CLOVEWOOD

Draft Environmental Impact Statement

Appendix O
SEQRA Documentation

O-1: Full Environmental Assessment Form, Part 1

O-2: Full Environmental Assessment Form, Part 2

O-3: Full Environmental Assessment Form, Part 3

O-4: Positive Declaration

O-5: Draft Scoping Document

O-6: Final Scoping Document

O-7 Negative Declaration & Adoption of Village Zoning Code

Community Planning Consultants CPC

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

CLOVEWOOD

Draft Environmental Impact Statement

O-1
Full Environmental Assessment Form, Part 1

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

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Clovewood		
Project Location (describe, and attach a general location map): 555 Clove Road, Tax Map Sec. 208, Block 1, Lots 2 and 3 of the Village of South Blooming Grove, Orange County, NY (see map attached)		
Brief Description of Proposed Action (include purpose or need): Clovewood is a proposed 600 lot single family residential conservation subdivision of approximately 708.2 acres lying on the east side of NYS Route 208 and the east side of Orange County Route 27 within the Village of South Blooming Grove. Approximately 702 acres are situated within the Village's RR Zoning District and approximately 6.2 acres lying within the Village's RC-1 Zoning District. The overall development plan proposes that approximately 80% of the parcel be left as open space within which 8.5% of the total parcel area, or approximately 60 acres, are slated as parkland to be available to the public. the remaining 20% of the property will include 600 single family lots, 22 acres of vacant land and associated infrastructure including roads and utilities. Access to the site will be proposed access points onto County Route 27 and NYS Route 208. Two additional future road connection points to adjacent properties are also proposed as a matter of sound planning. Water supply will be accomplished by means of a new central water system served by on site wells. Sanitary sewer will be accomplished through a new central sewer system and new on site sewerage treatment plant. The purpose of the Clovewood project is to meet the housing needs of a rapidly growing region which is facing critical housing shortages.		
Name of Applicant/Sponsor: CPC, LLC c/o Simon Gelb	Telephone: 845-774-8000 E-Mail: cpc400@gmail.com	
Address: P.O. Box 2020		
City/PO: Monroe	State: New York	Zip Code: 10949
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Keen Equities, LLC	Telephone: 949-769-9478 E-Mail: ycr@windsordistributors.com	
Address: 54 Freeman Street		
City/PO: Newark	State: New Jersey	Zip Code: 07105

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☑Yes ☐No	Village of South Blooming Grove Village Board: Approve Transportation Corporation/District	2016
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Village of South Blooming Grove Planning Board: Subdivision and Site Plan Approval	July, 2014
c. City Council, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	Orange County DPW: Highway Permit OC Health Department: Realty Sub. & Water Sup.	2016
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYS-DEC: SPDES Permits and Water Supply NYS-DOT: Highway Permit	December, 2015
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

N/A

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☑Yes ☐No

If Yes, identify the plan(s):

The Orange County Open Space Plan (see Map 16) identifies the Clovewood property as not having any particular open space resource value. The Southeast Orange County Land Use Study used this immediate area as an example of how the regional Priority Growth Area should develop, suggesting a smart growth scenario similar to the development proposed with Clovewood.

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
RR Rural Residential District, RC-1 Rural Crossroads -1 District, Scenic Roads Overlay District, Surface Water Overlay District, Ridgeline Overlay District, Scenic Biological Overlay District and Scenic Viewshed Overlay District

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? N/A

C.4. Existing community services.

a. In what school district is the project site located? Washingtonville Central School District

b. What police or other public protection forces serve the project site?
Town of Blooming Grove Police Department, Orange County Sheriff's Office, New York State Police

c. Which fire protection and emergency medical services serve the project site?
South Blooming Grove Fire Company and Blooming Grove Volunteer Ambulance

d. What parks serve the project site?
Schunnemunk Mountain State Park, Gonzaga County Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? 708+/- acres
b. Total acreage to be physically disturbed? 136+/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 867+/- acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % N/A Units: N/A

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential
ii. Is a cluster/conservation layout proposed? ☑ Yes ☐ No
iii. Number of lots proposed? 600
iv. Minimum and maximum proposed lot sizes? Minimum 0.10+/- acre Maximum 0.20+/- acre

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 60 months
ii. If Yes:
- Total number of phases anticipated N/A
- Anticipated commencement date of phase 1 (including demolition) N/A month N/A year
- Anticipated completion date of final phase N/A month N/A year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: N/A

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	600	N/A	N/A	N/A
At completion of all phases	600	N/A	N/A	N/A

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures N/A

ii. Dimensions (in feet) of largest proposed structure: N/A height; N/A width; and N/A length

iii. Approximate extent of building space to be heated or cooled: N/A square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑ Yes ☐ No

If Yes,

i. Purpose of the impoundment: Stormwater management

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify: Stormwater runoff

iii. If other than water, identify the type of impounded/contained liquids and their source.
N/A

iv. Approximate size of the proposed impoundment. Volume: T/B/D million gallons; surface area: T/B/D acres

v. Dimensions of the proposed dam or impounding structure: < 6 feet height; T/B/D length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
Earthen embankment

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i. What is the purpose of the excavation or dredging? N/A

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): N/A
- Over what duration of time? N/A

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
N/A

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No

If yes, describe. N/A

v. What is the total area to be dredged or excavated? N/A acres

vi. What is the maximum area to be worked at any one time? N/A acres

vii. What would be the maximum depth of excavation or dredging? N/A feet

viii. Will the excavation require blasting? ☐ Yes ☑ No

ix. Summarize site reclamation goals and plan:
N/A

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☑ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Crossing of on-site, unnamed Class C tributaries to Satterly Creek.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
Placing of culverts and fill material within the bed and/or banks in the area of proposed stream crossings. Extent of stream crossing activity is expected to result in less than 1/4 acre of water body disturbance.

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐Yes ☑No
If Yes, describe: N/A

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☑No
If Yes:

- acres of aquatic vegetation proposed to be removed: N/A
- expected acreage of aquatic vegetation remaining after project completion: N/A
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): N/A
- proposed method of plant removal: N/A
- if chemical/herbicide treatment will be used, specify product(s): N/A

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No
If Yes:

i. Total anticipated water usage/demand per day: 288,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes ☑No
If Yes:

- Name of district or service area: N/A
- Does the existing public water supply have capacity to serve the proposal? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No
- Do existing lines serve the project site? ☐Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: N/A
- Source(s) of supply for the district: N/A

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☑ Yes ☐No
If, Yes:

- Applicant/sponsor for new district: Clovewood
- Date application submitted or anticipated: 2016
- Proposed source(s) of supply for new district: On-site wells

v. If a public water supply will not be used, describe plans to provide water supply for the project:
Development of of multiple on-site bedrock wells for a new community water system

vi. If water supply will be from wells (public or private), maximum pumping capacity: 580 gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 288,000+ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary wastewater from 600 residential lots, including buffer capacity to serve amenities such as pool/bathouse.

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☑No
If Yes:

- Name of wastewater treatment plant to be used: N/A
- Name of district: N/A
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will line extension within an existing district be necessary to serve the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☑Yes ☐No

If Yes:

- Applicant/sponsor for new district: Clovewood
- Date application submitted or anticipated: 2016
- What is the receiving water for the wastewater discharge? Unnamed tributary of Satterly Creek

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

New on-site central wastewater collection and treatment system with discharge to unnamed Class C tributary of Satterly Creek.

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

None

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

N/A Square feet or 65 acres (impervious surface)

N/A Square feet or 708 acres (parcel size)

ii. Describe types of new point sources. Roads, driveways, roof tops, sidewalks, parking lots and playgrounds.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On-site storm water management facilities for later discharge into on-site surface waters.

- If to surface waters, identify receiving water bodies or wetlands:

On-site unnamed tributaries to Satterly Creek and on-site Federal wetlands

- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

N/A

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

N/A

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

N/A

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- N/A Tons/year (short tons) of Carbon Dioxide (CO_2)
- N/A Tons/year (short tons) of Nitrous Oxide (N_2O)
- N/A Tons/year (short tons) of Perfluorocarbons (PFCs)
- N/A Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- N/A Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- N/A Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): N/A

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): N/A

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

N/A

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑Yes ☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☑ Morning ☐ Evening ☐Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: N/A

iii. Parking spaces: Existing 114 Proposed 1,200 Net increase/decrease 1,086

iv. Does the proposed action include any shared use parking? ☐Yes ☑No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

Creation of new internal system of roads to deliver traffic to and from the homes developed with such off-site improvements as may be required.

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☑No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☑No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☑No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action:
N/A

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
N/A

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7am to 7pm
- Saturday: None anticipated
- Sunday: 7am to 7pm
- Holidays: None anticipated

ii. During Operations:

- Monday - Friday: N/A
- Saturday: N/A
- Sunday: N/A
- Holidays: N/A

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐Yes ☑No

If yes:

i. Provide details including sources, time of day and duration:

N/A

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐Yes ☐No

Describe: N/A

n.. Will the proposed action have outdoor lighting? ☑Yes ☐No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Pole mounted lights, at approximately 12' with shielding to avoid fugitive light encroaching on adjoiners and wall mounted units with similar shields.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐Yes ☑No

Describe: N/A

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐Yes ☑No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

N/A

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐Yes ☑No

If Yes:

i. Product(s) to be stored N/A

ii. Volume(s) N/A per unit time N/A (e.g., month, year)

iii. Generally describe proposed storage facilities:

N/A

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐Yes ☑No

If Yes:

i. Describe proposed treatment(s):

N/A

ii. Will the proposed action use Integrated Pest Management Practices? ☐Yes ☐No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐Yes ☑No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: N/A tons per N/A (unit of time)
- Operation : N/A tons per N/A (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: N/A
- Operation: N/A

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: N/A
- Operation: N/A

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): N/A

ii. Anticipated rate of disposal/processing:

- N/A Tons/month, if transfer or other non-combustion/thermal treatment, or
- N/A Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: N/A years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: N/A

ii. Generally describe processes or activities involving hazardous wastes or constituents: N/A

iii. Specify amount to be handled or generated N/A tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: N/A

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: N/A

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: N/A

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☑ Rural (non-farm)
☑ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Cemetery

ii. If mix of uses, generally describe:

Generally woodlands lands with commercial and residential structures interspersed; former golf course on site with vacant on site residential development and associated community buildings, also vacant.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	5 +/-	65 +/-	60 +/-
• Forested	515 +/-	449 +/-	(66 +/-)
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	85 +/-	20 +/-	(65 +/-)
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	10 +/-	10 +/-	0
• Wetlands (freshwater or tidal)	35 +/-	35 +/-	0
• Non-vegetated (bare rock, earth or fill)	48 +/-	48 +/-	0
• Other Describe: Lawns and landscaping	10 +/-	81 +/-	71 +/-

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐Yes ☑No
If Yes,
i. Identify Facilities:
N/A

e. Does the project site contain an existing dam? ☐Yes ☑No
If Yes:
i. Dimensions of the dam and impoundment:
- Dam height: N/A feet
- Dam length: N/A feet
- Surface area: N/A acres
- Volume impounded: N/A gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:
N/A

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No
If Yes:
i. Has the facility been formally closed? ☐Yes ☐ No
- If yes, cite sources/documentation: N/A

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:
N/A

iii. Describe any development constraints due to the prior solid waste activities:
N/A

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:
N/A

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☑ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☑No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): N/A
☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): N/A
☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:
N/A - However, Phase I and Phase II assessments conducted and a remedial work action plan developed for solid wastes found on site.

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes ☐No
If yes, provide DEC ID number(s): N/A

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
N/A

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☑No

- If yes, DEC site ID number: N/A
- Describe the type of institutional control (e.g., deed restriction or easement): N/A
- Describe any use limitations: N/A
- Describe any engineering controls: N/A
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: N/A

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 8+/- feet

b. Are there bedrock outcroppings on the project site? ☑Yes ☐No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 6.5+/- %

c. Predominant soil type(s) present on project site:

Mardin	60 %
Erie	15 %
Swartswood	25 %

d. What is the average depth to the water table on the project site? Average: 80+/- feet

e. Drainage status of project site soils:

☑ Well Drained:	8 % of site
☑ Moderately Well Drained:	86 % of site
☑ Poorly Drained	6 % of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	20 % of site
☑ 10-15%:	70 % of site
☑ 15% or greater:	10 % of site

g. Are there any unique geologic features on the project site? ☐Yes ☑No
If Yes, describe: N/A

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑Yes ☐No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑Yes ☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑Yes ☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Unnamed tributary to Satterly Creek Classification C
- Lakes or Ponds: Name Unnamed pond on site Classification C
- Wetlands: Name Federal wetlands + Non-inventoried state Approximate Size 35 +/- acres combined
- Wetland No. (if regulated by DEC) Non-inventoried wetland

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☑No

If yes, name of impaired water body/bodies and basis for listing as impaired:
N/A

i. Is the project site in a designated Floodway? ☐Yes ☑No

j. Is the project site in the 100 year Floodplain? ☐Yes ☑No

k. Is the project site in the 500 year Floodplain? ☐Yes ☑No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☑No
If Yes:

i. Name of aquifer: N/A

m. Identify the predominant wildlife species that occupy or use the project site:
Deer | Small game (squirrels, rabbits, etc.)
Amphibians | Birds

n. Does the project site contain a designated significant natural community? ☑ Yes ☐ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): Chestnut-Oak-Hickory Forest
ii. Source(s) of description or evaluation: DEC EAF Mapper and habitat assessments performed for project
iii. Extent of community/habitat:
- Currently: 2,435 acres
- Following completion of project as proposed: 2,435 acres
- Gain or loss (indicate + or -): 0 acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

Potential habitat for Timber Rattlesnake, Indiana Bat and Northern Long-Eared Bat. See Endangered and Threatened Species Report and Habitat Assessment for Clovewood as prepared by North Country Ecological Services, Inc.

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: N/A

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? N/A
ii. Source(s) of soil rating(s): N/A

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:
N/A

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: N/A
ii. Basis for designation: N/A
iii. Designating agency and date: N/A

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: N/A

iii. Brief description of attributes on which listing is based:

N/A

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): N/A

ii. Basis for identification: N/A

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: N/A

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): N/A

iii. Distance between project and resource: N/A miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: N/A

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☑ No

F. Additional Information

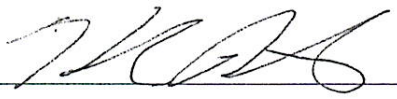
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name CPC, LLC c/o Kirk Rother, PE, PLLC Date July 16, 2014, Rev.Dec. 19. 2014, Rev Dec.09, 2015

Signature  Title Project Engineer

PRINT FORM

CLOVEWOOD

Draft Environmental Impact Statement

O-2
Full Environmental Assessment Form, Part 2

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

Agency Use Only [If applicable]

Project : Clovewood

Date : Co-Lead Adoption PB 5/5/16, VB 5/9/16

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes**" to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No**" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☐	☑
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☑
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☑
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☐ NO ☑ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	☑	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☑	☐
c. Other impacts: Impact of Land Disturbance on project site		☐	☑

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☐ NO ☑ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☑	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☑	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☑	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☑
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☑	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☑	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☑
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☑
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☑
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☑	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☑

l. Other impacts: _____ _____		☐	☐

4. Impact on groundwater
The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☐NO ☑YES
If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☑
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☑
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☑
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☑
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☑
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☑	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☑	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding
The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☑NO ☐YES
If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. ☐NO ☑YES
(See Part 1. D.2.f., D,2,h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: Impact on air quality during construction operation		☑	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐NO ☑YES
If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☑
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☑
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☑
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☑

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☑	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☑
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☑
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	☒	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑NO ☐YES
If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources
The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)
☐ NO ☑ YES
If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☑	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☑	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☑ ☑
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☐ ☐	☑ ☑
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☑
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☑	☐
g. Other impacts: _____		☐	☐

10. Impact on Historic and Archeological Resources
The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)
☐ NO ☑ YES
If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: OPRHP - Phase 1A Submission	E3g	☐	☑

d. Other impacts: _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☑	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☑	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☑	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____		☐	☐

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☐ NO ☑ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☑
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☑
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☑
f. Other impacts: Impact of Construction traffic on local roadways		☐	☑

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☐ NO ☑ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☑	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☑
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☑	☐
e. Other Impacts:		☐	☐

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☑
f. Other impacts: Impact of Traffic Noise and Sewage Treatment plant noise		☑	☐

16. Impact on Human Health
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☐ NO ☑ YES
If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☑	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☑
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☑
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☑	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☑	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☑	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☑	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☑	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☑	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☑
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☑	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☑	☐
m. Other impacts:		☐	☐

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☐ NO ☑ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☑
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☑
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☑
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☑	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☑
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☑
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☑
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☐ NO ☑ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☑	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☑
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☑	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☑	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☑
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☑
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

CLOVEWOOD

Draft Environmental Impact Statement

O-3
Full Environmental Assessment Form, Part 3

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

Agency Use Only [IfApplicable]

Project : CLOVEWOOD

Date : Co-lead Adoption PB 5/5/16 VB 5/9/16

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

The proposed action may result in Moderate to Large Environmental Impacts in the following areas:

1. Impact on Land
2. Impact on Geological Features
3. Impact on Surface Water
4. Impact on groundwater
5. Impacts on Air
6. Impact on Plants and Animals
7. Impact on Aesthetic Resources
8. Impact on Historical and Archeological
9. Impact on Transportation
10. Impact on Energy
11. Impact on Noise, Odor, and Light
12. Impact on Human Health
13. Consistency with Community Plans
14. Consistency with Community Character
15. Fiscal Resources

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Village Board and Planning Board as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

☑ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Clovewood

Name of Lead Agency: Co-Lead Agencies Village of South Blooming Grove - Village Board and Planning Board

Name of Responsible Officer in Lead Agency: Rob Jeroloman, Mayor, Julius Sas, Chair Planning Board,

Title of Responsible Officer: Mayor of Village and Chair of Planning Board

Signature of Responsible Officer in Lead Agency: Date: 5/16/16

Signature of Preparer (if different from Responsible Officer) Robert Geneslaw Digitally signed by Robert Geneslaw DN: cn=Robert Geneslaw, o, ou, email=RGeneslaw@aol.com, c=US Date: 2016.05.15 20:42:22 -04'00' Date: 5/16/2016

For Further Information:

Contact Person: Kerry Dougherty, Village Clerk

Address: PO Box 295, Blooming Grove, NY 10914

Telephone Number: (845) 782-2600

E-mail: clerk@villageofsouthbloominggrove.com

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

CLOVEWOOD

Draft Environmental Impact Statement

O-4
Positive Declaration

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

VILLAGE OF SOUTH BLOOMING GROVE

NOTICE OF DETERMINATION OF SIGNIFICANCE AND PUBLIC SCOPING
(Positive Declaration)
for
A PROPOSED 600 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION OF APPROXIMATELY 708.2 ACRES LYING ON THE EAST SIDE OF NYS ROUTE 208 AND THE EAST SIDE OF ORNAGE COUNTY ROUTE 27 WITHIN THE VILLAGE OF SOUTH BLOOMING GROVE

Please take notice that, according to the provisions of the State Environmental Quality Review Act ("SEQRA") and its Regulations at 6 NYCRR Part 617, the Village of South Blooming Grove Board of Trustees and Planning Board as Co-Lead Agencies ("CLA") have undertaken a review of the action reference herein and finds as follows:

Description of Action: The Clovewood Project a proposed 600 lot single-family residential subdivision of approximately 708.2 acres lying on the east side of NYS Route 208 and the east side of Orange County Route 27 within the Village of South Blooming Grove. Approximately 702 acres are situated within the Village's RR Zoning District and approximately 6.2 acres lying within the Village's RC-1 Zoning District. Access to the site will be proposed access points onto County Route 27 and NYS Route 208. Water supply will be accomplished by means of a new central water system served by on site wells. Sanitary sewer will be accomplished through a new central sewer system and new on site sewerage treatment plant.

Pursuant to 6 NYCRR Section 617.6(b)(4) and the Village of South Blooming Grove Code, the Proposed Action may have a potential significant impact on the environment. Therefore, the CLA in accordance with 6 NYCRR Section 617.7 and the Village Code has determined that a Positive Declaration of Environmental Significance is appropriate and that an Environmental Impact Statement will be prepared for this action. Public scoping for the DGEIS will be undertaken by the Village.

Contact Person: Kerry Dougherty, Village Clerk

Address: Village of South Blooming Grove, P.O. Box 295, Blooming Grove, New York 10914

Name of Project: A proposed 600 lot single-family residential subdivision of approximately 708.2 acres lying on the east side of NYS Route 208 and the east side of Orange County Route 27 within the Village of South Blooming Grove

Location: Village of South Blooming Grove, New York

Tax Map Parcel: 71 tax lots located in the Village of South Blooming Grove, Orange County

Project Description: The Clovewood Project is as described by the Applicant as follows: A proposed 600 lot single-family residential subdivision of approximately 708.2 acres lying on the east side of NYS Route 208 and the east side of Orange County Route 27 within the Village of South Blooming Grove. Approximately 702 acres are situated within the Village's RR Zoning District and approximately 6.2 acres lying within the Village's RC-1 Zoning District. The overall development plan proposes that approximately 80% of the parcel be left as open space within which 8.5% of the total parcel area, or approximately 60 acres. The remaining 20% of the property will include 600 single-family lots, 22 acres of vacant land and associated infrastructure including roads and utilities. Access to the site will be proposed access points onto County Route 27 and NYS Route 208. Water supply will be accomplished by means of a new central water system served by on site wells. Sanitary sewer will be accomplished through a new central sewer system and new on site sewerage treatment plant.

