

**RESOLUTION OF THE
PLANNING BOARD OF THE TOWN OF CARMEL
#25-01 January 22, 2025**

Tax Map #44.-2-4.2 & 44.-2-2.1
**CENTENNIAL GOLF COUSE TOWNHOMES
SEQR DETERMINATION OF SIGNIFICANCE
NEGATIVE DECLARATION**

WHEREAS, the Planning Board of the Town of Carmel is conducting a Coordinated SEQR Review of an Unlisted Action, known as the Centennial Golf Course Townhomes; and

WHEREAS, the action involves the construction of a 60-unit townhome development in an area north of the Lakes and Meadows courses in the Centennial Golf Club, north of the existing clubhouse and pavilion. The golf practice area and a 271-space parking lot would be eliminated. The development involves the construction of new access driveways on Fair Street, realignment of existing driveways and the construction of new interior driveways, serving the townhomes, new utility infrastructure, landscaping and stormwater management facilities. The Lakes and Meadows golf courses would be reconfigured, and the parking area where the townhomes are proposed would be relocated to a portion of the site located within the Town of Southeast. A lot line revision is also proposed to accommodate the development, and

WHEREAS, on January 13, 2022, the Town of Carmel Planning Board, designated its intention to serve as Lead Agency for the Coordinated SEQR Review of the Action; and

WHEREAS, the notice of intent to serve as Lead Agency was circulated to all Involved Agencies, and the 30 day circulation period has expired, with no objections.

NOW THEREFORE BE IT RESOLVED, that pursuant to 6 NYCRR Part 617, State Environmental Quality Review, the Planning Board of the Town of Carmel hereby confirms its designation as Lead Agency for the SEQR Review of this Unlisted Action.

BE IT FURTHER RESOLVED, that pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law, the Lead Agency has determined that the proposed Unlisted Action will not have a significant effect on the environment for the reasons enumerated in the attached Negative Declaration Form.

**PLANNING BOARD
TOWN OF CARMEL**


Chairman

1-22-2025
Dated:

617.21
Appendix F
State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Project Number _____

Date January 22, 2025

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

The Town of Carmel Planning Board as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action:

Centennial Golf Club Townhouses

SEQR Status:Type I Unlisted **Conditioned Negative Declaration:**Yes No **Description of Action:**

The action involves the construction of a 60-unit townhome development in an area north of the Lakes and Meadows courses in the Centennial Golf Club, north of the existing clubhouse and pavilion. The golf practice area and a 271-space parking lot would be eliminated. The development involves the construction of new access driveways on Fair Street, realignment of existing driveways and the construction of new interior driveways, serving the townhomes, new utility infrastructure, landscaping and stormwater management facilities. The Lakes and Meadows golf courses would be reconfigured, and the parking area where the townhomes are proposed would be relocated to a portion of the site located within the Town of Southeast. A lot line revision is also proposed to accommodate the development.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

Site is located at 185 John Simpson Road, Town of Carmel, Putnam County, Tax Map #44.-2-4.2 & 44.-2-2.1.

REASONS SUPPORTING THIS DETERMINATION:

See attached.

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed.

For Further Information:

Contact Person: Rose Trombetta, Planning Board Secretary
Address: Town Hall, Mahopac, NY 10541
Telephone Number: 845-628-1500

For Type I Actions and Conditioned Negative declarations, a Copy of the Notice sent to:

Commissioner, Dep't of Environmental Conservation, 625 Broadway, Albany, NY 12233-0001
NYSDEC Region 3, 21 South Putt Corners Road, New Paltz, NY 12561
Supervisor, Town of Carmel, Town Hall, Mahopac, NY 10541

REASONS SUPPORTING THIS DETERMINATION

The action involves the construction of a 60-unit townhome development in an area north of the Lakes and Meadows courses in the Centennial Golf Club, north of the existing clubhouse and pavilion. The golf practice area and a 271-space parking lot would be eliminated. The development involves the construction of new access driveways on Fair Street, realignment of existing driveways and the construction of new interior driveways, serving the townhomes, new utility infrastructure, landscaping and stormwater management facilities. The Lakes and Meadows golf courses would be reconfigured, and the parking area where the townhomes are proposed would be relocated to a portion of the site located within the Town of Southeast. A lot line revision is also proposed to accommodate the development.

