

3.17 CUMULATIVE IMPACTS

This section evaluates potential cumulative impacts of the Project, combining an analysis of the impacts of projects recently approved, in conjunction with the projected environmental impacts of the Project, and together with background growth in population and employment.

Cumulative impacts are analyzed with respect to each of the various resources analyzed in DEIS Sections 3.1 through 3.16. Not every potential impact can generate a cumulative impact and, in some instances, cumulative impacts may be more positive than the individual impact(s) of each project alone. In part, this is because the Project would include certain improvements, such as roadway improvements etc., that would improve traffic levels of service.

The Village is also undergoing a demographic transition in which significant numbers of Satmar Hasidic families from the Village of Kiryas Joel are moving into the Village South Blooming Grove in order to satisfy their housing needs. This decreases the number of drivers and traffic, a factor which also affects cumulative impacts.

This section examines the following other projects: Sleep Inn Hotel; South Blooming Grove Commercial Park; Kiryas Joel 164-Acre Annexation Reasonable Foreseeable Development Scenario; Metro Assets (Metro Sound Pros); ARA Bagels; Smith Farm (Town of Monroe); Monroe Professional Square; and Bald Hill Estates in Monroe.

A map detailing the locations of these projects follows in Figure 3171. The existing conditions with respect to each of the elements required to be examined are detailed in the preceding Sections 3.1 through 3.16. Table 3171 briefly summarizes the relevant impacts for purposes of a cumulative impact analysis and Table 3172 summarizes an analysis of cumulative impacts.

Cumulative impacts are either non-existent, not significant or positive with respect to all elements examined. Therefore, no further mitigation is warranted.

Figure 3171: Map of other Projects



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SITE IDENTIFICATION FOR CLOEWOOD

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OTHER DEVELOPMENTS

SCALE AS SHOWN	DATE 6/18/2018	DRAWN BY A.S.T.	CHECKED BY P.J.G.
PROJECT NUMBER 130014178		DEVELOPMENT IDENTIFICATION	
SHEET TITLE OTHER DEVELOPMENT IDENTIFICATION			
SHEET NUMBER I OF I			