Scoping Session: Public scoping will take place for the project and a public scoping meeting will be held on _____from 7:00-9:30 P.M. at the following location:_____ _____. In the event there are a large number of people wishing to provide verbal comments, a time limit of 3 minutes per person will apply. Written comments on the draft scope of the DGEIS will be accepted through close of business _____ directed to: The Village Clerk, P.O. Box 295, South Blooming Grove, New York 10914 .

SEQRA Status: **Type I**

Date of Action: March 21, 2016

CLOVEWOOD

Draft Environmental Impact Statement

O-5
Draft Scoping Document

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

DRAFT SCOPING DOCUMENT

CLOVEWOOD

NYS Route 208 and Clove Road (CR 27)
Village of South Blooming Grove
Orange County, New York

Date: March 22, 2016

Prepared for:

Village of South Blooming Grove Planning Board and Village Board
811 Route 208, Monroe, New York 10950
Phone (845) 782-2600 Fax (845) 782-2601

Prepared by:

Community Planning CPC Consultants

P. O. Box 2020, Monroe, New York 10950
Phone (845) 774-8000 Fax (646) 810-4000

C • P • C

P.O. Box 2020, Monroe, New York 10949
Tel. (845) 774-8000 * Fax (646) 810-4000

March 22, 2016

Village of South Blooming Grove
Village Board and Planning Board
811 Route 208, Monroe, NY 10950

RE: CLOVEWOOD EIS SCOPING DOCUMENT & OUTLINE

Dear Board Members,

Enclosed please find the draft scoping document for the Clovewood project which is hereby submitted to the co-lead agencies and is to be circulated by the co-lead agencies to all involved agencies and to any interested agency or individuals that expressed an interest in writing to the co-lead agencies. As one of the goals of scoping is to focus the Environmental Impact Statement ("EIS") on those environmental matters which have the potential to generate significant adverse impacts and to eliminate from the scope of the EIS those matters that are irrelevant or insignificant, we request the co-lead agencies and other involved and interested agencies or individuals to comment on the draft scoping document, including identification of matters which need not be analyzed in the EIS.

The attached draft scoping document was prepared in accordance with the New York State Environmental Quality Review Act ("SEQRA") implementing regulations, particularly 6NYCRR 617.8. Under the applicable regulations, the co-lead agencies must issue a final written scope to the applicant within 60 calendar days of its receipt of a draft scope, and if the co-lead agencies fail to issue a final scope within the required 60 days, the applicant may prepare and submit an EIS in accordance with the submitted draft scoping document.

As you know, the Applicant has serious concerns about the dual lead agencies and the impact that co-lead agencies will have on a timely and expeditious environmental review process. In that regard, please note that 6 NYCRR 617.3(h) mandates that lead agencies must implement SEQRA in a manner that minimizes procedural and administrative delay, must avoid unnecessary duplication of reporting and review requirements by providing, where feasible, for combined or consolidated proceedings, and must expedite all SEQRA proceedings in the interest of prompt review. Also, 6 NYCRR 617.9(b)(1) provides that the co-lead agencies and other involved agencies must cooperate with the Applicant and its consultants who are preparing the EIS by making available to them information contained in the Village's files which is relevant to the EIS.

We look forward for a prompt review of the draft scoping document.

Respectfully,

Simon Gelb, CPC

T A B L E O F C O N T E N T S

I N T R O D U C T I O N

This Draft Scoping Document ("Draft Scope") outlines the contents of and describes the methodologies to be utilized in the preparation of an Environmental Impact Statement ("EIS") for the proposed Clovewood Project (the "Project") in accordance with the requirements of the New York State Environmental Quality Review Act ("SEQRA") and its implementing regulations.

This Draft Scope is submitted on behalf of Keen Equities, LLC (the "Applicant") by its Planning Consultant, CPC, to the co-lead agencies, the Village of South Blooming Grove Village Board ("Village Board") and the Village of South Blooming Grove Planning Board ("Planning Board").

In addition, this Draft Scope will be made available to the public so comments from interested persons can be received during a public scoping session to be conducted by the co-lead agencies. The Draft Scope will also be circulated among involved and interested agencies for their review and comment.

This Draft Scope contains the following:

(1) Project description and identification of the required governmental approvals;

(2) Overview and analysis framework, and;

(3) Proposed outline of the EIS including the potentially significant adverse impacts and reasonable alternatives to be considered.

The final written scope, which will be issued by the co-lead agencies, will outline the contents of the draft EIS ("DEIS") and will identify the information and data that are to be included in DEIS appendices rather than the body of the EIS, as well as those matters which may have been raised during scoping and determined to be not relevant, to be not environmentally significant, or to have been adequately addressed in a prior EIS review.

1.0 PROJECT DESCRIPTION

The Project is a residential development of 600 single family lots within a site of approximately 708.2 acres located on the east side of NYS Route 208 and County Route 27 (a/k/a Clove Roa) within the Village of South Blooming Grove, Orange County, New York (the "Project Site"). The Project Site is identified as Tax Map Section 208, Block 1, Lots 2 and 3 (a/k/a Blaggs Clove).

Approximately 702 acres of the Project Site are within the Village's RR Zoning District and approximately 6.2 acres in the RC-I Zoning District. The Project's lots would be developed with single family homes of 4 bedrooms in size. The Project would also include associated infrastructure, including but not limited to roads, utilities, on-site water supply, sewage treatment plant, stormwater and erosion control systems and community recreational facilities.

The development plan for the Project would leave more than three quarters of the Project Site as open space, including approximately 60 acres as parkland accessible for use by the public. The proposed 600 residential lots will be developed on approximately142 acres including infrastructure, roads, utilities, etc. The remaining 22 acres is reserved and the Applicant has no plans for its development.

The Applicant would raze the former Lake Anne Country Club buildings. In addition, the Applicant has identified the areas in which dumping has occurred, has examined the material and soil in the areas of prior dumping, and has consulted with the New York State Department of Environmental Conservation (NYSDEC) regarding proper removal and disposal. No hazardous wastes were found and dumped material was removed. An abandoned fuel tank is also being decommissioned, removed and disposed of in accordance with NYSDEC requirements.

Access to the Project Site is presently from Clove Road and will be provided from NYS Route 208. Two additional connections for vehicular access to the Project Site are proposed as part of the Project. One would interconnect with the property on the southwest and eventually connect with NYS Route 208; the other would interconnect with property to the east and provide a possible future connection to Schunnemunk Road in Woodbury/Kiryas Joel for purposes of minimizing the use of NYS Route 208 and County Road 44, and as provided for by the interconnectivity provisions of the Village of South Blooming Grove Code §163-24.D and §235-14.1.A(4)(c). The Project's internal road network would either be dedicated to the Village or, if the Village Board chooses not to accept dedication, be private and maintained by the homeowners association to which the lot owners would be members.

The Project's water supply would come from a new central community water system that would draw water from wells located on the Project Site. The Project's sewage would be treated at a new sewage treatment plant to be located on the Project Site and which would discharge into an unnamed tributary of Satterly Creek.

The Project's build year is projected to be 2018.

The Project would require the following discretionary governmental approvals:

1. subdivision and site plan approval from the Planning Board;

2. approval of transportation corporations and acceptance of dedication parkland and/or roads by the Village Board;

3. approval of the sewage treatment plant and sewer collection system by the NYSDEC;

4. stormwater pollution discharge elimination system (SPDES) permit issued by the NYSDEC;

5. water withdrawal permits and water supply system approval issued by NYSDEC and DOH;

6. permits to connect and make improvements to state roads from the New York State Department of Transportation (NYSDOT) and Orange County Department of Public Works;

7. realty subdivision approval from the Orange County Department of Health (DOH); and

8. Article 11 incidental take permit by the NYSDEC.

2.0 OVERVIEW AND ANALYSIS FRAMEWORK

A. No Action Condition

In the No Action condition, it is assumed for the purposes of this analysis that there would not be any significant new development on the Project Site and that development would be limited to the number of homes which could be built on the Project Site as-of-right under the applicable zoning. Although the Project Site was previously developed with the Lake Anne Country Club dwelling units, buildings and facilities, to be conservative in analyzing potential environmental impacts, the possibility of re-using those homes in the future is not included in the No Action Condition.

B. With Action Condition

The With Action Condition assumes the Project as proposed at full build-out. The Project would include 600 single-family four bedroom homes. Under the applicable zoning, each home can, with discretionary Village approval, include one accessory apartment. Although it is unlikely to occur, to be conservative, the With Action Condition assumes, for purposes of projecting potential environmental impacts, including water and sewer demand, that each home is built with an accessory apartment.

The With Action Condition assumes approximately 544 acres of open space of which 60 acres would be a public park. The With Action Condition further assumes approximately 22 acres of land is reserved and not proposed for development.

The With Action Condition would also include the on-site sewage treatment plant with an approximate capacity of 420,000 gallons per day, as well as the Project's sewage collection system. The With Action Condition would, too, include the Project's on-site water supply wells and distribution system, internal road network, stormwater and drainage infrastructure. Finally, the With Action Condition assumes the construction of recreation and community facilities for the use of the Project's residents.

C. Environmental Review Process

The environmental review process, pursuant to SEQRA and its implementing regulations (Part 617 of 6 New York Codes, Rules and Regulations), 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 of each action are identified, reasonable feasible alternatives that reduce or eliminate such impacts are considered, and appropriate, reasonable practicable mitigation measures to reduce or eliminate such significant adverse environmental impacts are adopted. Summarizing, the co-lead agencies must be reasonable in evaluating the Project's potential significant adverse environmental impacts; that is they are required to apply the "Rule of Reason."

The SEQRA process begins with 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.

While the Applicant believes co-lead agencies are unnecessary and that the logistical coordination between the two lead agencies will unnecessarily complicate and elongate the environmental review of the Project, the co-lead agencies have assured the applicant that they will conduct their review in accordance with the time periods set forth in the SEQRA Regulations and not duplicate use of outside consultants.

The co-lead agencies, after reviewing the Full Environmental Assessment Form (EAF) submitted by the Applicant, have determined the Project may have a potentially significant impact on the environment and that an EIS must be prepared. Public scoping of the content and technical analysis of the EIS is the first step in its preparation, as described below. Following completion of scoping, the co-lead agencies will oversee the preparation of a draft EIS ("DEIS) for public review and comment.

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, at which time the public comment on the DEIS ends. The lead agency then oversees the preparation of a final EIS (FEIS), which incorporates all relevant comments made during public review of the DEIS. The FEIS is the document that forms the basis of SEQRA Findings, which the co-lead agencies and each involved agency must make before taking any action within its discretion on the proposed Project.

D. Scoping

The scoping process is intended to focus the EIS on those issues that are most pertinent to the Project and its proposed actions. The scoping process allows involved and interested agencies and the public a voice in framing the scope of the EIS. During the period for scoping those interested in reviewing the draft EIS scope may do so and give their comments in writing to the co-lead agencies or at the public scoping meeting.

The co-lead agencies will then submit a Final Scoping Document to the applicant that incorporates all relevant comments made on the draft scope and revise the extent or methodologies of the studies, as appropriate, in response to comments made during the scoping process. The co-lead agencies should also, pursuant to SEQRA, identify information/data that should be included in a DEIS appendix rather than the body of the DEIS as well as any issues determined to be not relevant or not environmentally significant (where potential significant impacts either do not exist, are too speculative or are not reasonably related to the development of Clovewood).

The DEIS will then be prepared in accordance with the Final Scoping Document.

3.0 PROPOSED OUTLINE OF THE EIS

A. Overview

The EIS will be prepared in accordance with SEQRA and its implementing regulations, including 6 NYCRR 617.9. In general, the EIS will contain:

- A description of the Project and its environmental setting;

- A statement of the potential environmental impacts of the Project, including its short- and long-term impacts, and typical associated environmental impacts;

- An identification of any adverse environmental impacts that cannot be avoided if the Project is implemented;

- A discussion of alternatives to the Project;

- An identification of any irreversible and irretrievable commitments of resources that would be involved in the Project should it implemented; and

- A description of mitigation measures proposed to minimize or avoid significant adverse environmental impacts.

The analyses for the Project will be performed for the expected year of completion of its construction, which is 2018. The No Action future baseline condition to be analyzed in all technical chapters will assume that absent the Project, the Project Site would be developed only to the extent stated in the No Action Condition.

Based on the EAF, the following environmental areas would not require detailed analysis for the Project in the EIS: Human Health (including hazardous wastes), Critical Environmental Area, Flooding, Open Space/Recreation and Geological Impacts. These will, nonetheless, be addressed generally to document the lack of potentially significant environmental impacts.

Below is a description of each chapter of the EIS, along with a description of the analyses and information to be included.

B. Project Description

The first chapter of the EIS introduces the reader to the proposed Project and sets the context in which to assess impacts. The chapter contains a project identification (brief description and location of the project); the background and/or history of the project; a statement of the public purpose and need for the project; key planning considerations that have shaped the current proposal; a detailed description of the project; and discussion of the approvals required, procedures to be followed, and the role of the EIS in the process. This chapter is the key to understanding the proposed Project and gives the public and decision-makers a base from which to evaluate the With Action and No Action scenarios.

Specifically, the project description will provide the following:

1. Project Purpose and Need. This section will discuss the objectives of the proposal in terms of provision of needed housing, preservation of open space, and provision of new public parkland.

2. Site Design/Circulation/Landscaping. Text and graphics will provide a complete description of the project location, proposed development plan, and any on- and off-site improvements. This section will also include details on architectural, landscaping, and circulation features of the proposed plan.

3. Required Approvals. This section will list and describe the required Village, County and State actions and approvals, as well as the roles of the involved public agencies.

4. Environmental Review. The environmental review process and the role of the co-lead agencies will be described, as well as the objectives of the DEIS analyses and its role as a full-disclosure document to aid in decision-making.

C. Land Use, Zoning, and Public Policy

A land use analysis characterizes the uses and development trends in the area that may be affected by a project. The analysis also considers the project's compliance with and effect on the area's zoning and other applicable public policies. The Project is being developed in conformity with the applicable zoning. However, even when there is little potential for an action to be inconsistent or affect land use, zoning, or public policy, a description of these issues is appropriate to establish conditions and provide information for use in other technical areas.

This chapter will include the following:

1. A brief development history of the Project Site and surrounding area.

2. Describe conditions in the Project Site, including existing uses and the current zoning.

3. Describe predominant land use patterns in the surrounding area, including recent development trends.

4. Provide a clear zoning map and discuss existing zoning and recent zoning actions in the surrounding area.

5. Summarize other public policies that may apply to the Project Site and study area, including any applicable special or overlay zoning districts and any formal comprehensive plans.

6. Prepare a list of other projects expected to be built in the surrounding area that would be completed before or concurrent with the Proposed Project

(No Action projects). Describe the impacts of these projects on land use patterns and development trends. Also, describe any pending zoning actions or other public policy actions that could affect land use patterns and trends in the study area, including plans for public improvements.

7. Provide an assessment of the impacts of the Project on land use and land use trends, zoning, and public policy. Consider the impacts related to issues of compatibility with surrounding land use, consistency with zoning and other public policy initiatives, and the effect of the project on development trends and conditions in the area.

D. Socioeconomics, Population and Housing, Community Resources

The socioeconomic character of an area includes its population, housing, and economic activity. Socioeconomic impacts may occur when a project directly or indirectly changes any of these elements. The purpose of the socioeconomic assessment is to disclose changes that would be created by a project and identify whether they would rise to a significant level.

The socioeconomic conditions chapter will examine the impacts of the Project on socioeconomic conditions on the Project Site and in the surrounding area. Included in this analysis will be an assessment of regional housing needs and the impact of the Project on the need for housing.

The Project's potential impacts on community services and resources will be analyzed in this chapter, including police protection, fire protection, emergency services, library services, and schools. Although some potential impacts may be mitigated by the use of private schools that will avoid a significant fiscal burden on the school district while generating substantial tax revenues for the district; a thorough community services study will be conducted by Shepstone Management Company, Inc..

This study will analyze fiscal impacts for the project, including impacts on village, town, county and school district finances, both with and without occupancy by households inclined to use private schools. This study will also examine Village of South Blooming Grove, Town of Blooming Grove, Orange County and Washingtonville Central School District budgets, project tax revenues as compared to expenses and thereby identify the most appropriate methods of mitigating any impacts identified.

E. Historic and Cultural Resources

CITY/SCAPE: Cultural Resource Consultants has completed a Phase 1A Literature Review and Sensitivity Analysis for the Project Site. This work was performed in accordance with the Standards for Cultural Resource Investigations and the Curation of Archeological Collections published by the New York Archeological Council (2000), which is used by the Office of Parks, Recreation and Historic Preservation (OPRHP). No Phase 1B Archaeological Field Reconnaissance Surveys have been completed in the vicinity of the Project Site that will be impacted by the Project.

OPRHP, upon review of the Phase IA submission concurred that portions of the Project Site could be archaeologically sensitive and it directed that a Phase IB archaeological survey be undertaken. That survey is now underway. The results of these analyses would be fully described in the Historic and Cultural Resources chapter.

The historic and cultural resources analysis will include the following:

1. Summarize the conclusions and recommendations of the Phase 1 Archaeological Investigation of the Project Site. Upon the completion of Phase 2 survey and any subsequent archaeological investigations that may be required (e.g., Phase 3 Data Recovery), the conclusions and recommendations of any additional archaeological investigations will also be summarized. All archaeological reports and protocols will be submitted to OPRHP for review and comment and all agency comment letters will be included as an appendix.

2. Qualitatively discuss any impacts on architectural and archaeological resources that are expected in the future without the Proposed Development.

3. Assess the potential for the Project to have direct, physical impacts on architectural and archaeological resources. Assess the Project's potential to result in any visual and contextual impacts on architectural resources. Potential impacts will be evaluated through a comparison of the future no-action condition and the future with-action condition. The analysis will include a description of the consultation undertaken with OPRHP.

4. Identify any measures that would be necessary to mitigate and/or reduce any potential significant adverse impacts on historic or cultural resources, in consultation with OPRHP.

F. <u>Natural Resources</u>

Although some of the Project Site has been previously developed and disturbed, a significant portion of the Project Site is undeveloped.

The Project Site's natural resources and biodiversity system have been analyzed by North Country Ecological Services, Inc.. Among other analyses, NCES completed a review of the Project Site for the presence of habitats suitable for use by Timber Rattlesnakes, such as talus slopes, rock outcrops and adjacent forested uplands where snakes could forage. The NCES Project Site natural resource analyses will be fully described in the Natural Resources chapter. It is expected that the NYSDEC will require an Incidental Take Permit for the Project to prevent adverse impacts on Timber Rattlesnakes and Timber Rattlesnake habitat.

The EIS will describe the existing natural resources within and adjacent to the Project Site (e.g., topography, floodplains, wetlands and terrestrial habitats and biota including rare, special concern, threatened and endangered species and special habitat areas). This

description of existing natural resources will be developed on the basis of existing information from literature sources and other information obtained from governmental and non-governmental agencies combined with the results of a wetlands assessment conducted on the Project Site and reconnaissance and targeted plant and wildlife surveys with emphasis on the potential areas of disturbance.

The natural resources analyses will assess the potential for the construction and operation of the Project to affect these natural resources. Natural resources impacts to be discussed would include direct or indirect impacts. Impacts would be considered on the individual, population and community levels. The EIS analysis will consist of the following:

1. Identify natural resources of concern to State, County and Village agencies.

2. Identify the regulatory programs that protect floodplains, wetlands, wildlife, threatened or endangered species, aquatic resources, or other natural resources within the Project Site.

3. Develop a baseline assessment of existing site conditions based on existing information available from published literature and sources and data on current site conditions such as NYSDEC Natural Heritage Program ("NHP"); existing NYSDEC datasets; and other resources and the results of site reconnaissance and one targeted site survey for threatened or endangered plants and one for threatened or endangered wildlife, to qualitatively describe the terrestrial habitats and wildlife present within and adjacent to the Project Site.

4. Information requests will be submitted to the NYSDEC Natural Heritage Program and the U.S. Fish and Wildlife Service to obtain data on the presence or absence of protected species in the area and a site survey will be undertaken to determine if there are any threatened and endangered species using the development site. If any of these species or habitats are observed, the size of the group, its range, and a description of the typical habitat will be provided.

5. Describe expected changes to the natural resources at the Project Site and in the surrounding area in the future without the Proposed Development.

