Application of Barrett Hill Associates, LLC
for Zoning Text Change
to Town of Southeast Town Board

EXPANDED ENVIRONMENTAL ASSESSMENT

SEQR Full Environmental Assessment Form (EAF) and Supplemental Studies

"Barrett Hill"
Mount Ebo Lot 6
41 Mount Ebo Road North,
Town of Southeast, Putnam County, New York

PROJECT PARTICIPANTS

Applicant:
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Brewster, BY 10509
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August 4, 2015
April 28, 2016

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Expanded Environmental Assessment

SEQR Full Environmental Assessment Form (EAF) and Supplemental Studies

PROJECT DESCRIPTION

1.1 Project Location and Background

The Environmental Assessment Form (EAF) examines the potential environmental impacts that might be expected to result from the proposed zoning text change that would allow the construction and operation of the proposed project at what is known as Mount Ebo Lot 6, located at 41 Mount Ebo Road North, Town of Southeast, Putnam County, New York. The property is known and designated on the Tax Map of the Town of Southeast as Section 46, Block 5, Lot 2.

The applicant proposes an amendment to the Town of Southeast Zoning Code to permit the conversion of 168 senior housing units approved in 2006 as "Barrett Hill," on a 29+acre parcel in the OP-2 Zoning District, to the same number of non-age-restricted units. The zoning petition includes a 30-percent set-aside for the first six months of marketing as "priority units," reserved for veterans, Town employees, and others as specified. Of these units, 34 percent (17 units total) are proposed to be set aside (for 99 years) as affordable housing units. The zoning text change would be applicable to all parcels within the OP-2 zoning districts in the Town that meet certain specified criteria including: location on a State County or Town road adjacent to a residential zone; serviced by existing centralized water, sewer and fire protection; and have a minimum lot size of
15 acres.

Following full environmental review, a site plan and special use permit were approved in 2006 for a 168-unit senior residential project on the subject site, along with other approvals, and construction of that project commenced in 2007 and then halted in 2009. An amended site plan is being developed by the applicant for the Town's review, subject to the approval of the proposed text change amendment. Since the zoning amendment is proposed in conjunction with a specific property and for a specific project, this Expanded Environmental Assessment evaluates the potential impacts of the whole action for review under SEQRA.

Figures 1 and 2 show the site location and its surroundings. A conceptual design for the amended site plan is presented in Figure 3, upon which the EAF evaluations are based. Figure 4 shows the 2006 approved plan, which when compared to Figure 3 illustrates the changes to the building footprints and changes to site circulation to accommodate the proposal. The current plan includes 8 2/3-story residential buildings, each with a footprint of approximately 11,000 square feet, and a clubhouse, compared to the approved plan with 6 buildings each with a footprint of approximately 16,190 square feet plus a clubhouse.

The proposed unit mix is 64 1-bedroom units and 104 2-bedroom units, compared to all 2-bedroom units in the prior approved project. Like the approved plan, a clubhouse with resident amenities is proposed in the amended plan. Project amenities will include a swimming pool, athletic center, and other activity rooms and outdoor spaces. Like the approved plan, the proposed project will have three access points: two off of Mount Ebo Road North and a gated emergency-only access from Old Route 22.

The amended plan is being designed to conform with the requirements of the 2006 approvals as relate to stormwater management, wetlands, and other elements. In particular, the project plan will have the same impervious surface area – approximately 260,489 square feet. The amended plan will require no disturbance within at least 300 feet of the local wetland.

Barrett Hill Associates, LLC, is the project sponsor. The Town of Southeast Town Board is anticipated to be the lead agency for this action, since the primary action will be approval of a zoning text change. Participation by the Town of Southeast Planning Board is also anticipated for the amended site plan application that will be submitted by the applicant. The project will also require approval of the Special Use permit by the Town Board, following reviews by both boards.

The EAF has been prepared in accordance with Section 8-0101 of New York State Environmental Conservation Law and the regulations promulgated by the New York State Department of Environmental Conservation thereunder which appear at 6 NYCRR Part 617 (known as the New York State Environmental Quality Review Act, “SEQRA”, or “SEQR”). The SEQRA Full Environmental Assessment Form is included in this document along with supplemental studies intended to assist the lead agency and other potential regulatory agencies ("involved agencies" in a coordinate review) in making a determination whether the proposed action would likely result in any potentially significant environmental impacts. While some of the information and graphics in this document is conceptual in nature, the analyses, illustrations, and maps provided herein have been advanced in sufficient detail to assess the extent of potential environmental impacts.

EAF Parts 1, 2 and 3 have been prepared to describe the potential environmental impacts of the proposed development action. EAF Part 3 includes narratives regarding the relevant issues of concern identified in Part 2.

1.2 Change in Market Conditions

Barrett Hill Associates, LLC, is the owner of property consisting of 29.02+/- acres and located in the OP-2 Zoning District as regulated by the Zoning Code of the Town of Southeast. In October of 2006 the Town granted Covington Management, Barrett Hill's affiliate, site plan approval for the construction of 168 market rate senior housing units in six (6) separate buildings with a clubhouse and other amenities. This site plan approval, and various other approvals necessary to implement the project, have been maintained in effect since that time. Construction was started on the approved project in or about 2007, including bringing central sewer and water services to the site, but ceased in 2009. Unfortunately, due to unavailability of financing for construction of senior housing, completion of the facility as planned became infeasible.

During the same time period, there has been acknowledgement of the need for multifamily housing in Putnam County and, specifically, acknowledgment of the need for rental housing. As cited in the January 2014 report, *Housing Needs Assessment Report prepared by* the Putnam County Housing Corporation: “Putnam County is faced with limited choice and an insufficient supply of affordable and market rate rental housing.” The Town of Southeast has also recognized the need for a balanced diversity of housing opportunities in its recently enacted 2014 Comprehensive Plan Update, stating: “The Town of Southeast seeks a balanced diversity of housing opportunities and types to meet the needs of its current and future residents. The Town seeks to maintain its existing supply of housing, including its variety of price ranges, to accommodate residents of all income groups.”

A copy of The Petition and amended text change language are included in Appendix A of this submission.

The Modified Project

One hundred sixty-eight (168) dwelling units are proposed in eight buildings, along with a clubhouse facility, on approximately 29 acres of land. The buildings will include 64 1-bedroom, and 104 2-bedroom apartments. Recreational amenities will include a clubhouse with swimming pool, athletic center, and other activity rooms and outdoor spaces. On-site parking for 336 vehicles is proposed. The proposed area of disturbance to build the project is approximately 11.4 acres, and less than the 16.5 acres in the approved plan since the stormwater basins are substantially in place. The area of proposed impervious surfaces is approximately 260,489 square feet. Refer to Table 1-1 for a comparative tabulation of the approved and proposed plans. The stormwater conveyance system (catch basins and pipes) designed for the approved project will be modified as needed for the new layout. The stormwater management system will function in the same manner as was originally designed for the site, including utilizing two extended detention basins that have already been built on the property. The project included a Stormwater Pollution Prevention Plan (SWPPP) which was approved by NYCDEP on October 10, 2006. In accordance with the NYSDEC stormwater regulations, the SWPPP will be updated for the amended plan that will validate the conclusions of the original SWPPP and preserve the original SWPPP approval. A typical proposed building elevation and floor plans are provided as Figures 5, 6 and 7.

These numbers compare to the following description of the approved project: One hundred sixty-eight (168) dwelling units in six buildings, with a clubhouse and accessory facilities. The buildings included 168 2-bedroom apartments. Recreational amenities were to include a clubhouse, conservatory and outdoor swimming pool. On-site parking for 336 vehicles was provided in the project – 50 percent of the parking was to be constructed under buildings. The approved area of disturbance to build the project was 16.5 acres and the area of approved impervious surfaces was approximately 260,489 square feet. A stormwater management system was designed as part of the SWPPP for the project which was accepted for coverage under the SPDES General Permit for Construction Activity (GP-02-01), and included two extended detention treatment basins within the project. Overall, the amended project proposal would not exceed the respective parameters of the approved project.

Barrett Hill proposes a zoning text change that would allow a multi-unit, multi-family project without an age restriction but with a mandated affordable housing component by special permit in the OP-2 district, thereby allowing construction of the modified project described above.

The applicant proposes to provide priority in initial marketing of 50 units (30% of the total rental units), designated as "Priority Units," and a 99 year guarantee of affordability (to the extent of 34% of the Priority Units – 17 units) for the following categories of individuals:

i. Veterans living in the Hudson Valley;
ii. Full-time employees of the Town of Southeast;
iii. Full-time employees of school districts serving the Town of Southeast;
iv. Unpaid active volunteer members of the Town's Fire Department; and
v. Putnam County first responders (law enforcement, fire fighters and EMS workers).
vi. Persons with Disabilities

Development Comparison on Other OP-2 Parcels

Since the proposed zoning text change would potentially apply to all other property in the Town that is zoned OP-2, and potentially affect the development capability of that land, analysis was undertaken to establish the potential development yield of other applicable tracts. Section 3.1 presents the development comparison on other OP-2 parcels. These estimates were then used in evaluating potential effects on traffic and the school system as described in the subsequent sections.

Zoning Compliance and Project Design

The proposed concept plan that accompanies this report (shown in Figure 3) is designed to comply with the requirements of the 2006 approvals – including site plan, special permit, water supply and wastewater collection system permits, and stormwater permit. The permitted building height for the 2006 project was 3 stories or 45 feet;[1] the proposed buildings in this concept plan will not exceed these limits. The overall area of development disturbance of the approved plan, which area was in fact cleared and regraded in the initial construction operation, was 16.5 acres; this concept plan is designed within the same development envelope on the site and, due to the initial construction, would require less disturbance now. The total area of impervious surfaces of the approved plan was 5.9 acres; this concept plan is designed not to exceed this permitted area so that the plan will utilize the stormwater basins that are now in place on the site. Upon approval of the proposed zoning text change and further development of the site plan, the SWPPP for the project will be updated to accommodate the revised plan. The area of coverage (footprint) of each of the buildings is actually reduced over 30 percent from the approved plan. The Site Data Table for the proposed concept plan is attached as Table 2

The project will utilize the privately owned and operated Mount Ebo water supply and wastewater collection systems, as in the approved project.

Project Population

The proposed project will not have an age restriction as in the approved project. The demographics of an age-restricted project typically includes smaller family units (fewer children) and often smaller size dwelling units. The population of the approved plan is projected to be 302 persons. In the proposed plan, there will be larger units and some families may typically have one or more children. The population of the proposed plan is projected to be 345 persons, including 32 school-aged children. The local school services and facilities have been evaluated relative to the change in projected population. The addition of these students into the local school system will have minimal impact; the overall effect of the change in the population mix on the School district's budget is projected to be net positive. A summary demographic report is included in Appendix B. Refer to section 3.5 for further discussion.

Access and Impact on Traffic

The proposed project will have access from NYS Route 22 via Doansburg Road and Mount Ebo Road North, as in the approved plan. The applicant has evaluated the local area traffic relative

[1] The approved buildings were 3 floors over a parking level, up to 45 feet in height. The proposed buildings are shorter.

to the change in projected trip generation (a result of the change in project population by eliminating the age restriction) and no significant impact on traffic capacity operations is projected from the proposed non-age-restricted residential use. As requested by the Town Board, a new traffic study was completed in March and April 2016 and is included in Appendix C. Refer to section 3.4 for further discussion.

1.3 Approvals

This action will require the following approvals/referrals from the Town of Southeast (which would then supersede these particular prior approvals):

Town Board
- Approval of Zoning Text Change
- Special Permit Approval

Planning Board
- Amended Site Plan Approval

Architectural Review Board
- Recommendations on Architectural Design (referral)

Putnam County Department of Planning
- GML §239-m Review (referral)

The approvals granted for the 2006 plan remain valid today and due to the similarities of many elements of the current proposed plan (such as keeping the proposed disturbance and impervious surface within the limits of the approved plan), most will be applicable to the revised plan. The approvals/referrals granted to the Barrett Hill Senior Housing project in 2006, and their status as relates to the 2006 site plan, are as follows:

Town of Southeast Town Board
- Special Permit Approval, granted 8/31/06 (remains valid)

Town of Southeast Planning Board
- Site Plan Approval, granted 10/23/06 (remains valid)

Town of Southeast Architectural Review Board
- Recommendations on Architectural Design, 4/18/06 (positive referral made to Town Board)

Putnam County Department of Planning
- GML §239-m Review (positive referral made from Department of Planning)

Putnam County Department of Health
- Approval of Wastewater Collection System, granted 10/4/06 (remains valid)
- Approval of Water Main Extension, granted 10/4/06 (remains valid)

Putnam County Department of Highways & Facilities
- Approval of Traffic Signal (construction is completed)

New York City Department of Environmental Protection
- Approval of SWPPP, granted 10/10/06 (remains valid)

New York State Department of Environmental Conservation
- Approval for Coverage under SPDES General Permit, granted 5/9/07 (remains valid)
- 5-Acre Waiver, granted 6/1/07 (remains valid)

New York State Department of Health
- Approval of Plans for Public Water Supply Improvement, granted 10/5/06 (remains valid)
- Approval of Backflow Prevention Device, granted 10/4/26 (remains valid)

TABLE 1

Comparison of Approved and Proposed Plans-
Mount Ebo Lot 6 (Barrett Hill)
April 2016

	Approved Plan	**Proposed Plan**
Project Site	29.02 acres	same
Number of Units	168- 2 bedroom units	168 with 64 - 1 bedroom and 104 - 2 bedroom units
Number of buildings	7 including clubhouse	9 including clubhouse
Building height	4 stories/45'	7 @ 2/3 stories, 1 @ 3/4 stories, clubhouse @ 2 stories
Footprint of residential buildings	16,190+/- sf each (approx 97,000+/- sf)	11,000+/- sf each (approx 88,000+/- sf)
Number of units per building	28	20 with one building at 28
Number of Parking spaces	Required: 242 (1.2 spaces + 20%) Approved: 168 covered spaces 168 outdoor spaces 336 Total	Required: 252 (1.5 spaces /unit) Proposed: 336 outdoor spaces
Parking location	between building and basins at south end	behind buildings on south end
Area of disturbance	16.5 acres with 5.1 acres completed	11.4 acres within already disturbed area
New Impervious Area	260,489+/- sf	same
General slope on roads and parking	2% at south end but 5-10% else where	2-5% max except north side drive for limited length. Much more walkable.
Stormwater basins	installed as approved	same
Clubhouse location	along drive	at rear of site- more private

MT. EBO LOT 6 (Barrett Hill)
Mount Ebo Road North
Southeast, NY

SITE DATA TABLE
April 28, 2016

Site Data

Tax Map #:	46.-5-2
Site Size:	29.02± Acres
Site Zone:	OP-2

Zoning Data

Site Zone:	OP-2
Permitted Uses:	Office, Warehouse, Light Manufacturing
Special Permit Uses:	Restaurant, Recreation, Hotel, Motel, Conference Center, Senior Housing, Public Utilities, **Multi-Unit Multi Family with Special Occupancy Component** (Proposed Zoning)
Accessory Uses:	General Business, Retail, Services
Minimum Lot Size:	29+/- acres Proposed Zoning)
Minimum Lot Frontage:	400'
Minimum Lot Width:	400'
Minimum Lot Depth:	400'
Building Setbacks:	Front 100' *
	Side 50'
	Rear 50'
Parking Setbacks:	Front 50' *
	Side 25'
	Rear 25'

*As per Note D - reduce to 50'/25' where along a Town Road.

Maximum Building Coverage Allowed:	25%
Maximum FAR:	0.25
Minimum Open Space Required:	45%
Maximum Building Height:	3 Stories / 45'

TABLE 2

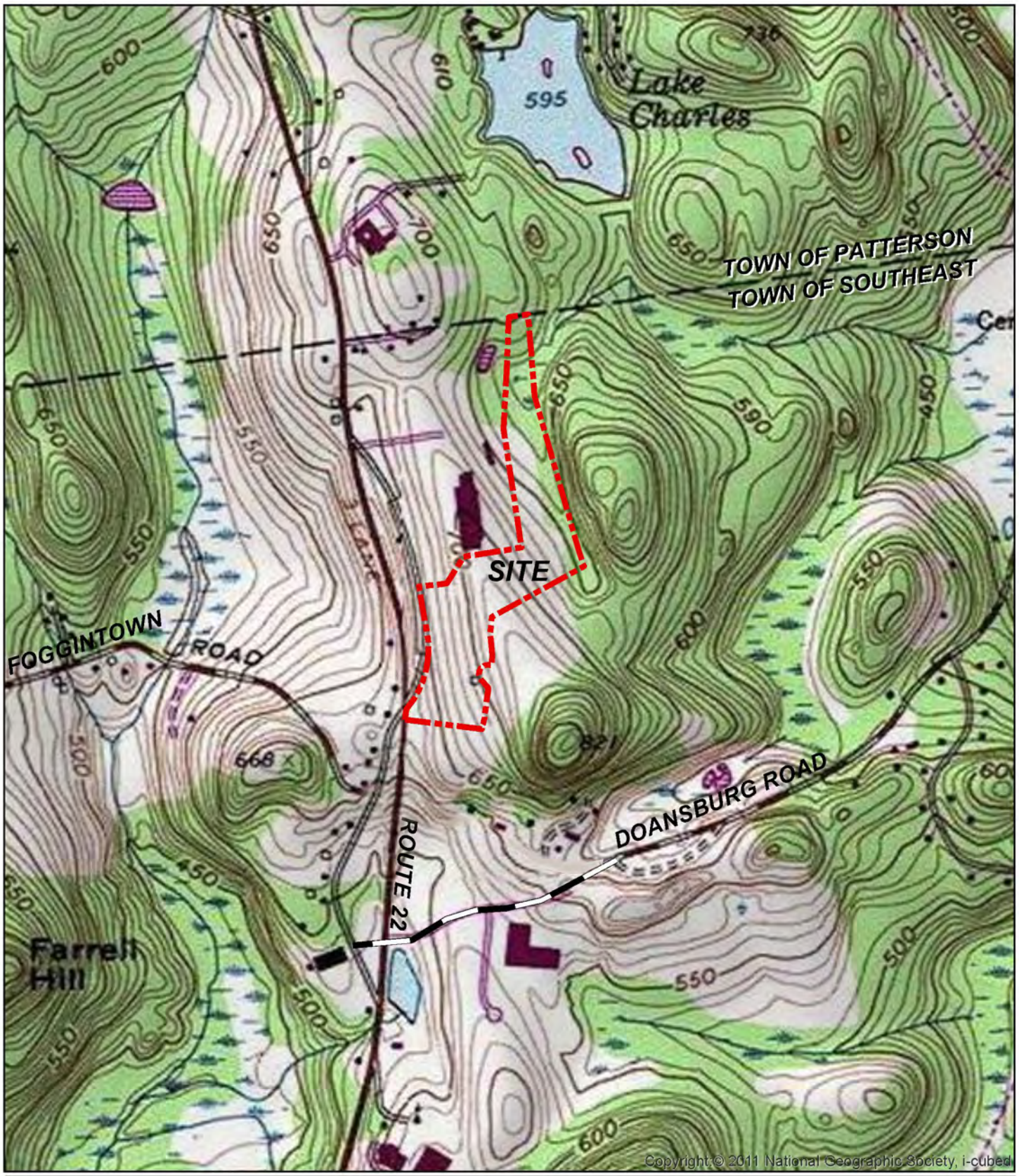
MT. EBO LOT 6 (Barrett Hill)
Site Data Table - Page 2
April 28, 2016

Proposed Development

Proposed Use:	Multi Unit Multi Family with Special Occupancy Component
Project Lot Size:	29.02± Acres (At least 29 acres Required for MUMF Special Permit)
Setbacks Proposed:	Same as OP-2 Zone
Number of Units Proposed:	168 Units 64 - 1 bedroom 104 - 2 bedroom
Minimum Distance Between Units:	15'
Parking Required:	1.5 spaces per unit 168 Units x 1.5 = 252 Spaces Required
Number of Spaces Proposed:	336 Spaces
Building Coverage:	7%
Proposed FAR:	0.22
Proposed Open Space:	80%
Proposed Building Height:	3 Stories / 45'
Community Facilities Proposed:	Clubhouse / Conservatory Fitness Trail Gazebo

K:\My Documents on K\Mt. Ebo Corporate Park\Barrett Hill - Lot 6\Site Data Table 04-28-2016.wpd

TABLE 2- continued



N
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Figure 1: Site Location Map
"Barrett Hill" – Mount Ebo Lot 6
Town of Southeast, Putnam County, NY
Scale: 1" = 1,000'
Base: USGS 7.5-minute Topographic Map, Brewster Quad

File: 15013 6/29/2015 KA

Tim Miller Associates, Inc., 10 North Street, Cold Spring, New York 10516 (845) 265-4400 Fax (845) 265-4418

