

## **1.0 Executive Summary**

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### **1.1 DEIS Cover Sheet**

See Above

### **1.2 DEIS Table of Contents**

See Above

### **1.3 Description of the Proposed Action**

The Applicant is currently proposing a residential development, to be known as Stoneleigh Woods @ New Paltz. The proposed site is located on approximately 63.23 (+/-) acres and is located generally east of Sunset Ridge Road and the Duzine Elementary school in the Village of New Paltz, Ulster County, New York. The 63.3 (+/-) acres consists of one tax parcel, identified according to the Village of New Paltz Tax Map as Section 86.02, Block 1, Lot 6.1. The site presently contains 63.23 (+/-) acres of heavily wooded vacant land, which includes 7.43 (+/-) acres of Federal Wetlands. The northern and southern portions of the site are dominated by hardwoods, red cedar and pin oak, with a number of very large white pines along the southern property line, likely coincident with an old fence line. The central portion of the site is dominated by second growth vegetation, with some remaining open areas, consistent with an area cleared for agriculture in recent history. The topography of the site is gently rolling throughout the southern portion of the site, with a somewhat steeper section along the northern boundary.

Stoneleigh Woods @ New Paltz will accommodate both older and younger families with two housing styles. The Applicant has proposed 17 age-restricted multifamily buildings that will contain 204 dwelling units as a senior citizen development, reserved for those ages 55 and older. An additional 12 townhouse buildings will be provided for non-age-restricted families, which will include a total of 96 dwelling units. A community center as well as outdoor open areas will be available to both older and young families to encourage recreational activity and to support a social atmosphere. The development is to be located on the western 26 +/- acres, with the easternmost 37 +/- acres left as open space. The Project Sponsor has offered to provide this land to the Village of New Paltz in furtherance of the proposed Mill Brook Greenway.

The project area is situated in the Residence District (R-1) and Residence District (R-2) as designated by the Village of New Paltz Zoning Map. Approximately 29.87 (+/-) acres are located in the R-1 District, while approximately 33.36 (+/-) acres are positioned in the R-2 District. The proposed Stoneleigh Woods @ New Paltz is a Specially Permitted use in both the R-1 and the R-2 Zoning Districts. The eastern side of the site borders the lands owned by Mr. Peter Bienstock, and proposed for development as Woodland Pond, a Continuing Care Retirement Center. The western portion of the Woodland Pond site and the eastern portion of the Stoneleigh @ New Paltz site border each other and together are proposed to remain as open space. To the north of the site exists Hummel

Road, a Town of New Paltz Road with single-family housing. Several of the houses at the eastern end of Hummel Road were constructed in the past 3 years. To the immediate west of the Stoneleigh site exist the Duzine School and a medical office building. Just beyond these uses, and to the immediate southwest of the site are additional single family dwellings. A dwelling at the southwest corner of the site with access off of Bonticou View Drive was constructed during 2005. All of these uses are within the Town of New Paltz.

The remainder of the southern property line (in the Village), and a portion of the land along the northern part of the western property line (in the Town, just north of the school) contain additional lands owned by Mr. Peter Bienstock. Mr. Bienstock has reportedly discussed his intention of constructing additional single family housing, consistent with the zoning requirements and the site conditions. No formal applications on these sites have been made to the Project Sponsor's knowledge.

A review of the site survey does not indicate any existing easements affecting the site.

The subject property is shown on the Town's land use map within the "Agricultural and Open Space" category. The site is located immediately abutting areas in the "Residential - 1 acre zoning lot size district." Table 1 provides a list of all abutting parcels to the project site:

Table 1 – Abutting Parcels		
Section, Block and Lot	Address	Acres
78.20-3-59	46 Hummel Road (Town of New Paltz)	.72 Acres
78.20-3-60	48 Hummel Road (Town of New Paltz)	.72 Acres
78.20-3-61	50 Hummel Road (Town of New Paltz)	.72 Acres
78.20-3-74	54 Hummel Road (Town of New Paltz)	1 Acre
78.20-3-75	64 Hummel Road (Town of New Paltz)	1.01 Acres
78.20-3-78	74 Hummel Road (Town of New Paltz)	1.13 Acres
78.20-3-79	84 Hummel Road (Town of New Paltz)	1.30 Acres
78.20-4-46	40 Sunset Ridge Road (Town of New Paltz)	3 Acres
78.20-4-49	Duzine Elementary School 31 Sunset Ridge Road (Town of New Paltz)	18 Acres
78.82-3-9	35 Bonticou View Drive (Village of New Paltz)	.35 Acres
78.82-3-10	37 Bonticou View Drive (Village of New Paltz)	.35 Acres
86.2-1-8	Ann Street (Village of New Paltz)	11.58 Acres
86.2-1-12.1	North Putt Corners Road (Village of New Paltz)	142.1 Acres