6. Assess potential development impacts on natural resources habitats, plants and wildlife.

7. Identify the measures that would be developed, as necessary, to mitigate and/or reduce any of the Project's potential significant adverse impacts on natural resources and incorporate any mitigation plans for wetland or other natural resources impacts.

G. Geology, Soils and Topography, and Surface Water

This chapter will analyze the potential impacts of land disturbance as a result of clearing and grading for the construction of the proposed dwelling units, utilities, roads, and other Project improvements. The Project's erosion and sedimentation control plans will be prepared and analyzed, including proposed best management practices to be implemented for the Project. In addition, the Project's stormwater pollution protection plan will be prepared in accordance with the New York State Stormwater Management Design Manual and will be analyzed in this Chapter.

For stormwater management, a description of the project's proposed stormwater management infrastructure improvements will be provided as well as any approvals that are necessary to implement these infrastructure improvements. This would include the volume of incremental increase in stormwater runoff with the proposed development along with an analysis of the pre- and post-development condition stormwater release.

A Storm Water Pollution Prevention Plan (SWPPP) will be prepared and analyzed in accordance with the New York State Stormwater Management Design Manual and analyzed in this chapter.

This chapter will also thoroughly analyze impacts on wetlands already identified and confirmed.

H. Water and Sewer Infrastructure

This chapter will examine the potential for impacts and the capacity to adequately serve the project-generated demands for water supply, sanitary wastewater treatment, and stormwater management. and sewage treatment services will also be designed to meet the applicable DEC standards. A thorough analysis of wastewater treatment needs and alternatives will be undertaken, which will include the design of designing a sewage treatment system which meets or exceeds all NYSDEC requirements. The DEIS analysis will include the following:

1. Project-generated sanitary sewage flows will be based on the projected water demand.

2. The NYSDEC issued effluent limits for the proposed discharge of the wastewater treatment facility, based on a the Waste Assimilation Capacity (WAC) analysis performed in accordance with NYSDEC Division of Water Technical and Operational Guidance. The appropriate mitigation of water impacts will be build on these studies.

3. Impacts on ground water will be studied using a variety of information sources. These include the Village's "Annual Drinking Water Quality Reports" for the Village of South Blooming Grove Consolidated Water District, as well as the standards set forth in Table B-3 of the New York State Design Standards for Intermediate Sized Wastewater Treatment Systems, and information from the "Ground-Water Appraisal of Fishkill-

Beacon Area Dutchess County, New York" (U.S. Geological Survey, Open File Report 80-437, Snavely, Deborah S., 1980), which indicates the regional recharge rate averages will be utilized. In addition a groundwater exploration program to verify the existence of water supply, including 72-hour pump tests in accordance with NYS-DEC and DOH standards will be conducted.

I. Solid Waste

A solid waste assessment determines whether a project has the potential to cause a substantial increase in solid waste production that may overburden available waste management capacity. Therefore, the EIS will include an assessment of solid waste, including the following tasks:

1. The solid waste and service demand generated by the Project will be projected.

2. The anticipated method of refuse disposal will be described, including an estimate of the number of additional truck trips.

3. Project features that enhance recycling (i.e., those that facilitate the separation, storage, collection, processing, or marketing of recyclables) will be identified.

J. Transportation

Quantified analysis will focus on traffic conditions and will provide an evaluation of vehicular access and circulation, and the potential impacts project-generated trips may have on key area intersections. The potential traffic impacts of the Project have been analyzed in a Traffic Impact Study prepared by Masur Consulting which examined key intersections along State Route 208 and Clove Road, from Mountain Road north to Round Hill Road. The Masur analysis identified current and projected levels of service (to 2028), with and without the Project. Masur collected existing conditions data and information for all the key intersections including the following:

- NYS Route 208 and Clove Road (CR 27);
- NYS Route 208 and Round Hill Road;
- Clove Road and Orchard Lake Drive/WM Corrie Drive;
- Clove Road and Round Hill Road;
- NYS Route 208 in the vicinity of the Site Access; and
- NYS Route 208 and Mountain Road (CR 44).

The peak hour turning movement traffic counts were collected on Tuesday, January 28, 2014 and June 4, 2015 during AM and PM peak hours. Based on the counts, the peak hours were generally found to occur as follows:

- Peak AM Highway Hour 7:30 - 8:30 AM
- Peak PM Highway Hours 5:00-6:00 PM

In addition, machine traffic counts (ATR's) were also collected on Clove Road and Round Hill Road for a complete week to identify hourly and daily variations. Information from the NYSDOT for the NYS Route 208 corridor was also obtained and referenced. The machine data were compared with the turning movement counts and the resulting AM and PM Peak Hour traffic volumes for the intersections. This information will be used to identify potential significant adverse traffic impacts and, if necessary, appropriate mitigation.

The transportation analysis will include the tasks outlined below.

1. Prepare travel demand estimates and transportation analysis screening. Detailed trip estimates will be prepared using information from standard sources, including the *Institute of Transportation Engineers (ITE) Trip Generation Manual*. The trip estimates will be summarized by peak hour vehicle trips. The Project would generate additional vehicle trips in the surrounding area, the impact of which will be assessed by evaluating existing traffic conditions, projecting those conditions in the future without the proposed project, identifying any potential adverse traffic impacts due to the proposed project, and recommending any improvement measures that may be necessary to mitigate those impacts.

2. Inventory physical data at each of the analysis intersections needed for capacity analyses, including street widths, number of traffic lanes and lane widths, -turn prohibitions, typical parking regulations, and signal phasing and timing data.

3. Determine existing traffic operating characteristics at each analysis intersection including capacities, volume-to-capacity (v/c) ratios, average vehicle delays, and levels of service (LOS) per traffic movement and per intersection approach. The *2000 Highway Capacity Manual* procedures will be used for this analysis.

4. Calculate future “No Action” traffic volumes based on an approved background traffic growth rate for the study area and the volume of traffic expected to be generated for significant development projects anticipated to be in place by the analysis year for the proposed action. Intersection v/c ratios, delays, and LOS will also be determined for this No Action condition.

5. Determine the volume of vehicle traffic expected to be generated by the proposed project and assign that volume of traffic in each analysis period

to the approach and departure routes likely to be used, and project traffic volume for the future With-Action condition for each analysis period.

6. Determine the resulting v/c ratios, delays, and LOS for the future Build condition, and identify significant traffic impacts.

7. Identify and evaluate feasible traffic improvement measures to mitigate any significant traffic impacts to the extent practicable. The recommended mitigation measures, if any, will be reviewed with NYSDOT for approvals.

K. Noise Impacts

The Project is not expected to generate any significant adverse noise impacts. Potential noise impacts from construction vehicles and activity will be analyzed in the Construction Impacts Chapter.

L. Air Quality Impacts

The Project is not expected to generate significant enough traffic to generate any significant adverse air quality impacts.

M. Visual Impacts and Aesthetics

A visual assessment of the Project will be undertaken in accordance with the Village of South Blooming Grove Zoning Code §235-14.4.B.(3)(c) and §235-14.4.D.(3), for purposes of identifying potential visual impacts. Balloon tests will be undertaken from four locations within the Project Site's development area. The balloons will float at the elevations of the proposed homes' rooftops, at locations which will be the most visible.

Photos will then be taken from five vantage points for each of the four balloon locations. These vantage points will be selected to maximize the locations from which the Project would be most visible. These tests will generate approximately 20 line-of-sight analyses using CAD and similar systems combined with photos.

The Chapter will also identify any scenic resources, such as hiking trails and public parks, to ascertain whether the Project would be seen from any scenic resources.

N. Construction Impacts

Typical construction activities include clearing and excavation, framing and finishing, parking and landscaping, and interior and finishing details. This chapter will describe the proposed construction program, including any phasing, and examine the potential short-term construction impacts, as follows:

1. Traffic Systems. This assessment will consider temporary use of travel lanes and other facilities during the various phases of construction. A

qualitative review of the construction plan and traffic generation will be prepared.

2. Air Quality. The air quality analysis will provide a qualitative discussion of both mobile source emissions from construction equipment and worker and delivery vehicles, and fugitive dust emissions.

3. Noise. The construction noise impact section will contain a qualitative discussion of noise from each phase of construction activity.

4. Protection of Environmental Features. Discuss the potential construction-related impacts on natural resources (i.e., impacts from storm water runoff, utility extensions) and describe the measures that would be employed to avoid impacts to these features, such as a stormwater protection plan.

O. Alternatives

The purpose of an alternatives analysis is to examine reasonable and practicable options that avoid or reduce project-related significant adverse impacts while achieving the goals and objectives of the Project. The EIS will analyze reasonable alternatives including the no action alternative and other feasible alternatives as provided in 6 NYCRR 617.9(b)(5)(v) "a description and evaluation of the range of reasonable alternatives to the action that are feasible, considering the objectives and capabilities of the project sponsor."

This Chapter will be prepared in accordance with the *SEQR Handbook* (3th Edition - 2010, Chapter 5, Sub-Section C.23) which provides that for projects such as the construction of a residential subdivision, it is not necessary for every possible alternative density or size to be discussed. A range such as the density or size permitted under the existing zoning, the density or size after taking into consideration environmental constraints, and the density or size if clustering were to be used, may be reasonable alternatives.

Although alternatives are usually defined when the full extent of the Project impacts are identified, at this time it is anticipated that they will include the following:

No Action Alternative: This alternative describes the conditions that would exist on the Project Site if the Project is not constructed. The no action alternative will, as provided in Chapter 5 (Sub-Section C.32) of the *SEQR Handbook*, identify the direct financial impacts of not undertaking the Project, or by describing the likely future conditions of the Project Site if developed to the maximum allowed under the existing zoning. The relevant language is as follows:

"For many private actions, the no action alternative may be simply and adequately addressed by identifying the direct financial effects of not undertaking the action, or by describing the likely future conditions of the property if developed to the maximum allowed under the existing zoning."

Accordingly, this alternative would yield in the future a development project of up to 616 single-family dwelling lots.

Kiryas Joel Annexation Alternative: This alternative would involve a project of the same scope and density as the proposed action, but with annexation of the property to the adjoining Village of Kiryas Joel for purposes of reducing the reliance on water wells within the Village of South Blooming Grove and avoiding the necessity of creating a new stream discharge by the construction of a new wastewater treatment facility. Annexation to the Village of Kiryas Joel would facilitate connection to the Village of Kiryas Joel's water and wastewater systems, thereby reducing impacts on the Village of South Blooming Grove. Annexation may also facilitate inclusion of the project site in the Kiryas Joel School District, thus avoiding any negative impacts on the Washingtonville Central School District in the event private schools were not utilized. Police, EMT, Fire and other community and public services could also be provided by the Village of Kiryas Joel, thereby avoiding fiscal impacts on the Town of Blooming Grove and the Village of South Blooming Grove.; and

Additional Alternatives: A discussion of other possible alternatives that may be developed in consultation with the co-lead agencies during the DEIS preparation process or that may be posed by the public during the scoping of the DEIS.

For technical areas where impacts have been identified, the alternatives analysis will determine whether these impacts would still occur under each alternative. The analysis of each alternative will be qualitative.

P. Mitigation

Where significant adverse environmental impacts are identified by the DEIS analyses, measures to mitigate those impacts will be described in this chapter. Where impacts cannot be mitigated, they will be described as unavoidable adverse impacts.

Q. Unavoidable Adverse Impacts

Those impacts, if any, which could not be avoided and could not be practicably mitigated, will be described in this chapter.

R. Growth-Inducing Aspects of the Project

This Chapter would analyze, where applicable and significant, any elements of the proposed Project which would have the potential to further additional development through creating or expanding employment or creating new support facilities. As the Project is residential and will not be creating additional sewage treatment capacity beyond that needed for the Project, no significant growth inducing stimulation is expected.

S. Irreversible and Irretrievable Commitments of Resources

This chapter focuses on those resources, such as energy and construction materials, that would be irretrievably committed should the Project be built.

CLOVEWOOD

Draft Environmental Impact Statement

O-6
Final Scoping Document

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

NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

FINAL SCOPING DOCUMENT

for the

Clovewood Project Environmental Impact Statement

Village of South Blooming Grove, Orange County, New York

Dated:	June 2, 2016
Adopted:	June 2, 2016
SEQR Classification of Action:	Type I Action
Co-Lead Agencies (Prepared for):	Village Board and Planning Board Village of South Blooming Grove 811 Route 208 Monroe, New York 10950 ATTN: Kerry Dougherty, Village Clerk (845) 782-2600 Clerk@villageofsouthbloominggrove.com
Applicant:	Keen Equities, LLC c/o CPC, LLC P.O. Box 2020 Monroe, NY 10949 Phone: (845) 774-8000 E-Mail: cpc400@gmail.com
List of Involved Agencies:	• Orange County Department of Health • Orange County Department of Public Works • Orange County Department of Planning • New York State Department of Environmental Conservation • New York State Department of Transportation • New York State Department of Health
List of Interested Agencies:	• Washingtonville Central School District • South Blooming Grove Fire Department • Blooming Grove Volunteer Ambulance Corps

- Town of Blooming Grove Police Department
- Orange County Water Authority
- Orange County Soil & Water Conservation District
- Orange County Department of Environmental Facilities and Services
- New York State Office of Parks, Recreation, and Historic Preservation
- U.S. Fish & Wildlife Service
- U.S. Army Corps of Engineers
- Town of Blooming Grove
- Village of Washingtonville
- Village of Kiryas Joel
- Village of Monroe
- Town of Monroe
- Village of Woodbury
- Town of Woodbury
- Town of Chester

TABLE OF CONTENTS

Page

APPENDICES:

INTRODUCTION

This Final Scoping Document (Final Scope) outlines the contents of and describes the methodologies to be utilized in the preparation of an Environmental Impact Statement (EIS) for the proposed Clovewood Project (the Project) in accordance with the requirements of the New York State Environmental Quality Review Act (SEQRA) and its implementing regulations (6 NYCRR Part 617). The Project is proposed by Keen Equities, LLC (the Applicant), represented by the Applicant's Planning Consultant, CPC, LLC. The co-lead agencies are the Village of South Blooming Grove Village Board (Village Board) and the Village of South Blooming Grove Planning Board (Planning Board).

This Final Scope was prepared by the co-lead agencies taking into consideration the Applicant's Draft Scope dated March 22, 2016 and all comments from the public and other agencies received during the public scoping process. Two public scoping meetings were held: May 19, 2016 and June 2, 2016. Both public scoping meetings were held at 7 pm at the South Blooming Grove Village Hall (811 State Route 208).

This Final Scope contains the following:

a) Project description and identification of the required governmental approvals,

b) Potentially significant environmental impacts of the Project,

c) The analysis framework for the EIS, and

d) Proposed outline of the EIS including the reasonable alternatives to be considered.

1.0 PROJECT DESCRIPTION

The Project is a residential development of 600 single family lots, each with an accessory dwelling unit, within a site of approximately 708.2 acres located on the east side of New York State (NYS) Route 208 and County Route 27 (a/k/a Clove Road) within the Village of South Blooming Grove, Orange County, New York (the Project Site). The Project Site is identified as Tax Map Section 208, Block 1, Lots 2 and 3 (a/k/a Blaggs Clove). The location of the Project Site is shown in Figure 1.

The Project Site is currently vacant forested land, except for the abandoned former Lake Anne Country Club buildings which would be demolished as part of the Project. Approximately 702 acres of the Project Site are within the Village's RR Zoning District and approximately 6.2 acres in the RC-I Zoning District. The Project's 600 single family lots would be developed with single family homes of 4 bedrooms in size and for impact analysis purposes each home is assumed to have an accessory dwelling unit of 2 bedrooms in size.[1] Lot sizes would range from approximately 5,850 square feet (sf) (0.134 acre) to 4,675 sf (0.107 acre), with an average lot size of 5,670 sf (0.13 acre). In total, approximately 142.2 acres of the Project Site would be developed. The base number of dwelling units allowed by existing zoning on the Project Site is 430 (340 in RR district and 90 in RC-I district); the applicant proposes to achieve 600 dwelling units utilizing density bonuses for affordable housing, Leadership in Energy and Environmental Design (LEED) construction standards, and open space. No change in existing zoning is proposed; however discretionary Planning Board approval is required for utilizing the RC-I district bulk requirements outside the boundaries of the RC-1 district per Chapter 235-14.2 J of the Village Zoning Code. Accessory apartments would require annual approval from the Planning Board per Chapter 235-45.6 of the Village Zoning Code.

The Project involves a clustered development that would leave more than three quarters of the Project Site undeveloped. The undeveloped land consists of private open space (462 acres) that would be kept in a natural condition for the enjoyment of the Project residents, and approximately 60 acres as parkland accessible for use by the public. The public parkland is located in two separate areas, 24.2 acres accessible directly from Clove Road and 36 acres accessible from the main entrance to the site off of Clove Road.

The proposed 600 residential lots will be developed on approximately 142 acres including infrastructure, roads, utilities, etc. The remaining 22 acres of the site is reserved for future development; however the Applicant has no specific plans for its development at this time. Any future development on the 22 reserved acres would require a separate review under SEQRA. However, general information on the development potential of the reserved 22 acres will be provided as part of the evaluation of growth-inducing impacts in the DEIS (refer to Section 4.0, Subsection I, below).

The Project would also include associated infrastructure, including but not limited to roads, utilities, on-site water supply, sewage treatment plant, stormwater and erosion control systems, and community recreational facilities. Each of these Project elements is described in greater detail below. Figure 2 provides an overview of the project elements.

[1] The SEQRA Handbook recommends an analysis of cumulative impacts when "one action is likely to be undertaken as a result of the proposed action or will likely be triggered by the proposed action." 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 construction of accessory apartments has important environmental implications to consider, including effects on water/sewer demand and traffic, among other resource areas.