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Table 3171

Basic Parameters of Other Projects Considered for Cumulative Impacts

Project	Description
Sleep Inn Hotel	Hotel project located on Route 208 between Mountain Road and Peddlers Hill Road: <ul style="list-style-type: none"> • January 31, 2018 opening • 83+/- rooms, meeting space, fitness center, etc. • 12.6 acres of land • 60 vph peak traffic on Saturday (weekday PM peak of 49 vph)
South Blooming Grove Commercial Park	Warehouse and storage project located on Route 208 between Mountain Road and Peddlers Hill Road: <ul style="list-style-type: none"> • Still under planning review by Village • 95,000 sq. feet of proposed warehouse space • 114,800 sq. feet proposed mini-warehouse • Seven total lots (six commercial and one commercial) • 24.6 acres of land • 96 vph peak traffic (weekday AM peak)
Kiryas Joel Annexation Reasonable Foreseeable Development Scenario	Annexation of land to the Village of Kiryas Joel: <ul style="list-style-type: none"> • Approved • 164 acres, 71 parcels • 1,960 dwelling units • 10,075 person population increase • 1.4 mgd additional water demand • Net increase in revenue to all taxing authorities • Net increase of 1,137 vph peak traffic (weekday PM peak)
Metro Assets (Metro Sound Pros)	Commercial enterprise located on Route 208 in vicinity of Sleep Inn hotel: <ul style="list-style-type: none"> • 3,200 square feet of office space • 10 employees (three local and the remainder operating out of NYC) • 10 acres of land • 12 vph peak traffic (weekday PM)
ARA Bagels	Commercial enterprise located at Route 208 and Sgt. Matt Kelly Drive: <ul style="list-style-type: none"> • 0.8 acres • No traffic impact - was previously used commercially as a branch bank
Smith Farm (Town of Monroe)	Residential subdivision in Town of Monroe: <ul style="list-style-type: none"> • 130+ single-family dwellings • 78 acres • Construction underway following legal challenges and settlement • 133 vph peak traffic (weekday PM peak)
Monroe Professional Square	Mixed-use commercial enterprise located in northwest quadrant of Rt. 17/6 and Route 208 interchange in Town of Monroe: <ul style="list-style-type: none"> • 22,873 square feet of office space and 8,562 square feet of retail • 147 vph peak traffic (weekday PM peak) • Current status unclear
Bald Hill Estates	Development located on County Rt. 105 (Spring St) near Rt. 17 in the Town of Monroe: <ul style="list-style-type: none"> • 138 townhouse units plus 3 commercial lots • 70.8 acre parcel • Maximum daily water demand of 115,000 gpd • Water Quality Certification required for 0.018 acre disturbance of federal wetlands • 140 vph peak traffic (weekday PM peak)
Background Growth in Population and Employment	Background growth in population and employment within the Village of South Blooming Grove and environs has been projected based on traffic increase of 1.062% annually that, in turn, is based on NYSDOT historical traffic data. A shift in demographics now taking place is likely to significantly increase population but also dampen traffic increases, the Satmar Hasidic population having very different driving patterns than have heretofore been the case within the Village of South Blooming Grove (e.g., no driving from sundown Friday to sundown Saturday). The net effect of this demographic change will be to significantly lower existing Village of South Blooming Grove traffic, as members of Satmar Hasidic households do not drive at all on Saturdays or on Jewish holidays (a total of 65-75 days per year). Also, Satmar Hasidic women and young men generally do not drive and, as discussed later in this section, vehicle ownership as well trips per day per Satmar Hasidic household are much lower (roughly half the rates calculated using Institute of Transportation Engineers data). However, no adjustment in existing traffic levels or background traffic growth have been made from this perspective, so as to be conservative in evaluating potential impacts.