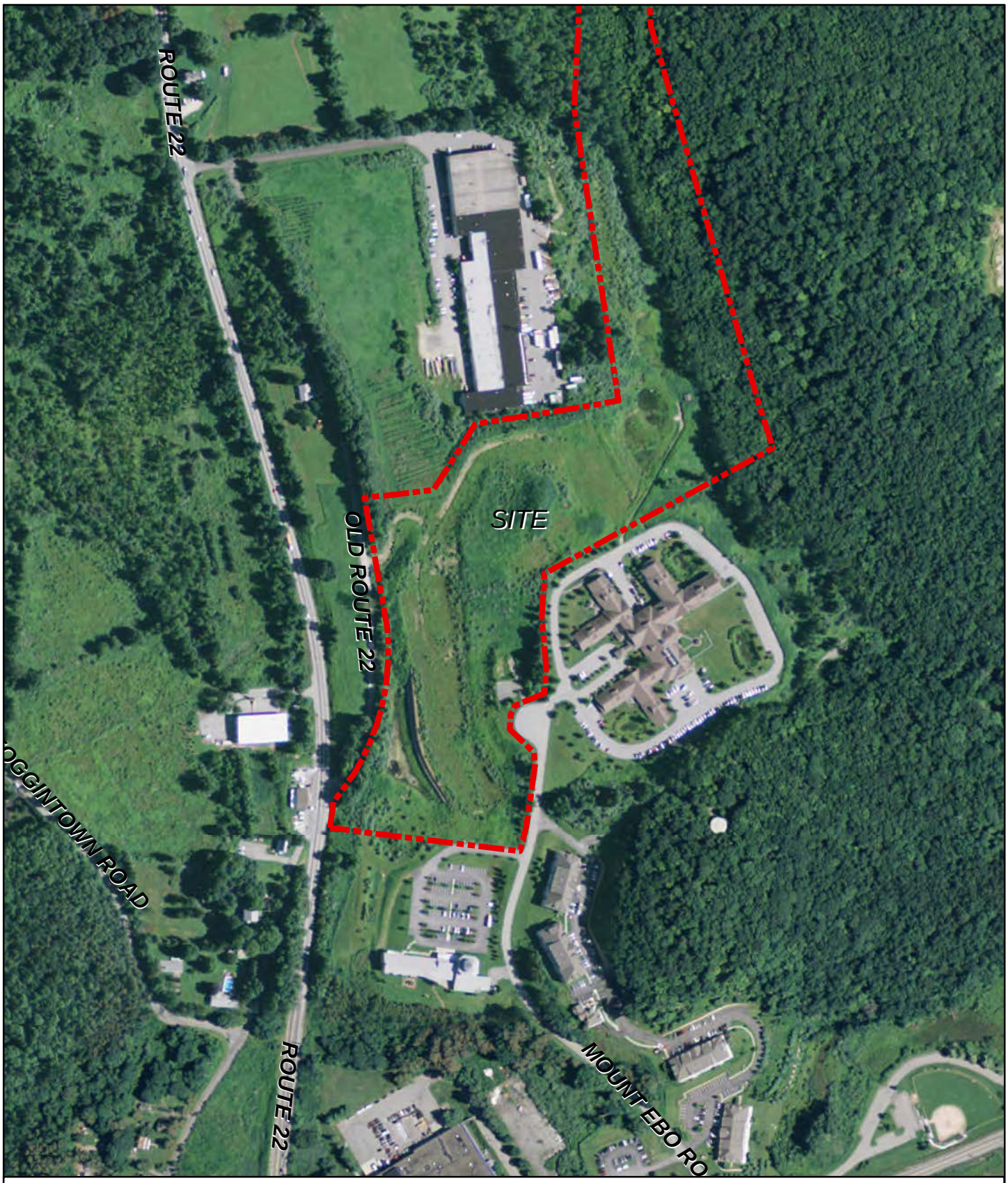

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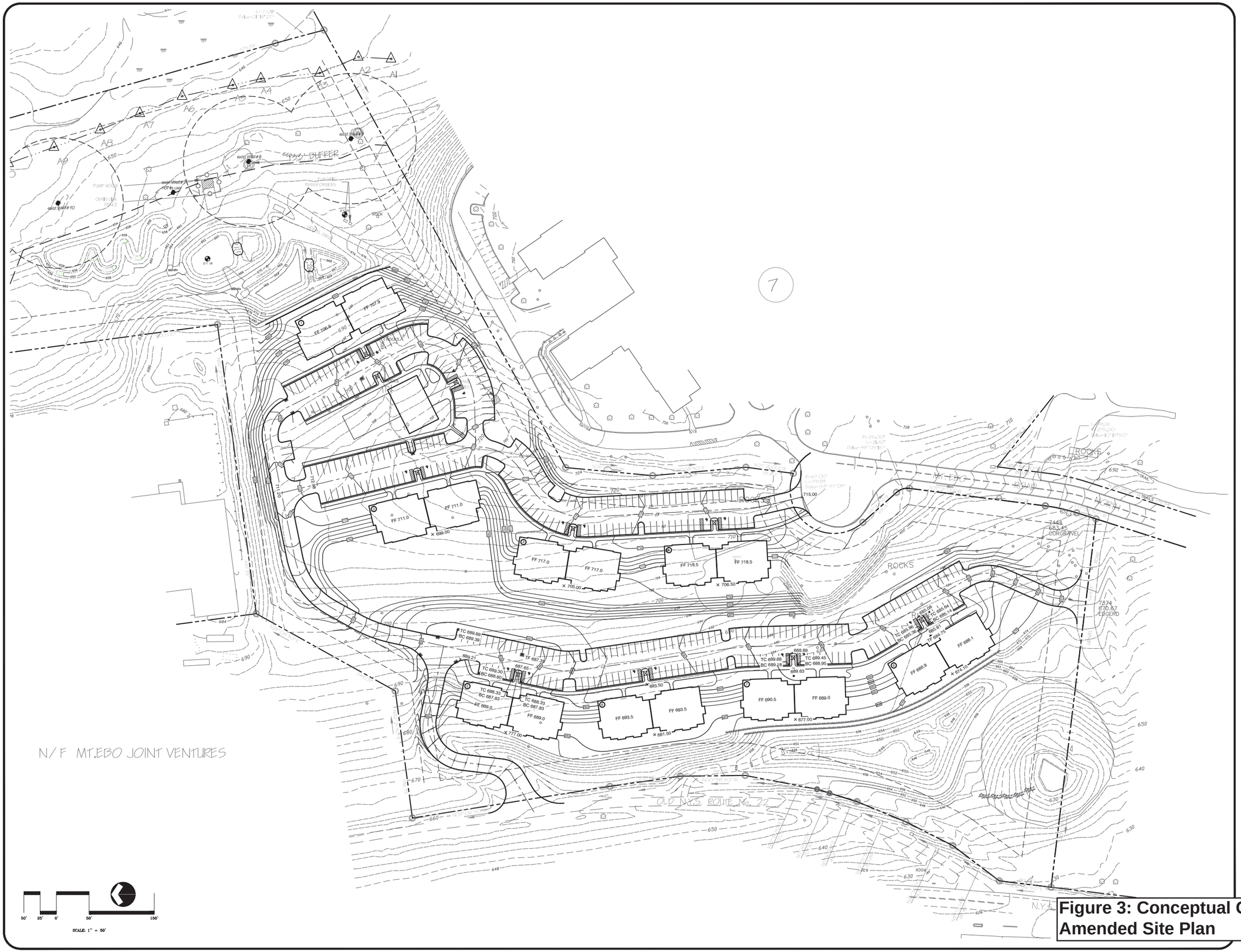
Figure 2: Aerial of Site
"Barrett Hill" – Mount Ebo Lot 6
Town of Southeast, Putnam County, NY
Scale: 1" = 400'
Base: Esri Orthological Photo

File: 15013 6/29/2015 KA

Tim Miller Associates, Inc., 10 North Street, Cold Spring, New York 10516 (845) 265-4400 Fax (845) 265-4418



REVISIONS		
NO.	DATE	DESCRIPTION
1.		
2.		

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PHONE (914) 277-5005
FAX (914) 277-5020

LADA, P.C.
Land Planners
Somers, NY 10589 (914) 277-5020
Stamford, CT 06903 (203) 324-9277
Middletown, NY 10940 (845) 343-4040
Rhinebeck, NY 12572 (845) 876-7603

GRADING PLAN

BARRETT HILL
MOUNT EBO ROAD NORTH
TOWN OF SOUTHEAST, NY 10509

DESIGNED	T.H.
DRAWN	E.F.
CHECKED	C.W.
APPROVED	T.H.
SCALE	1"=50'
DATE	xx-xx-xx

Figure 3: Conceptual Grading Plan - Amended Site Plan

50' 25' 0' 50' 150'
SCALE: 1" = 50'
CLUBHOUSE
ROCKS
ROCKS
ROCKS

FIGURE 5- TYPICAL BUILDING ELEVATION

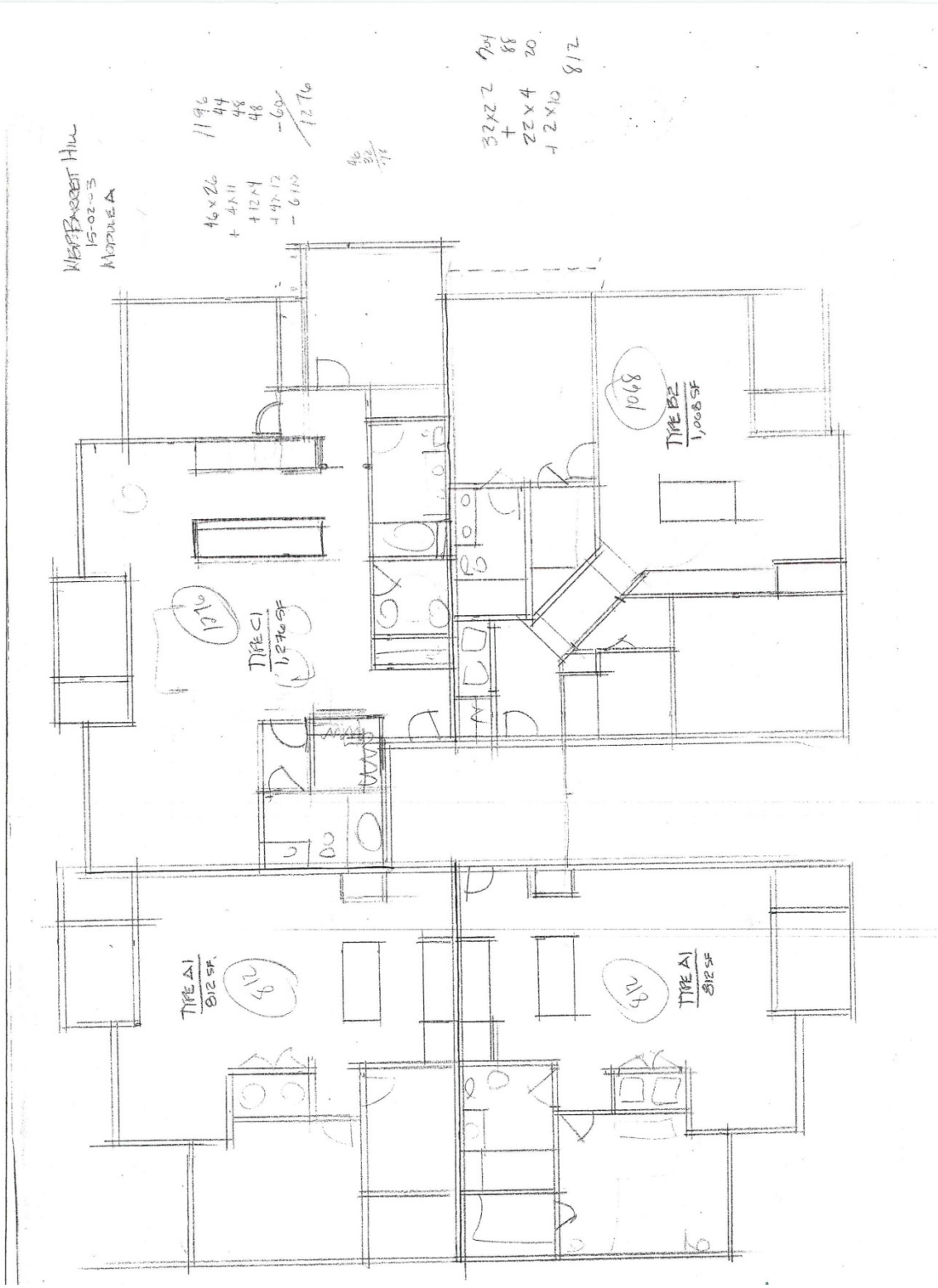

FIGURE 6- TYPICAL FLOOR PLAN – MODULE A

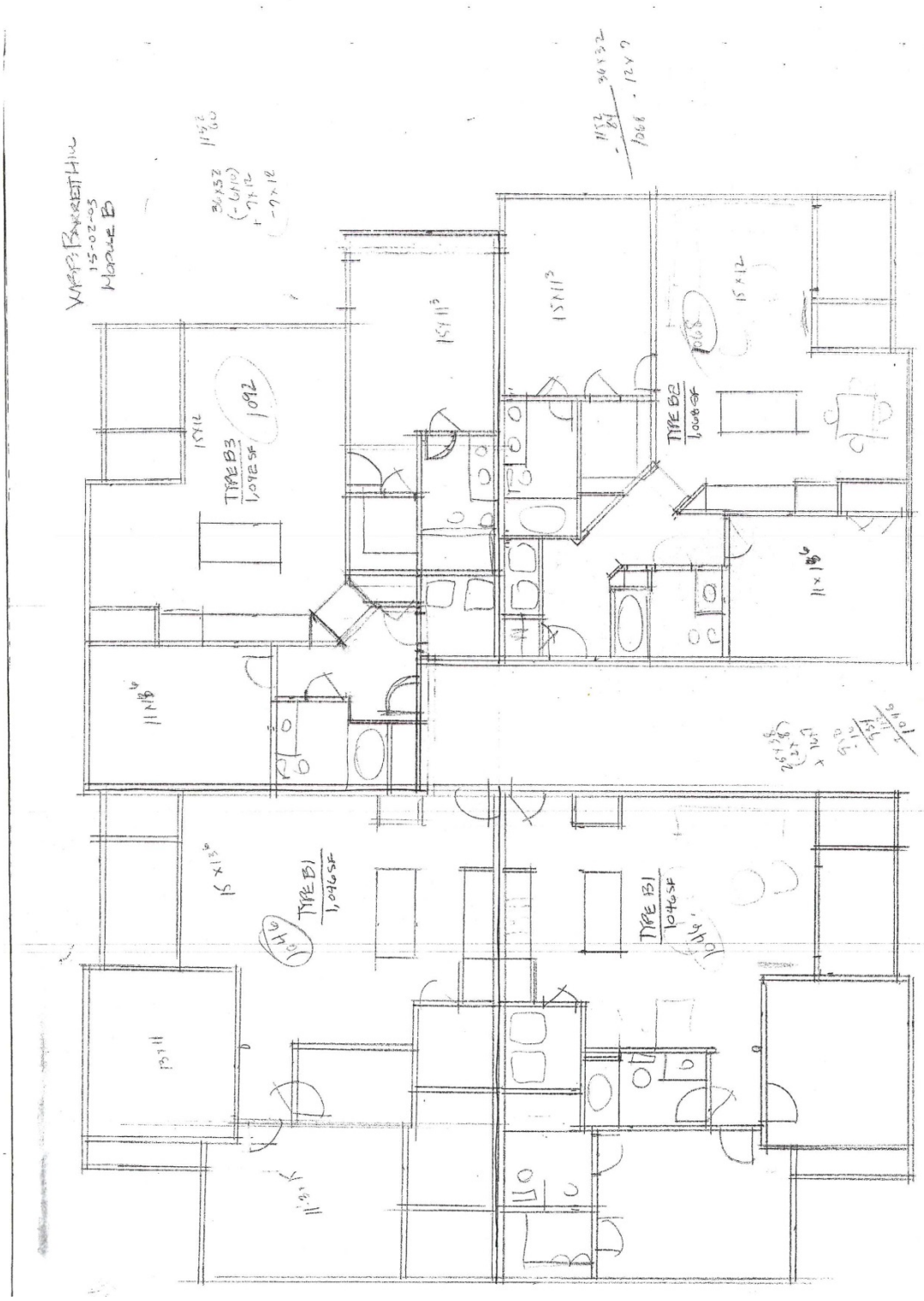

FIGURE 7- TYOICAL FLOOR PLAN- MODULE B

Revised April 28, 2016

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: Barrett Hill		
Project Location (describe, and attach a general location map): 41 Mount Ebo Road North, Town of Southeast, Putnam County, New York		
Brief Description of Proposed Action (include purpose or need): Text change to allow multifamily residential use in OP-2 zone and site plan modification to decrease unit size and reconfigure buildings for a 168 unit multifamily housing project on 29.02 acres of OP-2 land within an existing multi use Corporate Park. Project was approved for 168 units of senior housing (as a special permit use) and site work has been substantially completed. Stormwater facilities have been constructed and are fully vegetated and permits are current. Water and sewer lines have been brought to the site and all permits are current. Proposed text change will include the requirement to provide 30% of the units to be preferred to be occupied by Town employees, veterans, first responders, and persons with disabilities as defined in the proposed text amendment petition. Site Plan Amendment to reconfigure buildings and parking to reduce unit size and configuration within approved area of disturbance. No new area of disturbance proposed.		
Name of Applicant/Sponsor: Barrett Hill Associates, LLC, c/o Covington Development, LLC	Telephone: 845-279-9565 E-Mail:	
Address: 322 Clock Tower Commons		
City/PO: Brewster	State: NY	Zip Code: 10509
Project Contact (if not same as sponsor; give name and title/role): Terri-Ann Hahn	Telephone: 845-279-7424 E-Mail: ladapc@snet.net	
Address: LADA, P.C. Land Planners, 104 West Street		
City/PO: Simsbury	State: CT	Zip Code: 06070
Property Owner (if not same as sponsor): Same as Applicant	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

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	Text Change	
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Site Plan modification	
c. City Council, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Architectural Review Board	
e. County agencies ☑Yes ☐No	Putnam County Planning, Putnam County Health Department	
f. Regional agencies ☑Yes ☐No	NYCDEP	
g. State agencies ☑Yes ☐No	NYSDEC	
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):

NYC Watershed Boundary

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):

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?
OP-2 Zone

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? Text change only for use. Proposed Site Plan is consistent with original approval -See Part 3

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
NYS Police and Putnam County Sheriff's Office

c. Which fire protection and emergency medical services serve the project site?
Brewster Fire Department

d. What parks serve the project site?
Scolpino Park and all town parks

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)? multifamily residential

b. a. Total acreage of the site of the proposed action? 29.02 acres
b. Total acreage to be physically disturbed? 11.4 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 29.02 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)? % _____ Units: _____

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)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 36 months
ii. If Yes:
- Total number of phases anticipated 1
- Anticipated commencement date of phase 1 (including demolition) Fall month 2015 year
- Anticipated completion date of final phase Dec month 2018 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:
Buildings will be built in a sequence of continuous construction. Site work for each area will be completed before building construction.

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				168 units approved- no change
At completion of all phases				Total will remain168 units

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No
If Yes,
i. Total number of structures 9
ii. Dimensions (in feet) of largest proposed structure: 45' height; 64' width; and 169' length
iii. Approximate extent of building space to be heated or cooled: units total 235,000+/- 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: _____
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify: _____
iii. If other than water, identify the type of impounded/contained liquids and their source. _____
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☑Yes ☐No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
If Yes:
i .What is the purpose of the excavation or dredging? Earthwork for site plan substantially completed for project
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): 0
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
Earth moving associated with site plan to create building, parking, and landscape areas, Stormwater facilities already constructed and functioning.
iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☑No
If yes, describe. _____
v. What is the total area to be dredged or excavated? Major earthwork completed to date acres
vi. What is the maximum area to be worked at any one time? 5 (DEC waiver granted) acres
vii. What would be the maximum depth of excavation or dredging? foundation depth feet
viii. Will the excavation require blasting? ☐Yes ☑No
ix. Summarize site reclamation goals and plan: _____
Earthwork for site plan only. No additional excavation or dredging required

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): _____

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:
N/A - no wetland or Buffer area disturbance. Stormwater facilities have been constructed

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

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

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: 32,640 gpd (7,680 gpd reduction) 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: Mount Ebo Water works (Private)
- 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:
  Water lines already extended to project
- Source(s) of supply for the district: individual drilled wells already installed on site and part of Mount Ebo system

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:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:
Mount Ebo Water Works- already has capacity to serve project- original approval was for 40,320 gpd

vi. If water supply will be from wells (public or private), maximum pumping capacity: 154,000 gallons/minute.

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

i. Total anticipated liquid waste generation per day: 32,640 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 waste only- approved for 40,320 gpd

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

- Name of wastewater treatment plant to be used: Mount Ebo- connections already approved- private WWTP
- Name of district: same
- 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: _____

Water and sewer lines already extended as part of original approval

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

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

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):

Mount Ebo WWTP is a private system

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

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?

_____ Square feet or 5.92 acres (impervious surface)

_____ Square feet or 29.02 acres (parcel size)

ii. Describe types of new point sources. All stormwater discharges in place as approved

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)?

Stormwater facilities approved for project already constructed and functioning. Stormwater directed to on-site facilities

- If to surface waters, identify receiving water bodies or 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)

construction equipment only- major earth moving already completed

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

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

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:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____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): _____

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

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):

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: _____

iii. Parking spaces: Existing 336 approved Proposed 336 Net increase/decrease 0

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:

None

See Part 3 for additional Traffic information - Approved Plan generates 72 peak hour trips. Proposed Plan generates 110 peak hour trips.