Figure 1: Project Location Map

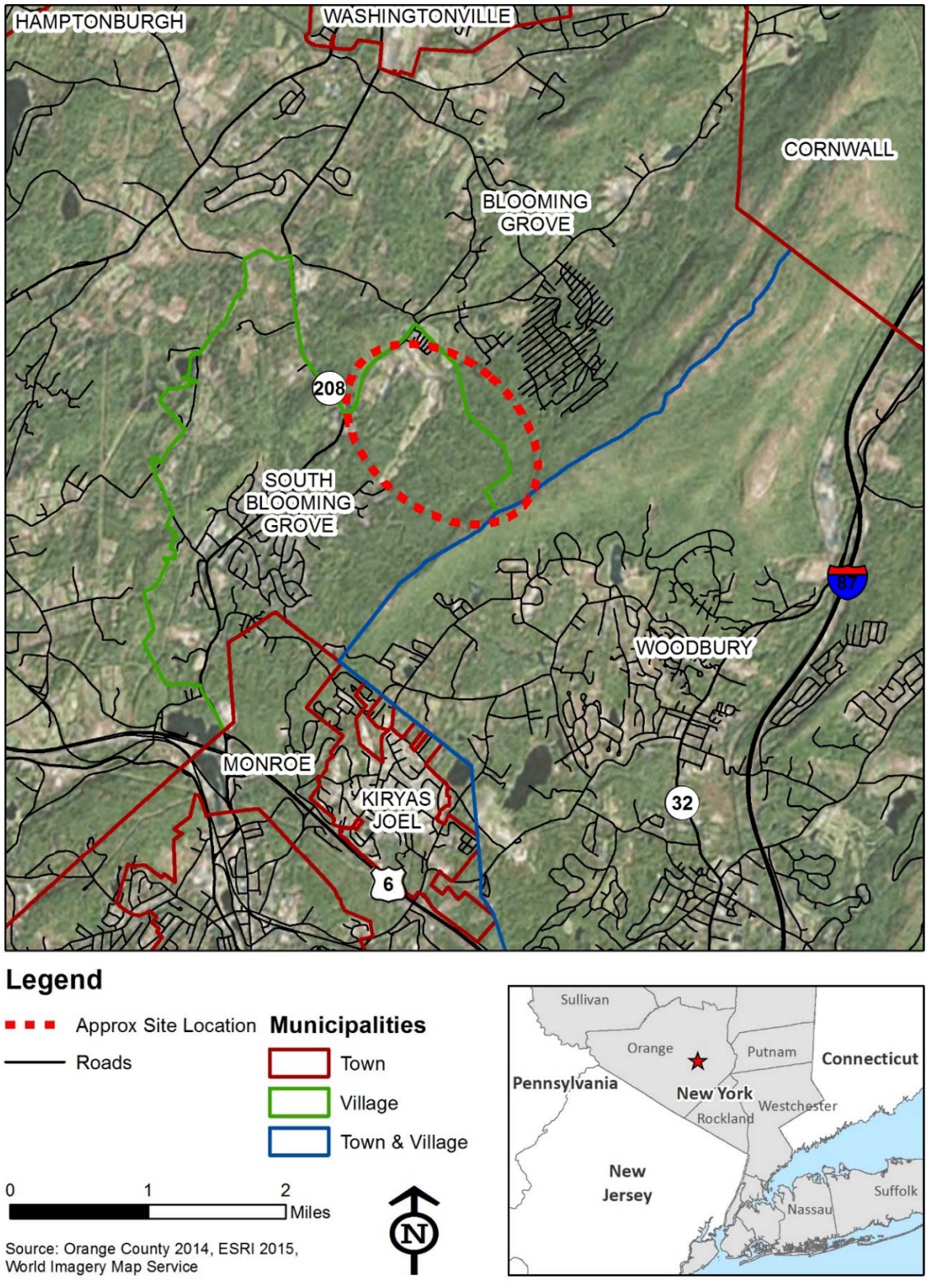
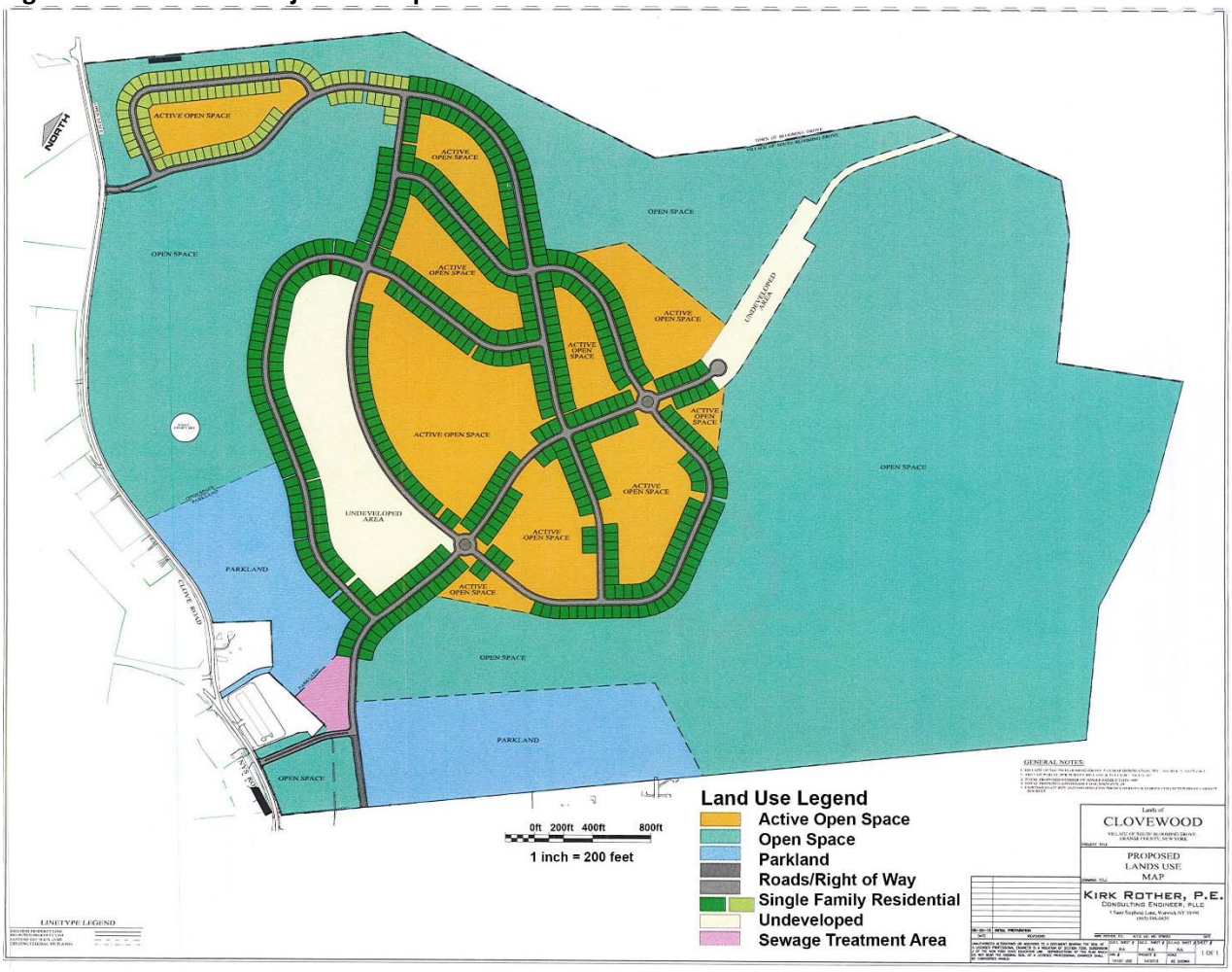


Figure 2: Clovewood Project Concept Plan



The following sub-sections describe the major elements of the Project based on currently available information. A more detailed project description will be included in the DEIS as discussed in Section 4.0 of this Scoping Document.

Transportation Access Improvements

Access to the Project Site is presently from Clove Road. Two public roadway access points are proposed as part of the Project, one on Clove Road near the northern edge of the Project Site, and a direct connection to NYS Route 208 at the southern end of the Project Site. The new intersection with NYS Route 208 would use right-in/right-out channelization to prevent left turns, and will be clearly demarcated in the Draft EIS. The Project's internal road network would either be dedicated to the Village or, if the Village Board chooses not to accept dedication, be private and maintained by the homeowners association to which the lot owners would be members. The relevant differences in potential impacts (including costs) will be discussed throughout the DEIS for both internal road ownership scenarios to inform the Village Board's decision.

Water Supply

The Project's water supply would come from a new central community water system that would draw water from wells located on the Project Site. The new water supply would only serve the Clovewood development. The average water demand for 600 four-bedroom residential units based on the New

York State Department of Environmental Conservation's (NYSDEC's) March 2014 "*New York State Design Standards for Intermediate Sized Wastewater Treatment Systems*" residential water usage multiplier of 110 gallons per day (gpd) per bedroom is 264,000 gpd or about 183 gallons per minute (gpm). Additional accessory apartments are projected to have two bedrooms each (see SPDES Application), adding an additional 132,000 gpd or 92 gpm; yielding total residential water usage of 396,000 gpd or about 276 gpm.

The New York State Department of Health (NYSDOH) requires that a new water system demonstrate twice the average water demand of a proposed development with the best well out of service. Therefore, in order to meet this NYSDOH requirement, any testing will be designed to demonstrate a combined minimum yield of 792,000 gpd or 552 gpm with the best well out of service. The Village of South Blooming Grove will require the Applicant demonstrate that the Project has secured a viable water supply.

Additional water supply infrastructure improvement alternatives to be evaluated will include an extension of the municipal water service to serve the Project Site, and deeding over the water supply wells to the Village.

Waste Water Treatment

The Project's sewage would be treated at a new sewage treatment plant to be located on the Project Site and which would discharge into an unnamed tributary of Satterly Creek. NYSDOH and NYSDEC regulations with respect to the proposed waste water treatment system will be discussed in the DEIS. The sewage treatment plant is expected to have an approximate capacity of 840,000 gallons per day.

Community Facilities

The Project would include six playground areas located within the interior of most residential blocks for the use of residents of the neighborhood. The 60 acres of parkland available to the public would be located in two sections: one along Clove Road north of the southern entrance to the Project and one along the southern boundary of the Project accessible by the south access road to the Project off of NYS Route 208.

Construction Schedule

According to the Applicant, construction of the Project is expected to be completed and the development fully occupied in 2018.

Required Approvals

The Project would require the following discretionary governmental approvals:

a) subdivision and site plan approval from the Planning Board,

b) accessory dwelling unit approval (renewed annually) from the Planning Board,

c) approval of transportation corporations and acceptance of dedication parkland and/or roads by the Village Board,

d) approval of the sewage treatment plant and sewer collection system by the NYSDEC,

e) stormwater pollution discharge elimination system (SPDES) permit issued by the NYSDEC,

f) stormwater permit from the Village of South Blooming Grove given the village is an Municipal Separate Storm Sewer (MS4) regulated community,

g) water withdrawal permits and water supply system approval issued by NYSDEC and the New York State Department of Health (DOH),

h) NYSDEC Article 15 Protection of Waters Permit,

i) NYSDEC Article 24 Freshwater Wetlands Permit,

j) U.S. Army Corps of Engineers Section 404 Permit,

k) permits to connect and make improvements to state roads from the New York State Department of Transportation (NYSDOT) and Orange County Department of Public Works,

l) realty subdivision approval from the Orange County DOH, and

m) Article 11 incidental take permit for Timber Rattlesnakes from NYSDEC.

2.0 POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS

As documented in the Full Environmental Assessment Form (FEAF) provided in Appendix A, the co-lead agencies have determined that the Project may result in significant adverse impacts to the following resources: land; surface water; groundwater; plants and animals; aesthetic resources; transportation; energy; noise, odor, and light; human health; consistency with community plans; consistency with community character and fiscal resources. In addition, short-term construction-related impacts have the potential to result in significant impacts. A DEIS is required to evaluate these potentially significant adverse impacts, and develop mitigation measures to reduce anticipated impacts.

3.0 OVERVIEW AND ANALYSIS FRAMEWORK

A. No Action Condition

The No Action Condition assumes that the Project is not approved and there would be no new development on the Project Site. Additionally, given the poor condition of the existing buildings, the No Action Condition includes demolition and removal of the former Lake Anne Country Club buildings. The analysis years considered for the No Action Condition are the year of project completion (2018) and 10 years following the project completion (2028) for the consideration of long-term traffic and cumulative impacts, as appropriate.

B. With Action Condition

The With Action Condition assumes the construction of the Project as described above in Section 1.0, including 600 single-family four bedroom homes and, assuming Village approval, one accessory apartment per single-family lot. The With Action Condition also includes the roadway, water, wastewater, and community facilities described in Section 1.0.

The housing created by the Project is expected to be occupied by the local Satmar Hasidic Jewish community. The Satmar Hasidic community characteristics relevant to the environmental impact analysis for the project include larger household sizes compared to the general population of the area (which may affect water/sewer demand), use of private religious schools rather than public schools, and no vehicular travel on Saturdays, among other characteristics. However, it cannot be guaranteed that the housing created by the Project will be occupied entirely by the Satmar Hasidic community in perpetuity. Therefore, to assess the full range of potential impacts, two community scenarios will be analyzed as part of the With Action condition:

1. Community Scenario 1: Development occupied by a Satmar Hasidic community.
2. Community Scenario 2: Development occupied by a community with demographics similar to the existing conditions in the Village of South Blooming Grove.

The EIS will document the sources and environmental assumptions used to evaluate both scenarios with respect to water use, traffic, community services, and fiscal impacts (e.g., studies of similar communities, references to relevant literature, etc.).

C. Environmental Review Process

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 of each action are identified, reasonable feasible alternatives that reduce or eliminate such impacts are considered, and appropriate, reasonable practicable mitigation measures to reduce or eliminate such significant adverse environmental impacts are adopted.

The SEQRA process begins with 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, after reviewing the Full Environmental Assessment Form (EAF) submitted by the Applicant, have determined the Project may have a potentially significant impact on the environment and that an EIS must be prepared. Public scoping of the content and technical analysis of the EIS is the first step in its preparation, as described below. Following completion of scoping, the co-lead agencies will oversee the preparation of a Draft EIS (DEIS) for public review and comment. The DEIS will evaluate these potentially significant impacts of the Project and identify mitigation measures to reduce anticipated impacts.

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, at which time the public comment on the DEIS ends. The co-lead agencies then oversees the preparation of a Final EIS (FEIS), which incorporates all relevant comments made during public review of the DEIS. The FEIS is the document that forms the basis of SEQRA Findings, which the co-lead agencies and each involved agency must make before taking any action within its discretion on the proposed Project, and the co-lead agency responses to the comments.

D. Scoping

The scoping process is intended to focus the EIS on those issues that are most pertinent to the Project. The scoping process allows involved and interested agencies and the public a voice in framing the scope of the EIS. The scoping process will include two public meetings where comments will be accepted on May 19, 2016 and June 2, 2016. Both public scoping meetings will be held at 7 pm at the South Blooming Grove Village Hall (811 State Route 208). During the period for scoping, those interested in reviewing the Draft Scope of Work were able do so and give their comments in writing to the co-lead agencies or at the public scoping meetings.

The co-lead agencies will then submit this Final Scoping Document to the applicant that incorporates all relevant comments made on the draft scope and revise the extent or methodologies of the studies, as appropriate, in response to comments made during the scoping process. The DEIS will be prepared in accordance with this Final Scoping Document.

4.0 CONTENT OF THE DEIS

The DEIS will be prepared in accordance with SEQRA and its implementing regulations, including 6 NYCRR 617.9. In general, the DEIS will contain:

a) A description of the Project and its environmental setting;

b) A statement of the potential environmental impacts of the Project, including its short- and long-term impacts, and typical associated environmental impacts;

c) An identification of any adverse environmental impacts that cannot be avoided if the Project is implemented;

d) A discussion of alternatives to the Project;

e) An identification of any irreversible and irretrievable commitments of resources that would be involved in the Project should it implemented; and

f) A description of mitigation measures proposed to minimize or avoid significant adverse environmental impacts.

The analyses for the Project will be performed for the expected year of completion of its construction, which is 2018, and where appropriate, ten years after the year of project completion (2028). The 2028 analysis year is necessary for topics such as transportation and cumulative impacts, where the impact analysis must consider long-term projections of future demographic conditions in the project area and the surrounding region.

Based on the EAF, the following environmental areas would not require detailed analysis for the Project in the EIS: Critical Environmental Area and Open Space/Recreation. These will, nonetheless, be addressed generally to document the lack of potentially significant environmental impacts.

The DEIS will discuss relevant and material facts and evaluate the reasonable alternatives to the Project identified in this Scoping Document. The DEIS will be written in clear and concise plain language that can be understood by the public. Highly technical material will be summarized, referenced within the DEIS, and included in appendix. In addition, all relevant project correspondence from interested and involved agencies will be included in the EIS in an appendix.

Narrative discussions in the DEIS will be accompanied to the greatest extent possible by illustrative tables and graphics. Each potential impact category will be the subject of a separate section describing existing conditions, anticipated impacts, and proposed mitigation.

The DEIS will be made available to the co-lead agencies in both hard-copy and electronic formats. When the DEIS is accepted by the co-lead agencies, sufficient hardcopies will be provided to allow placement at the Village Offices and local libraries. In addition, the full DEIS will be posted on the internet for public review as required by a 2005 amendment to SEQRA (Chapter 641 of the NYS Laws of 2005). Below is a description of each component or chapter of the DEIS, along with a description of the analyses and information to be included.

A. Cover Sheet

The Cover Sheet should identify:

a) The Proposed Action;

b) The location of the Proposed Project;

c) The name, address, and telephone number of the co-lead agencies and their contact persons, and the firm name, address, and phone number of the primary preparer of the DEIS;

d) The date of the DEIS submission, revision date(s), acceptance date, and the public hearing date and DEIS comment period; and

e) Locations for document availability, including digital and hard copies.

Following the Cover Sheet, a list of all consultants and parties involved in the preparation of the DEIS should be included.

B. Table of Contents

The Table of Contents lists the chapters of the DEIS, including subsections, tables, figures, drawings, and appendices, with page numbers listed for each.

The content of the DEIS will include the following, as described in more detail in the remainder of this Scoping Document:

- Chapter 1: Executive Summary
- Chapter 2: Project Description
- Chapter 3: Existing Conditions and Anticipated Impacts by Resource Area
- Chapter 4: Alternatives
- Chapter 5: Mitigation
- Chapter 6: Unavoidable Adverse Impacts
- Chapter 7: Growth-Inducing Aspects of the Project
- Chapter 8: Irreversible and Irretrievable Commitments of Resources
- Appendices

C. Chapter 1: Executive Summary

The Executive Summary will briefly describe the Project in text, graphical, and tabular format and include a summary of any environmental impacts, proposed mitigation measures, and the alternatives analyzed. A list of required permits and approvals from the Village, County, State, and Federal agencies will be included. The Executive Summary will only include information that is found elsewhere in the main body of the DEIS.

D. Chapter 2: Project Description

The first chapter of the EIS introduces the reader to the proposed Project and sets the context in which to assess impacts. The chapter contains a project identification (brief description and location of the project); the background and/or history of the Project Site and the history of this development proposal;

a statement of the public purpose and need for the project; key planning considerations that have shaped the current proposal[2]; a detailed description of the project; and discussion of the approvals required, procedures to be followed, and the role of the EIS in the process. This chapter is the key to understanding the proposed Project and gives the public and decision-makers a base from which to evaluate the With Action and No Action scenarios.

Specifically, the project description will provide the following:

a) Project Purpose and Need. This section will discuss the objectives of the proposal in terms of provision of needed housing, preservation of open space, and provision of new public parkland.

b) Proposed development plan map illustrating all site improvements.

c) Description of demolition of existing structures on the site, along with site preparatory work.

d) Description of the circulation plan for the Project, including the design criteria used in the development of the proposed internal roadways (including design speed, horizontal and vertical geometry, intersection design, roadway typical section, driveway design). A discussion of compliance with each of the requirements of the Village's subdivision code with respect to roadway design and layout will be provided.

e) Description of water supply and wastewater treatment facility plans, as well as other utility connections required as part of the Project.

f) Description of the stormwater treatment measures included in the project including design criteria, roadside swales, curbing, catch basins, green infrastructure, etc.

g) Description of public parkland provided by the project, including any proposed improvements and access limitations.

h) Description of private open space provided by the Project, including disclosure of the ownership structure for the private open space and any measures planned to ensure conservation of the open space in the future.

i) Description of parking provided by the project, including parking for residences, guests, community services, and any parking for new public parkland.

j) Describe playgrounds and any other community facilities included in the Project, location, function, size etc., including any religious facilities. Address the zoning classification of each community facility.

k) Describe the landscaping and lighting features of the site plan, including measures to minimize visual and night-sky impacts.

l) Provide a detailed construction schedule, including any phasing plans. The description of the construction scenario should provide information on the number of workers and truck trips required to inform the construction impact analyses. The specific activities necessary to construct the project should be described (blasting, excavation, grading, paving etc.).

m) Sustainable design measures incorporated in the project as suggested by Orange County Department of Planning through 239-l, m, and n review letter dated February 17, 2016.

[2] This would include a summary of the five-step site analysis process completed by the Applicant to develop the current subdivision and site plan per the zoning code.

n) Required Approvals. This section will list and describe the required Village, County, State, and Federal actions and approvals, as well as the roles of the involved public agencies.

o) Environmental Review. The environmental review process and the role of the co-lead agencies will be described, as well as the objectives of the DEIS analyses and its role as a full-disclosure document to aid in decision making.

E. Chapter 3: Existing Conditions and Anticipated Impacts by Resource Area

This section of the DEIS will identify the existing environmental conditions, potential impacts of the action, and proposed mitigation measures as appropriate for each of the major issues identified in this Scoping Document.

Unless otherwise specified herein, the analysis year for the discussion of potential impacts related to the proposed Project is assumed to be year one of operation, 2018. Transportation and cumulative impacts require analysis of 10 years following project completion (2028) to address the incremental project contribution to impacts in the context of the long-term growth in the region.

Required elements for each section of Chapter 3 of the DEIS follow.

1. Land Use, Zoning, and Public Policy

A land use analysis characterizes the uses and development trends in the area that may be affected by a project. The analysis also considers the project's compliance with and effect on the area's zoning and other applicable public policies. The discussion of land use helps to establish the context for existing site conditions and provides information for use in other technical areas (such as the location of nearby receptors sensitive to air quality or noise impacts).

This chapter will include the following:

a) A brief development history of the Project Site and surrounding area.

b) Describe conditions in the Project Site, including existing uses and the current zoning.

c) Describe and map existing land use at the parcel level within a primary study consisting of a one-mile radius around the Project Site.

d) Describe and map land use generally within a secondary study area consisting of the following communities (inclusive of all Villages): the Town of Blooming Grove, the Town of Woodbury, the Town of Monroe, Town of Chester, and Town of Cornwall.

e) Provide a clear zoning map for the primary study area and discuss existing zoning and recent zoning actions in the surrounding area.

f) Summarize other public policies that may apply to the Project Site and study area, including any applicable special or overlay zoning districts and any formal comprehensive plans. The following Zoning Overlay Districts which apply to the Project Site will be discussed and analyzed: Scenic Viewshed Overlay / Significant Biological Overlay, Surface Water Overlay, Scenic Roads Overlay, and Ridgeline Overlay / Significant Biological Overlay.

g) Prepare a list of other projects expected to be built in the surrounding area that would be completed before or concurrent with the Proposed Project (2018 No Action projects). Describe the impacts of these projects on land use patterns and development trends. Also, describe any pending zoning actions or other public policy actions that could affect land use patterns and

trends in the study area, including plans for public improvements. For purposes of evaluating long-term impacts, prepare an inventory of 2028 No Action projects as discussed further in the transportation section of the Scoping Document.

h) Provide an assessment of the impacts of the Project on land use and land use trends, zoning, and public policy. Consider the impacts related to issues of compatibility with surrounding land use, consistency with zoning and other public policy initiatives, and the effect of the project on development trends and conditions in the area. The following plans and policies will be considered in the consistency assessment: Village of South Blooming Grove Village Code, Town of Blooming Grove Comprehensive Plan, Orange County Comprehensive Plan, Orange County Open Space Plan, Orange County Water Master Plan, Southeast Orange County Traffic and Land Use Study, and the Mid-Hudson Regional Sustainability Plan.

