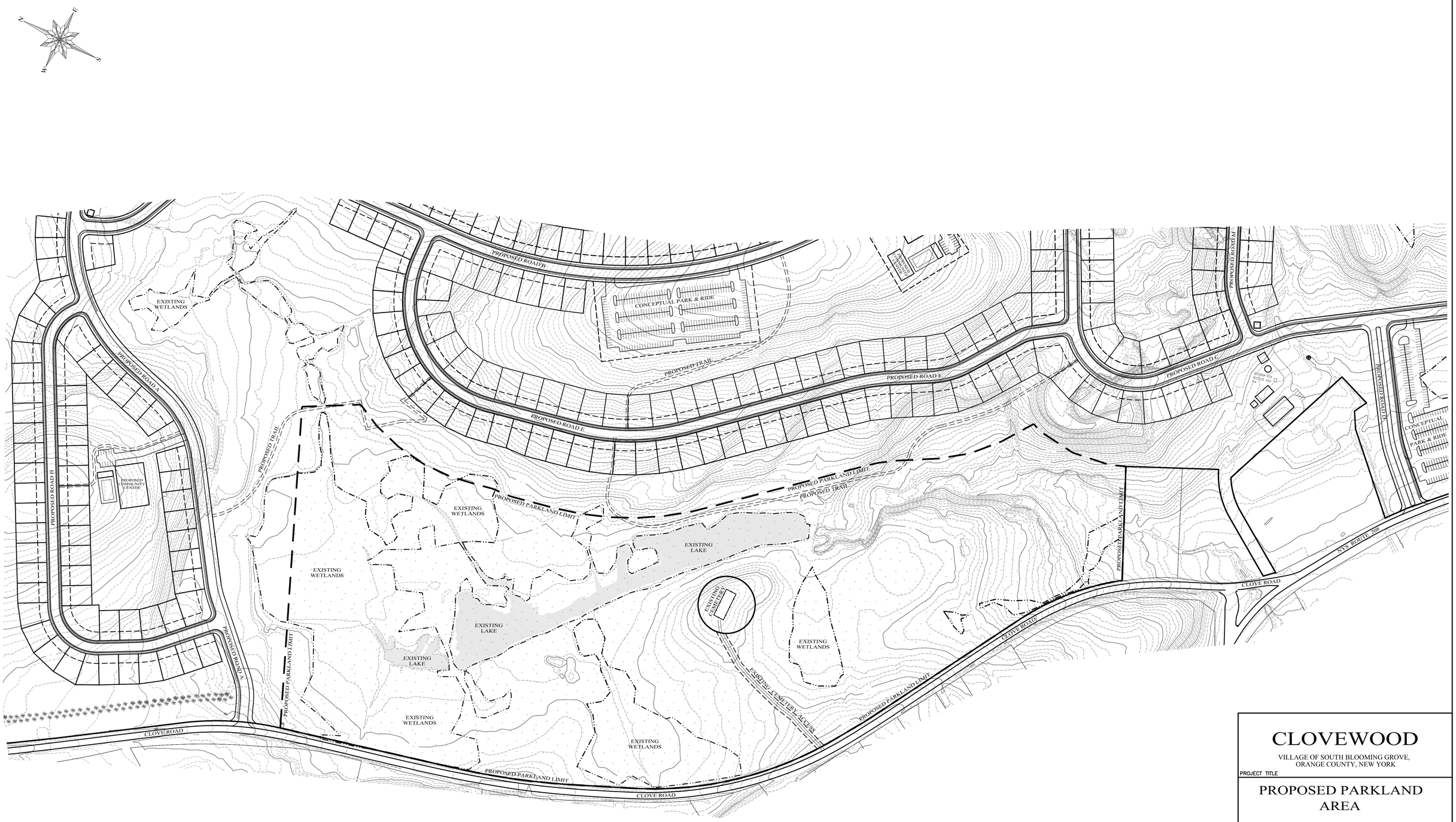
DRAWING TITLE

KIRK ROTHER, P.E.
CONSULTING ENGINEER, PLLC
5 Saint Stephens Lane, Warwick NY 10990
(845) 988-0620