Potential impacts relating to the ultimate development of the site include the following:

1. The project site is located within the R – residence zoning district. The town house development is classified as a permitted use, pursuant to the Multi-Family Development provisions of §156-28. The project complies with the requirements and standards established in §156-28 A. (1) through (13). As a result, it can be concluded that the proposed action does not create a material conflict with the community's current development plans or goals.
2. Soil types on the site include Woodbridge Loam, Ridgebury Complex and Paxton Fine Sandy Loam. The average depth to bedrock is > 3feet. These subsurface conditions do not present any development constraints. It can be concluded that the site is suitable to support the proposed building foundations and no blasting or significant bedrock removal is anticipated. No significant adverse impacts to subsurface conditions are anticipated.
3. The proposed action will result in the addition of approximately 1.85 acres of buildings, driveways and other impervious surfaces, and the elimination of approximately 3.36 acres of wooded areas. The overall site disturbance is approximately 15 acres. Grading will be necessary to accommodate the proposed development. The proposed layout of the townhomes, driveways, parking areas and associated site improvements have been designed to minimize grading and site disturbances to the extent practicable. The overall site grading plan will result in a balance of cut and fill. Virtually all of the new development will occur in a relatively level portion of the site with slopes ranging from 0 to 10%, which cover 97% of the site. This activity does however, has the potential to increase soil erosion and sedimentation specifically during the construction build-out period. These potentially adverse impacts will be mitigated through the implementation of the Erosion and Sedimentation Control Plan and the installation of soil erosion and sedimentation control devices. These devices will be designed and installed in accordance with the New York State Standards and Specifications for Erosion and Sediment Control (current edition), as well as all requirements and regulations of the Town of Carmel.

The Erosion and Sedimentation Control Plan referenced above will minimize the downstream erosion hazard by controlling runoff at its source, minimizing runoff from disturbed areas and de-concentrating stormwater runoff.

In accordance with the requirements of the SPDES General Permit, site assessment and inspections shall be provided for all construction activities associated with this action. This shall include an assessment of the site prior to the commencement of construction and a certification in an inspection report that the appropriate erosion and sedimentation control measures described in the SWPPP, the General Permit and the Erosion and Sedimentation Control Plan have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction. Following the commencement of construction, site inspections shall be conducted by a qualified professional at least every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater. The site contractor shall be responsible for implementing measures and correcting deficiencies noted during site inspections.

Implementing these measures will assure that no significant adverse impacts on the site's topography and resulting site erosion will result from the proposed Action.

4. No negative impacts to surface water features will result from the proposed action. No streams, lakes or ponds are present on the site. The proposed project includes new stormwater management facilities that have been designed to assure that post development runoff rates will be equal to or less than the pre-development rates. Proposed stormwater facilities include various green practices. Approval of the project shall be conditioned upon compliance with all applicable Phase II stormwater regulations, including the preparation of a Stormwater Pollution Prevention Plan (SWPPP) and the filing of a NYSDEC State Pollution Discharge Elimination System (SPDES) General Permit. These measures will assure that the proposed action will not result in any significant adverse environmental impacts to surface water features.
5. A New York State DEC regulated wetland is located near the center of the property, in the western limit of the project's area of disturbance. Currently, the golf practice area consisting of tees, traps, fairways and greens is located within the 100-foot wetland buffer. This area will be impacted to remove the golf practice area and to construct new stormwater management facilities. This is recognized as a beneficial impact as it will replace the manicured golf practice area with a stormwater facility that supports wetland functions. No significant adverse wetland impacts will result from the proposed action.
6. The proposed action will be connected to the municipal water supply and sewer systems. No discharges to groundwater will occur. As a result, no significant adverse impacts to groundwater will result from the proposed action.
7. The project will not create any flooding impacts. No floodplains are located on or in the vicinity of the site and all physical improvements will be located well above the base flood elevation. No significant adverse flooding impacts are anticipated as a result of the Action.

8. According to the NYSDEC EAF mapper, there are no known plant species of significance located on the site.

The EAF mapper has indicated that there are known occurrences of the threatened northern long-eared bat, and the US Fish & Wildlife Service iPaC system has also identified the endangered Indiana bat and the threatened bog turtle as species that may be present in the vicinity of the site. There are no critical habitats on or in the vicinity of the site.

Due to the fact that the proposed action is primarily located within areas that currently support a golf practice area and parking lot, minimal tree removal is required. To mitigate any potential impact on the bat species noted above, tree removal will be limited to between November 1st and March 31st when the bats are in hibernation in off-site areas. If any bog turtles are present, they would be located in the wetland area, which will not be disturbed. It can therefore be concluded that no significant adverse impacts to vegetation or wildlife will result from the proposed action.