2. Socioeconomics

The socioeconomic character of an area includes its population, housing, and economic activity. Socioeconomic impacts may occur when a project directly or indirectly changes any of these elements. The purpose of the socioeconomic assessment is to disclose changes that would be created by a project and identify whether they would rise to a significant level.

As discussed in Section 3.0, two demographic community scenarios will be evaluated for the With Action condition. Each scenario will have different socioeconomic housing and population impacts on the Village of South Blooming Grove and its immediate surroundings.

The primary study area for socioeconomics will be defined as all census tracts that are at least partially within a one mile buffer around the Project Site, including but not limited to, the Village of South Blooming Grove, the Washingtonville School District, and other relevant special districts. The secondary study area will be the potentially affected surrounding communities, consisting of the Town of Blooming Grove, Town of Woodbury, Town of Monroe, Town of Chester, and Town of Cornwall (as well as all Villages within these towns). The secondary study area will provide a regional context for the evaluation of the Project.

Existing Conditions: The socioeconomic conditions chapter will include a socioeconomic profile of the primary and secondary study areas. The profile will be created using data collected from the affected municipalities; Orange County; New York Metropolitan Transportation Council (NYMTC); Office of the New York State Comptroller; U.S. Bureau of Census, including data from Census 2010, 2009-2013 American Community Survey (ACS), and Longitudinal Employer Household Dynamics (LEHD); the Bureau of Labor Statistics (BLS); and other private sources of real estate information. Data elements not available at the census tract level will be presented at the municipal level or county level. The profile will include but will not be limited to: population size, population growth, racial composition, age structure, educational attainment, employment status, journey to work, number of households, average household size, household income, housing tenure and occupancy, housing units by type, housing value, monthly rent, housing affordability, number of businesses, number of employees, and local government expenditures and revenues.

The existing conditions section will also identify current property taxes generated by the site, by use, and by taxing jurisdiction.

Potential Impacts: The socioeconomic impact chapter will assess the impact of the proposed development on the affected community's population, housing, employment, and fiscal impacts. The Project's impact on population for With Action Condition community scenarios will be estimated using Census data on average household size at housing units similar to those of the proposed project in terms of the number of bedrooms and tenure located in the County or in areas with similar population groups to those anticipated to occupy the proposed housing. Other relevant sources will include interviews with planners in communities with similar population groups. Since the Project does not include commercial development, the project will have little or no direct employment impact. The indirect employment impact generated by increased population and household spending in the county will be addressed. In addition, the impact of the Project on existing Village retail sales and service establishments will be examined.

The Project's potential impacts on community services and resources under both community scenarios will be analyzed in the community facilities and services chapter, including police protection, fire protection, emergency services, library services, and schools. The socioeconomics chapter will present the fiscal impact analysis results based on a per capita multiplier approach. The fiscal impact assessment will assess impacts on the Village of South Blooming Grove, Town of Blooming Grove, Orange County, and Washingtonville Central School District budgets, project tax revenues as compared to expenses, and thereby identify the most appropriate methods of mitigating any impacts identified, if mitigation is required.

The following information will be included for the 2018 No Action Condition and the With Action Condition scenarios:

a) An estimate of anticipated property tax revenues to be generated by the proposed project. Among those to be considered: County Property, Town Property, Village Property, Washingtonville Central School District, Library, County Use, Highway Services, Ancillary Sales & Village portion thereof, Metro Commuter Transportation Mobility Tax, Police Services, South Blooming Grove Fire District, and Blooming Grove Ambulance Corp.

b) The percentage of properties that are likely to be entirely or partially non-taxable.

c) Other tax revenues, including sales taxes and fees, projected to be generated by the development.

d) An estimate of the potential increase in municipal costs (if any) associated with providing municipal services to the improved and inhabited Project Site. This will include, but not be limited to: Police, Fire, EMS, municipal administrative departments, court system, public works, street lighting, solid waste, stormwater, sewer, water, parks maintenance, and recreation.

e) The number of construction jobs that would be generated during the course of construction.

f) Local spending expected to be generated by the construction and operation of the proposed development, including food and beverage, outside services, repair and maintenance, supplies, utilities, contract labor, retail costs, and advertising and marketing.

g) The number of post-construction jobs that would be generated by the proposed project, including education and municipal services.

h) The impact on other available services, such as health care (private and public), legal and accounting, personal services, household maintenance and repair, and houses of worship. The

impact on existing businesses, and the need for expansion of the existing services industry base should be examined, including the available employment base.

i) The projected impact on surrounding real estate values in the area.

j) The projected impact of public school district expense, including the cost of mandated services provided to private schools.

k) State fiscal tax impacts: employer/employee FICA, state portion of sales tax, and other fees and taxes.

l) Other fees: building permits, utilities, and land use board application fees.

m) Planning processing costs.

n) Reasonable upgrades to all utilities, if any.

Mitigation measures: For each scenario, a description of the existing available means to offset the costs to the Village, Town, County, State, and school and other special districts will be provided.

3. Community Facilities and Services

The Project will be evaluated for its effects upon community facilities and services. Community facilities and services are public or publicly-funded facilities such as police protection, fire protection, ambulance services, schools, hospitals and other health care facilities, libraries, and day-care centers. The impact on community facilities will vary for the two demographic scenarios because some community facilities may not be utilized under Scenario 1, but would be utilized under Scenario 2.

The DEIS will provide a list of the community facilities and services that will be utilized by the Project. For each facility/service, the relevant agency providing the service shall be contacted, and responses from the agencies shall be provided in writing; where written documentation is not provided, the date and name of the person interviewed shall be described. Existing number and duties of paid personnel and volunteers, equipment, locations, response times in the event of a service call, and current budgets for all service providers shall be provided, including existing tax rates and debt service for local agencies (fire district, ambulance, school districts, etc.).

Impacts to each service provider shall be identified and described, using quantitative information where available. Any potential need for additional manpower, equipment, buildings, impact on response times, and impact on other resources will be evaluated based on discussions with the service providers. The need to augment volunteers with paid professionals will be evaluated. Fiscal costs to the providers associated with the construction and operation of the Project will be estimated.

4. Community Character

The Village of South Blooming Grove zoning code emphasizes an overall policy goal of the code is to maintain the rural character of the area. The New York State Legislature has defined "environment" for purposes of SEQRA to include, among other things, "... existing community or neighborhood character" (see ECL 8-0105.6). Court decisions have held that impacts upon community character must be considered, including potential long-term impacts on the surrounding community (Chinese Staff Workers Association v. City of New York 68 N.Y.2d 359 (1986)). A community may consider a project's potential for the creation of a material conflict with current plans or goals as officially adopted or the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood as relevant concerns in an environmental impact

analysis (see Village of Chestnut Ridge v. Town of Ramapo, 841 N.Y.S. 2d 321 (2nd Dep't 2007)). The power to define the community character is a unique prerogative of a municipality acting in its governmental capacity (Village of Chestnut Ridge). The study will include the potential impact of substantial increases in a rural population from the Project's projected population size and potential for any increase in said population from accessory residential uses.

The Project has been further defined in the existing public record to potentially be, by-design, wholly populated by the Satmar Hasidic community. Located close to the Satmar Hasidic community of Kiryas Joel, in Monroe, New York, the approximately 900 acre Lake Anne Community (i.e., Project Site) was purchased by an entity organized in 2006. "The purpose of the acquisition was to construct multi-family housing to accommodate the growing needs of the Satmar Community in Kiryas Joel" (see, e.g., Debtor's Motion to Fix the Correct Amount of Adequate Protection for Purposes of Compliance with 11 U.S.C. Section 362(d)(3), dated 2/4/2014). Therefore, the Project's patterns of population concentration, distribution, or growth, and the potential impact those factors might have on the existing community or neighborhood character, must also be studied.

The secondary land use study area will also serve as the study area for the community character assessment. This section of the DEIS will describe the existing community character of the study area, as defined by the various contributing elements — land use, visual resources, historic resources, socioeconomics, and traffic and noise levels. The extent to which these elements influence the overall character of the study area will be described. This qualitative analysis will draw on information contained in other chapters of the DEIS and relate the assessment to stated character goals for the Village as articulated in the zoning code, the Town of Blooming Grove Comprehensive Plan, and other planning documents. Mitigation will be described to address any adverse impacts on community character.

5. Historic and Cultural Resources

Cultural Resource Consultants have completed a Phase 1A Literature Review and Sensitivity Analysis for the Project Site. This work was performed in accordance with the Standards for Cultural Resource Investigations and the Curation of Archeological Collections published by the New York Archeological Council (2000), which is used by the Office of Parks, Recreation, and Historic Preservation (OPRHP). No previously identified archaeological sites have been reported within or in the vicinity of the Project Site that will be impacted by the project. Additionally, the Phase IA conducted by Tenen Environmental, LLC in December 2014 did not identify any historic structures that are potentially eligible for listing in the National Register of Historic Places.

OPRHP, upon review of the Phase IA submission concurred that portions of the Project Site could be archaeologically sensitive and it directed that a Phase IB archaeological survey be undertaken. That survey was completed in 2015 according to the Cultural Resources Information System (CRIS) database. The results of these analyses would be fully described in the Historic and Cultural Resources chapter.

The historic and cultural resources analysis will include the following:

a) Summarize the conclusions and recommendations of the Phase 1A and 1B Archaeological Investigations of the Project Site. The DEIS will also provide a synopsis of pre-historic and historic field results. Any subsequent archaeological investigations that may be required (e.g., Phase 3 Data Recovery), the conclusions, and recommendations of any additional archaeological investigations will also be summarized. All archaeological reports and protocols will be

submitted to OPRHP for review and comment and all agency comment letters will be included as an appendix.

b) Qualitatively discuss any impacts on architectural and archaeological resources that are expected in the future without the Project.

c) Assess the potential for the Project to have direct, physical impacts on architectural and archaeological resources. Assess the Project's potential to result in any visual and contextual impacts on architectural resources. Potential impacts will be evaluated through a comparison of the future 2018 No Action Condition and the future With Action Condition. The analysis will include a description of the consultation undertaken with OPRHP.

d) Identify any measures that would be necessary to mitigate and/or reduce any potential significant adverse impacts on historic or cultural resources, in consultation with OPRHP.

e) The historic Round Hill Cemetery is located on a separate parcel surrounded by the project site. Background archival research regarding the cemeteries on the project site and adjoining properties shall be undertaken. The eligibility of the Round Hill cemetery for the National Register will be discussed based on the *Guidelines for Evaluating and Registering Cemeteries and Burial Places* (National Park Service, 1992). The DEIS will describe any avoidance measures taken by the Applicant in the design of the project to avoid impacts to cemeteries and identify mitigation measures needed to address impacts. Compliance with the Village cemetery ordinance will be documented. The DEIS will include discussion of procedures to be followed in the event human remains are encountered during archaeological investigations or construction, such as the NYS SHPO Human Remains Discovery Protocol (November 28, 2008). Finally, measures to maintain access to the cemetery will be discussed.

6. Vegetation and Wildlife

Although some of the Project Site has been previously developed and disturbed, a significant portion of the Project Site is undeveloped.

The Project Site's natural resources and biodiversity have been analyzed by North Country Ecological Services, Inc. (NCES) in 2015. The list of natural resource studies completed include the following:

a) A wetland delineation was performed at the Project Site in the spring of 2014 and was reviewed by NYSDEC during consultation, and approved on July 2, 2015. A request for a Jurisdictional Determination was submitted to the USACE and the status is still pending. The wetland delineation identified 19 distinct wetland areas that add up to approximately 33.94 acres. Several isolated and possibly non-jurisdictional wetlands are included in the total acreage.

b) A fall 2014 and spring 2015 survey of the Project Site was performed by NCES for the presence of habitats suitable for use by Timber Rattlesnakes, such as talus slopes, rock outcrops, and adjacent forested uplands where snakes could forage in accordance with NYDEC guidelines. Correspondence from NYSDEC indicating their review and approval of the survey findings will be provided. It is expected that the NYSDEC will require an Incidental Take Permit for the Project to prevent adverse impacts on Timber Rattlesnakes and Timber Rattlesnake habitat.

c) NCES conducted a habitat survey as part of the Project Site investigations and identified the following ecological communities on the Project Site:

- Chestnut oak forest
- Acidic talus slope woodland
- Oak-tulip tree forest
- Successional southern hardwood forest
- Successional old field
- Successional shrub land
- Red maple hardwood swamp/Palustrine forested wetland
- Palustrine scrub-shrub wetland
- Palustrine emergent wetland
- Artificial pond

d) Chestnut oak forest and Acidic talus slope woodland are two New York State significant natural communities identified on the Project Site by NCES.

Existing Conditions: The existing conditions will include an inventory and map of existing ecological communities using the standardized classification system prepared by the New York Natural Heritage Program Ecological Communities of New York State (Edinger et al. 2014). Wildlife and plant species will be inventoried to determine the potential presence of any rare, threatened, or endangered species including species of special concern. Records of the NYSDEC Natural Heritage Program and the United States Fish and Wildlife (USFWS) should be reviewed to help determine if any potential endangered, threatened, rare or protected species, or species of special concern may be on-site or within the vicinity of the Project Site. The surveys shall document the species that are likely present on-site or adjoining the Project Site during any season, not only the season surveyed using NYSDEC and USFWS standard protocol for habitat assessments. The following elements shall also be included as part of the existing conditions analysis:

- Flora surveys should be done at various points in the growing season to reflect various species' development stages and flowering and fruiting periods to aid in identification. A comprehensive list of species should be presented along with the survey dates, duration of surveys, and qualifications of the botanist/ecologist conducting the surveys. The potential for rare, endangered, and threatened species should be addressed including those on the NYS rare plant list and New York Natural Heritage Program (NYNHP) list. Small Whorled Pogonia (*Isotria medeoloides*), chestnut oak forest community, and acidic talus slope woodland community will be evaluated and occurrences mapped.

- Faunal surveys should be conducted for mammals, birds (breeding and migratory species), reptiles/amphibians, and aquatic species. Surveys should be conducted at the appropriate times of year.

- Results of threatened and endangered species field surveys shall be provided noting potential habitat as well as species presence/absence. Mapping of significant natural communities for species of special concern and vegetative communities should also be provided.

- Identification of the regulatory programs that protect floodplains, wetlands, wildlife, threatened or endangered species, aquatic resources, or other natural resources within the Project Site.

Potential Impacts: An assessment of the impacts on vegetation and wildlife both on and adjoining the Project Site due to the construction and operation of the Proposed Project will be provided. The loss/alteration of habitat (including forest fragmentation), disruption of travel corridors and potential displacement of wildlife, increase of nuisance wildlife, and direct mortality (due to such factors as potential increase road-kill) shall be discussed. Other impacts such as increases in traffic, noise, dust and lighting (including effect on migration patterns), and pesticide use shall be assessed. Particular emphasis

shall be placed on any anticipated impacts to threatened, endangered, rare or protected species, or species of special concern.

An analysis will be conducted to examine the potential impact on bird species within the nearby NYSDEC designated Sterling Forest Bird Conservation Area (BCA), and consideration will be given to the Sterling Forest BCA Management Guidance Summary. An analysis will also consider the nearby area's status as a National Audubon Important Bird Area (IBA) and impacts to the same. The landscaping plan will be described and evaluated, in terms of its use of native vegetation, and potential to introduce invasive plant species to the adjoining environment.

In addition, the anticipated impact on existing vegetation and habitat within the limits of the affected development area will be presented. The following species are of particular concern for the impacts evaluation. The results of field surveys, or other appropriate information in lieu of field surveys to the extent such field surveys are not feasible or appropriate, for these species (and others appropriately identified through the above analyses) shall be presented:

- Timber rattlesnake,
- Bog turtles,
- Indiana bat, and
- Northern long-eared bat.

Mitigation: Identify the measures that would be developed, as necessary, to mitigate and/or reduce any of the Project's potential significant adverse impacts on natural resources and incorporate any mitigation plans for wetland and non-wetland wildlife and plant communities or other natural resources impacts. Proposed measures to mitigate identified impacts on wildlife and habitat, including species of concern, will be discussed. Mitigation measures may include changes in levels of lighting and controls on same; wetland mitigation or management, construction timing/restrictions, and other measures which limit activities during sensitive time periods or adjacent to sensitive areas; or use of natural buffers.

7. Geology, Soils, and Topography

This chapter will analyze the potential impacts of land disturbance as a result of clearing and grading for the construction of the proposed dwelling units, utilities, roads, and other Project improvements. The Project's erosion and sedimentation control plans will be prepared, the basis of the design of the plans will be identified, and the plans will be analyzed, including proposed best management practices to be implemented for the Project.

Existing Conditions: The existing surficial geology and bedrock of the Project Site will be described. A complete analysis of the on-site conditions will be included. A discussion of soils and soil conditions, based on U.S. Department of Agriculture (USDA) current Natural Resources Conservation Service (NRCS) soils data, will be provided. Soils with shallow depth to water table, or bedrock, and hydric soils will be identified. Site and project-specific geotechnical investigations will be conducted to verify the Project Site's ability to sustainably support the proposed improvements including any stormwater features on the site. Data to demonstrate the possibility for infiltration features on the Project Site to meet potential Runoff Reduction (green infrastructure) requirements will be included. The geotechnical report will include boring maps, boring logs and recommendations towards the types of foundations for the buildings. The geotechnical report will be used in the description of existing conditions, and will be included as an appendix to the DEIS.

Potential Impacts: An assessment of the impacts on the topography and soils will be identified. Specific impacts on land and geologic features to be evaluated include:

a) Change in impervious cover and construction on undeveloped lands,
b) Tree removal,
c) Soil erosion and sediment control,
d) Excavation and blasting,
e) Construction on land with shallow depth to water table,
f) Construction on steep slopes and potential for landslides,
g) Soils of agricultural importance, and
h) Whether or not a mining permit is required from the NYSDEC and why.

A discussion on the soil erosion potential of each soil type on the Project Site will be included. Temporary and permanent erosion and sediment control features will be designed and presented. Erosion control features will be in compliance with the 2005 NYS Standards and Specifications for Erosion and Sediment Control.

Mitigation: Proposed measures to mitigate identified impacts will be discussed. Temporary and permanent erosion and sediment control features will be designed and presented. Erosion control features will be in compliance with the 2005 NYS Standards and Specifications for Erosion and Sediment Control. In addition, a monitoring plan will be presented that monitors the effectiveness of the erosion control measures during construction.

8. Surface Waters, Wetlands, and Groundwater

i. Wetlands and Surface Waters

The chapter will discuss the existing water quality conditions of on-site water resources and potential changes to water quality and quantity of these on-site resources as a result of the Project, including downstream off-site effects. The Project's stormwater pollution protection plan (SWPPP) will also be prepared in accordance with the New York State Stormwater Management Design Manual and will be analyzed in this Chapter.

Existing Conditions: The general surface hydrology, including floodplains, will be described both on-site and on adjacent (down-stream) lands. Existing regulated and unregulated wetlands and watercourses present on the Project Site will be described per the Wetlands Delineation Report, including the methods used to determine their extent, jurisdictional determination, cover type, hydrology, acreage and associated functions and services. Wetlands on the property will be delineated in accordance with Federal and State requirements and a survey plan will be prepared showing the location and extent of wetlands regulated under Section 404 of the Clean Water Act, as well as New York's Freshwater Wetlands Act. The survey plans will also show the adjacent areas of State regulated freshwater wetlands. The limits of both regulated (Federal and State) and non-regulated (non-jurisdictional) wetlands will be included in both map and tabular formats. The status of the jurisdictional determination for the project will be discussed.

The physical and biological (including specifically vernal pool and stream biota) characteristics of the streams, ponds, and wetlands shall be presented along with their species composition, vegetative cover types, functions/benefits, and classification (NYSDEC Wetlands).

Waterbodies to be evaluated will include any perennial and intermittent streams, as well as natural and man-made impoundments at the site and downstream of the site. Data provided for any streams will include flow rates and water quality. Flow data will be obtained from any available studies, and if needed through site visits and discussion with abutters to the streams and representatives in the Village. Potential sources of contamination in the watershed of the tributary upstream of NYS Route 208 will be identified by reviewing its watershed. Water quality data will be obtained for relevant streams and impoundments through existing data sources and an appropriate field sampling program. Specific water quality parameters of concern are bacteria, nutrients, temperature, dissolved oxygen, and turbidity. Aside from these water quality parameters, impoundments will also be evaluated for their trophic conditions (algae growth, support of aquatic life, chlorophyll). Data will be compared to applicable water quality standards.

All surface waters and streams, including intermittent drainages, shall be shown on a map and described in the DEIS narrative. These descriptions shall include a discussion of the watershed(s) as well as the physical, biological, and chemical composition of each water body on and adjacent to the site.