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: _____

102,000 kWh Project has an existing approval- units will be smaller than originally designed

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

Local supplier, NYSEG

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- 6pm
- Saturday: 7am - 2pm
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: Residential community
- Saturday: _____
- Sunday: _____
- Holidays: _____

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:

_____

_____

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

Describe: _____

_____

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:

Downlighting for parking and roads. Nearest structure over 100' away

_____

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

Describe: _____

_____

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: _____

_____

_____

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 _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

_____

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):

_____

_____

_____

_____

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: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

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

- Construction: _____

  _____
- Operation: _____

  _____

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

- Construction: _____

  _____
- Operation: _____

  _____

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): _____

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ 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: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

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

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

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

If Yes: provide name and location of facility: _____

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

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): senior housing and nursing home

ii. If mix of uses, generally describe:

Mount Ebo Corporate Park North consists of a synagogue, senior housing, post office, park and nursing home

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	5.98 acres as approved	5.98 acres as amended	0
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	10.02 acres as approved	10.02 acres as amended	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	2 acres (local wetland only)	2 acres	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: lawn and planting area, stormwater facilities	10.52 acres as approved	10.52 acres as amended	0

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:

Nursing Home, senior housing

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

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: _____

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

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

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:

_____

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): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

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): 340009

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

DEC site is located at Route 312 and Route 22. The proposed site is not affected.

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 6'+ feet

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

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

Paxton/Urban	78% %
Woodbridge/Urban	15 %
Palms	7% %

d. What is the average depth to the water table on the project site? Average: 5'+ feet

e. Drainage status of project site soils:
☑ Well Drained: 78 % of site
☑ Moderately Well Drained: 15 % of site
☑ Poorly Drained 7 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 40 % of site
☑ 10-15%: 40 % of site
☑ 15% or greater: 20 % of site

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

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 None Classification _____
- Lakes or Ponds: Name None Classification _____
- Wetlands: Name Federal Waters, Federal Waters Approximate Size 2 acres
- Wetland No. (if regulated by DEC) local only- no disturbance

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: _____

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: _____

m. Identify the predominant wildlife species that occupy or use the project site:
woodchuck, deermouse, cottontail rabbit raccoon, Eastern chipmunk, grey squirrel, red fox, Whitetail deer
striped skunk

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): Rich Graminoid Fen, Red Maple-Hardwood Swamp
ii. Source(s) of description or evaluation: DEC web mapper only- on-site wetlands are not to be disturbed, no disturbance in Buffer Areas
iii. Extent of community/habitat:
- Currently: 4.25, 1858.3 acres
- Following completion of project as proposed: No changes/no disturbance 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

Site within area of NYSDEC mapping but site has previous approvals for project and has been an active construction site.

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:

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

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:

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

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: _____

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

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): _____

ii. Basis for identification: _____

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: _____

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

iii. Distance between project and resource: _____ 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: _____

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 Barrett Hill Associates, P.C. Date May 11, 2015 updated September 8, 2015

Signature Terri-Ann Hahn for LADA, P.C. Land Planners Title Vice President

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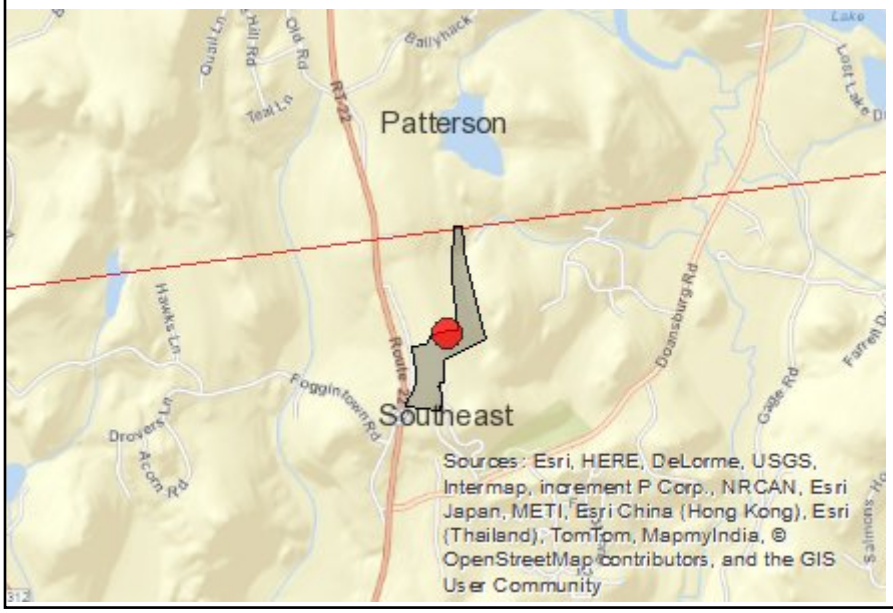
EAF Mapper Summary Report

Wednesday, May 06, 2015 4:02 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	340009
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No

E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Rich Graminoid Fen, Red Maple-Hardwood Swamp
E.2.n.i [Natural Communities - Acres]	4.25, 1858.3
E.2.o. [Endangered or Threatened Species]	Yes
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

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) ☐ NO ☑ YES
If "Yes", answer questions a - j. If "No", move on to Section 2.

	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: Site has been substantially graded and stormwater facilities are installed, limited regrading required		☑	☐

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: _____		☐	☐

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: Approved Stormwater elements are installed and functioning		☑	☐

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. (See Part 1. D.2.f., D,2,h, D.2.g) ☑ NO ☐ YES

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: _____		☐	☐

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, Elb	☐	☐
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.	El 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: _____	E3g	☐	☐

d. Other impacts: _____		☐	☐
e. If any of the above (a-d) are answered "Yes", 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. (See Part 1. D.2.j) ☐ NO ☑ YES

If "Yes", answer questions a - g. 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: Project has approval for 168 units- Current project will not significantly impact existing traffic network.		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. (See Part 1. D.2.k) ☐ NO ☑ YES

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: Project has approval for 168 units- proposed building square footage reduced from original approval Project square footage reduced by approximately 10%		☐	☐

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. (See Part 1. D.2.m., n., and o.) ☑ NO ☐ YES

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: _____ _____		☐	☐

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 cccur	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, Elb	☑	☐
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: Proposed project requires a zoning text amendment to permit non-age restricted housing. This change would affect properties located within the OP-2 Zoning District (315+acres).		☐	☐

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

Revised March 23, 2016

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude & Importance of Project Impacts

3.0 INTRODUCTION

Part 3 of the Environmental Assessment Form (EAF) examines the potential environmental impacts that might be expected to result from the proposed zoning text change that would allow for the construction and operation of the proposed project relative to the importance of identified potential impacts (i.e., their environmental significance). The proposed project would be a modification of a prior approved project at the subject site. The EAF Part 3 narratives and the accompanying studies and exhibits provide expanded impact assessments for issues of concern that are identified in EAF Part 2 for this project proposal, or were identified by the Town for further review.

While no potentially large or significant adverse impacts to the environment have been identified to result from the proposed project, the following information supplements and supports the answers in the EAF Parts 1 and 2 by describing how the project will be designed with integral components intended to minimize or avoid potential impacts in identified areas of concern.

3.1 IMPACT ON LAND USE, ZONING AND PUBLIC POLICY

Existing Conditions – Land Use

The project site is located in a mixed-use corporate park setting in the Town of Southeast, Putnam County, New York. Immediately surrounding the property is a variety of land uses, including a temple, two senior residential developments, a single family residence, lands of the Mount Ebo Water Works Company and several warehouse/industrial buildings. Also in the local vicinity is additional multi-family housing, a post office, and a Town park.

The land parcels in this area of Southeast are generally irregularly shaped, clearly the result of agricultural holdings in years past and somewhat affected by the undulating topography

Existing Conditions – Zoning

Current zoning is designated as OP-2 Office Park district, which covers an area at the northerly Town line, on the east side of NYS Route 22 and 1400 feet deep. Permitted principal uses in the OP-2 district are primarily related to office, warehouse and light manufacturing activities. Special permit uses include restaurant, recreation, hotel/motel, and high density multi-family housing in the form of senior housing.

Adjoining zoning in the local vicinity is R-60 Residence and RC Rural Commercial districts along the west side of NYS Route 22, R-160 Residence district to the east, and C-1 Commercial to the north (C-1 is in the Town of Patterson). Permitted principal uses in the R-60 district are single-family detached dwelling and government facility; special permit uses include schools, nursery school, day care, convalescent and nursing home, recreation, library, cemetery, equestrian, place of worship, farm, greenhouse, and nursery. Permitted principal uses in the RC district are office, restaurant, and recreation; special permit uses include bed & breakfast, cemetery, conference center, equestrian, farm, hotel, institution, nursery and research labs. Permitted principal uses in the R-160 district are single-family detached dwelling, farm, greenhouse, nursery, and government facility; special permit uses include schools, nursery school, convalescent and nursing home, recreation, library, cemetery, equestrian, and place of worship.

Existing Conditions – Public Policy

In 2002, the Town of Southeast added a Special Permit use to the OP-2 Zone, for Senior Housing. The Special Permit allowed the Town to approve several Senior Housing projects in Town of which one, Stonecrest was approved within Mount Ebo Corporate Park. The project site was also approved for senior housing under this Special Permit. Construction was started and all the stormwater facilities constructed but financing for an 100% senior housing project became unavailable and continues to be so at this time.

In 2014, the Town of Southeast completed its update to the Town's Comprehensive Plan. The 2014 Comprehensive Plan addresses the need for housing diversity as one of its main themes-

> Section 1-3 Vision/Page 1-4 " *Provide a diversity of Housing opportunities" "The Town seeks to maintain its existing supply of housing, including its variety of price ranges, to accommodate residents of all income groups…… New housing styles and type should reinforce the Town's rural qualities."*

And on Page 6-2 reinforces the need for a diversity of housing options-

> Page 6-2 *"As such, Southeast should continue to provide a balanced housing climate with a diversity of housing options."*

The approved project relates to the need for Senior Housing which was highlighted in previous Comprehensive Plans. Senior Housing remains a need for the Town but as noted above is not the only the of housing needed. The proposed project provides for an existing resident group that is unserved by the current housing provided in Town.

The 2014 Comprehensive Plan acknowledges the continued need in town for senior housing and includes a note of caution regarding text changes for senior housing-

> Page 6-7 *"Encourage provision of senior housing in appropriate locations in either residential or commercial districts. Specifically define "senior housing" to ensure that the needs of seniors are met while minimizing the potential for senior housing to revert to standard market rate multifamily housing"*

Although this would seem to be appropriate in this case, the discussion is directed to the change over time of a defined, approved and built senior housing project into something else as time progresses. For example, the senior housing component at Stonecrest is protected using a 99 year arrangement with the Putnam County Housing Authority. A similar arrangement to secure the diversity of housing under the proposed text change would apply for this project as well.

The Comprehensive Plan does not include any specific recommendations for the site except that it is noted that the project site is identified in the 2014 Comprehensive Plan as vacant residential in Figure 3-4.

Proposed Conditions – Land Use

The proposed project remains similar to the approved project in its physical layout and overall use as a multifamily residential complex. See the discussion later in this chapter regarding the proposed zone text change and other eligible properties.

Proposed Conditions – Zoning

The proposed project remains similar to the approved project in its physical layout and overall use as a multifamily residential complex. See the discussion later in this chapter regarding the proposed zone text change and other eligible properties

Proposed Conditions – Public Policy

The Proposed text change addresses need for diversity of housing opportunities

The proposed zone text identifies target special occupants whose housing requirements are not currently identified and whose needs are not being met as part of the current housing stock. The proposed text change does not exclude seniors and as such still provides for senior housing . However, the identified special occupants provide critical services within town which enhance the quality of life (Fire Department, school employees, town employees, first responders). In addition, the text change also provides for persons with disabilities, a resident group with limited options in the Town of Southeast. The text change also mandates a portion of the units to meet the requirements for affordable housing. All these elements create the opportunity for a project to meet the needs of multiple target groups which clearly meet the requirement of the Town's 2014 Comprehensive Plan.

The adoption of the text change can be relied upon by the Town of Southeast as a measure undertaken by the Town of Southeast, consistent with its Comprehensive y, to provide for multifamily multiunit rental housing in the abstract and affordable housing units as part of a comprehensive approach to provide diversity of housing and affordable/workforce housing with local preferences as proposed. This is a very significant benefit to the Town of Southeast.

Development Comparison on Other Eligible OP-2 Parcels

Since the proposed zoning text change would potentially apply to all other property in the Town that is zoned OP-2, and potentially affect the development capability of that land, analysis was undertaken to establish the potential development yield of other applicable tracts. This information can then be used to look at possible growth in area population (specifically the school-aged population) and growth in area traffic.

Three scenarios were evaluated: commercial yield as per the current zoning; age-restricted multi-family residential yield as per the current zoning; and, non-age-restricted multi-family residential yield per the proposed zoning.

There are a limited number of tracts in the Town of Southeast to which the proposed zoning could be applied, since it includes criteria that would limit its application within the existing OP-2 district. The revised proposed zoning text stipulates that multi-unit multi-family housing may be permitted by the Town Board in the OP-2 District, subject to the following requirements:

A. Such site shall be accessed by a State, County, or Town road and shall be adjacent to a residential zone.

B. Such site shall be serviced by an existing central sewage treatment plant, a central water supply and a central fire protection system.

C. Notwithstanding the minimum lot size requirements for the OP-2 District set forth in the Commercial Zoning Schedule, any site proposed for multi-unit housing shall have a minimum lot size of 25 acres.

D. The dwelling units included as part of the multi-unit multi-family housing development shall be subject to special marketing and occupancy restrictions.

Table 3.1-2 at the end of this section lists the nine tracts by Tax Map ID that comprise 15 acres or more and various other criteria that affect their applicability to exercise the proposed zoning text. As presented in the table, study area I(Lands of Civetta) is presently developed (possibly underdeveloped) but this parcel is too small and does not have access to existing central sewer services, another criterion for the proposed special permit use. Study area II(the project site) is the subject Barrett Hill parcel. Study area III contains active water supply facilities for the Mount Ebo Corporate Park, including a well field, and thus is unavailable for development. Study area IV (Stonecrest) encompasses an existing senior housing project that fully occupies the site and is also unavailable for development. Study area V (Powers Fastners) houses an existing light manufacturing business which is in active use and is unavailable for development and the lot is too small. Study area VI are the two large, vacant parcel that has been approved for senior housing and has most of the utilities already constructed, but is a potential candidate for the proposed special permit use with respect to lot size. Study Area VII is lands of the Terravest Waterwater Treatment facility and is unavailable for other development. Study area VIII (Ace Endico) is at present largely built out with a commercial business that are in active operation. This tract is unavailable for development under the proposed special permit use. Study area X (Terravest Phase 2 lots 2 and 3) includes two commercially approved parcels which recently sold to Ace Endico. These lots are too small, even when combined to be eligible. Lastly, study area IX encompasses the remaining lot in Terravest Phase 2 which is too small to be eligible.

For the purposes of an evaluation of the potential cumulative impacts that could occur with the application of the proposed special permit use for a non-age-restricted multi-family residential project, compared to a commercial project (under the current zoning) and an age-restricted multi-family residential project under the current zoning, study areas II, VI are further studied in sections 3.4 and 3.5.

Study area II is the Barrett Hill property. Study area VI is the approved senior housing complex at the Terravest Corporate Park off of Route 312. The table below lists the projected numbers of potential multi- family dwelling units and commercial square feet for each area. These estimates are then used in evaluating potential effects on traffic and the school system as described in the sections that follow.

Table 3.1-1 Estimated Development Yield				
Study Area	**Tax Map ID (S-B-L)**	**Combined Acreage**	**Potential MF Dwelling Units**	**Potential Commercial Use (square feet)**
II	46.-5-2	29.0	168 [1]	144,840 [2]
VI	45.-1- 39.2 and 39.4	65.19	60 [1]	158,270 [2]
Totals			228 units	303,110 sf

[1] Number approved for the parcel.
[2] Number calculated based on scale of tract

Avoidance or Minimization of Potential Impacts

Much like the special permit approval granted to the approved plan, the applicant submits that the instant application fulfills the following conditions:

- The proposed use is in such location and is of such size and character that it will be in harmony with the appropriate and orderly development of the surrounding district and will not be detrimental to the immediate site or adjacent properties;
- The location and size of the proposed use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout, and its relation to access streets will be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous;
- The proposed exterior appearance of the buildings will not adversely affect the development and use of adjacent land and buildings; and
- The proposed use will not require such additional public facilities or services or create fiscal burdens upon the Town significantly greater than those which characterize uses permitted as of right.

In addition, it should be noted that even though the property identified above may be eligible for the zone change, it would need to submit an application for such which would require a modification to the approved Environmental Impact statement and is subject to a thorough review by the Town Board and Planning Board.

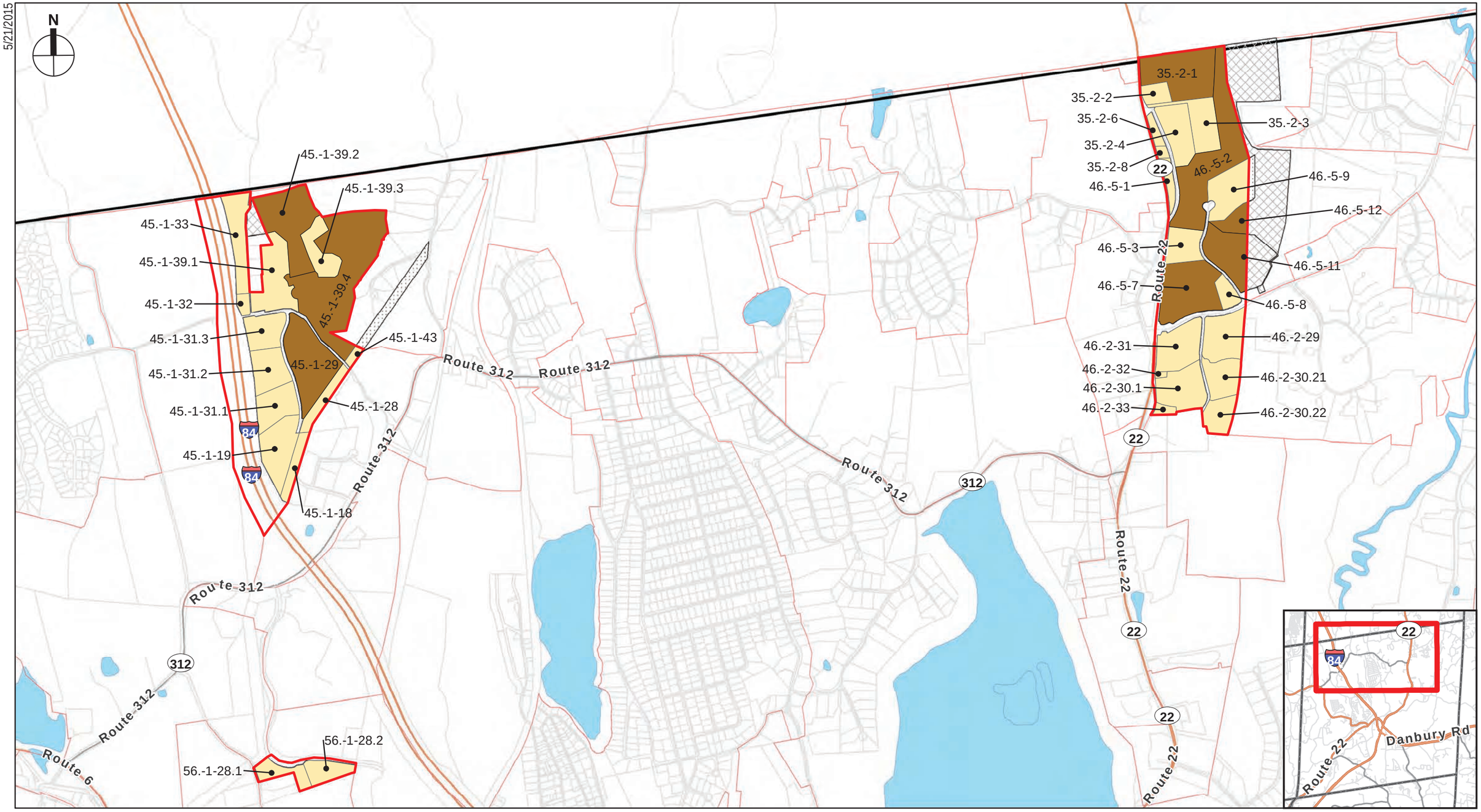
Table 3.1-2

Developable Properties in OP-2 District and Over 15 Acres (including combined adjacent parcels)