Each of the 96 units within the 12 townhouse buildings is required by the Village of New Paltz to have two parking spaces per dwelling unit or 192 parking spaces; the Applicant has provided 192 spaces, one of which is a garage space, and one a driveway space. The Village of New Paltz Code also requires that each of the units of the proposed age-restricted apartment buildings is required to have 0.85 parking spaced per unit, or 174 parking spaces, plus 0.25 spaces per dwelling unit for guest or overflow parking, or 51 spaces, with an additional 2 spaces for the resident manager. The Age-restricted apartments require a total of 227 spaces; the Applicant has provided 232 parking spaces. Stoneleigh Woods @ New Paltz is proposing a total of 424 parking spaces, 7 more spaces than required by the Village Zoning Code. Access for the project site will be provided via Bonticou View Drive, Hummel Road and Sunset Ridge Road.

Municipal water and sewer service are available and have sufficient capacity to serve the proposed community (according to Village of New Paltz). The Applicant proposes to provide the necessary improvements to connect to the existing water and sewer infrastructure. It is proposed that access to the site will be provided from Sunset Ridge Road, Bonticou View Drive and Hummel Road to disperse traffic through the area. The water, sewer and on-site roads will remain private and under the control and responsibility of a Home Owners Association (HOA).

#### **1.4 Purpose, Need and Public Benefit**

The Applicant intends to construct a residential development to meet the identified needs of the community to provide affordable housing, and to specifically meet the need to provide housing to senior citizens and to families. As such, Stoneleigh Woods @ New Paltz is designed to provide 204 affordable, age-restricted dwelling units and 96 affordable, non-age-restricted, or “family” dwelling units.

##### ***Public Benefit: Conformance with the Village Comprehensive Master Plan***

The public benefit of the proposed project is further bolstered by meeting the objectives established in the Comprehensive Master Plan. Specifically, the Plan includes the following objectives:

- Providing a growing residential population while preserving the quality of the existing neighborhoods and their natural environment.
- Protecting and enhancing the drawing power of the Village’s commercial and historic areas.
- Easing traffic congestion within the Village, which impedes its successful functioning, without spoiling physical and visual amenities.
- Protecting the natural environment by linking zoning regulations to site capability.
- Protecting visually attractive land and strengthening scenic views.

- Providing a broad range of housing options for present and future Village residents including families with children, students and young people, the elderly, and persons who earn less than median income.
- Providing Municipal facilities and services that will meet residents' basic needs while improving opportunities for community activities.

**Public Benefit: Housing for our Aging Population**

Age-restricted units are those limited to occupancy by persons age 55 and older. This is also typically referred to as "senior citizen" housing. According to the NYS Office of Aging, Ulster County will see a 33.6% increase in the over-60 population between 2000 and 2015.<sup>1</sup> Across New York State, the over-60 population is projected to number 4.4 million, 22.2 percent of all New Yorkers, by 2025. This is a projected 40% increase in the over-60 population, while the under-60 population is expected to increase only 3% during the same time period. The need for additional affordable housing and housing for seniors has been well documented.<sup>2</sup> The proposed age-restricted units will be 2 bedrooms and approximately 1,100 sq ft. The addition of 204 units of "senior" housing would provide an exceptional opportunity for the aging population, while furthering the objectives established in the Comprehensive Master Plan.

**Public Benefit: Affordable Housing**

Affordability has also become very important in Ulster County. Affordable is defined within this project as being housing which is within reach of a majority of area residents. According to the Ulster County Planning Board<sup>3</sup> between 2000 and 2003, costs for single family residences rose 54.2% to \$184,250. At the same time, the projected median family income rose only 8.1%. The "family" townhouses will also be 2 bedrooms with approx. 1,300 sq ft. The projected sales price of the all units (age-restricted and non-age-restricted) within Stoneleigh Woods @ New Paltz is in the \$160,000 to \$180,000 range. This puts these units within reach of families earning \$50,000 to \$60,000 per year.<sup>4</sup> This represents the largest block of potential homeowners.<sup>5</sup> The Public Benefit of the proposed project is further bolstered by meeting the objectives established in the Comprehensive Master Plan. Additionally, the proposed project supports many of the affordable housing initiatives identified in *Priority Strategies to Support Housing Development in Ulster County* that was prepared for Ulster County Housing Consortium.

<sup>1</sup> <http://aging.state.ny.us/explore/health-ltc/>

<sup>2</sup> <http://www.co.ulster.ny.us/aging/housing.htm>

<sup>3</sup> *Closing Gaps.....Opening Doors*, Ulster County Planning Board. <http://www.co.ulster.ny.us/planning/contpres.pdf>

<sup>4</sup> Assumes 20% down payment, 5.625% interest rate for 30 years, 25% of take-home pay allocated to mortgage costs, and a take-home pay equal to 70% of gross income.