Potential Impacts: An assessment of impacts on surface water and wetland resources will be provided, both on-site and downstream of the Project Site, as applicable. The anticipated wetlands impacts caused by the development of Clovewood, including off-site infrastructure improvements, will be quantified. Measures to minimize or avoid impacts will be discussed. Such measures may include various structural and nonstructural best management practices for the control and treatment of stormwater (such as retention basins, impervious asphalt surfaces, dog waste collection program for the community, etc.). Specific impacts to be evaluated include:

a) Disturbance of bed and banks of any streams traversing the Project Site.

b) Potential degradation of Satterly Creek and its unnamed tributary, including effects due to the quality and quantity of water that would be discharged from the proposed wastewater treatment facility (WWTF) and from stormwater runoff. Water quality impacts will be based on the existing water quality conditions in the waterbodies, the projected quality of the WWTF effluent, and the projected quality of the stormwater runoff. The assessment will further consider effluent limits for the proposed discharge of the WWTF based on the Waste Assimilation Capacity (WAC) analysis performed in accordance with NYSDEC Division of Water Technical and Operational Guidance. The assessment will consider seasonal and episodic variations in stream flow in Satterly Creek and the unnamed tributary. Water quality and quantity effects shall be modeled, if necessary. A summary of the field data report (including the laboratory report) will be provided as an appendix to the DEIS.

c) Effects on natural and man-made impoundments on-site, as well as downstream of the Project Site if fed by waters drawn from the unnamed tributary.

d) Effects of excavation and placement of fill in state- and/or federally-regulated wetlands.

e) The watersheds, and water bodies, to which the project will drain will be identified. The evaluation will specifically consider the Bloggs Cove, Satterly Creek, and Moodna Creek, and

implications of the proposed project with the Moodna Creek Watershed Management Plan and current total maximum daily loads (TMDLs).

f) The potential thermal impacts of any discharge to receiving streams or water bodies will be discussed and evaluated.

g) Impacts to streams, ponds, and wetlands regulated by the U.S. Army Corps of Engineers and NYSDEC will be enumerated and evaluated. Potential direct and indirect impacts, including alterations to hydrologic inputs, will be identified as well as efforts to avoid, minimize, and compensate for impacts.

h) An evaluation of reclaimed water entering the drainage system, in terms of impact on water quality and ecological habitat, shall be evaluated.

i) Discuss the impacts of fertilizers, deicers, pesticides, herbicides, fungicides, and any other chemical applications which may be used for maintenance or other purposes within the community.

j) For stormwater management, a description of the project's proposed stormwater management infrastructure improvements will be provided as well as any approvals that are necessary to implement these infrastructure improvements. Stormwater analysis would include the volume of incremental increase in stormwater runoff with the proposed development along with an analysis of the pre- and post-development condition stormwater release. The Project's stormwater pollution protection plan (SWPPP) will also be prepared in accordance with the New York State Stormwater Management Design Manual and will be analyzed in this chapter.

Mitigation: Where impacts to regulated wetlands and surface hydrology cannot be avoided, mitigation measures will be identified. A detailed mitigation strategy will be provided including plans and details for the location of all mitigation activities. Alternative wastewater treatment alternatives will be outlined, as needed. This could include considerations of an alternative WWTF location on the site and/or treatment methodology.

ii. Groundwater Resources

Existing Conditions: Depth to groundwater and aquifer characteristics will be determined through geotechnical hydrogeological studies and secondary source research. Groundwater investigations have been conducted to determine the existing conditions of groundwater resources and the use of groundwater wells to supply water for the Proposed Project. The investigations included tests to determine the pumping capacity, yield, and number of on-site wells that would be required in order to meet estimated demand. The scope of the groundwater investigation will be presented, and the testing and monitoring procedures will be described. A summary of the investigation results will be provided and a groundwater investigation report will be included as an appendix to the DEIS.

Groundwater resources outside of the Project Site will also be identified, specifically in the vicinity of any proposed drinking water wells for the Clovewood development and in the greater vicinity of the WWTF. Specifically, the location of private wells will be identified, as well as their zones of contributions to the extent that data and information exists.

The Applicant proposes development of a system of on-site wells to provide an adequate water supply that would be sustainable even in years with low rainfall. As discussed upfront in the Proposed Project Description section, infrastructure improvement alternatives include an extension of the municipal water service to serve the Project Site, and deeding over the water supply wells to the Village. The

stand-alone on-site development water supply, and the enhanced municipal water supply will be evaluated to meet the potable water demand.

Potential Impacts: The potential impacts of the Proposed Project on groundwater and underground aquifer resources will be evaluated. The assessment for groundwater resources will also consider effects of new impervious surfaces, best practices for stormwater management and treatment, and local soil/groundwater characteristics. Potential impacts of subsurface structures, such as utilities and basement foundations, will be considered. This section will also evaluate the potential effects of the project on the wells of adjacent and proximate properties (cumulative impacts), including any potential effects on groundwater levels and quality. Groundwater recharge will be discussed. Similarly, the impact of the discharge of treated wastewater on wells downstream of the WWTF be discussed, considering that the tributary is an intermittent stream and some of the wastewater will infiltrate into the ground. The assessment will also considered the anticipated use of fertilizers in the development on drinking water resources.

Mitigation: Identify the measures that would be developed, as necessary, to mitigate and/or reduce any of the Project's potential impacts to surface waters, groundwater, and wetlands. Mitigation measures may include stormwater management best practices, green infrastructure, and other water re-use and recycling measures to mitigate for impacts on groundwater quality. Discuss proposed efforts to avoid, minimize, and mitigate direct and indirect impacts, including changes to hydrology, surface, and groundwater quality. Address the details of the SWPPP that will be prepared and analyzed in accordance with the New York State Stormwater Management Design Manual and analyzed in this chapter.

9. Water and Sewer Infrastructure

This chapter will examine the potential for impacts and the capacity to adequately serve the project-generated demands for water supply and sanitary wastewater treatment.

i. ***Water Supply***

The analysis will include a complete description of the required infrastructure for the water supply, treatment, storage, booster pumping, transmission, and distribution system, and include:

(a) Development of required domestic and fire protection demands as based on the projected population data and proposed project development;

(b) Water model to demonstrate provision of adequate flow and pressure to all proposed services;

(c) Fire protection analysis to demonstrate adequate available fire flow to serve the development as well as provide adequate residual system pressures; and

(d) Compliance with NYSDOH regulations as well as Recommended Standards for Water Works (10 States Standards), year of latest revision.

ii. Wastewater Treatment

The analysis will include a complete description of the required infrastructure for the sewage collection and treatment systems for the development and include:

(a) Development of required hydraulic and biological sewage demands for the proposed development;

(b) Design criteria for sewage collection system components including gravity sewer mains, sewage pump stations, and sewage force mains;

(c) Design criteria for wastewater treatment facility including typical components such as solids handling, secondary and tertiary treatment, disinfection, odor control, etc.;

(d) Anticipated effluent water quality data and any potential impacts to the receiving stream; and

(e) Compliance with NYSDEC regulations as well as Recommended Standards for Wastewater Treatment Works (Ten States Standards), year of latest revision.

10. Solid Waste

A solid waste assessment determines whether a project has the potential to cause a substantial increase in solid waste production that may overburden available waste management capacity. Therefore, the DEIS will include an assessment of solid waste, including the following tasks:

a) The solid waste and service demand generated by the Project will be projected.

b) The anticipated method of refuse disposal will be described, including an estimate of the number of additional truck trips.

c) Project features that enhance recycling (i.e., those that facilitate the separation, storage, collection, processing, or marketing of recyclables) will be identified.

11. Transportation

The transportation analysis will include all potential modes of travel including traffic, transit, bicycle, pedestrian, and trucks/emergency vehicle access. Each mode will be evaluated for the existing conditions, 2028 No Action Condition, and three potential action alternatives as discussed in the Alternatives section below (F. Chapter 4). The action alternatives will be evaluated for the two community scenarios described in Section 3.0 of this Final Scope. A 2028 No Action Condition will be examined for transportation, instead of a 2018 No Action Condition, because of the need to study 10 years after implementation of the project. Prior to the start of the evaluation, study areas by mode must be developed that encompasses all potential impacts from the proposed actions. A summary of the transportation scope of work is provided below, with additional supporting technical information provided in Appendix B.

Study Area: The traffic study area will include all intersections (existing and proposed) along NYS Route 208 between Round Hill Road and US Route 6/NYS Route 17 on/off-ramps as well as all intersections (existing and proposed) along Clove Road between NYS Route 208 and Round Hill Road. This study area provides a comprehensive look at all potential impacts from vehicle trips traveling between the proposed development and regional highway system. There is an estimated 16 intersections (3 signalized and 13 unsignalized) serving this corridor and does not include the driveways serving the proposed development. The study area will also include proposed intersections created as part of the connection to adjacent local roadways southwest of the proposed development.

The pedestrian study area will include up to a mile beyond the proposed development boundary to address any gaps in the pedestrian network between the proposed development and existing or potential commercial areas or Round Hill Elementary school. The bicycle study area will encompass up to a three-mile study area to highlight the connection between South Blooming Grove and Village of Monroe with access to the Orange County rail-trail at the Village of Monroe. The connection to other neighboring villages will also be important to showcase alternative transportation options other than

vehicles to travel around the area. The trucking study area will focus on the short-term construction impacts and should match the same study area as the traffic study.

Existing Conditions: The Existing Conditions will include a discussion of the current transportation system.

The traffic section will include a thorough quantitative assessment. Recent or new vehicle counts will be used to develop a balanced traffic network covering the entire traffic study area for the AM and PM peak hour on a Tuesday, Wednesday, or Thursday of a non-holiday week when public school is in session; PM peak hour for a Friday in early September (September 16th at the latest); Saturday peak hour; and Sunday peak hour times. The peak hours will be determined by examining the system peak hour for all study area intersections. A four-hour count window is highly suggested, especially for the Friday PM peak count. A single average peak hour factor will be calculated to represent the entire intersection, truck percentages will be averaged by intersection approach, and pedestrian and bicycle volumes will be determined for each intersection approach. Signal timings will be obtained from the appropriate jurisdictions and lane geometry will be field checked.

The traffic analysis will be assessed using the latest version of the Highway Capacity Manual (HCM) 2010. This will include an intersection analysis at each study area intersection and results depicted by lane group, overall approach, and overall intersection for the volume to capacity ratio, vehicle delay, and level of service. In addition, an arterial analysis will be performed for lengthy segments between intersections using the HCM 2010 procedures. 95th percentile queue analysis will also be provided for the signalized intersections and minor approaches at the unsignalized intersections.

The existing bicycle and pedestrian networks will be described and illustrated based on their particular study areas. Particular attention will be focused on major gaps in the networks.

The three most recent years of available crash data will be obtained covering the traffic study area. A summary of issues will be discussed and the crash rate calculated for each study area intersection in accordance with crash analysis procedures in Chapter 5 of the NYSDOT Highway Design Manual. If a crash rate of 1.0 or higher is calculated, then a more thorough review of the crash types will be assessed to better determine why the intersection(s) experience safety issues.

Potential Impacts - 2028 No Action Condition: The future condition without any changes to the proposed property will be examined in the context of all other planned developments and planned roadway improvements occurring between the present day and 10 years after the proposed development estimated time to completion (ETC) otherwise stated as ETC + 10. Based on a horizon year of 2018, any project outside of the proposed property scheduled to be completed by 2028 will need to be included in the 2028 No Action Condition.

For the traffic analysis, the following planned developments should be included in the traffic forecast covering the study area roadways:

- Sleep Inn Hotel
- South Blooming Grove Commercial Park
- Kiryas Joel 164-Acre Annexation Reasonable Foreseeable Development Scenario (RFDS)
- Metro Asset,
- ARA Bagels, and

- Smith Farm, a residential project in the Town of Monroe.

It should be noted that the Kiryas Joel RFDS will require certain assumptions that are detailed in Appendix B, the complete Transportation Scope of Work.

The background growth rate should be researched to determine the growth of NYS Route 208 using the Orange County travel demand model. The 2025 values should be compared to the 2015 values to determine a reasonable annual compounded growth rate.

The same traffic analysis methods outlined under the Existing Conditions will be followed for the 2028 No Action Condition and include intersection, arterial, and queue analysis. The future pedestrian and bicycle and planned improvements to these networks should be described based on county or regional transportation plans as well as any local plans. Some of these improvements could also be recommended mitigation strategies from other planned developments.

Potential Impacts - Action Conditions: The two With Action Condition scenarios will be evaluated based on the differing travel and living characteristics of the two types of communities noted in Section 3.0 (Overview and Analysis Framework). The volume of vehicle traffic expected to be generated by the proposed project will be calculated based on various assumptions of car ownership, land use and density and the appropriate Institute of Transportation Engineers (ITE) Trip Generation Manual trip estimate information, and modal split. These assumptions are further detailed in Appendix B of this Final Scoping Document.

The With Action Condition traffic volumes will be developed by adding the projected traffic volumes from the project, assigned in each analysis period to the approach and departure routes likely to be used, to the 2028 No Action Condition volumes. The same traffic analysis methods outlined under the Existing Conditions will be followed for the With Action Condition and include intersection, arterial, and queue analysis.

The proposed roadway layout must include Autoturn analysis to show that emergency vehicles can access all parts of the roadway network. Steep grades need to be identified to determine if these locations could be problematic for emergency vehicle access. In addition, a general safety assessment needs to be conducted in terms of safe access to all parts of the proposed roadway, especially during icy or snow covered conditions.

Mitigation: Each scenario will provide the appropriate mitigation strategies to reduce failing operations, queueing, and arterial analysis results to passing results or if the 2028 No Action Condition is projected to have failing conditions, the mitigation should result in an equal or lower operations, queueing, and arterial result value than the 2028 No Action Condition. The recommended mitigation measures, if any, will be reviewed with NYSDOT for approvals.

The future pedestrian and bicycle trips expected to be generated by the proposed project will also be discussed, as well as the planned project improvements for these modes. Any improvements that are needed to mitigate proposed pedestrian and bicycle trips that are not reasonably accommodated by the project will be recommended.

12. Noise Impacts

Noise sensitive areas or receptors will be identified near the Project Site and existing conditions noise monitoring will be conducted in representative noise sensitive areas to characterize existing conditions on and surrounding the Project Site. A screening-level traffic noise analysis will be conducted to confirm whether or not mobile source impacts could occur, using NYSDEC noise policy guidance (e.g., receptors predicted to experience 6 A-weighted decibels (dBA) or greater increase in noise levels). Impacts of new stationary noise sources, such as a sewage treatment plant, will also be considered and analyzed to determine if the noise levels exceed NYSDEC noise guidance thresholds. Potential noise impacts from construction vehicles and activity will be analyzed in the Construction Impacts section.

13. Air Quality Impacts

The air quality chapter will include a discussion of existing air quality trends and the area's attainment status. Although the Project is not expected to generate enough traffic to generate any significant adverse air quality impacts, mobile source screening will be performed to confirm there is no impact and no additional analysis is needed. The total Project-generated emissions of criteria pollutants and greenhouse gas emissions, including stationary sources, will also be provided. Possible odors from the WWTF will also be assessed.

14. Visual Impacts and Aesthetics

The effects of the Project on the visual environment will be analyzed through a process identified by the New York State Department of Environmental Conservation Program Policy titled: Assessing and Mitigating Visual Impacts, dated 31 July 2000, and in accordance with the Village of South Blooming Grove Zoning Code §235-14.4.B.(3)(c) and §235-14.4.D.(3), for purposes of identifying potential visual impacts. The analysis of potential visual impacts will include documentation of existing conditions, identification of visual impacts, and discussion of proposed measures to mitigate visual impacts.

Existing Conditions: Describe in text and photographs the existing visual character and significant visual resources in the study area. Existing designated scenic and historic areas, including public parkland, will be located and mapped. A visual analysis will be completed to determine and describe the visual character of the Project Site within the context of its surrounding area, including the effects of daytime and nighttime lighting. A viewshed map will be prepared to locate possible visual resources within the study area. This section will document and analyze views, in accordance with NYSDEC's Program Policy Document "*Assessing and Mitigating Visual Impacts.*" A visual analysis will include:

- Description of the physical character of the area;
- Description of significant scenic and historic resources, including State Parkland; and
- Identification of structures of significant architectural design.

Existing conditions photography will be captured to document views and potential views of the proposed Project from aesthetic resources and viewpoints.

Potential Impacts: The Project's visual impact on the following resources shall be assessed:

- Views from public roads,
- Visual impact on views from scenic resources/parks,
- Visual impact on area residential properties in the vicinity of the Project Site, and

- Impacts from 24 hour daytime and nighttime lighting (light pollution).

Potential impacts will be assessed using the following visual analysis procedures or methods:

a) **Viewshed Analysis** – A viewshed analysis will be performed based on topographic conditions using the height of the proposed structure(s) to identify the potential views and viewpoints that could have a clear line of sight looking toward the proposed project. The viewshed analysis will account for topography, and shall be provided to show areas and specific aesthetic resources that potentially have views of the project and viewpoints that may not be afforded views of the project. Arc Analyst or similar program will be utilized to determine locations from which the proposed buildings will be seen. The following views will be analyzed to determine potential impacts, and simulations will be performed for those views where Arc Analyst or other program indicates the proposed buildings may be within the viewshed of the resource. At a minimum, views from the following shall be assessed:

   - Appalachian Trail;
   - Trails and mapped scenic vantage points in Goose Pond Mountain State Park, Earl Reservoir Park, Schunnemunk Mountain State Park, and Gonzaga County Park; and
   - Representative residences within South Blooming Grove and Mountain Lodge neighborhoods.

b) **Line of Sight Profiles –** Line of sight profiles will be developed for views of the Project from viewpoints to confirm views. Analysis of vegetation, such as tree canopies, will be incorporated to determine if views may be seasonal during leaf-off seasons.

c) **Balloon Test** – Photos of balloons flown during the study period at the location and height of the highest points of the proposed vertical Project components will be included, and used to verify the height of the buildings shown in any photo-simulation or modeled representation of the Project Site from the vantage points to be studied. All balloon tests shall be publically noticed in the official newspaper and website of the Village of South Blooming Grove showing, at a minimum, the date and location of each balloon test no later than 10 days prior to the tests. Balloon tests will be undertaken from four locations within the Project Site's development area. The balloons will float at the elevations of the proposed homes' rooftops, at locations which will be the most visible. The co-lead agencies will approve or determine the details of the assessment locations, number of balloons, vantage points, dates of balloon testing, etc.

d) **Photographic Simulations –** The impacts of the proposed Project on the visual environment will be analyzed using verifiably accurate renderings, photo-simulations, and other techniques including cross sections, aerial photographs, visual sight lines (both for day and night), and narrative text. The potential to view the residential development from the various locations, including but not limited to those in existing conditions and above, shall be assessed. Simulations will be prepared representing future views of the Project Site during the "leaf-off" season and renderings will depict the context of the building(s) within the study area and neighborhood.

e) **Proposed Project Visual Analysis -** The visual analysis will describe the Project's:

   - Physical design (height, bulk, orientation, facade materials, etc.), design principles utilized, and consistency with the existing landscape. Reflectance of the building materials used shall be described.
   - The visibility of mechanical/electrical equipment from public locations shall be described.

- The visibility of any new electric overhead lines that may need to be constructed within the public right-of-way before entering the Project Site, where all electrical utilities shall be undergrounded.
- Traffic and roadway improvements and changes in visual character.
- A detailed description of all lighting systems on the Project Site, both within the landscape and on all buildings, shall be provided and shall include the types of fixtures, hours of operation, whether they are upcast or downcast, use of dark sky compliant fixtures, and other details. A photometric plan shall be provided of the cumulative impact of lighting levels, and footcandle measurements shall be provided throughout the Project Site and at the property lines. Hotspots shall be identified and reduced.
- A landscape plan shall be provided, indicating the location of all decorative landscaping, as well as landscaping being installed to screen views into the Project Site.

Mitigation: Proposed measures to mitigate visual impacts will be discussed, including design measures incorporated in the project in terms of architectural character, landscaping plans, and plans to minimize light pollution.

15. Hazardous Materials

The project area predominantly consists of undeveloped land, with the exception of a single-family home. The remainder of the project area is comprised of unused farm buildings, vacant bungalow-type residences, an abandoned garage structure, several small utility buildings, and undeveloped forested area. The Applicant would raze the former Lake Anne Country Club buildings. In addition, the Applicant has identified the areas in which dumping has occurred, has examined the material and soil in the areas of prior dumping, and has consulted with the New York State Department of Environmental Conservation (NYSDEC) regarding proper removal and disposal. No hazardous wastes were found and dumped material was removed. An abandoned fuel tank is also being decommissioned, removed and disposed of in accordance with NYSDEC requirements.