Study Area	Tax ID	Owner	Property Address	Zoning	Acres	Land Use	Potential developable acres*	Sewer & Water Avail?	School District	Status for Evaluation
I	35.-2-1	Civetta, et al	2-10 Mount Hope Ln	OP-2	19.29	Resl/farm use (4 existing homes)	**11.57** (assuming its redeveloped)	**N not in service area**	**Brewster Central**	NOT ELIGIBLE FOR CONSIDERATION - No Sewer
II	46.-5-2	Barrett Hill Assoc LLC	41 Mount Ebo Road N ("Mount Ebo Lot 6")	OP-2	29.02	Vacant (Approved for 168 Sr units) "Barrett Hill". Adj WWTP & stw drainage installed, indiv wells.	**15.10** (actual per approved plans)	**Y private service area**	**Brewster Central**	**To Be Evaluated**
III	46.-5-12	Mt Ebo Water Works Inc	36 Mount Ebo Road N	Split zone w portion in OP-2	46.30	Water supply facilities, private, well field	**Developed**	**Y private service area**	**Brewster Central**	NOT ELIGIBLE FOR CONSIDERATION - already has an active use
IV	46.-5-11	WB Stonecrest Assoc., LLC	Stonecrest Dr	Split zone w portion in OP-2	19.29	Resl "Stonecrest Apartments"	**Developed**	**Y private service area**	**Brewster Central**	NOT ELIGIBLE FOR CONSIDERATION - already has an active use
V	46.-5-7	Stanley Tools, formerly Power Fasteners Inc.	11 Doansburg Rd	OP-2	19.05	Developed & operating commercial site	**Developed**	**Y private service area**	**Brewster Central**	NOT ELIGIBLE FOR CONSIDERATION - already has an active use
VI	45.-1-39.2	LAD Family Investment LLC	70 Holmes Rd	Split zone w portion in OP-2	21.99	Vacant land (Approved for 44 Sr Units) Both properties approved as "Terravest Senior Housing" WWTP installed, wells installed, Stormwater installed	**44** as Senior housing	**Y private service area**	**Brewster Central**	**To be Evaluated**
	45.1-1-39.4	LAD Family Investment LLC	55 Zimmer Road	OP-2	43.20	Vacant Land (Approved 16 Sr Units)	**16**			
VII	45.-1-39.3	LAD Family Investment LLC	61 Zimmer Rd	OP-2	7.44	Water supply facilities, private	Developed as WWTP			NOT ELIGBLE FOR CONSIDERATION- Lot too small, has active use
VIII	45.-1-29	Putnam County IDA	80 International Blvd	OP-2	19.46	Developed with multiple buildings & businesses	**Developed**	**Y private service area**	**Brewster Central**	NOT ELIGIBLE FOR CONSIDERATION - already has an active use
IX	45.-1-31.1	LAD Family Investment LLC	91 International Blvd	OP-2	8.92	Vacant land (Approved for +16,000sf) Approved "Terravest Corp Park" office/ warehouse use Adj WWTP & stw drainage already installed, indiv wells.		**Y private service area**	**Brewster Central**	NOT ELIGIBLE FOR CONSIDERATION- lot too small
X	45.-1-31.3	LAD Family Investment LLC	71 International Blvd	OP-2	7.92	Vacant land(Approved for +62,056sf)		Y private service area	Brewster Central	
	45.-1-31.2	LAD Family Investment LLC	81 International Blvd	OP-2	8.77	Vacant land (Approved for +41,850sf) (Combined land 16.67 acres)				

Compiled by: Tim Miller Associates, Inc. 6/29/15

5/21/2015



Municipal Boundary
OP-2 Zoning District
Zoning District Boundary

Parcels Within OP-2 Zoning District
Less Than 15 Acres
Greater Than 15 Acres

Parcels Partially Within OP-2 District
Less Than 15 Acres
Greater Than 15 Acres

0 2,000 Feet

Figure 3.1-1: Parcels Within OP-2 Zoning District

3.2 IMPACT ON LAND, PLANTS & ANIMALS

Existing Conditions - Land

The project site is located in a suburban setting in the Town of Southeast, within the east-central area of Putnam County, New York. It consists of sloping topography that falls generally from east to west in a region of undulating topography. The highest point of the property at approximately 726 feet in elevation (north of the end of Mount Ebo Road North) slopes down to the west to approximately 660 feet in elevation at Old Route 22.

Generalized topography of the site and in the surrounding area can be seen on the USGS topographic map in Figure 1, Site Location Map.

The existing slopes on the southern portion of the property (the approved development area) are substantially the result of construction -- the initial mass earthwork that was begun and then ceased for the approved project. A stormwater basin and retaining walls were built in the southwestern corner of the site, and a terrace for the building pads for several buildings was constructed above the southwest basin. Additionally, stormwater facilities (a sand filter bed, a stormwater basin and a stormwater maze), a retaining wall and a terrace for several buildings were constructed at the north end of the approved development area. These features are outlined on accompanying Figures 3.2-1 and 3.2-3.

The site is 29.02 acres in size, approximately 16.5 acres of which was cleared and regraded, and is currently partially developed (the aforementioned mass grading, stormwater facilities and retaining walls) and the vegetative cover consists largely of volunteer herbaceous and woody species. The natural soils on the site are characteristic of the region -- predominantly Paxton, Woodbridge and Palms soil types which developed on the property from glacial till parent material. The area that was subject to construction is located in the mapped Paxton and Woodbridge soils and due to the mixing of soil material in the excavation and grading process, these areas now are characteristic of Urban soils.

There are no unique or unusual geological features on the project site.

A description of the Town-regulated on-site wetland is provided in section 3.3. There are no State regulated wetlands on the site.

Existing Conditions - Plants & Animals

The project site has been subject to recent construction disturbance over the area of approved development, including clearing and mass grading, which typically results in migration of able animal species out of the construction area to nearby areas of like habitat. Prior to that disturbance the 16.5-acre development area consisted primarily of upland meadow and brushland (evidence of a prior disturbed site) and at the time of the 2005-06 environmental review, no known rare or endangered plant or animal species or significant habitat were identified at the project site. The potential for the existence of species of concern[1] on the site is considered small for these reasons.

However, the NYSDEC EAF Mapper used to generate the EAF Part 1 identifies the site as sensitive to threatened or endangered species (EAF Part 1, item E.2.o., page 12), as the site

[1] "Species of concern" is used generically in this narrative referring to any listed rare, threatened or endangered plant or animal species, or species of special concern or conservation need.

falls in the vicinity (within one-half mile) of a significant natural community mapped at NYSDEC wetland BR-14, which is off-site and to the east (based on the data in NYSDEC's Environmental Resource Mapper). This resource The project site does not contain any species of plant or animal that is listed by New York State as rare or as a species of special concern (item E.2.p., page 12).

The proposed development area of the project site does not contain any mapped significant natural community. The EAF Mapper identifies two natural communities in the vicinity of the project site (item E.2.n.i., page 12). These areas are off of the site -- rich graminoid fen of 4.25 acres, and red maple-hardwood swamp of 1858 acres, refer to the Bog Brook Unique Area, a State managed wildlife management area located west of Route 22 and a portion of the Great Swamp to the east, respectively.

Given the potential sensitivity of the site as described above, an inquiry has been sent to the NY Natural Heritage Program to ascertain whether the current State files include any more detailed records of the presence of any rare or endangered plant or animal species or significant habitat on or in the vicinity of the project site. (A response is expected in early August, which will be forwarded to the Town along with supplementary material, if appropriate, to describe any species of concern.)

The EAF Part 1 identifies some of the typical wildlife species that occupy or are expected to use the site at present (item E.2.m., page 12). These species are commonly found on previously disturbed sites and in developed areas in the region and their presence in the site area is not expected to be significantly impacted by further construction disturbance as they are able to move to nearby areas either temporarily or permanently. The extent of past site disturbance is reflected in the habitat potential and species that are expected to be observed on the parcel. The overall quality of the wildlife habitat for less common species is compromised by the presence of nearby development to the north, east and south and the Route 22 corridor to the west. The existing meadow/brushland overgrowth is not unique to Putnam County nor is this land known to support habitat for unique species.

Avoidance or Minimization of Potential Impacts

Land and Land Cover

The EAF Part 1 prepared for the current project lists the land cover types on the project site in item E.1.b. (EAF page 9). The Current Acreage column refers to acreages in the approved plan; the Acreage After Project Completion column refers to acreages in the amended plan. As described in this Part 3, the current site plan has been designed such that there will be no change in the land cover that was approved: no additional impervious surfaces; no wetland disturbance; and no change in the post-development areas of meadow, lawn and landscaped areas, including the stormwater facilities.

With the mass grading completed, no fill materials will need to be imported or exported to build the amended project, nor will there be any earth material processing (i.e. rock crushing) on-site.

As with the approved plan, the amended project drawings will include grading and erosion/ sediment control plans and construction details along with the new architectural designs necessary to properly construct the project at this site. Appropriate site construction sequencing and implementation and maintenance of erosion controls in accordance with NYSDEC General Permit requirements can be expected to minimize adverse effects on the soils and topography.

The potential for soil erosion and downstream sedimentation will be controlled through the use of temporary soil erosion and sediment control measures designed and installed in accordance with the New York State Department of Environmental Conservation (NYSDEC) *"New York Standards and Specifications for Erosion and Sediment Control"* (latest edition), NYCDEP *Rules and Regulations*, and Town of Southeast requirements. A project-specific soil erosion and sedimentation control plan will amend the stormwater pollution prevention plan (SWPPP) for the project. Like the approved project, the areas of soil disturbance and grading to construct the amended plan will ultimately be stabilized by pavement, buildings, engineered slope stabilization if needed (such as retaining walls), and conventional landscape treatments.

Plants & Animals

The site is not known to contain areas of significant or unusual wildlife habitat, or populations of species of concern, that would be impacted by the development project. Since the predominant animal species that use the site (item E.2.m., page 12) are able to relocate, the proposed action is not anticipated to substantially interfere with their nesting/breeding, foraging, or overwintering habitat. Should the response to the inquiry sent to the NY Natural Heritage Program reveal particular species of concern at the site, the project will need to incorporate appropriate measures to avoid or minimize the project impact in strict accordance with State and Federal regulations. For example, although there has been no indication that this site may provide habitat or temporary roosting sites for the Indiana Bat or Northern Long Eared Bat, there is general concern in Putnam County regarding sites used by these species. Avoidance of impact to these species typically necessitates limiting the timing of the clearing of trees used by the species for roosting. (In this case, the project development area was entirely cleared and graded within the past ten years, so the area to be utilized by the current project is devoid of older trees that might be used by bats for roosting.)

Figure 3.2-1: Area of Disturbance - Approved Plan

REVISIONS

NO.	DATE	DESCRIPTION
1.	08-13-06	NYCDEP COMMENTS
2.	09-18-06	TOWN BOARD
3.	12-27-06	CONSTRUCTION
4.	04-20-07	CONSTRUCTION
5.	04-27-07	CONSTRUCTION

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Bridgeport, CT 06604 (203) 366-3225
Rhinebeck, NY 12572 (845) 876-2024
Westchester, NY 10606 (845) 279-2646

GRADING PLAN

MT. EBO CORPORATE PARK-LOT 6
MOUNT EBO ROAD NORTH
TOWN OF SOUTHEAST, NY 10509

DESIGNED	T.H.
DRAWN	E.F.
CHECKED	T.H.
APPROVED	
SCALE	1"=50'
DATE	01-27-06

REVISIONS

NO.	DATE	DESCRIPTION
1.		
2.		

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Rhinebeck, NY 12572 (845) 876-4508

GRADING PLAN

BARRETT HILL
MOUNT EBO ROAD NORTH
TOWN OF SOUTHEAST, NY 10509

DESIGNED	T.H.
DRAWN	E.F.
CHECKED	C.W.
APPROVED	T.H.
SCALE	1"=50'
DATE	xx-xx-xx

Figure 3.2-2: Area of Disturbance - Amended Plan

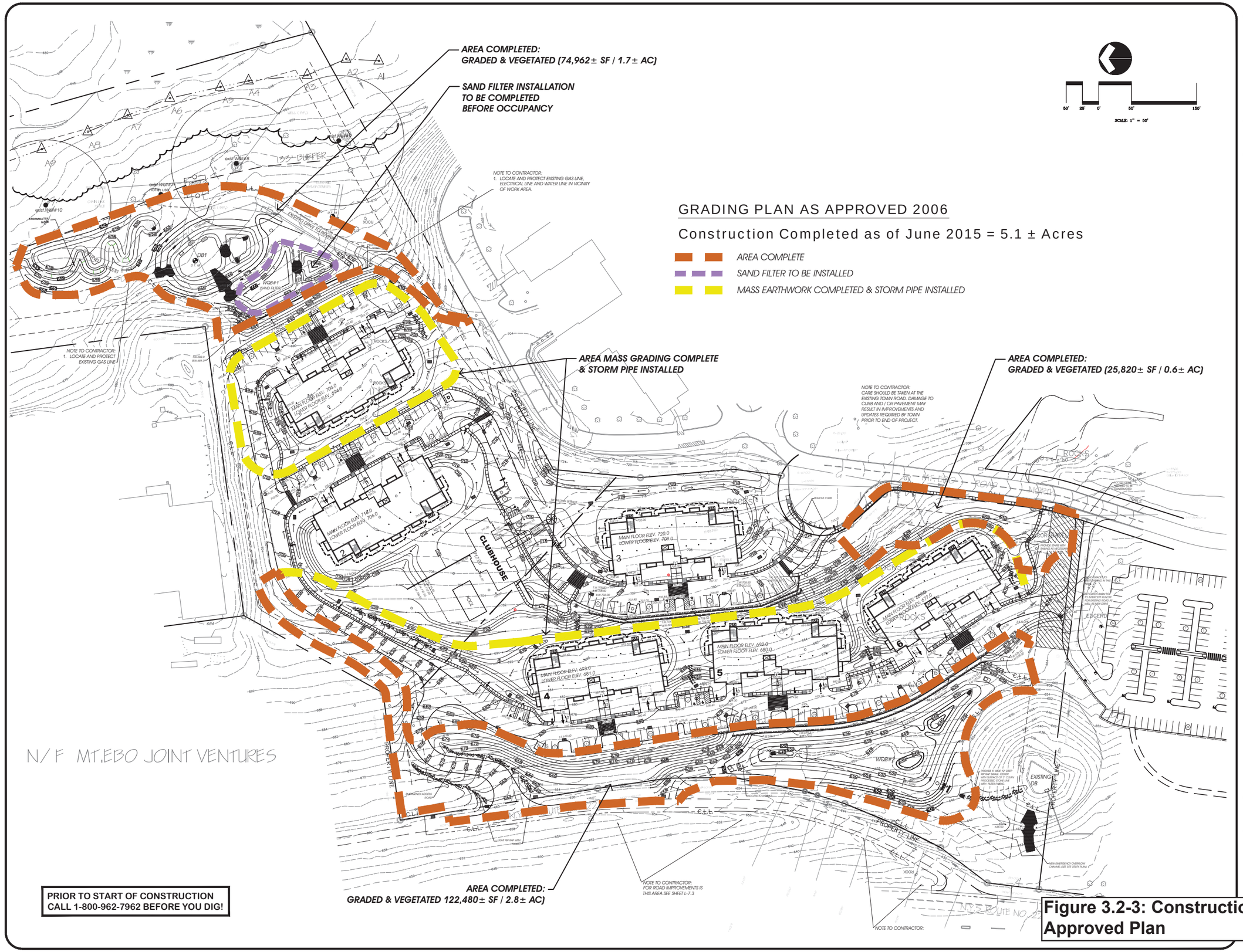

Figure 3.2-3: Construction Completed Approved Plan

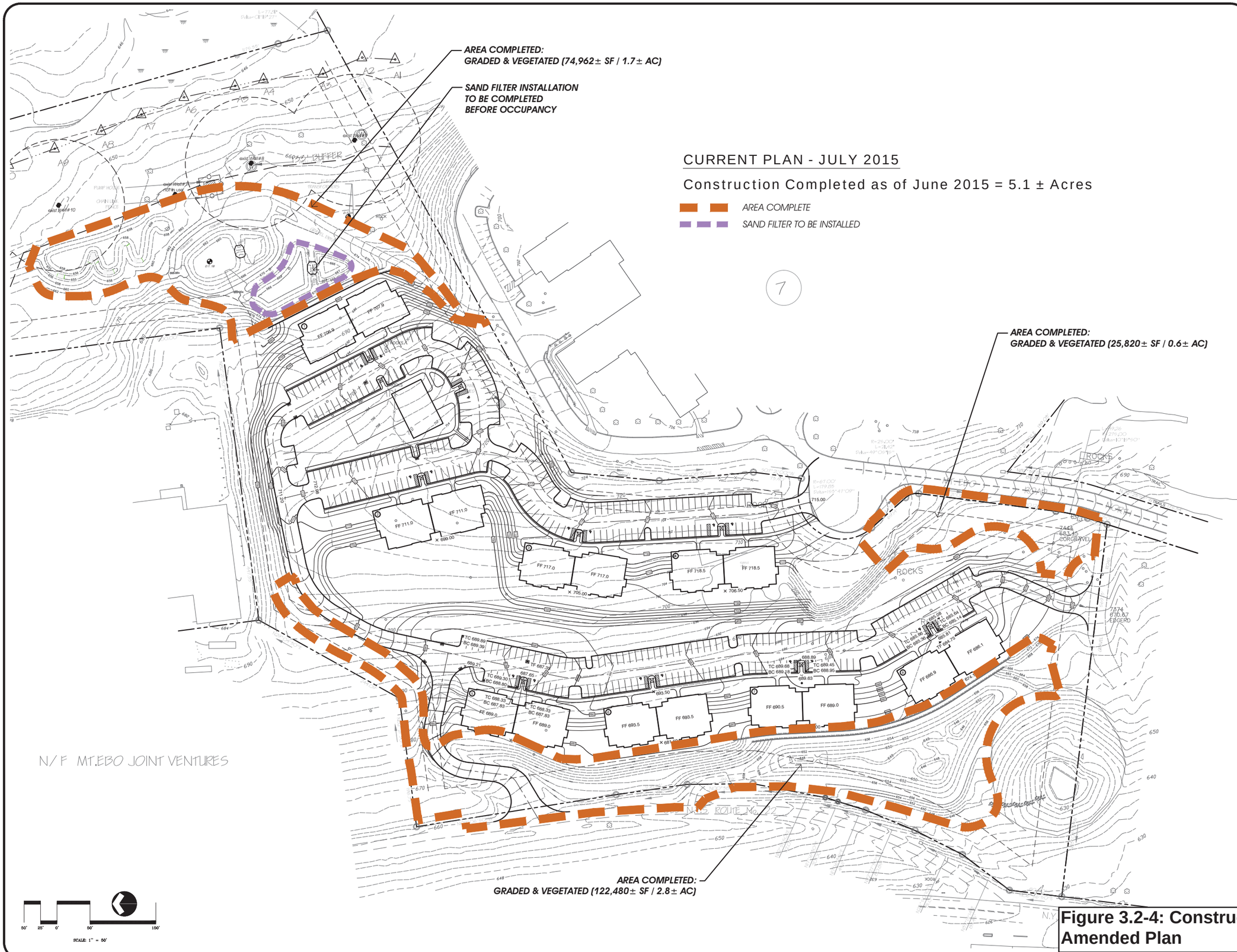

Figure 3.2-4: Construction Completed Amended Plan

REVISIONS

NO.	DATE	DESCRIPTION
1.		
2.		

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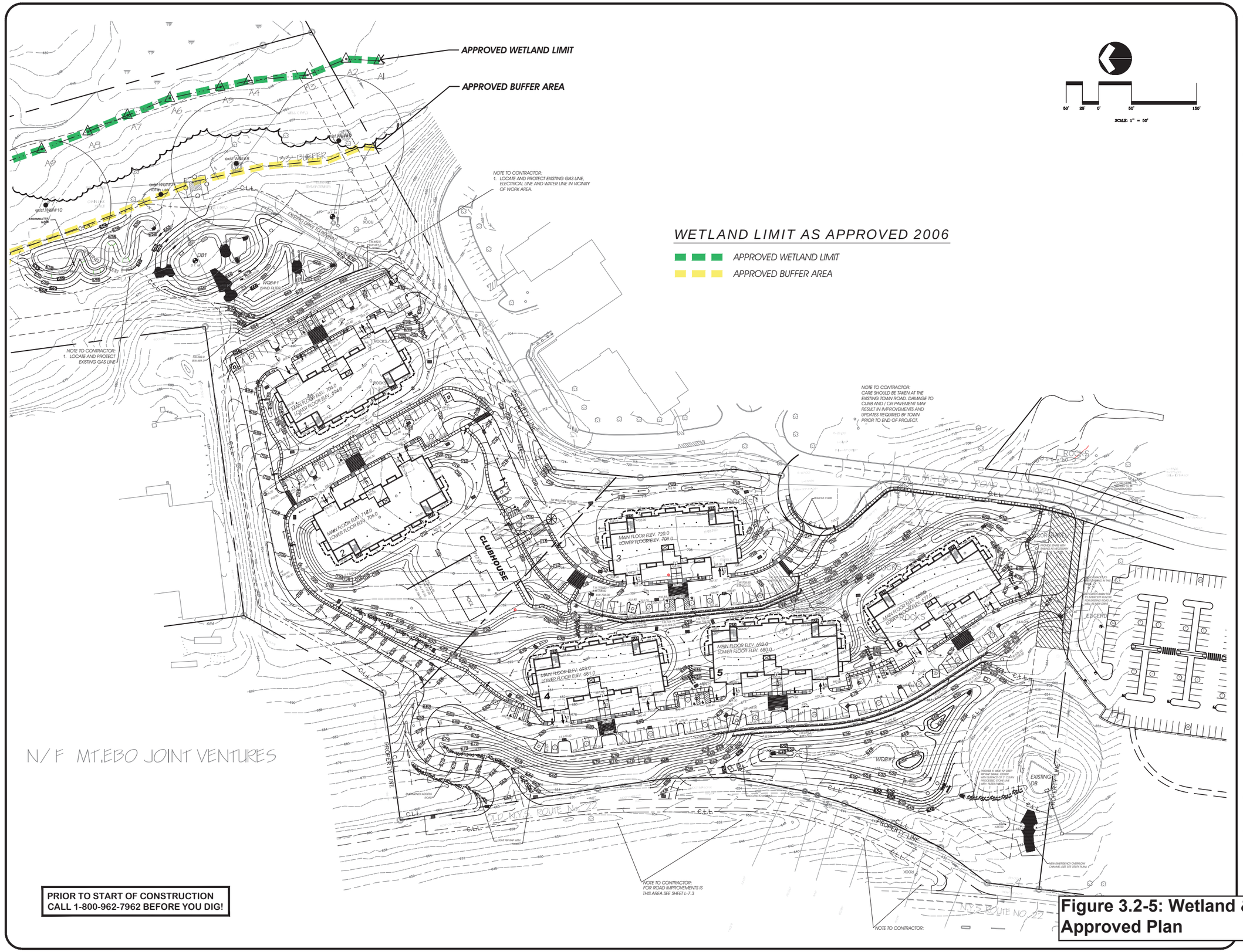
GRADING PLAN

BARRETT HILL
MOUNT EBO ROAD NORTH
TOWN OF SOUTHEAST, NY 10509

DESIGNED	T.H.
DRAWN	E.F.
CHECKED	C.W.
APPROVED	T.H.
SCALE	1"=50'
DATE	xx-xx-xx



PRIOR TO START OF CONSTRUCTION
CALL 1-800-962-7962 BEFORE YOU DIG!