<sup>5</sup> *Closing Gaps.... Opening Doors*, Ulster County Planning Board., supra.

## 1.5 Potential Significant Impacts

The Project Sponsor has undertaken an analysis of the potential significant environmental impacts of the proposed set of actions discussed in Section 1.3 above. In order to examine the potential impacts in a manner which represents the potential for the most significant impacts, the project was assumed to have a full build-out by 2008. The analyses are included in Section 3.0 below. The potentially significant impacts disclosed in Section 3.0 are listed below. The potentially significant impacts disclosed in Section 3.0 are listed below. The listing is not meant to imply that these impacts are unmitigated; rather it is a listing of those potential impacts which, if left unmitigated, could have a significant negative impact upon the environment. Section 1.6 provides a summary of the proposed design measures and mitigative measures incorporated into the project to address the potential impacts. Section 4.0 provides a summary of significant unmitigated impacts.

- Large scale faulting and fracturing of the underlying rock does not exist on the parcel. In the event that shallow bedrock cannot be removed manually standard blasting techniques easily break and crush this type of bedrock.
- Soils with a high erosion potential will need special consideration to ensure that downstream waters are not significantly impacted.
- The potential soil erosion impacts include loss of soil, downstream siltation build-up that may change hydrological and habitat values, decreased light penetration to downstream waterbodies; impacting vegetative growth and the transport of contaminated soils off-site.
- The residual levels of pesticides found in the soils at the Stoneleigh property will be addressed by removing these soils to a depth of 6-inches where lawns or open grass areas are located.
- An excess of cut or fill could result in a significant importation or exportation of material at the site.
- During the construction phase, the uncontrolled release of Stormwater associated with construction could impact surface waters.
- Due to the increased number of units associated with apartment type dwellings, there would be an increase in the amount of impervious surfaces.
- Federally regulated wetlands can be impacted by filling, discharge of sediment, clearing of vegetation, or changes in hydro-period due to modification of the runoff patterns.
- Permanent impacts to Federal Jurisdictional Wetlands are limited to a perpendicular crossing of 1,017 sf (0.02 acre) to be accomplished within Wetland G-H and 712 sf along the edge of the Wetland A-F. Total site impacts are 1,729 sf (0.04 acres).

- Utility crossings will be a temporary impact, as the stream conditions will stabilize to pre-disturbance conditions soon after pipe installation.
- The storage or fueling of equipment near the stream resources could result in a spill impacting water quality.
- Potential impacts on vegetation associated with the marsh communities is expected to be negligible since the development is proposed to take place on the western portion of the site and a buffer of forested uplands will remain between the development and wetlands.
- The most significant potential impact resulting from the removal of vegetation is the exposure of bare ground and the increased potential for erosion.
- Potential impacts on the significant trees within the project area are determined by the citing of the buildings.
- Potential impacts to threatened or endangered species within the project area are not expected since no threatened or endangered plant species.
- Cumulative impacts on biodiversity due to development are also expected to be minimal since the interconnected wetlands offsite and onsite forms a buffered corridor which will remain undeveloped and allow for wildlife species and genetic pools to mix.
- The impact on birds will be minimal unless clearing occurs at times when they are less mobile, e.g., when they have eggs or hatchlings on nests (May to July).
- The wildlife on the portion of the site to be developed will be temporarily displaced by construction activities.
- Potential impacts associated with development of the site are associated with a change in the undeveloped wooded area to a portion of the property developed with residential dwelling units.
- The short-term unavoidable adverse impacts resulting from the change in land use from undeveloped to residential include the presence of construction and delivery vehicles on the site.
- There could be inadequate ability to handle the solid waste generated by project residents.
- Dust from the project site could impact nearby residents.
- Potential air quality impacts would come from construction activities on the project site through the generation of fugitive dust.
- Air emissions from the increased traffic from the site could impact air quality in the

region.

- Tree clearing for the site development could impact air quality in the region.
- The project could cause the loss of significant open space resources.
- The project could cause existing open space resources to be over-utilized.
- Short term noise impacts as a result of site preparation activities such as land clearing and grading and road and home construction would occur.
- The project may cause an increase in the Town's property taxes.
- The project could be in opposition to the Village's and Town's Comprehensive Plans.

## 1.6 Mitigation Measures

The Project Sponsor has undertaken an analysis of the potential significant environmental impacts of the proposed set of actions discussed in Section 1.3 above. The analyses are included in Section 3.0 below. The potentially significant impacts disclosed in Section 3.0 are Section 1.5 above. This section provides a summary of the proposed design measures and mitigation measures incorporated into the project to address the potential impacts. The mitigation has been detailed for the preferred development plan. The impacts and mitigation measures for alternatives as discussed in Section 3.0 would become part of the project.