The following sources comprise the majority of the hazardous materials expected to be present in the project area in terms of both existing sources:

- Untested and potentially contaminated soils left behind after incomplete remedial activities,
- Untested and potentially contaminated soils left behind after the underground storage tank release,
- Debris left behind after incomplete remedial activities, and
- Untested and potentially contaminated groundwater.

Existing solid and hazardous waste in the project area was created by previous use of the Project Site; volumes will be estimated and disposal processes described. Potential impacts on solid and hazardous waste for the proposed action and alternatives will be described, including that originating from demolition of the existing structures and construction of the new ones.

This section will summarize the Phase II investigation, including areas where soil contamination may still be present, whether or not tank releases were reported and remediated, where debris may be present, and whether or not groundwater is contaminated. This section will also evaluate the status of the Project Site, including NYSDEC's position on the condition of the Project Site, and whether or not the implemented remediation resulted in a No Further Action letter.

Recommended mitigation measures to control hazardous materials exposure will be described in detail.

16. Construction Impacts

Typical construction activities include demolition of existing buildings, clearing and excavation, framing and finishing, parking and landscaping, and interior and finishing details. Construction for the Proposed Project is anticipated to be completed by 2018. This chapter will also describe the proposed construction program, including any phasing, and examine the potential short-term construction impacts, as follows:

a) **Geology Soils and Topography:** This section will analyze the potential short-term impacts of land disturbance (clearing, excavation, grading, and blasting) as a result of the construction of the proposed dwelling units, utilities, roads, and other Project improvements. This section will also discuss potential impacts and mitigation strategies for soil erosion, dust control, and vibration.

b) **Water Resources:** This section will analyze the potential short-term impacts on water resources as a result of the construction of the proposed dwelling units, utilities, roads, and other Project improvements, including but not limited to construction stormwater management plan, run-off/sediment controls, construction phasing that correlates to the SWPPP, and the potential need for a waiver from the MS4 Acceptance Form due to 5-acre disturbance limitations will be addressed.

c) **Traffic Systems.** The time period where the maximum amount of construction will be defined and become the basis of the 2018 No Action Construction Condition. The 2018 No Action Construction Condition will be developed for that horizon year by adding the background growth rate for the appropriate number of years to the existing traffic volumes. All study area intersections will be analyzed to create a construction impact baseline, including intersection operation, queue analysis, and arterial analysis.

   The construction condition will then be developed using the maximum number of workers and truck trips anticipated during the AM and PM peak hours. If construction is anticipated to continue on weekends, those periods will also be evaluated. To determine construction impacts, the same analysis will be conducted (intersection operation, queue analysis, and arterial analysis) and compared to the baseline condition.

   If the comparison leads to impacts, short-term or temporary mitigation strategies will be developed. If the level of impact would require major impacts to the NYS Route 208 corridor, the construction plan might have to consider spreading out the construction time period. At a minimum, NYS Route 208 might need to be considered for repaving once the project construction concludes.

d) **Noise.** A quantified noise analysis will be prepared which will examine potential noise impacts due to construction-related stationary and mobile sources. Existing noise levels will be determined by noise measurements as discussed in the noise section. Noise levels due to construction activities at each sensitive receptor will be predicted for the time period during which there is the greatest potential for impacts based on the conceptual construction schedule. Impacts will be assessed using criteria recommended in NYSDEC's "*Assessing and Mitigating Noise Impacts*" policy guide, and also take into consideration Village of South Blooming Grove noise standards. The construction noise analysis will account for the terrain of the project area. The analysis will be particularly focused on those construction activities that generate the highest noise levels, such as impact pile driving and blasting. Construction noise impacts on

wildlife will also be analyzed. Construction noise mitigation measures will be described, as appropriate.

e) **Air Quality.** Air pollutant sources associated with construction of the project would include combustion exhaust associated with non-road engines (i.e., excavators), on-road engines, and on-site activities that generate fugitive dust. Given that the project is part of maintenance area for $PM_{2.5}$ and may require one or more federal approvals (such as a Section 404 permit from the U.S. Army Corps Engineers), a quantitative construction emissions analysis will be completed for $PM_{2.5}$/$PM_{2.5}$ precursors to satisfy the Clean Air Act General Conformity rule (40 CFR 93 Subpart B). Emissions of $PM_{2.5}$, NOx, and SO_2 from the peak year of construction activity will be compared to the 100 tons/year General Conformity *de minimis* thresholds (40 CFR 93.153). The construction emissions analysis will use the latest EPA-approved models and methods (e.g., MOVES2014a for on-road trucks, NONROAD for off-road equipment, AP-42 for fugitive dust). Emissions of criteria pollutants other than $PM_{2.5}$ will be discussed qualitatively and a detailed description of construction air quality mitigation measures will be included.

17. Cumulative Impacts

A cumulative impact analysis considers whether the impacts of one or more separate actions, when considered together, may result in a substantial adverse impact on the environment. The review includes the project's potential impacts to reasonably related long-term, short-term, direct, indirect, and cumulative impacts, including other subsequent actions which are included in a long-range plan and likely to be undertaken as a result of the project or dependent thereon. The cumulative impacts of a project can result from a single action or from a number of individually minor but collectively significant actions taking place over a period of time.

Cumulative impacts will be discussed for each environmental resource area included in Chapter 3 of the DEIS. At a minimum, the cumulative impact analysis will consider future conditions 10 years following completion of the project.

The cumulative impact analysis will include identification of other reasonably foreseeable developments that could impact the same environmental resources as the Project. The analysis will include but it is not limited to the following projects:

(a) Sleep Inn Hotel,

(b) South Blooming Grove Industrial Park,

(c) Kiryas Joel 164-Acre Annexation Reasonable Foreseeable Development Scenario,

(d) Metro Asset,

(e) ARA Bagels, and

(f) Smith Farm, a residential project in the Town of Monroe.

(g) Background growth in population and employment.

Other pending or proposed projects, as well as trends affecting the health of specific resources, will be added to the above referenced list as necessary. The study area and relevant projects will vary on a resource by resource basis.

F. Chapter 4: Alternatives

The purpose of an alternatives analysis is to examine reasonable and practicable options that avoid or reduce project-related significant adverse impacts while achieving the goals and objectives of the Project. The EIS will analyze reasonable alternatives including the No Action Condition and other feasible alternatives as provided in 6 NYCRR 617.9(b)(5)(v) "a description and evaluation of the range of reasonable alternatives to the action that are feasible, considering the objectives and capabilities of the project sponsor."

This Chapter will be prepared in accordance with the SEQR Handbook (3th Edition - 2010, Chapter 5, Sub-Section C.23) which provides that for projects such as the construction of a residential subdivision, it is not necessary for every possible alternative density or size to be discussed. A range such as the density or size permitted under the existing zoning, the density or size after taking into consideration environmental constraints, and the density or size if clustering were to be used, may be reasonable alternatives.

The description and evaluation of each alternative will be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed. The DEIS will analyze the following four alternatives to the Proposed Project. Note that as explained in Section 3, Subsection B of this scoping document (With Action Condition), the three action alternatives will each evaluate two scenarios: one assuming demographic characteristics of a Satmar Hasidic community (Community Scenario 1) and one assuming demographic characteristics similar to existing conditions within the Village of South Blooming Grove (Community Scenario 2). The two scenarios will ensure that the EIS addresses the full range of potential impacts for each type of community.

No Action Condition: This alternative describes the conditions that would exist on the Project Site if the Project is not constructed. The No Action alternative includes no new development so as to provide a clear baseline for evaluating the impacts of the Project. The No Action Condition includes removal of the former Lake Anne Country Club dwelling units, buildings, and facilities (it is assumed their condition has deteriorated to the point where reuse/rehabilitation would not be reasonable).

Low Density Alternative: Under this alternative, it is assumed that development on the Project Site would be limited to 70 single-family residences with an average lot size of 10 acres. This is the density allowed by the Village zoning code in the Rural Residential District if the applicant decided to not use the zoning code option for a site analysis process. The Low Density Alternative includes removal of the former Lake Anne Country Club dwelling units, buildings, and facilities. The DEIS will include a discussion of open space, conceptual water, wastewater system, and roadways applicable to this alternative.

Base Lot Count Alternative: Under this alternative, the Project Site would be developed using the zoning code site analysis provisions, but without additional density credits, allowing for 340 single-family four bedroom homes , with one accessory dwelling unit each, for a total of 340 single-family homes and 340 accessory dwelling units. Under this alternative, the Applicant would not pursue building the additional units associated with zoning credits for land conservation or public amenities. This alternative also does not include the transfer of density from the 6.2 acres of RC-1 zoned property to the RR zone. The Base Lot Count Alternative includes removal of the former Lake Anne Country Club dwelling units, buildings, and facilities. The DEIS will include a discussion of lot size, total area of development, open space, conceptual water, wastewater system, and roadways applicable to this alternative.

Proposed Project (With Action Condition): The With Action Condition would allow for development of 600 single-family four bedroom homes with one accessory dwelling unit each, for a total of 600 single-family homes and 600 accessory dwelling units, on a total of 142 acres, as shown in Figure 2 in Section 1.0 of this scoping document. Under this Condition, the Applicant would pursue development of the additional residential units and lots associated with zoning credits for land conservation and/or public amenities and transfer the density from the 6.2 acres of RC-1 zoned property to the RR zone with approval from the Planning Board. As noted above, the single family lots would range in size from 5,850 sf (0.134 acre) to 4,675 sf (0.107 acre), with an average lot size of 5,670 sf (0.13 acre). The remainder of the Project Site would be designated for the following uses: approximately 544 acres of open space of which 60 acres would be a public park, and 22 acres of land reserved for future development (requiring separate review under SEQRA if development is proposed in the future). The Project includes removal of the former Lake Anne Country Club dwelling units, buildings, and facilities.

As noted in Section 1 of this Final Scope, the DEIS will also address variations in impacts resulting from potential infrastructure options. For example, fiscal impacts would be different depending on whether or not the Village accepts the roadways internal to the development. The DEIS will also evaluate water supply alternatives, specifically extension of municipal water to serve the site and deeding over the water supply wells to the Village.

For technical areas where impacts have been identified, the alternatives analysis will determine whether these impacts would still occur under each alternative. The analysis of each alternative will be quantitative where possible and a summary table comparing the impacts of the alternatives will be provided.

G. Chapter 5: Mitigation

Where significant adverse environmental impacts are identified by the DEIS analyses, measures to mitigate those impacts will be described in this chapter. Where impacts cannot be mitigated, they will be described as unavoidable adverse impacts.

H. Chapter 6: Unavoidable Adverse Impacts

Those impacts, if any, which could not be avoided and could not be practicably mitigated, will be described in this chapter.

I. Chapter 7: Growth-Inducing Aspects of the Project

This Chapter would analyze, where applicable and significant, any elements of the proposed Project which would have the potential to further additional development, including additional residential development, commercial development, additional community facilities, or potential future roadway extensions. The analysis will consider the capacity of the proposed water/sewer infrastructure to accommodate potential growth, as well as other development constraints (zoning requirements, wetlands, steep slopes, etc.). The potential uses of the 22 acres of land reserved for future development will be discussed, as well as the potential for the project to induce growth on adjacent properties outside the Project Site (such as new commercial uses or community facilities to serve the additional population added by the project). Should the project include new roadway connections, the potential for such roadways to increase the accessibility of previously difficult to access properties will be

considered. Planning estimates of potential induced growth impacts will be quantified wherever possible.

J. Chapter 8: Irreversible and Irretrievable Commitments of Resources

This chapter focuses on those resources, such as energy and construction materials, that would be irretrievably committed should the Project be built.

K. Appendices

A preliminary list of appendices to be included in the DEIS is provided below. This list is subject to change as the DEIS is developed, potentially adding additional technical backup appendices for certain topic areas as needed.

- Appendix A: Clovewood Site Plan Review Package
- Appendix B: Phase 1A and Phase 1B Cultural Resources Surveys
- Appendix C: Natural Resources Site Surveys
- Appendix D: Geotechnical Report
- Appendix E: Wetland Delineation Report
- Appendix F: Groundwater Well Investigation
- Appendix G: Water Supply Report
- Appendix H: Draft Stormwater Pollution Prevention Plan (SWPPP)
- Appendix I: Wastewater Treatment Report
- Appendix J: Traffic Impact Study
- Appendix K: Visual and Aesthetic Resources Technical Report
- Appendix L: Phase I: Environmental Site Assessment
- Appendix M: Phase II: Environmental Site Assessment
- Appendix N: Agency Coordination and Correspondence
- Appendix O: SEQRA Documentation (EAF, Final Scope, Positive Declaration)

APPENDIX A: FULL ENVIRONMENTAL ASSESSMENT FORM

The Clovewood Full Enviromental Assessment Form ("FEAF") is found in the Clovewood DEIS in the following locations:

Appendix O-1: FEAF Part 1
Appendix O-2: FEAF Part 2
Appendix O-3: FEAF Part 3

APPENDIX B: DETAILED TRANSPORTATION SCOPE OF WORK

The transportation analysis will include all potential modes of travel including traffic, transit, bicycle, pedestrian, and trucks/emergency vehicle access. Each mode will be evaluated for the Existing Conditions, 2028 No Action Condition, and six potential actions. Prior to the start of the evaluation, study areas by mode must be developed that encompass all potential impacts from the Project.

Study Area

The traffic study area will include all intersections (existing and proposed) along NY 208 between Round Hill Road and US Route 6/NY 17 on/off-ramps as well as all intersections (existing and proposed) along Clove Road between NY 208 and Round Hill Road. This study area provides a comprehensive look at all potential impacts from vehicle trips traveling between the proposed development and regional highway system. There are an estimated 16 intersections (3 signalized and 13 unsignalized) serving this corridor and this count does not include the driveways serving the proposed development. The study area will also include proposed intersections created as part of the connection to adjacent local roadways southwest of the proposed development.

The pedestrian study area will include up to a mile beyond the proposed development boundary to address any gaps in the pedestrian network between the proposed development and existing or potential commercial areas or Round Hill Elementary school. A safe and interconnected walking environment will be important to review for a large residential community.

The bicycle study area will encompass up to a three-mile study area to highlight the connection between South Blooming Grove and Village of Monroe with access to the Orange County rail-trail at the Village of Monroe. The connection to other neighboring villages will also be important to showcase alternative transportation options other than vehicles to travel around the area.

The trucking study area will focus on the short-term construction impacts and should match the same study area as the traffic study.

Existing Conditions

The Existing Conditions will include a discussion of the current transportation system.

The traffic section will include a thorough quantitative assessment. Recent or new vehicle counts will be used to develop a balanced traffic network covering the entire traffic study area for the AM and PM peak hour on a Tuesday, Wednesday, or Thursday of a non-holiday week when public school is in session; PM peak hour for a Friday in early September (September 16th at the latest); Saturday peak hour; and Sunday peak hour times. The peak hours will be determined by examining the system peak hour for all study area intersections. A four-hour count window is highly suggested, especially for the Friday PM peak count. A single average peak hour factor will be calculated to represent the entire intersection, truck percentages will be averaged by intersection approach, and pedestrian and bicycle volumes will be determined for each intersection approach. Signal timings will be obtained from the appropriate jurisdictions and lane geometry will be field checked.

The traffic analysis will be assessed using the latest version of the Highway Capacity Manual (HCM) 2010. This will include an intersection analysis at each study area intersection and results depicted by lane group, overall approach, and overall intersection for the volume to capacity ratio, vehicle delay, and

level of service. In addition, an arterial analysis will be performed for lengthy segments between intersections using the HCM 2010 procedures. This analysis will mainly focus on the stretch of NY 208 between the US Route 6/NY 17 interchange and County Route 44 (Mountain Road), and County Route 44 and Peddler Hill Road. 95th percentile queue analysis will also be provided for the signalized intersections and minor approaches at the unsignalized intersections.

The existing bicycle and pedestrian networks will be described and illustrated based on their particular study areas. Particular attention will be focused on major gaps in the networks.

Crash data will be obtained covering the traffic study area. A summary of issues will be discussed and the crash rate calculated for each study area intersection. If a crash rate of 1.0 or higher is calculated, then a more thorough review of the crash types will be assessed to better determine why the intersection(s) experience safety issues.

2028 No Action Condition

The future condition without any changes to the proposed property will be examined in the context of all other planned developments and planned roadway improvements occurring between the present day and 10 years after the proposed development estimated time to completion (ETC) otherwise stated as ETC + 10. According to the Applicant, the project will be completed in 2018. This would mean any project outside of the proposed property scheduled to be completed by 2028 will need to be included in the 2028 No Action.

For the traffic analysis, the following planned developments should be included in the traffic forecast covering the study area roadways:

- Sleep Inn Hotel,
- South Blooming Grove Commercial Park,
- Kiryas Joel 164-Acre Annexation Reasonable Foreseeable Development Scenario (RFDS),
- Metro Asset,
- ARA Bagels, and
- Smith Farm—a residential project in the Town of Monroe.

It should be noted that the Kiryas Joel RFDS will require the following assumptions:

- Based on Orange County's Independent Assessment of the 164-acre annexation, there would be 1,960 dwelling units
- The Institute of Transportation Engineers (ITE) *Trip Generation Manual* Low Rise Apartment land use should be used to calculate the trip generation to reflect the single car ownership per family unit to develop vehicle trips that incorporate a sizable projected transit share (902 AM, 1,137 PM, 1,098 Sunday vehicle trips)
- Trip distribution based on AM peak hour volumes exiting the village at Bakertown Road, Acres Road, Forest Road, and Mountain Road

The background growth should be researched to determine the growth of NY 208 using the Orange County travel demand model. The 2025 values should be compared to the 2015 values to determine a reasonable annual compounded growth rate.

The same traffic analysis methods outlined under the Existing Conditions will be followed for the 2028 No Action Condition and include intersection, arterial, and queue analysis.

The future pedestrian and bicycle and planned improvements to these networks should be described based on county or regional transportation plans as well as any local plans. Some of these improvements could also be recommended mitigation strategies from other planned developments.

Build Conditions

As discussed in the analysis framework section of the Scoping document, two demographic scenarios are considered in the future With Action (or Build) condition:

1. **Community Scenario 1**: Development occupied by a Satmar Hasidic community.
2. **Community Scenario 2**: Development occupied by a community with demographics similar to the existing conditions in the Village of South Blooming Grove.

As a result of these two community scenarios and the three build alternatives, a total of six scenarios must be evaluated as part of the Build Condition with appropriate mitigation strategies recommended to address potential transportation impacts. These include the following:

1. Proposed Project - Community Scenario 1, 600 Units with Accessory Apartments
2. Base Lot Count Alternative - Community Scenario 1, 340 Units with Accessory Apartments
3. Low Density Alternative - Community Scenario 1, 70 Units with Accessory Apartments
4. Proposed Project - Community Scenario 2, 600 Units with Accessory Apartments
5. Base Lot Count Alternative - Community Scenario 2, 340 Units with Accessory Apartments
6. Low Density Alternative - Community Scenario 2, 70 Units with Accessory Apartments

Each scenario will provide the appropriate mitigation strategies to reduce failing operations, queueing, and arterial analysis results to passing results or if the 2028 No Action Condition is projected to have failing conditions, the mitigation should result in an equal or lower operations, queueing, and arterial result value than the 2028 No Action Condition.

The three primary transportation assumptions will differ depending on the scenario. Trip generation will increase as the density of housing increases. The modal split will change depending on who resides in the development.

1. Proposed Project - Community Scenario 1, 600 Units with Accessory Apartments

The first scenario will evaluate the traffic conditions based on the proposed development serving as an extension to Kiryas Joel with an assumption that each single family home would be occupied by at least one driving age male and the accessory apartment occupied by at least one driving age male. It is assumed that there would be one family per parcel with two vehicles and a heavy reliance on the use of alternative transportation options such as walking, bicycling, and transit for most of the family members.

The ITE *Trip Generation Manual* provides various trip generations based on transit supportive land uses such as low, medium, and high density apartments. For this scenario, low density apartments is the best

match representing buildings up to three floors similar to garden apartments. This land use also accounts for a portion of the trips not using vehicles, similar to this Build scenario. According to ITE's low density apartment, the trip generation for this scenario would be estimated at 552 vehicle trips during the AM peak hour, 696 vehicle trips during the PM peak hour, and 672 vehicle trips during the Sunday peak hour (See table below). The trip distribution will follow the existing AM peak hour travel volumes along NY 208 to represent a strong attraction to the south connecting to the regional highway network.

In addition to the trip generation calculated using ITE, this scenario must also include a transit vehicle trip generation covering the same study area network. An estimate of the number of shuttle buses per hour should be developed offering service between the proposed development and the Village of Kiryas Joel. Based on the number of shuttle buses operating per hour, an appropriate passenger car equivalent must be assigned according to the size of the bus. In addition, passenger car equivalents must also be calculated representing motorbus routes (extensions or new routes) serving the proposed developed to provide service between the proposed development and popular destinations in Rockland County and New York City.

Because of the proposed size of this development, a cursory review of the local park-and-ride facilities must also be performed to ensure there will be enough capacity to handle the additional vehicles potentially accessing the facilities, especially those serving buses and Metro North train service destined to New York City.