Figure 3.2-5: Wetland & Buffer Limits Approved Plan

REVISIONS			
NO.	DATE	DESCRIPTION	
1.	08-13-06	NYCDEP COMMENTS	
2.	09-18-06	TOWN BOARD	
3.	12-27-06	CONSTRUCTION	
4.	04-20-07	CONSTRUCTION	
5.	04-27-07	CONSTRUCTION	

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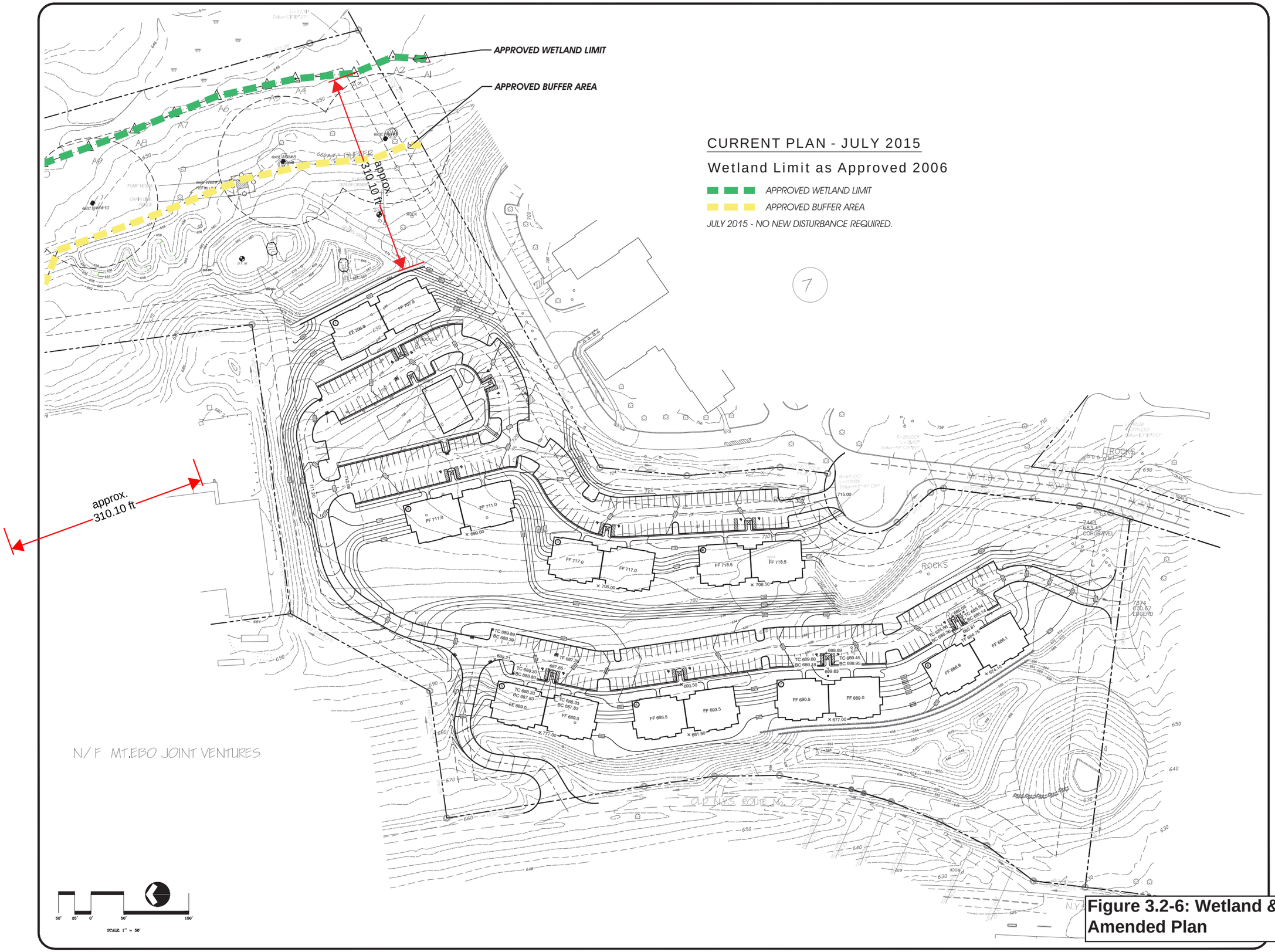
GRADING PLAN

MT. EBO CORPORATE PARK-LOT 6
MOUNT EBO ROAD NORTH
TOWN OF SOUTHEAST, NY 10509

DESIGNED	T.H.
DRAWN	E.F.
CHECKED	T.H.
APPROVED	
SCALE	1"=50'
DATE	01-27-06



REVISIONS

NO.	DATE	DESCRIPTION
1.		
2.		

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GRADING PLAN

BARRETT HILL
MOUNT EBO ROAD NORTH
TOWN OF SOUTHEAST, NY 10509

DESIGNED	T.H.
DRAWN	E.F.
CHECKED	C.W.
APPROVED	T.H.
SCALE	1"=50'
DATE	xx-xx-xx

Figure 3.2-6: Wetland & Buffer Limits Amended Plan

3.3 IMPACT ON WATER RESOURCES (SURFACE WATER and EXISTING PERMITS)

Existing Conditions - Stormwater

The project site is located in a mixed-use corporate park setting. Immediately surrounding the property is a variety of land uses, including a temple to the south, two senior residential developments to the east and southeast, and an industrial supply facility to the north. Also in the local vicinity is additional multi-family housing, a post office, a Town park, and a water supply parcel. The site is bordered on the west by Old Route 22 and further to the west by Route 22 and commercial and undeveloped property. An aerial photo of the site and environs is provided as Figure 2.

The project site occupies a low north-south trending ridge with surface water drainage flowing to the west in the western portion of the site and towards the east in the eastern portion of the site. No perennial streams or watercourses are located on the site. From the bulk of the proposed development area, surface water flows via sheet flow towards the west to culverts at Old Route 22 and Route 22 and eventually flows to an unnamed tributary to the Bog Brook Reservoir. Surface water flow in the eastern and northern portions of the site flows via sheet flow towards the northeast eventually flowing through tributaries to the East Branch Croton River. The project is located within the East Branch Croton River watershed which is part of the New York City water supply system and under the jurisdiction of the New York City Department of Environmental Protection (NYCDEP).

Portions of the project site drain through the stormwater management system that was designed and built for the approved Barrett Hill project, which includes stormwater basins and a portion of the designed collection system (catch basins and piping), as further described below.

Original Approval

The residential project approved for the site in 2006 (known as “Mount Ebo Lot 6 Site Plan”) included a stormwater management plan. The Stormwater Pollution Prevention Plan (SWPPP) approved by the NYCDEP for the project provided the plan for managing site drainage, stormwater treatment facilities, and erosion control methods.

The SWPPP was reviewed by the Town, the NYCDEP and the New York Department of Environmental Conservation (NYSDEC) during the SEQRA review process. On October 10, 2006, NYCDEP approved the SWPPP. On May 9, 2007, the NYSDEC determined the SWPPP (last revised April 27, 2007) “acceptable for coverage under the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-02-01).” The approved stormwater management plan meets the requirements for water quality controls shown in Table 1 of the SWPPP.

The approved project consisted of two design points – Design Point 1 on the east side drained toward the north and Design Point 2 on the west side drained toward and connected to the detention basin which straddles the property line and is shared with the Temple Beth El site to the south. These two watershed areas were designed to capture and treat the stormwater for the proposed project to meet the requirements of the Town, NYCDEP and NYSDEC. Overall, the approved plan required 16.5 acres of disturbance (see Figure 3.2-1).

Subsequent to approvals, construction was commenced and approximately 80 percent of the rough grading of the site was completed, including complete construction of the two perimeter stormwater basins which are now fully vegetated. Areas of the site that have been graded are shown in Figure 3.2-3. Within each subwatershed of the site, Design Point 1 had ±1.89 acres of impervious surface and Design Point 2 had ±4.09 acres of impervious surface for a total impervious coverage of ±5.98 acres or ± 260,489 square feet.

The subwatershed for Design Point 1 is ± 4.79 acres in size and includes three stormwater practices -- a sand filter, a micropool extended detention pond (P-1) and a vegetated swale. The detention pond and the vegetated swale have been installed and are fully vegetated. The sand filter area has been graded but installation of the sand filter medium is part of the last phase of construction. The subwatershed for Design Point 2 is ±10.28 acres in size and includes the detention pond that serves both this project and the temple and a micropool extended detention pond (P-1). Both these basins have been installed and pipes extended into the site. These stormwater management facilities are fully vegetated and functioning properly.

The majority of the approved area of disturbance has been rough graded. The proposed modified project has been designed to be constructed entirely within the area approved by the Town, NYCDEP and NYSDEC for the original project. The limits of disturbance for the current project, which encompass 11.4 acres, are shown in Figure 3.2-2.

A Notice of Intent (NOI) was filed prior to the beginning of construction and is still active for the project. In accordance with the stormwater General Permit requirements, the site was fully stabilized and vegetated when the construction went inactive. In accordance with the NYSDEC permit, a letter to reactivate the project under the original approval is required when construction is planned to resume.

Existing Conditions - Wetlands

The 2006 approved plan identified a Town-regulated wetland along the eastern boundary and a regulated buffer. (See Figure 3.2-5) The wetland occupies a relatively narrow natural drainage channel defined by the upland slopes on either side and drains off-site toward the north. Overland flow provides hydrology to this isolated wetland. The wetland is not regulated by the NYSDEC, nor by the US Army Corps of Engineers.

The wetland was flagged and the 133' buffer was calculated using the "additional buffer requirements" defined in the Town's Wetland Regulations. The project was designed to protect the wetlands and there was no wetland or buffer disturbance required for the project. The closest construction to the wetland was for the stormwater facilities and utilities outside the buffer area on the east side of the project. These facilities have been installed and no new disturbance of this portion of the site will be required other than some landscape planting and the installation of the sand filter media (see Figure 3.2-3).

The stormwater basins at the northern and southern side of the project and utility connections on the eastern portion of the site have been installed and will be used in the amended project. Given that the wetland was flagged some years ago, the site conditions were recently reviewed and determined to be substantially unchanged, since the topography of the area was not disturbed nor has the general hydrology of the area changed since the original approval. The wetland was found to still occupy the center of the narrow channel along the eastern property line. (For these reasons the original wetland boundary line is unquestionably still usable for the

purpose of identifying the sensitive resource without need (or expense) to redelineate and resurvey the wetland boundary.)

The current Town wetland regulations define a 133' protective buffer from the edge of the wetland. In this case, there will be no new disturbance of any land within approximately 250 feet of the wetland boundary to implement the amended plan. (Compare Figure 3.2-5 to Figure 3.2-6**)**. No new soil disturbance of the permanent stormwater practices already constructed in this portion of the site (below elevation 670 on the plan) will be required other than the installation of the sand filter and some landscape planting.

Avoidance or Minimization of Potential Impacts

The currently proposed amended site plan will work entirely within the original area of disturbance so there is no additional area of disturbance required to implement the current plan. With the stormwater management basins already in place, the reduced area of site disturbance to implement the amended plan will be 11.4 acres. In addition, the project is being designed to use the same drainage areas to each design point and the total area of impervious surfaces will not exceed that of the approved SWPPP. In accordance with the NYSDEC stormwater regulations, the SWPPP will be updated for the amended plan that will validate the conclusions of the original SWPPP and preserve the original SWPPP approval.

There will be no new disturbance of any land within approximately 250 feet of the wetland boundary to implement the amended plan.

3.4 IMPACT ON TRANSPORTATION & ENERGY

TRANSPORTATION

Introduction

The applicant engaged Frederick P. Clark Associates (FPC) to undertake a traffic study to evaluate the potential changes in local area traffic operations that would be expected to result from development of the 168-unit project as a senior development, which was issued in March 2005. This examination included determination of the peak traffic period of the road network, an estimate of trips generated and analysis of the project's effect on transportation. The FPC report conclusion in 2005 was that the 168-unit senior project would generate 45 vehicle trips in the a.m. peak period and 52 trips in the p.m. peak period. Using current trip generation rates published by the Institute of Transportation Engineers (ITE),[1] the 168-unit senior project would generate 45 vehicle trips in the a.m. peak period and 72 trips in the p.m. peak period. By comparison, the proposed 168-unit non-age-restricted project would generate 86 vehicle trips in the a.m. peak period and 110 trips in the p.m. peak period.

FPC completed new traffic counts for nearby intersections and determined that area traffic volumes have not significantly increased from those anticipated in 2005. A full copy of the Traffic Report is provided in Appendix C.

Traffic Threshold

The New York State Department of Environmental Conservation (NYSDEC) has recently published its guidance for SEQR Environmental Assessment Forms in an online Workbook, and suggests use of a 100 trip peak hour increase threshold for a project-related traffic to be substantial enough to warrant full evaluation of traffic impacts (a capacity analysis) for uncongested locations.[2] The purpose of this increase threshold is to reduce the necessity for traffic impact studies where the traffic models are not going to show substantial changes in traffic operations.

In this case the traffic generated by the current proposed project will be near the threshold for both the weekday a.m. and p.m. peak hours, at 86 and 110 trips. The net increase however, using current rates from the age-restricted use to non-age restricted use is 41 trips in the a.m. peak hour and 58 trips in the p.m. peak hour. These are substantially below the threshold (less than 50 percent utilizing the largest increase). Regardless, the Town requested new traffic counts which have been provided.

[1] Institute of Transportation Engineers (ITE), "Trip Generation," 9th Edition, 2012.

[2] NYSDEC, "Question D 2 - Project Operations - Full EAF (Part 1), Full Environmental Assessment Form (FEAF) Workbook," Question D.2.j. http://www.dec.ny.gov/permits/91660.html#j

Operation

Level of service is used as a measure of traffic flow performance on a scale of "A" (best condition or free flowing) to "F" (worst condition or failing). A more detailed explanation is provided in the new 2016 FPC study (see excerpts in Appendix C). Route 22 in this area is a functional Classification of 14 (Urban Principal Arterial - Other). "Correct intersection design practice strives to provide design-year LOS (Level of service) D or better on each lane group in urban areas...."[3] In 2005, the levels of service for area intersections future movements were D or better, all acceptable operations (2005 FPC study, Table 5). However, as was studied,[5] reviewed by the County, and approved with the original Barrett Hill project, a traffic signal was installed at the intersection of Mount Ebo Road North and Doansburg Road by the applicant in or about 2008. As stated in the FPC letter dated July 10, 2015, this improvement has improved overall safety at this intersection and reduced delays for motorists exiting from Mount Ebo Road North. The project intersection is now much improved from the 2005 conditions. One intersection was added to the 2016 study. This intersection of Doansburg Road and Mount Ebo Road south indicates an existing problem with the left turn movement turning from Mount Ebo Road South onto Doansburg Road. The new traffic report indicates that even without the approved project, the weekday afternoon left turn movement from Mount Ebo Road South to Doansburg Road operates at a level of service of "E". With the approved project, the 2018 Build condition level of service is at its highest "E" rating and that the limited additional traffic for the zone change will result in a level of service of "F". Even though the letter value may change, the additional delay (14 seconds) is not considered to be substantial given the existing problem. The additional traffic associated with the zone change does not significantly change the level of service.The traffic study does not reduce the site generated traffic associated with any potential reduced auto use by any of the Special Occupancy component groups such as persons with disabilities or veterans.

The proposed non-age-restricted project will continue to provide access at two locations onto Mount Ebo Road North via the new traffic signal and only emergency access to Old Route 22.

Historic Traffic Trends

Historical New York State Department of Transportation data for NYS Route 22 was reviewed to examine whether the data presented in the 2005 traffic study is still valid. NYS Route 22 traffic has decreased slightly from 2005 and has been relatively stable over the last decade as shown in Table 3.4-1.

Table 3.4-1
Change in Volumes NYS Route 22
from NYS Route 312 to NYS Route 164

Year	Volume[1]	Change from Baseline
2011	15,076*	-1%
2008	14,180	-7%
2005	15,200	baseline
2002	15,150	
1999	14,500	

Source: https://www.dot.ny.gov/highway-data-services, Historic Traffic Data, as viewed July 7, 2015.

[1] Average annual daily traffic, surveyed by NYSDOT.

[3] New York State Department of Transportation, Highway Design Manual, Section 5.9.2.1.

[4] Frederick P. Clark Associates, Inc., "Additional Traffic & Accident Data Report." June 29, 2005.

ENERGY

The US Energy Information Administration publishes statistical information on the use of energy by households in the United States.[6] The data for New York (2009) indicate that the average consumption of energy per household per year is 102.6 M BTUs[7] (equivalent to 30 megawatt hours (MWh) per year), of which approximately 7 MWh is electricity.

It is projected then that the 168 households to be developed at the subject site, whether they are age-restricted or non-age-restricted households, would consume on the order of 17 billion BTUs of energy annually, of which approximately 1,216 MWh is electricity. The majority of the energy would come from natural gas for heating and hot water.

Avoidance or Minimization of Potential Impacts

Transportation

The change in traffic generated by the proposed zone text change is minimal. Existing Conditions associated with the difficulty taking a left turn land out of Mount Ebo Road South exists today and will become worse regardless of whether or not this project proceeds.

Energy

Energy conservation measures in New York are regulated at the state level for new residential and commercial construction. New dwellings would need to be constructed in accordance with the New York State Energy Code. In effect since 2002, the code specifies basic requirements that are mandatory for newly constructed buildings. Requirements apply to heating and cooling systems, hot water systems, electrical systems, construction materials, equipment specifications and building sealing and insulation. Given that the average population per housing unit is two persons in either the age-restricted or non-age-restricted housing style (but the proposed units would be smaller than the approved units), it is anticipated that there would be no appreciable difference in energy consumption between the approved and the proposed housing style.

3.5 IMPACT ON THE COMMUNITY

Community Services & Fiscal Resources

The subject parcel is located in the following special districts: Brewster Central School District and Southeast Fire District.

Population

Demographic multipliers published by the Rutgers University Center for Urban Policy Research (CUPR) are used to project the future population of the Barrett Hill project. As shown in Table 3.5-1, based upon the location and bedroom count of the proposed development, a multiplier of 1.67 persons per one bedroom unit and 2.31 to 2.51 persons per two bedroom unit has been used to project a population of 349 persons for the Barrett Hill general population project that is proposed. By comparison, a multiplier of 1.8 seniors per unit yields a projected population of 302 senior citizens in the approved project. As a result of the revised zoning, a conservative projection yields a modest increase in the general population: 47 persons, of which 32 are projected to be school age children.

Table 3.5-1
Population Projections
Barrett Hill

Unit Type	Number of Units	Population Multiplier	Project Population	School Age Children Multiplier	School Age Population
General Population Rental Units					
1 Bedroom below market rate	7	1.67	12	0.16	1.12
1 Bedroom over $1,100 per month	57	1.67	95	0.08	4.56
2 Bedroom below market rate	10	2.51	25	0.49	4.90
2 Bedroom over $1,100 per month	94	2.31	217	0.23	21.62
TOTAL	**168**		**349**		**32**
Senior Housing For Sale Units					
2 Bedroom over $1,100 per month	168	1.8	302	0.00	0
TOTAL	**168**		**302**		**0**
Increase from Rezoning	**0**		**47**		**32**

Source: Rutgers University Center for Urban Policy Research, June 2006.

It is anticipated that a number of the Barrett Hill residents will be existing Town residents who move to Barrett Hill. Additionally, as discussed above, the proposed project is offering priority rental of 50 units (30 percent of the project) to local preference groups. It is anticipated that a notable number of future residents of this project (conservatively on the order of 50 percent) may currently live in Southeast and thus their school aged children may currently attend the Brewster District schools. In a similar multi-family non-age-restricted project known as Bridleside, recently built by Wilder Balter Partners in the Town of North Salem, of the 75 families with 18 school-aged children who now reside there, 10 children already attended the North Salem schools, four (4) children attend school outside the district, two (2) attend private schools, one (1) attends Green Chimneys and one (1) is home schooled. As a result the analysis presented herein conservatively overstates the effect of the school-aged population in the current project proposal.