DATE	REVISIONS
04-12-18	INITIAL PREPARATION

KIRK ROTHER, P.E. N.Y.S. LIC. NO. 076053 DATE

D.O.T. SHEET #	D.E.C. SHEET #	O.C.H.D. SHEET #	SHEET #
N.A.	N.A.	N.A.	R 1
CAD #	PROJECT #	SCALE	
14107 USE	14107.0	AS SHOWN	



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- EXISTING 10' CONTOUR LINE
- EXISTING 2' CONTOUR LINE
- EXISTING DEC WETLANDS
- EXISTING FEDERAL WETLANDS
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED PARKLAND AREA

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)

1 inch = 150 ft.

CLOVEWOOD

VILLAGE OF SOUTH BLOOMING GROVE,
ORANGE COUNTY, NEW YORK

PROJECT TITLE

PROPOSED PARKLAND AREA

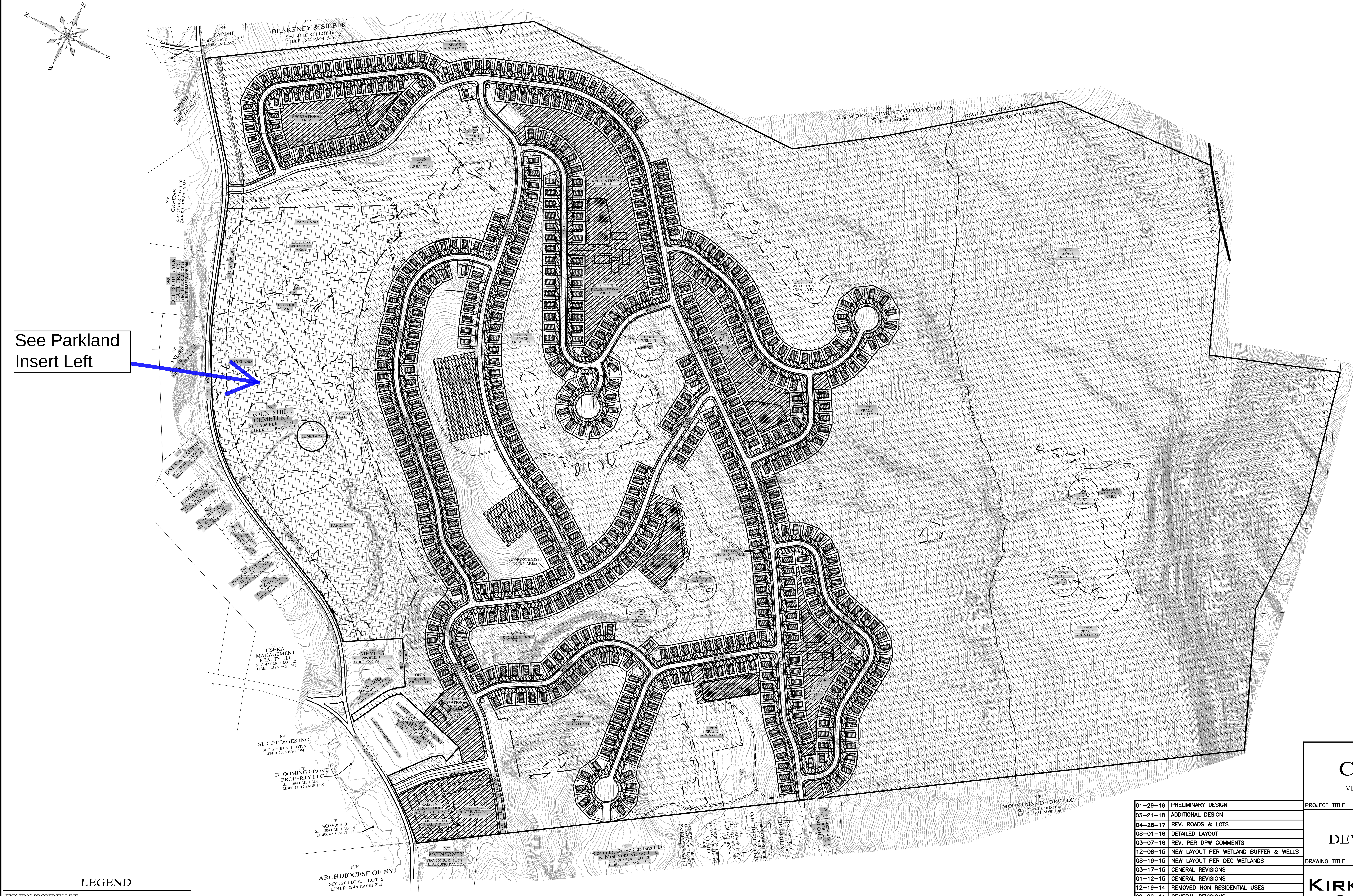
DRAWING TITLE

DATE	REVISIONS
03-21-18	INITIAL PREPARATION

KIRK ROTHER, P.E.
CONSULTING ENGINEER, PLLC
5 Saint Stephens Lane, Warwick NY 10990
(845) 988-0620

KIRK ROTHER, P.E. N.Y.S. LIC. NO. 079053 DATE

D.O.T. SHEET #	D.E.C.. SHEET #	O.C.H.D. SHEET #	SHEET #
N.A.	N.A.	N.A.	PK 1
CAD #	PROJECT #	SCALE	
14107 BASE	14107.0	AS SHOWN	



LEGEND

EXISTING PROPERTY LINE	
PROPOSED PROPERTY LINE	
PROPOSED SETBACK LINE	
EXISTING 10' CONTOUR LINE	
EXISTING 2' CONTOUR LINE	
EXISTING DEC WETLANDS	
EXISTING FEDERAL WETLANDS	
PROPOSED EDGE OF PAVEMENT	
EXISTING EDGE OF PAVEMENT	
EXISTING STONE WALL	
PROPOSED AFFORDABLE HOUSING LOT	AFF.
CONCEPTUAL STORMWATER MANAGEMENT AREA	