9. The Action will not result in a significant adverse change in existing air quality. The primary source of long-term air quality impacts is air pollution attributable to vehicle trips. It is anticipated that the new volume of traffic generated from the site will be 24 AM and 31 PM peak hour vehicle trips. Based upon accepted screening thresholds, it can be concluded that the project will not result in a proportionally discernable increase in long term air quality impacts beyond existing background levels.

The Action will result in a short-term temporary change in existing air quality as a result of construction related activity; however, this activity is not expected to result in a significant negative impact. These temporary impacts to air quality will be carefully monitored by the Building Department and will be mitigated through the implementation of an approved site development protocol and construction management plan that will be submitted with the Building Permit, as well as a continual reliance on construction Best Management Practices and equipment repair and maintenance. The construction management plan will emphasize minimizing fugitive dust. No significant adverse air quality impacts are anticipated as a result of the proposed Action.

10. Long-term noise impacts are not anticipated as a result of the proposed project. Short term noise impacts associated with construction activities will occur. Construction activities are anticipated to generate noise levels of in the vicinity 85dBA measured at 50' from the noise source.

Short term noise impacts shall be mitigated by maintaining construction equipment in good working order and providing mufflers. Additionally, construction activities shall be limited to the hours prescribed by the Town Code.

The site is located off Seminary Hill Road, a heavily traveled roadway. The proposed action, when completed, will not produce noise substantially in excess

of the local ambient background noise levels. As a result, no permanent long-term noise impacts are anticipated.

11. The proposed action is projected to generate 24 AM and 31 PM peak hour vehicle trips. The traffic study prepared for the proposed action analyzed the impact of these new trips on 7 surrounding intersections. The analysis concluded that the levels-of-service at all of the studied intersection would not be significantly impacted, with minimal changes in delay times.

The sight distances at the proposed primary driveway access were evaluated, and found to meet the applicable requirements. Based upon the foregoing, it can be concluded that the proposed action will not have an adverse impact on the surrounding roadway network, and surrounding intersections will continue to operate at satisfactory Levels-of-Service, with excess capacity. No negative traffic impacts are anticipated.

12. The proposed Action will alter the visual appearance of the site. A new 60-unit townhouse development would replace a golf practice area and a paved surface parking lot. Such a change is not in and of itself a negative aesthetic change. The proposed townhomes reflect an architectural design and character that is characteristic of the vicinity. New screening and buffering, as well as perimeter berms are proposed that will further significantly mitigate the visual impact of the building and associated improvements, and will reinforce the visual appearance of the site. No designated scenic or aesthetic resources are present in the vicinity of the site. It can therefore be concluded that, while the proposed Action will change the visual character of a portion of the site, it will not result in significant adverse impacts to visual resources.

13. The public utility infrastructure of Carmel Water District #2 and Carmel Sewer District #2 currently serve the site. The proposed action will be connected into this network. Based upon the Design Standards for Wastewater Treatment Works, Intermediate Sized Sewerage Facilities, published by the NYSDEC, it is projected the proposed townhouse development will have a water demand of 21,001 gpd, and will generate an equivalent amount of sanitary sewage.

The proposed sanitary sewer system will connect to the existing clubhouse gravity main where it will be conveyed to a new pumphouse near Fair Street. From there it will be conveyed to the existing force main in the Fair Street right-of-way. A new 8" water service will be connected to the existing watermain in the Fair Street right-of-way. Dry hydrants will be provided to supplement fire flow. Off-site improvements will include the construction of a watermain loop.

Subject to the findings of the sewer flow study currently underway, the proposed action will not result in any significant adverse impacts to the Town's sewer or water infrastructure.

14. All solid waste generated by the project shall be collected on site, and shall be disposed of at an approved disposal facility. Similarly, all recyclables shall be

similarly disposed of. No adverse impacts associated with solid waste generation are anticipated.

15. The Action will result in an increase in the quantity of energy currently used on the site. While this represents an irreversible impact, the proportional increase in energy consumption will be relatively minor. The new townhomes will be constructed to comply with all current building and energy codes, and to the extent practicable, will incorporate green building technologies. It is therefore not anticipated that the project will overburden existing utility resources.
16. The proposed action will not impair the character or quality of important historical, archaeological, or architectural resources. No such resources have been identified on or in the immediate vicinity of the site.
17. The proposed project will not create a hazard to human health.
18. The action will not result in changes in two or more elements of the environment, which alone would not have a significant effect on the environment, but when considered together, would result in a substantial adverse impact on the environment.
19. The proposed action is not related to another action which would be funded or approved by an agency which, when considered cumulatively, would meet one or any of the aforementioned criteria.