A demographic report was commissioned by the applicant that evaluates the local school services and facilities relative to the projected change in population. The demographic report is included in Appendix B. The report identifies the appropriate demographic multipliers to estimate the number of school age children based upon unit type and pricing. The report concludes there will not be a significant impact to the Brewster Schools as a result of the proposed project. This report uses a slightly different mix of units from the current proposal so the number in this section of the report is considered to be correct.

With the same number of dwelling units proposed in the current project proposal as was approved in 2006, the change in resident population mix would have little effect on community services, except perhaps on the cost of services of the local school district and on the Town's recreational facilities. The possible effects on these services are further discussed below.

FiscalImpacts - Schools

The project site is served by the Brewster Central School District. The District includes one K-2 elementary school, one intermediate School (grades 3, 4 and 5), one middle school (grades 6, 7 and 8), and one high school.

According to information provided by the School District, enrollments have been moderately decreasing over the past 5 years. As of October 2014, 3,236 students were enrolled in the District. Table 3.5-2 below summarizes the 2014-2015 grade distributions and enrollments of the various schools within the District:

Table 3.5-2
Brewster Central School District (2014-2015 School Year)

School	Grades Served	2014 Enrollment
JFK Elementary School	K-2	640
CV Starr Intermediate School	3-5	642
Henry Wells Middle School	6-8	725
Brewster High School	9-12	1163
Out of District Placement		66
TOTAL		**3,236**

Brewster Central Schools Business Office; June 2015.

As referenced earlier, demographic multipliers for school-age children in common configurations of standard housing types in the Northeast region published by the Rutgers University CUPR, project that 0.08 to 0.16 school age children per household would be generated by a one-bedroom rental apartment and 0.23 to 0.49 school age children would reside in a two-bedroom rental apartment. Based upon these multipliers, approximately 32 students are projected to reside in the Barrett Hill development. It should be noted that these multipliers are consistent with the 0.24 students per unit who are living in the Bridleside project discussed above.

The budget for the 2014-2015 school year for the Brewster Central School District totaled approximately $87,877,891, of which 68,913,753 is directly related to programming costs. The portion of the budget to be raised through taxation is $66,573,791 - approximately 76 percent of the budget is met through the property tax levy. With a current enrollment of 3,236 students, per-student programming costs are estimated to be $21,228. Thus, the cost per student to be raised through property taxes is approximately $16,185 per student. Projected costs to the

school district would be $517,920 annually based on an estimated 32 students that would be generated by the project.

Based on 2014-2015 tax rates for the Brewster Central School District, the approved 168-unit senior project would be projected to generate $657,534 in annual property tax revenues to the school district. With no children the district would incur no cost of services from the senior project.

By comparison, the proposed Barrett Hill general population project will generate $657,558 in annual property tax revenues to the school district. This is $139,638 more revenue than the projected cost to service the project. Thus, the overall effect of the change in the project population mix on the district's budget is projected to be a smaller benefit but net positive.

Construction is projected to take up to 36 months, or three school years. The growth in student population is also expected to be distributed throughout the grade levels, resulting in an average of approximately 0.8 students per grade per year until project completion. The multi-year phasing and distribution of students will allow for the additional students to be integrated into the local schools with minimal impact.

Alternative Zoning Scenarios

Table 3.5-3 below provides a tabulation of the fiscal impact on the school district from the projected maximum yield for the Barrett Hill site under three scenarios. As discussed in section 3.1, three development scenarios were evaluated under the OP-2 zoning: commercial yield (as per the current zoning); age-restricted multi-family residential yield as per the current zoning; and, non-age-restricted multi-family residential yield per the proposed zoning. (See also Table 3.1-2.)

As can be seen in the table below, the future assessed value of the proposed non-age-restricted housing is similar to the future assessed value of the age-restricted housing and is 37 percent higher than the commercial development that could be accommodated on this site. Thus the proposed non-age-restricted housing will result in virtually no change to tax revenue to the Town, County and School District and an increase compared to the commercial alternative.

The non-age-restricted proposal also includes affordable housing opportunities and gives priority to the Town of Southeast veterans, Town employees and others as specified for a portion of the project. These accommodations are not provided by the approved age-restricted option.

Table 3.5-3 **Alternative Zoning Yields for Community Impact Comparisons** Barrett Hill Site			
Area of Concern	***Commercial Yield per the current OP-2 Zoning***	***Age-Restricted Residential per the current OP-2 Zoning***	***Non-Age-Restricted Residential per the proposed OP-2 Zoning***
Land Use			
Square Foot Commercial Use	144,840	0	0
Multi-Family Dwelling Units	0	168	168
Affordable Residential Units	0	0	17
Priority Set Aside Residential Units	0	0	50
Community Resources			
Population	0	302	349
School-age Children	0	0	32
Assessed Value	$16,390,350	$22,503,600	$22,504,419
School Taxes Generated *	$478,911	$657,534	$657,558
Costs to the School District	$0.00	$0.00	$517,920
Net Tax Benefit	$478,911	$657,534	$139,638

Source: Tim Miller Associates, Inc., 2015.
* Based on 2014-2015 tax rates for the Brewster Central School District.

CommunityRecreation

The Town of Southeast has six municipal parks to serve the needs of its 18,404 residents. According to the Town of Southeast Comprehensive Plan, the Town owns over 200 acres of parkland. With the additional population from the Barrett Hill project, this equates to approximately 10.7 acres per 1,000 population. This is above the planning standards set forth by the National Parks and Recreation Association which recommends that 5 to 8 acres of parkland be provided per 1,000 population.

Scolpino Park at 115 Doansburg Road, a 45 acre park with a pond, athletic fields, playground and picnic tables, is located within a half mile of the Barrett Hill site. Barrett Hill is located within approximately 5 miles of each of the other five municipal parks, which are primarily geared towards active recreation such as playing fields, swimming, tennis courts, baseball fields and basketball courts.

The Putnam County Veterans Memorial Park is an additional 200 acres of parkland, located approximately 8 miles from the Barrett Hill site. The park provides access to passive recreation opportunities and Veterans memorials, as well as facilities to go for a swim or play a game of horseshoes, in addition to spending time on the large playground or fishing off the floating dock. The upper park also hosts community events and fairs.

Clarence Fahnestock State Park is a 14,086 acre park covering land in Putnam and Dutchess counties, with hiking trails, Canopus Lake beach, picnic areas, scenic campgrounds, and abundant opportunities for boating, fishing, and birding. The park is also home to the Taconic Outdoor Education Center which provides high quality environmental programming and Fahnestock Winter Park which includes 15 kilometers of groomed trails for cross country skiing and snowshoeing.

According to the US 2010 Census, there are 3,729 school age children living in the Town of Southeast. The addition of 32 school age children represents growth of less than one percent of this segment of the population.

Table 3.5-4 provides a list of parkland within the Town of Southeast and other major parkland in the County.

Table 3.5-4
Parkland in Town of Southeast and Putnam County

Southeast Municipal Parks	Acres	Other Major Parkland In County	Acres
Wells Park and Camp	10	Fahnestock State Park	14,086
Markel Memorial Park	10	Putnam County Veteran Memorial Park	200
Tonetta Lake Town Park	19		
Castle Park	6		
Douglas J. Scolpino Park	46		
Volunteer Park	15		
Passive recreation	94		

Source: Town of Southeast Comprehensive Plan, 2014

CumulativeEffectsonCommunityServices

Development Comparison on Other OP-2 Parcels

Since the proposed zoning text change would potentially apply to all other property in the Town that is zoned OP-2, and potentially affect the development capability of that land, the potential development yield of other applicable tracts was evaluated as discussed in section 3.1. The table below identifies development potential of these lands either as multifamily dwelling units or as square feet of commercial use. It should be noted that the development potential listed in each column represents a maximum development scenario. Each parcel would likely be developed with either all residential or all commercial; if some combination were to be proposed, each component would be appropriately reduced.

Development of the three sites which meet the specified criteria in the proposed change to the OP-2 zoning could result in a maximum of 228 units of multifamily housing, including the proposed Barrett Hill development. The potential maximum square footage of commercial use allowed under the OP-2 zoning would total approximately 303,110 square feet.

Table 3.5-5 Cumulative Development Potential Estimated Development Yield				
Study Area	**Tax Map ID (S-B-L)**	**Combined Acreage**	**Potential MF Dwelling Units**	**Potential Commercial Use (square feet)**
II	46.-5-2	29.0	168 [1]	144,840 [2]
IV	45.-1- 39.2 and 39.4	65.1	60 [1]	158,270 [2]
Totals		72.2	228 units	303,110 sf

[1] Number approved for the parcel.
[2] Number calculated based on scale of tract

The proposed zone change would allow the Town to issue a special permit to allow the development of multi-family housing without an age restriction under specific criteria as discussed earlier. Table 3.5-6 below demonstrates that as a result of this change the population could grow by an additional 56 persons including up to 37 school age children. Compared to the overall Town population of 18,404 this increase represents approximately half of one percent and is not considered significant. As discussed earlier, the Town's population includes 3,729 children between the ages of 5 and 19, and as shown in Table 3.5-2 there are 3,236 students enrolled in the Brewster School District.

Table 3.5-6 Cumulative Development Potential Population Projections					
General Population Rental Units					
Unit Type	**Number of Units**	**Population Multiplier**	**Population**	**School Age Children Multiplier**	**School Age Population**
1 Bedroom below market rate	7	1.67	12	0.16	1
1 Bedroom over $1,100 per month	57	1.67	95	0.08	5
2 Bedroom below market rate	14	2.51	35	0.49	7
2 Bedroom over $1,100 per month	154	2.31	363	0.23	35
TOTAL	**228**		**505**		**48**
Senior Housing For Sale Units					
2 Bedroom over $1,100 per month	226	1.8	407	0.00	0
TOTAL	**226**		**407**		**0**
Increase from Rezoning	**0**		**98**		**48**

Source: Rutgers University Center for Urban Policy Research, June 2006.

With maximum development of the two applicable study areas with non-age-restricted multi-family residential development, the addition of up to 48 students would represent district population growth of approximately two percent, assuming all of these persons would be new to the district. In this cumulative development scenario, the growth in student population would be distributed throughout the grade levels and over a multi-year period. The distribution of students, assuming a three year buildout, would allow for the additional students to be

integrated into the local schools at an average of approximately 1.8 students per grade per year for three years.

Assessment of the relative taxes for the projected cumulative development is shown in Table 3.5-7 for comparison purposes. As can be seen in Table 3.5-7, the future assessed value and the resulting school taxes generated from the proposed non-age-restricted housing is virtually the same as the future assessed value and taxes generated from the age-restricted housing and is approximately $38,000 higher than the projected commercial development. Thus the proposed non-age-restricted housing will result in virtually no change to tax revenue to the Town, County and School District and an increase compared to the commercial alternative.

The non-age-restricted text change proposed also requires affordable housing and gives priority to the Town of Southeast veterans, Town employees and others as specified, for a portion of the project. These accommodations are not required for housing restricted to senior citizens.

Table 3.5-7
Cumulative Development Potential
Community Impact Comparisons

Area of Concern	*Commercial Yield per the current OP-2 Zoning*	*Age-Restricted Residential per the current OP-2 Zoning*	*Non-Age-Restricted Residen-tial per the proposed OP-2 Zoning*
Land Use			
Combined Acreage	84.2	84.2	84.2
Multi-Family Dwelling Units	0	228	228
Square Foot Commercial Use	303,110sf	0	0
Development			
Total Residential Units	0	228	228
Affordable Residential Units	0	0	36
Priority Set Aside Residential Units	0	0	74
Community Resources			
Population	0	407	505
School-age Children	0	0	48
School Taxes Generated *	$1,002,227	$892,368	$850,000
Costs to the School District	$0.00	$0.00	$770,685
Net Tax Benefit	$1,002,227	$892,368	$79,315

Source: Tim Miller Associates, Inc., 2015.
* Based on 2014-2015 tax rates for the Brewster Central School District.

Assuming full multi-family residential development of the three study areas under existing zoning, age-restricted development would be projected to generate $1,002,227 in annual property tax revenues to the school district. With no children the district would incur no cost of services from this development.

By comparison, non-age-restricted development of the two areas is projected to generate $850,000 in annual property tax revenues to the school district. This is $79,315 more revenue than the projected cost to the district to service this housing. Thus, the overall effect of the cumulative change in the population mix on the district's budget is projected to be net positive.

Sanitary Sewage and Potable Water

Original Approval

According to the Engineer's Report on the Water and Wastewater Facilities for Lot #6 of Mount Ebo Corporate Park prepared by Bibbo Associates and approved by NYCDEP and the Putnam County Health Department, the approved project consisting of 168 2-bedroom units was to be connected via existing pipes in Mount Ebo Road North to the existing Mount Ebo Wastewater Treatment Plant (WWTP) and the Mount Ebo Water Works potable water supply.

The project was projected to generate the following sewer flows:

168 2-bedroom units x 300 gallons per day (gpd) =	50,400 gpd
Water savings fixtures credit @ 20% =	-10,080 gpd
Approved Design Flow =	40,320 gpd

The site plans were approved with connection to the existing sewer line and those lines were extended into the property for the western area of approved buildings.

Potable water usage was calculated to be the same and the wells in place or approved to be drilled at the time were anticipated to provide the same amount. The report noted that actual water usage at the Stonecrest Senior Housing project was significantly below the design flow.

The existing Mount Ebo WWTP is approved for 160,000 gpd. The design flow requirements for the approved project plus other existing buildings in the corporate park was anticipated to be 116,220 gpd, well below the capacity of the WWTP. Similarly, the existing Mount Ebo Water Works wells had an approved capacity of 154,080 gpd and the design flows are calculated to be 133,753 gpd.

Proposed Project

The proposed project reduces the size of the proposed units. The proposed mix of units is:

64 1-bedroom units	64 x 150 gpd =	9,600 gpd
104 2-bedroom units	104 x 300 gpd =	31,200 gpd
Water savings fixtures credit @ 20% =		-8,160 gpd
	Projected Design Flow =	32,640 gpd

The proposed project will generate approximately 19 percent less sewer flow and water usage.

Avoidance or Minimization of Potential Impacts

The applicant requests an amendment to the Zoning Code of the Town of Southeast to allow multi-unit, multi-family rental housing for the general population as a Special Permit use for properties in the OP-2 zone that satisfy certain criteria, as detailed in the proposed text change. The projected population increase from cumulative development as a result of this change is approximately 103 persons, of which 47 are attributable to the Barrett Hill project. This change would permit up to 71 additional students to live in the Town of Southeast and the Brewster Central School District, of which 32 are attributable to Barrett Hill.

Growth in student population from new housing can be expected to be distributed throughout the grade levels and over a multi-year period. The multi-year phasing and distribution of students will allow for the additional students to be integrated into the local schools with minimal impact. The non-age-restricted development is projected to generate more revenue than the projected cost to the school district to service this housing. Thus, the overall effect of the change in the population mix on the School district's budget is projected to be net positive.

The Town of Southeast has some 200 acres of municipal parks to serve the needs of its residents. After including the projected population from cumulative multi-family residential non-age-restricted development of the three study areas including the Barrett Hill project, there will be 10.4 acres of parkland per 1,000 population. This is well above the planning standards set forth by the National Parks and Recreation Association which recommends that 5 to 8 acres of parkland be provided per 1,000 population.

The proposed project will generate approximately 19 percent less sewer flow and water usage than has been approved for the project.

Appendix A

Petition of Barrett Hill Associates, LLC

---------- x

In the Matter of the Petition of

Barrett Hill Associates, LLC,

Pursuant to Chapter 138, Article XV, §§138.91 – 138.93 of the Code of the Town of Southeast

AMENDED PETITION

---------- x

Barrett Hill Associates, LLC (hereinafter "Petitioner"), as and for its Petition to the Town Board of the Town of Southeast, respectfully states as follows:

FIRST: Petitioner Barrett Hill Associates, LLC is the owner of the real property located within the territorial boundaries of the Town of Southeast and located on Mount Ebo Road North and known and described as Mount Ebo Lot 6 (hereinafter referred to as "the Property"). The Property is further known and described as Tax Map Number 46.-5-2 on the Tax Map of the Town of Southeast, is located in the OP-2 Zoning District, and consists of approximately 29 acres. It is presently approved for the construction of 168 senior housing units in 6 separate buildings with a clubhouse and accessory medical offices.

SECOND: As set forth above, the Property is already approved for the construction of 168 senior housing units. Petitioner desires, however, to construct 168 housing units which would not be restricted to occupancy by seniors, but which, if approved by the Town Board, would include 30% special housing marketing priority to the following designated groups: persons with disabilities, veterans from the Hudson Valley area, active volunteer members of the Town's Fire Department, Putnam County First Responders, full-time employees of school districts serving the Town of Southeast and full-time employees of the Town of Southeast.

THIRD: Attached hereto and made part hereof as Exhibit A is a copy of a proposed text change for the OP-2 Zoning District entitled "Multi-unit Multi-family Housing with Special Occupancy Priority". It is the Petitioner's intention to construct multi-unit multi-family rental housing on this site which can be accommodated only by the adoption of a text change such as that set forth in Exhibit A. The adoption of this text change would facilitate construction of housing alternatives which would fulfill a pressing need, one which is also recognized by the Town's Comprehensive Plan. Further, by voluntarily providing for priority marketing and for preference for persons with disabilities and for persons whose contributions to the Town of Southeast and to the greater community are beyond question, it is respectfully submitted that the proposal presents benefits which similarly are beyond question.

FOURTH: Attached hereto and made part hereof as Exhibit B is a copy of the Zoning Map of the Town of Southeast with the portions zoned as OP-2 zoning highlighted. As can be seen, the OP-2 Zoning District is limited in size as compared to the vastness of the Town of Southeast. As can also be seen by reference to Exhibit A, the applicant is proposing further significant restrictions limiting the eligibility of properties to be authorized by the text change. Multi-unit multi-family Housing with Special Priority is proposed to be limited to the OP-2 Zoning District. In addition, such eligibility requires a minimum lot size of 25 acres; that the proposed development shall be served by State, County or Town road and be adjacent to a residential zone; and served by a central sewage treatment plant, a central water supply, and a central fire protection system. By reason of the foregoing, the number of properties to which the text change could be applicable as proposed is similarly

limited although the Town Board could modify these parameters on its own motion if it so desires.

FIFTH: The Town Law of the State of New York provides authorization for towns to adopt procedures for the amendment of zoning codes which can be amended by majority vote of the Town Board following a public hearing.

WHEREFORE, Petitioner requests that the Town Board of the Town of Southeast, following compliance with the procedures set forth in the Town Code as hereinabove referenced, refer this Petition to the Putnam County Planning Department for its review and recommendation, and to thereafter hold a public hearing thereon and grant Petitioner's Petition and adopt the text change to the OP-2 Zoning District requested and as set forth in Exhibit A attached hereto together with such other, further and different relief consistent therewith that the Town Board might grant.

Respectfully submitted,

_____

Sworn to me on this ____
day of April, 2016

_____
Notary Public

EXHIBIT A

Multi-Unit Multi-family Housing with Special Occupancy Component

Multi-unit multi-family housing may be permitted by the Town Board in the OP-2 District subject to the following requirements:

A. Site Eligibility Requirements – any site proposed for issuance of the special permit shall meet the following site eligibility requirements, all of which shall be met on the effective date of this text change.

   1. Such site shall be accessed by a State, County, or Town road and shall be adjacent to a residential zone;

   2. Such site shall be serviced by an existing central sewage treatment plant, central water supply and central fire protection system;

   3. Notwithstanding the minimum lot size requirements for the OP-2 District set forth in the Commercial Zoning Schedule, any site proposed for multi-unit multi-family housing shall have a minimum lot size of 25 acres.

B. Restrictions on Dwelling Units – The dwelling units included as part of the multi-unit multi-family housing development shall be subject to the following special marketing and occupancy restriction:

   1. Thirty percent (30%) of the dwelling units shall be marketed to persons with disabilities, veterans from the Hudson Valley area, qualified active volunteer members of the Town's Fire Department, Putnam County First Responders, full-time employees of school districts serving the Town of Southeast and full-time employees of the Town of Southeast. There will be a reservation period of six (6) months from the time of substantial completion for each phase of construction, for marketing of residential units to the above referenced groups.

   2. 17 of the Priority Units ("Affordable Priority Units") shall be subject to a 99 year restriction limiting the sale or rental price of such Affordable Priority Units, initially and upon re-rental or resale. With respect to rental units, such Affordable Priority Units shall be rented to Qualifying Affordable Households at rates equal to 30% of 80% of the Putnam County Household Income, as published by the United States Census Bureau from time to time or as adjusted consistent with increases in the CPI during interim periods. With respect to sale units, such Affordable Priority Units shall be sold to Qualifying Affordable Households at sales prices equal to 90% of the prices set forth in the Sales Offering Plan or Memorandum (for the first six months of sales or marketing) or 90% of the sales price of similar housing units in the multi-unit multi-family housing development in the 6 months preceding the date of the contract of sale, adjusted for unit size.