PROPOSED BUS STOP	B

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS NOTES:

1. NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS, SHALL COMMENCE UNTIL A VALID HIGHWAY WORK PERMIT HAS BEEN SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS UNDER SECTION 136 OF THE HIGHWAY LAW.
2. THE VEGETATIVE DRIP EDGE, AT MATURITY, SHALL NOT PROJECT INTO THE COUNTY R.O.W..
3. NO SIGNS SHALL BE PLACED WITHIN, OR PROJECT INTO, THE COUNTY R.O.W.

DATE	REVISIONS
01–29–19	PRELIMINARY DESIGN
03–21–18	ADDITIONAL DESIGN
04–28–17	REV. ROADS & LOTS
08–01–16	DETAILED LAYOUT
03–07–16	REV. PER DPW COMMENTS
12–08–15	NEW LAYOUT PER WETLAND BUFFER & WELLS
08–19–15	NEW LAYOUT PER DEC WETLANDS
03–17–15	GENERAL REVISIONS
01–12–15	GENERAL REVISIONS
12–19–14	REMOVED NON RESIDENTIAL USES
09–09–14	GENERAL REVISIONS
08–27–14	GENERAL REVISIONS
08–19–14	GENERAL REVISIONS
07–10–14	NEW LAYOUT
05–16–14	GENERAL REVISIONS
04–10–14	INITIAL PREPARATION

CLOVEWOOD

VILLAGE OF SOUTH BLOOMING GROVE,
ORANGE COUNTY, NEW YORK

PROJECT TITLE

OVERALL DEVELOPMENT PLAN

DRAWING TITLE

KIRK ROTHER, P.E.
CONSULTING ENGINEER, PLLC
5 Saint Stephens Lane, Warwick NY 10990
(845) 988-0620

KIRK ROTHER, P.E. N.Y.S. LIC. NO. 079053 DATE

D.O.T. SHEET #	D.E.C.. SHEET #	O.C.H.D. SHEET #	SHEET #
N.A.	N.A.	N.A.	OD1
CAD #	PROJECT #	SCALE	
14107 BASE	14107.0	AS SHOWN	