There should also be a bicycle and pedestrian plan for the proposed development with connections to the Village of Kiryas Joel because of the potential reliance on these travel modes.

Proposed Project - Community Scenario 1 Trip Generation Summary

Source	Housing Units	Time Period	IN	OUT	Total Trips
ITE Land Use Code 221	600 Homes plus 600 Accessory Apartments	AM Peak Hour	116	436	552
		PM peak Hour	452	244	696
Low-Rise Apartment		Sunday peak	356	316	672

2. Base Lot Count Alternative - Community Scenario 1, 340 Units with Accessory Apartments

The second scenario will evaluate the traffic conditions based on the same modal split assumptions as described under the first scenario including number of vehicles per unit and the use of alternative transportation options such as walking, bicycling, and transit for most of the family members.

According to ITE's low density apartment, the trip generation for this scenario would be estimated at 265 vehicle trips during the AM peak hour, 365 vehicle trips during the PM peak hour, and 381 vehicle trips during the Sunday peak hour (See table below). The trip distribution will follow the same assumptions as the first scenario to represent a strong attraction to the south connecting to the regional highway network.

This scenario must also follow the same process as the first scenario to include transit vehicle trip generation covering the same study area network. An estimate of the number of shuttle buses and motorcoaches per hour should be developed and assigned to the roadway network using an appropriate passenger car equivalent. Park-and-ride use should also be evaluated.

There should also be a bicycle and pedestrian plan for the proposed development with connections to the Village of Kiryas Joel because of the potential reliance on these travel modes.

Base Lot Count Alternative - Community Scenario 1 Trip Generation Summary

Source	Housing Units	Time Period	IN	OUT	Total Trips
ITE Land Use Code 221	340 Homes plus	AM Peak Hour	56	209	265
	340 Accessory	PM peak Hour	237	128	365
Low-Rise Apartment	Apartments	Sunday peak	202	179	381

3. Low Density Alternative - Community Scenario 1, 70 Units with Accessory Apartments

The third scenario will evaluate the traffic conditions based on the maximum number of single family homes that could be developed in the Rural Residential District if the applicant decided to not use the zoning code option for a site analysis process or approximately 70 units plus an accessory apartment. Following all the same modal split assumptions as described under the first scenario, the trip generation for this scenario would be estimated at 72 vehicle trips during the AM peak hour, 91 vehicle trips during the PM peak hour, and 85 vehicle trips during the Sunday peak hour (See table below). The trip distribution will follow the same assumptions as the first scenario to represent a strong attraction to the south connecting to the regional highway network.

This scenario must also follow the same process as the first scenario to include transit vehicle trip generation covering the same study area network. An estimate of the number of shuttle buses and motorcoaches per hour should be developed and assigned to the roadway network using an appropriate passenger car equivalent. Park-and-ride use should also be evaluated.

There should also be a bicycle and pedestrian plan for the proposed development with connections to the Village of Kiryas Joel because of the potential reliance on these travel modes.

Low Density Alternative - Community Scenario 1 Trip Generation Summary

Source	Housing Units	Time Period	IN	OUT	Total Trips
ITE Land Use Code 221	70 Homes plus	AM Peak Hour	15	57	72
	70 Accessory	PM peak Hour	59	32	91
Low-Rise Apartment	Apartments	Sunday Peak	45	40	85

4. Proposed Project - Community Scenario 2, 600 Units with Accessory Apartments

The fourth scenario will evaluate the traffic conditions based on the proposed development serving a residential community with demographics/cultural practices similar to the existing conditions in the Village of South Blooming Grove. It is assumed that the accessory apartments could be constructed (with Planning Board approval) and that most likely the residents of these units will own vehicles.

The ITE *Trip Generation Manual* provides rates for both a detached single family home and apartment trip generation rate. These land use types would best fit this scenario to represent the potential vehicle trips that could occur from the proposed development. According to ITE, the trip generation for this scenario would be estimated at 728 vehicle trips during the AM peak hour, 875 vehicle trips during the PM peak hour, and 857 vehicle trips during the Saturday peak hour, and 766 vehicle trips during the Sunday peak hour (See table below). The trip distribution will follow the same assumptions as the first scenario to represent a strong attraction to the south connecting to the regional highway network.

Proposed Project - Community Scenario 2 Trip Generation Summary

Source	Housing Units	Time Period	IN	OUT	Total Trips
ITE Land Use Code 210	600 Homes	AM Peak Hour	107	323	430

Single Family Detached Housing		PM peak Hour	332	195	527
		Saturday peak	294	251	545
		Sunday peak	244	216	460
ITE Land Use Code 220 Apartment	600 Accessory Units	AM Peak Hour	60	238	298
		PM peak Hour	226	122	348
		Saturday peak	156	156	312
		Sunday peak	153	153	306
TOTAL TRIPS BY TIME PERIOD		AM Peak Hour	167	561	728
		PM peak Hour	558	317	875
		Saturday peak	450	407	857
		Sunday peak	397	369	766

5. Base Lot Count Alternative - Community Scenario 2, 340 Units with Accessory Apartments

The fifth scenario will evaluate the traffic conditions based on the same modal split assumptions as described under the fourth scenario, above. It is assumed that the accessory apartment could still be included and regardless of who it houses, most likely the residents of these units will own vehicles.

Following the same assumption as the fourth scenario, the ITE single family detach home and apartment land uses will be referenced. According to ITE, the trip generation for this scenario would be estimated at 418 vehicle trips during the AM peak hour, 521 vehicle trips during the PM peak hour, and 491 vehicle trips during the Saturday peak hour, and 447 vehicle trips during the Sunday peak hour (See table below). The trip distribution will follow the same assumptions as the first scenario to represent a strong attraction to the south connecting to the regional highway network.

Base Lot Count Alternative - Community Scenario 2 Trip Generation Summary

Source	Housing Units	Time Period	IN	OUT	Total Trips
ITE Land Use Code 210 Single Family Detached Housing	340 Homes	AM Peak Hour	62	186	248
		PM peak Hour	199	117	316
		Saturday peak	169	145	314
		Sunday peak	145	129	274
ITE Land Use Code 220 Apartment	340 Accessory Units	AM Peak Hour	34	136	170
		PM peak Hour	133	72	205
		Saturday peak	88	89	177
		Sunday peak	87	86	173
TOTAL TRIPS BY TIME PERIOD		AM Peak Hour	96	322	418
		PM peak Hour	332	189	521
		Saturday peak	257	234	491
		Sunday peak	232	215	447

6. Low Density Alternative - Community Scenario 2, 70 Units with Accessory Apartments

The sixth scenario will evaluate the traffic conditions based on the maximum number of single family homes that could be developed Rural Residential District if the applicant decided to not use the zoning code option for a site analysis process or approximately 70 units plus an accessory apartment. Following all the same modal split assumptions as described under the fourth scenario, the trip generation for this scenario would be estimated at 97 vehicle trips during the AM peak hour, 132 vehicle trips during the PM peak hour, 109 vehicle trips during the Saturday peak hour, and 101 vehicle trips during the Sunday

peak hour (See table below). The trip distribution will follow the same assumptions as the first scenario to represent a strong attraction to the south connecting to the regional highway network.

Low Density Alternative - Community Scenario 2 Trip Generation Summary

Source	Housing Units	Time Period	IN	OUT	Total Trips
ITE Land Use Code 210 Single Family Detached Housing	70 Homes	AM Peak Hour	15	44	59
		PM peak Hour	48	28	76
		Saturday peak	40	33	73
		Sunday peak	35	30	65
ITE Land Use Code 220 Apartment	70 Accessory Units	AM Peak Hour	8	30	38
		PM peak Hour	36	20	56
		Saturday peak	18	18	36
		Sunday peak	18	18	36
TOTAL TRIPS BY TIME PERIOD		AM Peak Hour	23	74	97
		PM peak Hour	84	48	132
		Saturday peak	58	51	109
		Sunday peak	53	48	101

Summary of all Scenarios

The total number of vehicle trips and alternative transportation plan requirements are presented in the following table:

Transportation Analysis Build Condition Trip Generation Summary

Analysis Condition	AM Trips	PM Trips	Saturday Trips	Sunday Trips	Transit Evaluation	Pedestrian Plan	Bicycle Plan
Proposed Project-Community Scenario 1	552	696	–	672	☑	☑	☑
Base Lot Count Alternative, Community Scenario 1	265	365	–	381	☑	☑	☑
Low Density Alternative, Community Scenario 1	72	91	–	85	☑	☑	☑
Proposed Project-Community Scenario 2	728	875	857	766	–	–	–
Base Lot Count Alternative, Community Scenario 2	418	521	491	447	–	–	–

Analysis Condition	AM Trips	PM Trips	Saturday Trips	Sunday Trips	Transit Evaluation	Pedestrian Plan	Bicycle Plan
Low Density Alternative, Community Scenario 2	97	132	109	101	–	–	–

Short-term Construction Impacts

The proposed development has an ETC period of two years or 2018. The proposed 600 single family houses plus 600 accessory apartments are planned for construction in less than two years and the construction impacts must be evaluated using the same level of analysis as the other conditions.

First, the time period where the maximum amount of construction must be defined. The 2018 No Action Construction Condition must be developed for that horizon year composed of adding the background growth rate for the appropriate number of years. All study area intersections should be analyzed to create a construction impact baseline. This includes the intersection operation, queue analysis, and arterial analysis. Second, the construction condition must be developed composed of the maximum number of worker and truck trips anticipated during the AM and PM peak hour. If construction is anticipated to continue on weekends, those periods must also be evaluated. The same analysis should be conducted and compared to the baseline condition.

If the comparison leads to impacts, short-term or temporary mitigation strategies must be developed. If the level of impact would require major impacts to the NY 208 corridor, the construction plan might have to consider spreading out the construction time period. At a minimum, NY 208 might need to be considered for repaving once the project construction concludes.

Proposed Roadway Layout Review

The proposed roadway layout must include Autoturn analysis to show that emergency vehicles can access all parts of the roadway network. Steep grades need to be identified to determine if these locations could be problematic for emergency vehicle access.

A general safety assessment needs to be conducted in terms of safe access to all parts of the proposed roadway, especially during icy or snow covered conditions.

CLOVEWOOD

Draft Environmental Impact Statement

O-7
Negative Declaration &
Adoption of Village Zoning Code

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

State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Project Number: N/A Date February 4, 2009

Tax ID Number: Entire Village of South Blooming Grove

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act – SEQRA) of the Environmental Conservation Law.

The Village of South Blooming Grove Board of Trustees, as the lead agency, has determined that the proposed action described below will not have a significant adverse environmental impact, and that a Draft Environmental Impact Statement is not required under the specific circumstances presented herein.

Name of Action: Initial Adoption of First Zoning Local Law

SEQRA Status: Type 1

Description of Action: This "Proposed Action" is for the initial adoption of the first zoning local law for the Village of South Blooming Grove, incorporated in 2006. It includes all zoning code, zoning map information and a map showing overlay districts.

Location: Entire Village of South Blooming Grove, located in south central Orange County.

Reasons Supporting this Determination:

1. The Village Board has determined that this proposed action is a Type 1 Action. In accordance with SEQRA regulations, lead agency notifications were mailed to all potential interested and involved agencies. No other agencies have expressed an interest in being lead agency. Therefore the Village Board has designated itself lead agency for this action.

2. The Village Board has reviewed the Final Report, dated August 2008, of the Village of South Blooming Grove Zoning Commission, which included a summary of proposed changes, the proposed zoning code and maps. As part of its responsibility, the Zoning Commission held a Public Hearing and conducted interviews with many providers of public services to the Village.

3. Notice of a Public Hearing was advertised, published and posted by the Village Board according to law, the Public Hearing was opened on January 12, 2009 and continued until January 26, 2009. The Village Board received comments on the proposed code and potential environmental impacts, including a report from the Orange County Planning Department under the provisions of Section 239-m of the General Municipal Law.

4. The Village Board has contributed to the preparation of and reviewed a Full Environmental Assessment Form (EAF), Parts I, II, a supporting narrative, the public hearing record, and other supporting documentation including those items referenced

above. The Village Board has determined that an Environmental Impact Statement (EIS) was not required because there will be no significant impacts based on a review of the criteria found in 617.7(c).

The Village Board has carefully reviewed potential environmental impacts associated with the Proposed Action, and has determined the following:

a. The area to be re-zoned to different land use categories represents less than one percent of the land in the Village.

b. The additional overlay (Significant Biological Overlay) is located on the easterly side of the Village and includes the same areas already included in the Ridgeline Overlay and Scenic Viewshed Overlay Districts. The provisions of the Significant Biological Overlay District address protections for flora and fauna, by avoiding habitat areas and pathways. These provisions do not affect the number of dwelling units that may be built.

c. Those parcels of real property subject to re-zoning to a different land use category were examined to determine if wetlands exist upon said parcels. It has been determined that there are no wetlands as defined in Articles 24 and 25 of the Environmental Conservation Law on said parcels.

d. The proposed zoning map changes are conceptually consistent with the proposals in the Regional Plan Association report recommending an expansion

of rural crossroads development in this area, the Orange County Department of Planning proposals for hamlet development, and the Town of Blooming Grove Comprehensive Plan proposals for hamlet centers.

e. Provisions for water service will need to be provided by all applicants as part of the development process to insure adequate supply and pressure. Provisions will be required of applicants for adequate sewer supply and capacity. Any new water and sewer infrastructure and/or improvements must be dedicated to the Village upon completion of any development project.

f. The proposed action will not have any impact on fish or wildlife species. At such time as development proposals are made, the NYS Department of Environmental Conservation and appropriate Federal agencies will be contacted to determine whether any known state or federally listed rare, threatened, endangered species or species of statewide concern are or could be located within the vicinity of the specific development proposal. Several provisions of the zoning code are designed to protect these species.

g. Any development that takes place based on the proposed zoning will be more oriented to pedestrian scale and access than current development in the Rural Crossroads area near the intersection of Route 208 and Clove Road.

h. The proposed action is not anticipated to have a significant adverse impact on stormwater management. The proposed code includes Low Impact Design (LID)

features to be used with required stormwater management techniques in order to improve esthetics and groundwater recharge. When specific developments are proposed, adequate mitigation will be a required part of the project design.

i. The proposed action is not anticipated to have a significant adverse impact on local road conditions. As development occurs in accordance with the proposed zoning, the access management provisions of the proposed code will mitigate the impacts of increased traffic.

j. In consideration of the foregoing, the Village Board of South Blooming Grove has determined that the proposed action (the adoption of the first zoning law) will not create any significant adverse environmental impacts and that mitigation is not necessary.

For Further Information:

Contact Person: Robert Jeroloman – Mayor, Village of South Blooming Grove

Address: Village Offices location - 811 Route 208, Monroe, NY 10950,

Mailing address - P.O. Box 295, Blooming Grove, NY 10914

Telephone number: (845) 782-2600

A Copy of This Notice is Sent to:

Chief Executive Officer, Village of South Blooming Grove, NY

Other Interest and Involved Agencies:

Orange County - Department of Health, Department of Public Works, Department of Planning

New York State - Department of Health, Department of Environmental Conservation, Department of Transportation

Other - Palisades Interstate Park Commission

Action Sponsor: Village Board, Village of South Blooming Grove

Resolution No.: _15__ of 2009

THE VILLAGE OF SOUTH BLOOMING GROVE

VILLAGE BOARD

Roll Call Vote

Names	Ayes	Noes	Abstain	Absent
Mayor Mr. Robert Jeroloman	X			
Trustee Mr. Garry Dugan	X			
Trustee Mr. John Hickey	X			
Trustee Mr. James Mullany	X			
Trustee Ms. Dorine Sas	X			
TOTAL	5			

The following was presented

By__Trustee Dugan_____

Seconded by___Trustee Sas_____

Date of Adoption__February 9, 2009_____

RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF SOUTH BLOOMING GROVE ADOPTING LOCAL LAW NO. _3__ OF 2009 WHICH CREATES CHAPTER 235 OF THE VILLAGE CODE, ENTITLED "ZONING CODE OF THE VILLAGE OF SOUTH BLOOMING GROVE", SAID CHAPTER IMPLEMENTING THE FIRST ZONING CODE OF THE VILLAGE OF SOUTH BLOOMING GROVE AND ADOPTING, AS PART OF SAID

ZONING CODE, THE FIRST ZONING BOUNDARY MAP OF THE VILLAGE OF SOUTH BLOOMING GROVE

WHEREAS, the Village Board of the Village of South Blooming Grove has been desirous of adopting a zoning code to apply within the boundaries of the Village; and

WHEREAS, to avail itself of the powers conferred by Article 7 of the New York State Village Law, the Village Board appointed a Zoning Commission, pursuant to N.Y.S. Village Law § 7-710(1); and

WHEREAS, pursuant to N.Y.S. Village Law § 7-710(3), the Village's Zoning Commission provided notice and conducted numerous public hearings to obtain input from the public concerning the preparation of a "Preliminary Report and Zoning Map", dated June 23, 2008; and

WHEREAS, pursuant to N.Y.S. Village Law § 7-710(4) the Village's Zoning Commission conducted additional public hearings after the preparation of their "Preliminary Report" and provided the Village Board with a "Final Report and Zoning Map", dated August 4, 2008; and

WHEREAS, the Zoning Commission and the Village Board thereafter conducted a joint public meeting to discuss the contents of the Zoning Commission's "Final Report and Zoning Map"; and

WHEREAS, the Village Board's Planning and Development Consultant, Robert Geneslaw Co., provided the Village Board with a draft of the Zoning Code, Chapter 235 and the proposed zoning map; and

WHEREAS, the Village Board of the Village of South Blooming Grove preliminarily classified this as a Type I action; determined that it will act as Lead Agency for the purposes of SEQRA review; will coordinate environmental review pursuant to Article 8 of the ECL and the implementing regulations with any other interested and involved agencies; and

WHEREAS, the Village Board, pursuant to the requirements of General Municipal Law § 239(m), caused distribution of the proposed zoning code and map to the Orange County Department of Planning, and other entities required to receive such notice there-under; and

WHEREAS, the Village Board conducted a public hearing on the 12th day of January 2008, at which time the public provided comments to assist in the Village Board's consideration of the adoption of the first zoning law and to permit the public to make comment on, and to perform review pursuant to Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act) ("SEQRA"), which law provides for the establishment of zoning district boundaries; use requirements; bulk, density and dimensional requirements; district regulations; supplementary yard requirements; supplementary requirements for buildings and structures; accessory parking and loading requirements; conditional and special use permit

criteria and standards; for the establishment of a Planning Board, Zoning Board of Appeals, Architectural Review Board; for non-conforming uses; establishes a zoning map; and related matters; and

WHEREAS, the Village Board continued its public hearing concerning the proposed local law and continued the public hearing concerning the potential adverse environmental impacts of the same on January 26, 2008; and

WHEREAS, the Village Board has reviewed and considered the comments and suggestions regarding the local laws submitted by the public and the interested and involved agencies; and

WHEREAS, the final draft of the proposed local law and zoning map to be filed in the Office of the Secretary of State incorporates the written comments and suggestions made by the Orange County Department of Planning and other interested agencies, as well as comments and suggestions made by Village Board members, professional advisors, counsel and the public; and

WHEREAS, the full Environmental Assessment Form ("EAF"), as modified, reflects that the Zoning Commission and the Village Board reviewed the adopted Town of Blooming Grove Comprehensive Plan and concur with the intent of the Town of Blooming Grove Comprehensive Plan, and further reflects that the Zoning Commission agendas, including meeting dates and meeting minutes, are appended as an attachment to the EAF and the same are incorporated as a part of the record of the review of the proposed local law and zoning map; and

WHEREAS, the full EAF regarding the proposed local law and zoning map indicates that there is likely to be no adverse environmental impacts associated with this action; and

WHEREAS, the Village Board of the Village of South Blooming Grove has determined that it is in the best interests of the health, safety and welfare of the residents of the Village to enact said local law;

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

1. The Village Board hereby finds that the proposed Zoning Code, Chapter 235 of the Village Code, and the proposed zoning map, have no significant adverse environmental impacts and issues a negative declaration with respect to the local zoning code and map; and

2. The Village Board of the Village of South Blooming Grove hereby adopts said Zoning Code of the Village of South Blooming Grove and the Zoning Map of the Village of South Blooming Grove, copies of which are attached hereto and made a part of this resolution; and

3. The Village Clerk is hereby directed to enter said Local Law in the minutes of this meeting and in the Local Law Book of the Village of South Blooming Grove; to give due notice of the adoption of said Zoning Code and Zoning Map to the

Secretary of State of New York; and to publish the Village Board's negative declaration with respect to the same in the Environmental Notice Bulletin of the Department of Environmental Conservation.

BY ORDER OF THE BOARD OF TRUSTEES OF
THE VILLAGE OF SOUTH BLOOMING GROVE

DATED: February 9, 2009

_____
Barbara Vojta, Village Clerk