3. For purposes of this subsection B, Qualifying Households shall mean households where at least one member meets the following requirements:

   a. Persons with disabilities. Persons with a disability, physical disability and/or developmental disability is a person as determined by the Developmental Disabilities Regional Office (DDRO) of the NYS Office for People with Developmental Disabilities (OPWDD) and/or the State Health Department and/or Putnam County Health Department;

   b. Veterans living in the lower Hudson Valley. A Veteran is defined as someone who has served in the US armed forces (Army, Navy, Air Force, Marines), been on active duty for 180 days or longer, and been honorably discharged. Hudson Valley is defined as Westchester, Putnam, Dutchess, Rockland and Orange Counties;

   c. Active volunteer members of the Town's Fire Department;

   d. Putnam County first responders (law enforcement, fire fighters and EMS workers);

   e. Full-time employees of school districts serving the Town of Southeast; and

   f. Full-time employees of the Town of Southeast.

   All such persons having been in the status for at least one year prior to the date of submittal of an application and who maintain that status continuously from the date of submittal through and including the date that they take occupancy of the Priority Unit.

4. For purposes of subsection B(2), Qualifying Affordable Households shall mean households which meet the requirements set forth in subsection B(3) above and where total household income is equal to or less than 80% of Putnam County Household Income as published by the United States Census Bureau from time to time or as adjusted consistent with increases in the CPI during interim periods.

All Qualified Affordable Households, applying for housing under this subsection, shall be approved by an independent, third party entity*, engaged and paid for by the property owner. Such third-party entity shall have experience in reviewing and approving income qualified housing applications in the region and such entity's retention shall be subject to approval by the Town of Southeast Town Board.

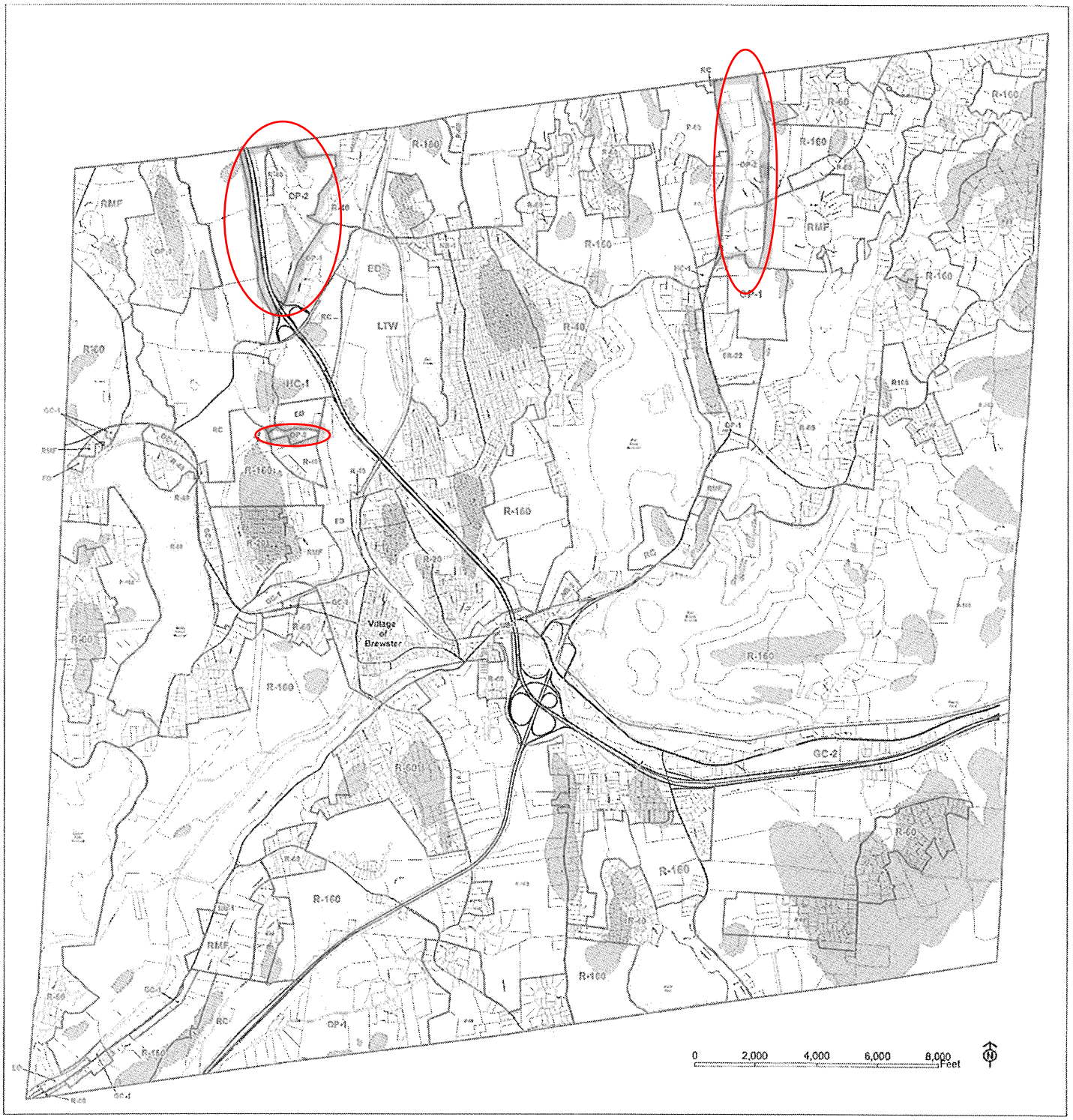
*(Third party entity may be a new commission representing the various groups to be served).

C. Bulk requirements.

1. Bulk requirements for property utilized for multi-unit rental housing as provided for herein shall be consistent with the OP-2 Zone for yards, setbacks, FAR, and building coverage. Community or shared facilities shall also be subject to the OP-2 requirements.

2. Required parking shall be 1.5 spaces per dwelling. Based on the circumstances of a project (including unit mix) the Planning Board may reduce the total number of parking spaces required up to 10% of the requirement number.

EXHIBIT B



Zoning Map

R-160	Residence R-160 District	HC-1	Highway Commercial HC-1 District
R-80	Residence R-80 District	GC-1	Gateway Commercial GC-1 District
R-60	Residence R-60 District	GC-2	Gateway Commercial GC-2 District
R-40	Residence R-40 District	ED	Economic Development ED District
R-20	Residence R-20 District	OP-1	Office Park OP-1 District
RMF	Residence RMF District	OP-2	Office Park OP-2 District
NB-1	Neighborhood Business NB-1 District	OP-3	Office Park OP-3 District
NB-2	Neighborhood Business NB-2 District	RC	Rural Commercial District
LTW	Lake Tonetta Watershed District	SR-22	Special Route 22 District
	Zoning District Boundaries		Ridgeline Overlay District

Ruth Argo Mazzei

CERTIFIED BY THE TOWN CLERK AS THE OFFICIAL
ZONING MAP OF THE TOWN OF SOUTHEAST
Adopted by the Town Board by Local Law No. 5 of November 18, 2010

Appendix B

Impact on School Enrollment

This report was prepared for an earlier version of the proposed petition and does not include or address the addition of Persons with Disabilities as part of the special occupancy component, the increase in the % of the project targeted for that component or the change of minimum lot size. These elements have been addressed in the text above. And this report is included for the background information it generated which was used above.

HOUSING IMPACT ESTIMATE: SCHOOL ENROLLMENT

Potential Effects of Proposed Barrett Hill Apartments on Brewster Central School District Enrollment

Prepared by
Hudson Valley Pattern for Progress
April 2015

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Assignment

Hudson Valley Pattern for Progress (Pattern) has been retained by Covington Development to examine the potential impact of a proposed apartment complex on student enrollment in the Brewster School District. Pattern for Progress has agreed to compile information and provide an objective analysis in conjunction with the Center for Housing Solutions, a division of Hudson Valley Pattern for Progress formed in September 2012.

Pattern for Progress is a not-for-profit policy and planning organization that promotes regional, balanced and sustainable solutions to enhance the growth and vitality of the Hudson Valley. Founded in 1965 by business, academic and civic leaders, and based in Newburgh, N.Y., Pattern works within the nine-county area that includes Columbia, Dutchess, Greene, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester.

Project Background: Hudson Valley Pattern for Progress

Hudson Valley Pattern for Progress has examined a number of factors in order to consider the proposed Barrett Hill apartment complex as it relates to the enrollment and capacity of the Brewster Central School District.

Pattern for Progress has intimate familiarity with the Village of Brewster and the surrounding communities including the Brewster School District. Pattern has worked as an outside consultant on the "Envision Brewster" plan since 2013. In addition, Pattern conducted the recent study, "Garden Street School: This Was Then - What Could It Be Now. A Study on Adaptive Reuse" (February 2013). Pattern staff was commissioned by the Village of Brewster to write the report following the closure of the Brewster School District's Garden Street School in June 2012. A number of factors played into the closing of the school, among them a declining enrollment.

Pattern for Progress, now in its 50th year, has had a long-time interest in schools and school enrollments as they pertain to Pattern's mission in the Hudson Valley. Most recently in 2012 and again in 2013, Pattern published research briefs on the phenomenon of declining enrollment in many of the Hudson Valley's School Districts. These briefs "Closed Schools, Open Minds" and "The Empty Classroom Syndrome" sought to explain the declining enrollments in order shed a light on the issues raised and so that those in positions of responsibility could better plan for impacts.

Through its Center for Housing Solutions, Pattern has gained a particular knowledge of housing in Putnam Valley; in 2013-14 Pattern staff worked under a commission from the Putnam County Housing Corporation, to compile the "Housing Needs Assessment and Strategic Plan." In addition, Pattern has assembled and published the Hudson Valley Housing Report annually since 2011.

The Center, created in 2012, has benefited from an advisory board of many of the region's leading housing developers and has a staff with years of housing research experience.

Scope of This Study

Estimating the impact of enrollment on school district capacity poses inherent challenges. Districts can have more capacity than they need for actual enrollment. This is because some spaces are specialized and cannot be considered interchangeable.

Classroom size and location are most often governed by state and federal regulations based on the age of the child and curriculum. For example, a school may hold math and English in the same room, but would need dedicated rooms for chemistry, earth science, physics, computer science, and so forth. There are generally more seats available than students, and not every space is utilized every period of every day.

The evaluation of Brewster's educational program is not part of this report as it is beyond the scope of this study.

Despite such challenges, it often becomes important to use the tools available to make estimates of impact in order to assist stakeholders in making judgments and forming strategies. In this case, such tools include U.S. Census data, Cornell University and Rutgers studies and analytics and NYS Department of Health statistics.

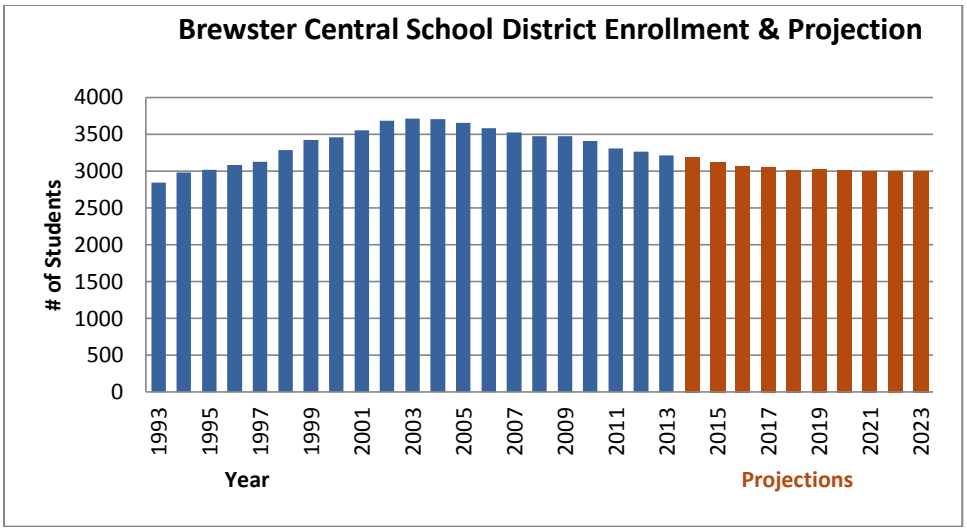
In addition, school age children that may be generated by the housing project and who may be homeschooled or attend private school are not included in the analysis as the potential numbers are too small to be of high statistical relevance.

School Enrollment and Projections

There is little disagreement that the enrollment of the Brewster School District is in decline. Even as the Board of Education sought voter approval last December for a $38.9 million capital project, the district's Facilities Planning Task Force noted the decline in enrollment in a number of instances. "Biggest reason referendums pass is because of enrollment growth which is not the case in Brewster," the Task Force minutes stated in October 2014.

The Cornell Program on Applied Demographics and the New York State Center for Rural Schools collect and analyze student enrollment in New York State's 695 school districts. The demographic projections are based upon statistical analysis of decennial census trends, American Community Survey data, birth and death rates along with net-migration data. The following chart represents both past enrollment and Cornell's projections for enrollment of the Brewster Central School District. Clearly, the projections indicate a continued decline through 2023.

In numbers of students, Cornell demographics show a projected decline of 209 students in school enrollment in the time period 2013 to 2023.



Source: Cornell Program on Applied Demographics

The following chart represents the enrollment in all grades from 2004 through 2013. There has been an actual decline in all grades, except for 11th and 12th, with an overall decline of 468 students or 12.6%.

Grade Level	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	# change '04-'13	% change '04-'13
K	219	233	203	204	211	200	188	186	213	195	-24	-11.0%
1st	261	226	247	213	226	237	216	199	198	245	-16	-6.1%
2nd	301	267	225	245	217	228	235	218	202	196	-105	-34.9%
3rd	242	292	272	236	250	229	228	240	215	213	-29	-12.0%
4th	306	252	293	267	237	248	236	237	246	227	-79	-25.8%
5th	295	308	253	301	278	243	256	231	241	247	-48	-16.3%
6th	311	308	304	264	307	282	253	261	226	243	-68	-21.9%
7th	298	290	287	315	265	313	290	253	267	228	-70	-23.5%
8th	300	283	304	284	308	270	310	292	257	271	-29	-9.7%
9th	302	294	297	315	292	314	268	317	305	257	-45	-14.9%
10th	328	301	292	301	313	302	316	270	312	305	-23	-7.0%
11th	302	311	303	297	289	315	301	313	268	313	**11**	**3.6%**
12th	243	287	304	285	280	292	310	292	313	270	**27**	**11.1%**
Total	**3,708**	**3,652**	**3,594**	**3,538**	**3,512**	**3,497**	**3,421**	**3,335**	**3,291**	**3,240**	-468	-12.6%
K-12th	3,708	3,652	3,594	3,538	3,494	3,497	3,421	3,335	3,291	3,240	-468	-12.6%
K-6th	1,935	1,886	1,800	1,730	1,727	1,673	1,618	1,579	1,552	1,573	-362	-18.7%
7th-12th	1,773	1,766	1,794	1,808	1,767	1,824	1,803	1,756	1,739	1,667	-106	-6.0%

Source: Cornell Program on Applied Demographics / Hudson Valley Pattern for Progress

Findings

The proposed Barrett Hill apartment complex in the Town of Southeast, Putnam County, NY, as currently configured, is expected to generate 29 school-age children as the project is phased-in over three years. These estimates are based on the widely used Rutgers University residential multiplier (see multiplier discussion, page 16).

The student enrollment of the Brewster Central School District has been in decline since 2004 and is projected to decline further. In fact, the Garden Street School was closed in June 2012 due in part to declining enrollment.

Current enrollment numbers and projections anticipate that the school district will see a decline of 209 students from 2013 to 2023 and indicate the district can accommodate the students generated by the housing complex. Other factors, including live births (2003 to 2013) in the district, further indicate the district can accommodate the students generated. In addition, district voters in December 2014, approved a $38.9 million building program which will see the addition of 10 classrooms and other space expansions and upgrades in 2017.

It is also important to note that at least some portion of the 29 students generated by the apartment project may already be students living in the district and enrolled in Brewster Central Schools. In addition, a number of other social behavioral trends may mean there may be even fewer than 29 students generated (see discussion of these trends, page 11).

The Impact of Barrett Hill on the Brewster School District Enrollment

The Barrett Hill apartment complex is a proposed 168-unit apartment complex planned by Wilder, Balter Partners, Inc. and Covington Development, LLC, on a 29-acre parcel of currently vacant land at Mt. Ebo Road in the Town of Southeast, Putnam County.

Source: Hudson Valley Pattern for Progress

Originally proposed as a community for those 55 years old and over, Barrett Hill was granted final site plan approval in October 2006 by the Town of Southeast Planning Board. In addition, the planning board issued a negative declaration under SEQRA (the State Environmental Quality Review Act) in March of 2006. At that time, approvals on the project were also given by the Putnam County Department of Health, the New York State Department of Environmental Conservation and the NYC Department of Environmental Protection (storm water pollution prevention).

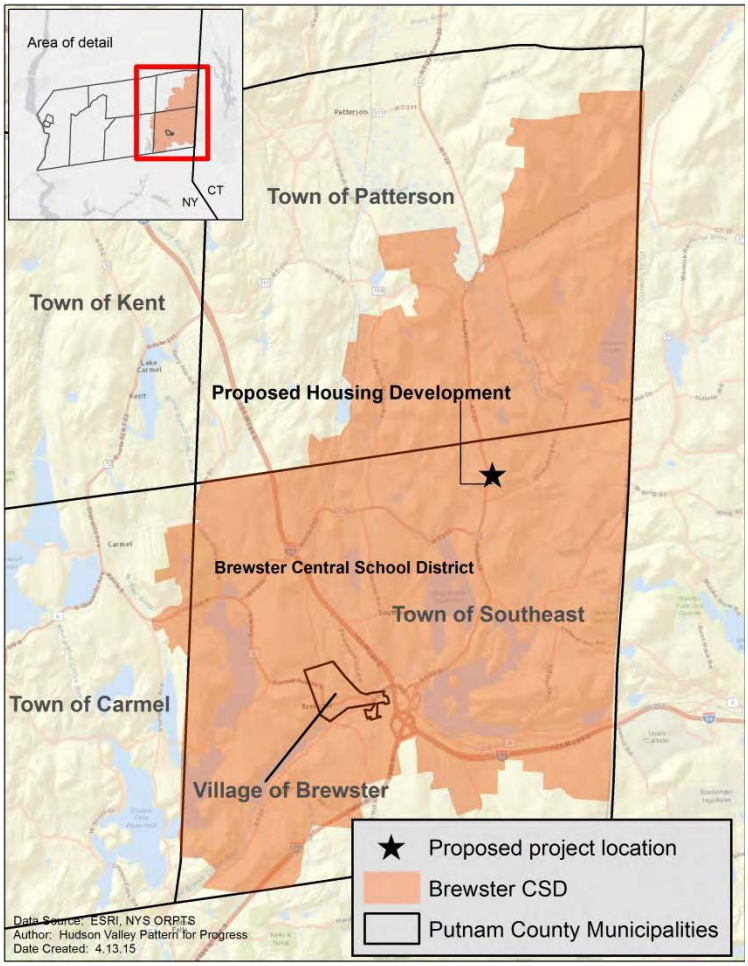
The project owners / development group now plan to resubmit the project to local authorities for an amendment that will reflect intent to establish a market-rate complex instead of a 55+ community and with 42 of the 168 units reserved for veterans, emergency services volunteers and teachers. In the amended plan, rent on units occupied by veterans would be developer-subsidized. It is estimated that 17 units will be developer-subsidized for this population. The development group plans to phase in development over three years and to begin construction in 2016; renters are expected to take residence in 2017 in the completed first phase of the complex.

Current plans call for the following allocation of the 168 units: 84 - 1BR units (50%); 84 - 2BR units (50%).

The Brewster Central School District

The Brewster Central School District is a public school district in eastern Putnam County. It shares an eastern border with the state of Connecticut. The student enrollment of the district is 3,282.

As is the case with many school districts in New York State, the school district crosses a number of municipal boundaries. The district is comprised of portions of three towns, with the Town of Southeast comprising the largest town within the district. The Village of Brewster, located within the Town of Southeast, is wholly contained within the school district.



Source: Hudson Valley Pattern for Progress

Putnam County Municipalities Within Brewster Central School District (SD)			
Municipality	Total Municipal area (square miles)	Portion of Municipality in SD (square miles)	Percentage of municipal area in SD
Brewster Village	0.47	0.47	100.0%
Patterson Town	32.7	13.6	41.6%
Southeast Town	35.1	30.3	86.3%
Carmel Town	40.7	0.6	1.5%

Source: GIS analysis / Hudson Valley Pattern for Progress

Recently Approved School Building Program

According to a variety of sources as of August 2014, enrollment in the district was as follows:

- John F. Kennedy Elementary school ... 640
- C.V. Starr Elementary School ... 642
- Henry H. Wells Middle School ... 725
- Brewster High School (BHS) ... 1,163

In addition out-of-district placements as of August 2014 were 112.

In December 2014, district voters approved a $38.9 million building program in addition to numerous upgrades to safety, security and technology, the program calls for an addition of 10 classrooms:

- John F. Kennedy Elementary school - 6 classrooms will be added
- C.V. Starr Elementary School - 4 classrooms will be added

Other expansions include those to library, auditorium, art and music, and cafeteria space.

Influx of ESL students

According to district minutes, the school system is experiencing an increase in the number of English as Second Language (ESL) students, also often designated as LEP (Limited English Proficient) students.