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Table 3172

Cumulative Impacts Analysis

Resource Area	Likely Impacts of Other Projects Over Next 10 Years	Potential Cumulative Impacts in Combination with Project and Others
Geology, Soils, and Topography	The combination of other development projects consider can reasonably be expected represent a potential total earth disturbance of roughly 125-150 acres.	The Project would involve development of 140 acres of land, with potential for some portion of an additional 22 acres reserved for future development to also be developed. Therefore, the potential cumulative impact, in combination with other development activities, is roughly 300 acres of land disturbance. Putting this number in perspective, it is equivalent to slightly less than 10% of the Village land area and a large part of it is expected to occur outside it. Moreover, the Project would permanently preserve large areas of open space, thus tempering the impact of other development.
Water Resources	Water use by commercial projects such as Sleep Inn and Metro Assets can reasonably be expected to be nominal. Water use by residential projects such as the Kiryas Joel Annexation and the Smith Farm, together with other expected background growth can be expected to increase population by roughly 2,250 dwelling units. Water impacts are regulated by the NYSDEC and NYSDOH and all new developments would need to comply with applicable standards.	The Project's water supply demand totals 273,600 gpd as detailed in Section 3.8. The Project would includes its own water wells such that there will not be a cumulative impact on water resources except with respect to the capacity for groundwater recharge. Given annual precipitation, the bedrock geology of the Village's 3,200 acres can be expected to yield well over 2 million gpd of water that will ensure more than enough capacity for all existing and proposed users. Should the Project interconnect with the Village's water supply system, it would comply with all applicable Village standards, as well as NYSDEC and NYSDOH requirements.
Stormwater Management	Because New York State regulations regarding stormwater management effectively require any significant earth disturbance to be accompanied by stormwater pollution prevention planning, no particular impacts are anticipated from other projects.	The proposed Project would be developed according to an approved Stormwater Pollution Prevention Plan that ensures there would be no significant adverse impacts in this regard and, therefore, no cumulative impacts.
Erosion & Sedimentation	Because New York State regulations effectively require any significant earth disturbance to be accompanied by erosion and sedimentation control measures, no particular impacts are anticipated from other projects.	The proposed Project would be developed according to erosion and sedimentation control measures that ensure there will be no significant adverse impacts in this regard and, therefore, no cumulative impacts.
Biodiversity	The other eight projects examined account for 360+/- acres of land primarily located in already urbanized areas and are, accordingly unlikely to have significant adverse impacts on biodiversity. Moreover, the Kiryas Joel Annexation, Smith Farm and Bald Hill Estates projects have been subject to separate environmental studies finding only limited impacts.	The proposed Project would involve roughly twice the land area involved in the other projects, but has been designed so as to preserve the most important habitat areas on the ridge and slopes up to it, with no significant adverse impact on biodiversity. Cumulatively, any loss of existing natural resources as lands are developed for human use will necessarily result in some incremental reductions in habitat potential for other species, but not those identified as threatened or endangered, who will be able to utilize other areas of the Project Site preserved as open space.
Transportation	The other eight projects are expected to generate 1,705 additional vehicles per hour during the weekday PM peak hour, which would have some significant adverse impacts on certain Route 208 intersections, recognizing some such intersections are already operation under poor levels of service.	The proposed Project would generate a projected 601 vehicles per hour of additional traffic but, have a positive affect on levels of service at key intersections by accommodating a lower traffic generating population both within and outside the development, providing a fair share of the cost in upgrading key interesections and making public park and ride improvements as well as accomodating shuttle bus service. The cumulative impact, therefore, even after accounting for background growth is likely to be on the whole positive in improving intersection levels of service.
Land Use and Zoning	The other eight projects have been approved based on their consistency with land use plans and zoning.	The proposed Project would also be consistent with local and county land use planning as well as local zoning. Therefore, there is no significant adverse cumulative impact.
Visual Resources	The other Projects are being designed to compliment the existing visual character of the area, including the residential and commercial aspects.	The Project would compliment the Visual character of the area and remedy the existing visually disturbing decrepit structures on the Project Site which constitute an eyesore. There would not be any significant adverse visual impacts from the Project and the Project would not result in any cumulative visual impacts as it has been designed to compliment the natural environment and to comply with applicable Village standards with regards to color and texture of materials.
Noise and Air Resources	Noise and air emissions generated by the other eight projects are now or are largely expected to come from traffic associated with each.	Noise associated with the Project would likewise be largely expected to come from traffic with no significant adverse impacts by itself or cumulatively.
Public Sewer Services	The other eight projects are or would be connected to public sewer systems with capacity to accept them or otherwise provide for sewer services.	The proposed Project would provide its own sewer services, building a wastewater treatment plant independent of existing public services and, therefore, have no significant adverse impact by itself or cumulatively.
Other Community Services	No significant adverse impact on demands for other community services are expected from any of the other eight projects as they are either commercial in nature or likely to be occupied by Satmar Hasidic households providing for their own education and emergency services.	No significant adverse impact on demands for other community services are expected from the proposed Project as its property tax revenues would cover as associated costs with providing community facilities and services to the Project and its residents would likely also volunteer for community service provides such as fire and E.M.S agencies, with no significant adverse impact either by itself or cumulatively.
Cultural Resources	The other eight projects have been approved with no presumable significant adverse impacts on cultural resources.	Cultural impact analysis of the proposed Project indicates it is not expected to have any significant adverse impacts on cultural resources either by itself or cumulatively.
Open Space	The other eight projects have been approved with no presumable significant adverse impacts on open space.	The proposed Project would preserve large areas of open space from future development and dedicate 60+ acres of parkland to the Village, thereby having a significant positive impact on open space over the long-term as well as cumulatively.
Socioeconomics	Because five of the other projects are commercial in nature and the other three are likely to conduct their own socioeconomic impact assessments and would include property taxes to cover the cost of expenses, the impacts are not likely to be adverse.	The Project would result in a net benefit under both scenarios to all taxing agencies including the Village, Town, County and Washingtonville Central School District. This results in a positive fiscal impact and economic growth, while accomodating regional housing demand.