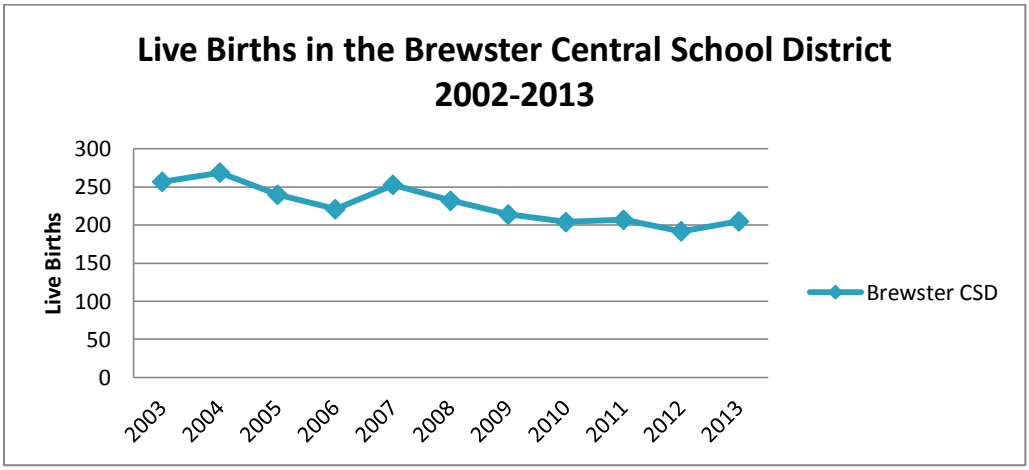
The June 2014 minutes of the district's Facilities Planning Task Force noted:

- "District-wide ESL student population is expected to grow by 35-40%."
- "Most ESL families in district are from Guatemala where political turmoil is forcing families to flee to the US or send their children here. Influx of thousands of young children into US."
- "Three years ago, BHS had 4 students with minimal elementary-level education and no English. There were 19 the following year, now about 45 of those students are in BHS and they are sent to BOCES for appropriate programs. It is expected that the number will rise significantly next year. Difficult to project numbers. May be multiple families in one home."

It is difficult to say what impact this influx will have on capacity of the buildings in Brewster; the document indicated that a large number of these students are sent out-of-district to BOCES. The task force minutes also suggested that a more extensive demographic study of this population is needed. More recently, the district has indicated it plans to move some BOCES students into the district to save costs.

Demographics

As in many Hudson Valley areas, live births are in decline. Live births are among the top indicators of school district enrollment. Over the past 12 years, live births peaked in 2004 at 269; they reached a low of 192 in 2012 and had only a slight incline the following year to 205. This phenomenon of a declining household size is occurring in many communities across the country and in the Hudson Valley. In general, families are having fewer children and as a result, the household size is shrinking. Anecdotally we can attribute this to the decline in wages, higher cost of living (e.g., healthcare, higher education and debt) and the overall changes in market demand of the millennials, which result in marriage and child bearing later in life. Simultaneously, recent trends suggest, millennials are leaving NYS and the Hudson Valley in large numbers in search of higher paying jobs and a lower cost of living.



Source: New York State Department of Health

Also, the population is aging. In the Town of Southeast alone, census figures and census estimates indicate a decline in the youngest segments of the population.

Town of Southeast			
Age Cohort	1990	2000	2010
Under 5	8.1%	7.3%	5.1%
5 to 9	7.0%	7.8%	6.0%
10 to 14	5.9%	7.0%	7.2%
15 to 19	6.3%	6.2%	7.0%
20 to 24	6.5%	4.1%	5.4%
25 to 29	10.5%	5.4%	5.4%
30 to 24	9.5%	7.7%	5.1%
35 to 39	8.5%	10.2%	6.3%
40 to 44	8.5%	9.8%	7.9%
45 to 49	6.2%	8.9%	9.6%
50 +	23.1%	25.7%	34.9%
Median Age	33.4	37.2	41.7

Source: U.S. Census

Overall County Population Projections

Age Cohort	Census 2010	Putnam County Population Projections			Percentage Change		
		2020	2030	2040	2010 to 2020	2010 to 2030	2010 to 2040
0-19	25,842	23,977	24,383	24,453	-7.22%	-5.65%	-5.37%
20-34	14,590	16,498	15,499	15,631	13.08%	6.23%	7.14%
35-49	24,447	22,309	24,908	24,223	-8.75%	1.89%	-0.92%
50-64	22,414	23,990	20,568	21,688	7.03%	-8.24%	-3.24%
65-84	10,935	14,300	17,470	16,550	30.77%	59.76%	51.35%
85+	1,482	1,397	1,679	2,271	-5.74%	13.29%	53.24%
Totals	**99,710**	**102,471**	**104,507**	**104,816**	**2.77%**	**4.81%**	**5.12%**

Source: Cornell Program on Applied Demographics

According to the Cornell University Program on Applied Demographics, the projected population growth in Putnam County will be drastically slower than in prior decades. The overall population is projected to grow by only 4% through 2025.

Age Cohort	COUNTY LEVEL CENSUS		COUNTY LEVEL CORNELL PROJECTIONS			
	2000	2010	2015	2020	2025	% change 2010 to 2025
Under 20	27,181	25,842	24,342	23,977	24,154	**-6.5%**
Young Adults (20-29)	8,978	9,803	10,238	9,975	9,503	**-3.1%**
Prime Labor Force (30-44)	25,952	19,439	19,854	21,492	22,817	**17.4%**
Mature Labor Force (45-64)	24,487	32,209	32,656	31,330	29,715	**-7.7%**
Early Retirement (65-74)	5,186	7,238	8,604	9,737	10,626	**46.8%**
Retired (75-84)	2,911	3,697	3,861	4,563	5,449	**47.4%**
Elderly 85+	1,050	1,482	1,441	1,397	1,469	**-0.9%**
Total	**95,745**	**99,710**	**100,996**	**102,471**	**103,733**	**4.0%**

Source: Cornell Program on Applied Demographics

Under 20 and Young Adults (Millennials): The decline in the age cohorts of Under 20 (-6.5%) and Young Adults 20-29 (-3.1%) in combination with the high cost of purchasing a home or renting an apartment may lead to apartment sharing, living with parent(s) longer or relocating. The Millennials that remain in Putnam are more ethnically diverse, primarily Hispanic and Latino. Based on a slow economy, a lack of employment opportunities for this demographic and college debt, these age cohorts are not typically buying homes.

Prime Labor Force: The age cohort of 30-44 is projected to grow by 17.4% by 2025. This may be considered a positive trend for Putnam County. As the decade from 2000 to 2010 showed a decline in owner-occupied housing in this age cohort due to the economy. Cornell's projections of a population increase may provide a positive impact to the housing market. However, the market is likely to call for smaller, more affordable and energy efficient homes, potentially resulting in smaller-sized families.

Mature Labor Force: The age cohort of 45 to 64 is projected to decline by almost 8%. This may have a negative impact on the "trade-up" home market. These are the homes that are typically higher in value than the "first-time buyer" homes.

Retirement and Elderly Ages: The age cohorts of 65-74 and 75-84 are projected to grow by almost 50% by 2025. This increase will not result in an increase in school-age population. The elderly population of 85+ shows a negligible decline of less than 1%. Again, these projected increases will lead to needs in housing rehabilitation for the senior population as they may age in place. The cohorts experiencing the largest increase will not add school aged children.

Town of Southeast

American Community Survey 5-year data (ACS)

SEX AND AGE	2010	2011	2012	2013	# change	% change
Total population	**18,340**	**18,370**	**18,365**	**18,369**	**29**	**0.16%**
Male	8,938	9,373	9,399	9,257	319	3.57%
Female	9,402	8,997	8,966	9,112	-290	-3.08%
Under 5 years	**893**	**810**	**812**	**742**	**-151**	**-16.91%**
5 to 9 years	**1,146**	**1,228**	**1,110**	**1,203**	**57**	**4.97%**
10 to 14 years	**1,390**	**1,394**	**1,453**	**1,446**	**56**	**4.03%**
15 to 19 years	**1,418**	**1,271**	**1,277**	**1,214**	**-204**	**-14.39%**
20 to 24 years	1,058	994	1,111	1,108	50	4.73%
25 to 34 years	1,819	1,959	1,855	2,074	255	14.02%
35 to 44 years	2,807	3,034	2,879	2,767	**-40**	**-1.43%**
45 to 54 years	3,578	3,472	3,561	3,372	**-206**	**-5.76%**
55 to 59 years	1,314	1,240	1,245	1,189	**-125**	**-9.51%**
60 to 64 years	1,035	1,042	1,067	1,232	197	19.03%
65 to 74 years	1,094	1,136	1,112	1,102	8	0.73%
75 to 84 years	579	598	599	665	86	14.85%
85 years and over	209	192	284	255	46	22.01%
Median age (years)	**40.9**	**40.5**	**40.8**	**40.7**	**-0.2**	**-0.49%**
18 years and over	**13,865**	**14,051**	**14,095**	**14,187**	**322**	**2.32%**
Male	6,740	7,138	7,190	7,296	556	8.25%
Female	7,125	6,913	6,905	6,891	**-234**	**-3.28%**
65 years and over	**1,882**	**1,926**	**1,995**	**2,022**	**140**	**7.44%**
Male	832	798	843	881	49	5.89%
Female	1,050	1,128	1,152	1,141	91	8.67%

Source: American Community Survey

Brewster Central School District (for all residents)

American Community Survey 5-year data (ACS)

SEX AND AGE	2010	2011	2012	2013	# change	% change
Total population	21,474	22,835	22,843	23,065	1,591	7.41%
Male	10,545	11,518	11,539	11,403	858	8.14%
Female	10,929	11,317	11,304	11,662	733	6.71%
Under 5 years	960	953	984	1,009	49	5.10%
5 to 9 years	1,244	1,387	1,317	1,369	125	10.05%
10 to 14 years	1,896	1,923	1,894	1,793	**-103**	**-5.43%**
15 to 19 years	1,640	1,584	1,582	1,547	**-93**	**-5.67%**
20 to 24 years	1,146	1,168	1,361	1,519	373	32.55%
25 to 34 years	2,124	2,551	2,439	2,548	424	19.96%
35 to 44 years	3,297	3,531	3,379	3,250	**-47**	**-1.43%**
45 to 54 years	4,269	4,549	4,615	4,500	231	5.41%
55 to 59 years	1,417	1,538	1,533	1,636	219	15.46%
60 to 64 years	1,165	1,184	1,208	1,290	125	10.73%
65 to 74 years	1,279	1,441	1,447	1,471	192	15.01%
75 to 84 years	760	800	737	830	70	9.21%
85 years and over	277	226	347	303	26	9.39%
Median age (years)	41.2	40.7	41.0	41.0	0	**-0.49%**
18 years and over	16,160	17,414	17,519	17,826	1,666	10.31%
Male	7,766	8,576	8,637	8,806	1,040	13.39%
Female	8,394	8,838	8,882	9,020	626	7.46%
65 years and over	2,316	2,467	2,531	2,604	288	12.44%
Male	897	932	975	1,047	150	16.72%
Female	1,419	1,535	1,556	1,557	138	9.73%

Source: American Community Survey

Determination:
Predicting the Number of School Aged Children Using Multipliers

When determining the potential number of students produced by new construction, the widely accepted approach is to apply a multiplier to the number of proposed new units. The multiplier provides the expected number of students per unit, which are then aggregated to come up with a total number of students.

Multipliers are based on U.S. Census data. Separate multipliers are produced for the type and tenure of housing. For example, one would expect a 4-bedroom single family detached home to result in more students than a studio apartment. Similarly, one would expect a detached single family house with 3 bedrooms to produce more children than a 3-bedroom apartment in a large apartment building. Census data has borne out both of these examples as true. Units with more bedrooms are more likely to have more children in them. Detached homes are more likely to have children than apartments.

The standard industry multiplier used is based on research done at Rutgers University Center for Urban Policy Research.[1] The subset of formulas within the multiplier varies widely depending on the type of housing (single family or multi-family), the number of units in the structure, whether it is owned or rented and the number of bedrooms. In determining the impact of the projected number of students upon school systems, it is possible not only to determine the number of students, but also the grade distribution of those students.

In the proposed Barrett Hill development, in addition to regular market rate apartments, the project sets aside 42 units for veterans, school teachers and emergency respondents such as police and fire fighters. The units for veterans and first responders are proposed to be priced below market rate. For the purpose of this analysis it is assumed that a portion of the set aside units, or 17 units, would be allocated to veterans or first responders at below market rate.

For the purposes of evaluating Barrett Hill, which contains buildings with more than 5 units per building with a total of 168 units of rental housing, this analysis applied the appropriate subset of formulas from the Rutgers model. Less expensive units with the same number of bedrooms generate more students. Therefore, a different multiplier is applied to units priced below market rate. The following table shows the multiplier for both the market rate and below market rate units.

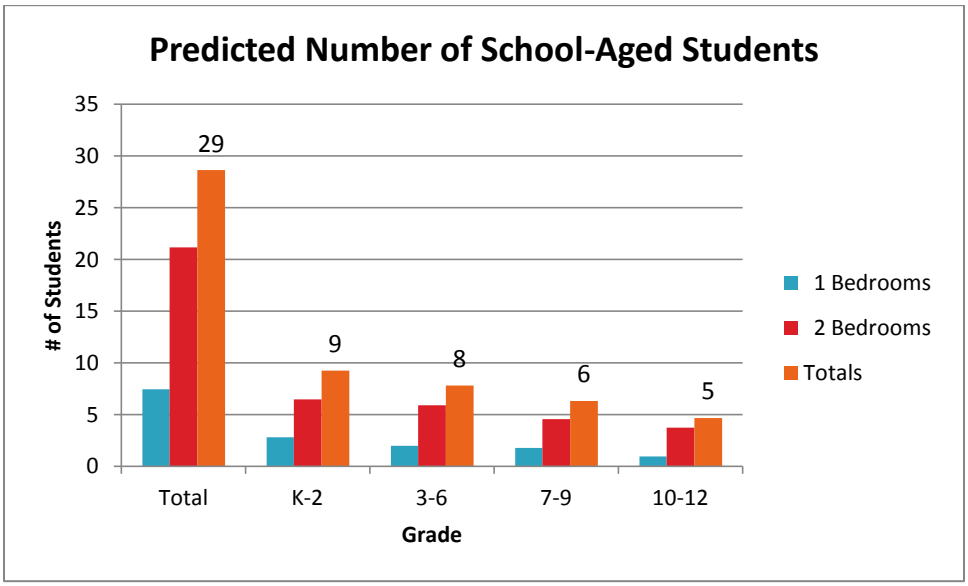
[1] Burchell, Robert W., et al. (2006). Residential Demographic Multipliers: Estimates of the Occupants of New Housing. Rutgers University, Center for Urban Policy Research.

Rutgers Multiplier for 5+ Units per Structure Rental Apartments					
Multiplier	Total School Aged Children	K-2	3-6	7-9	10-12
1 Bedroom Below Market Rate	0.16	0.06	0.05	0.03	0.02
1 Bedroom >$1000	0.08	0.03	0.02	0.02	0.01
2 Bedroom Below Market Rate	0.49	0.15	0.17	0.10	0.09
2 Bedroom >$1100	0.23	0.07	0.06	0.05	0.04

These Rutgers multipliers have been applied to the units proposed at Barrett Hill by number of bedrooms per unit at Barrett Hill, multiplied by the number of units of that size and totaled for each cohort.

# of Units	# of Bedrooms	Total School Aged Children	K-2	3-6	7-9	10-12
9	1 Bedroom Below Market Rate	1	1	0	0	0
76	1 Bedroom >$1000	6	2	2	2	1
8	2 Bedroom Below Market Rate	4	1	1	1	1
75	2 Bedroom >$1100	17	5	5	4	3
168	Totals	29	9	8	6	5

Note: Fractions have been rounded to whole numbers



Note: Due to rounding, does not add up to 100% of true total (28.69 students)

As the project is scheduled to be phased in a three-year construction period, the predicted student impact will start at a low level and grow.

School Aged Children	Students Added	K-2	3-6	7-9	10-12
Year 1	10	3	3	2	2
Year 2	9	3	2	2	1
Year 3	10	3	3	2	2
Totals	29	9	8	6	5

Note: Due to rounding, does not add up to 100% of true total (28.69 students)

The Rutgers model is based on 2000 U.S. Census data. Birthrates have declined significantly between 2000 and 2010. The Rutgers multiplier has been well tested,[2] thus this analysis finds that Barrett Hill is likely to generate 29 school-aged children, but given declining birthrates, it may produce fewer.

[2] Saylor, Anne. (September 2012). School Children and Affordable Housing: is It Really an Issue? Plan On It, A Dutchess County Planning Federation eNewsletter retrieved April 14, 2015 from http://www.co.dutchess.ny.us/CountyGov/Departments/Planning/planonit0912.pdf. The Dutchess Planning Federation found that 19% of the students in the new development at Pendell Commons in the Hyde Park School District were living in the district prior to tenancy at Pendell Commons.

APPENDIX A

Contributors to This Report

Barbara Gref - Barbara Gref is Vice President of Research and Communications at Pattern for Progress. She is a journalist who specialized in public education for much of her 25-year career, publishing work on accountability and the changing role of schools that has been nationally recognized. She has also served on the news production team at the Casey Center for Journalism on Children and Families at the University of Maryland. At Pattern, she has contributed to a number of studies for the Center for Housing Solutions, including the Putnam County "Housing Needs Assessment and Strategic Plan" (2014).

Joseph Czajka - Joseph Czajka (independent reviewer / contributor) is the founding director of the Center for Housing Solutions and a former Vice President for Research and Grants Administration at Pattern for Progress served as an independent reviewer and contributor to this the report. Mr. Czajka, who is recognized throughout the state as a housing expert, expertise on housing matters, has been asked to serve on numerous housing and is well versed in demographics and their impact on school-ages populations. He has also worked extensive with the Village of Brewster to help chart their revitalization efforts.

March Gallagher - March Gallagher is the Chief Strategy Officer at Hudson Valley Pattern for Progress, specializing in infrastructure. She has served on the Mid-Hudson Regional Economic Development Council and has worked to understand the impact of economic development on communities. Prior to her work at Pattern, she was with Ulster County Government as Director of Business Services and a Deputy Director of Planning. Ms. Gallagher is an attorney admitted to practice law and worked in the litigation department of Ropes & Gray prior to moving to New York.

Paul Hesse - Paul Hesse is senior research planner focusing primarily on the revitalization of the region's urban centers, including villages such as Brewster, Walden, Ellenville and Monticello. Prior to joining Pattern, Paul was the Community Development Director for the City of Poughkeepsie. Mr. Hesse holds a Masters in Urban Planning from the Urban Affairs and Planning Program at Hunter College – City University of New York.

Jonathan Drapkin - Jonathan Drapkin is President and CEO of Pattern for Progress. Prior to Pattern, he served as executive director of the Gerry Foundation. Mr. Drapkin has more than 30 years examining the impact of policies, with a particular focus on New York State and the Hudson Valley. He has supervised the work of Pattern's Center for Housing Solutions and its work in education, including Pattern's impact studies on school enrollment which have been widely recognized for their ability to inform the regional discussion on the Hudson Valley's changing demographics. He currently serves on the executive community of the Mid-Hudson Regional Economic Development Council.

Appendix C

Peak Hour Traffic Generation Comparison

Table C-1 Site Trips Various Locations and Zoning				
Basis for Determining Trips *	Trip Rates [1]			
	A.M. Weekday Peak Hour		P.M. Weekday Peak Hour	
	IN (Trips per unit) [2]	OUT (Trips per unit)[2]	IN (Trips per unit)[2]	OUT (Trips per unit)[2]
Age Restricted ITE Code 252				
168 dwelling units Barrett Hill	0.092	0.178	0.232	0.198
139 dwelling units site IX	0.092	0.178	0.232	0.198
60 dwelling units site IV	0.092	0.178	0.232	0.198
Apartments ITE Code 220				
168 dwelling units Barrett Hill	0.102	.0.410	0.426	0.229
139 dwelling units site IX	0.103	0.413	0.440	0.237
60 dwelling units site IV	0.110	0.442	0.549	0.295
Office ITE Code 710				
158,270 square feet Barrett Hill	1.564	0.213	0.282	1.379
144,840 Square feet site IX	1.536	0.209	0.275	1.341
119,900 square feet site IV	1.624	0.221	0.302	1.473

* Trip rates based on the Institute of Transportation Engineers Trip Generation, 9 edition, 2012.
Using equation rates except senior housing is maximum rates.

[2] Units are dwelling units for apartments and 1000 square feet for office

See section 3.1 on land use.

Table C-2 Projected Site Trips						
Basis for Determining Trips	Trips *					
	A.M. Weekday Peak Hour			P.M. Weekday Peak Hour		
	IN (Trips)	OUT (Trips)	Total Trips	IN (Trips)	OUT (Trips)	Total Trips
Age Restricted ITE Code 252						
168 dwelling units Barrett Hill	15	30	45	39	33	72
139 dwelling units site IX	13	25	38	32	28	60
60 dwelling units site IV	6	11	18	14	12	26
Apartments ITE Code 220						
168 dwelling units Barrett Hill	17	69	86	72	38	110
139 dwelling units site IX	14	57	61	61	33	94
60 dwelling units site IV	7	27	34	33	18	51
Office ITE Code 710						
158,270 square feet Barrett Hill	243	33	276	44	212	256
144,840 Square feet site IX	227	31	258	41	200	241
119,900 square feet site IV	195	26	221	36	177	213

* See Table C-1 for trip rates based on the Institute of Transportation Engineers Trip Generation.