### *Mitigation of Potential Impacts of Blasting*

- A blasting program to protect existing structures and residential wells must be established in accordance with the New York State regulations, specifically 12 NYCRR 39 and 29; CFR 1910, and all OSHA requirements. In addition, the Village Engineer should review the specific blasting plan to ensure conformance with these regulations.
- Should Blasting be required, all activities will be conducted in accordance with Village regulations found in the Code of the Village of New Paltz. Specifically:
  - Precise engineering determination of the depth and location of on-site blasting.
  - A permit must be obtained from the Village Licensing Officer.
  - A State License shall be obtained from the NYS Department of Labor.
  - The Blaster shall submit proof of Insurance consistent with the State and local requirements.
  - Transportation of explosives through the Village shall be in compliance with State regulations found in 12 NYCRR Section 39.6, and the Village Code.

- Storage of explosives will not be permitted without a certificate issued by the NYS Department of Labor.
- The Village Engineer shall have the authority to review the amount of explosives to be used.
- Each residence or business within 500' of each blasting location shall receive notification of blasting consistent with the Village requirements.
- Blasting shall only be allowed between 8:00 a.m. and 5:00 p.m., Monday through Saturday.

*Mitigation of Potential Impacts of On-Site Soils*

- A Stormwater Pollution Prevention Plan in compliance with New York State Department of Environmental Conservation (NYSDEC) Phase II Stormwater regulations is being developed to address permit requirements under SPDES General Permit for Stormwater Discharges from Construction Activity.
- In addition to erosion control measures, water quality and quantity requirements shall be met through the use of post-construction BMPs as identified in the New York State Stormwater Management Design Manual.
- Best Management Practices (BMPs) from the New York Guidelines for Urban Erosion and Sediment Control will be put into place to control soil erosion impacts. BMPs include the following:
  - Silt Fence will generally be located along the limits of disturbance at the downstream toe of all cut and fill slopes to help reduce sediment loss.
  - Inlet Sediment Traps will be located at all storm drain structures to minimize soil loss from entering the storm drainage systems.
  - Temporary Sediment Basins will be located in each watershed basin adjacent to permanent extended detention and retention stormwater ponds.
  - Temporary swales, dry swales and wet swales will be used to convey stormwater runoff during construction to storm drainage and erosion control features.
  - Check dams and rock dams will be located in drainage swales to help filter and settle out any sediments.
  - Construction exits will be employed to stabilize all construction entrances and exits and prevent mud from tracking on roadways from construction vehicles.
  - Temporary and Permanent Grassing will used for all areas of disturbance.
  - Dust control will used during dry conditions to prevent any blowing of dust.

*Mitigation of Potential Impacts of Site Grading*

- The site has been preliminarily graded to determine the maximum cuts and fills on the site, and to address the need to bring material onto or off of the site. Based on the plan presented in the DEIS, there will be approximately 85,000 cubic yards of cut, and 25,000 cubic yards of fill on the site, for a net of approximately 60,000 yards of cut. This disturbance will take place over the full build-out phase of this project, as each phase is constructed, and therefore the impact is mitigated by the pace of the construction, as not all of this material will be moved or trucked at any one point in time.

Further, this material, to the extent it is good, clean usable material, will be spread or used on site. The Project Sponsor, based on prior construction projects, has conservatively assumed that 50% of the 60,000 c.y. can be re-used on site through careful placement of soil. This will be carefully balanced against the need to protect the existing vegetation (particularly the significant trees) on site. Therefore, the net cut amount of 60,000 c.y. is considered a maximum amount of disturbance. During the Site Plan/Subdivision/Special Permit Review process with the Planning Board, the grading plan will be reviewed and modified to reduce this impact even further.

Any extra or unusable material will be trucked off site as a last resort, and either used as fill on other construction sites in the region, or disposed of in accordance with all applicable regulations.

Assuming that approximately 50% of the cut material will be reused on the site, the cut amount will result in approximately 30,000 yards. With a 50% fluff factor, the amount of material to be removed will be approximately 45,000 yards. The resulting number of trucks leaving the site will be approximately 2 trips per day, based upon a three year construction schedule.

*Mitigation of Potential Impacts of Stormwater Flows*

- The project site has been designed to minimize Stormwater impacts both during and after construction. To ensure that impacts are minimized, the following will be implemented:
  - A Stormwater Pollution Prevention Plan (SPPP) will be prepared for construction activities consistent with NYSDEC and the Town Engineer review and requirements.

*Mitigation of Potential Impacts to Wetlands*

- The on-site wetlands have been avoided to the greatest extent possible in the development of the housing and roadway layout. Impacts will be minimized and, if necessary, a compensatory wetland mitigation program developed to replace any lost or compromised wetland functions. Any work within wetland areas will be completed according to USACOE requirements.

The installation of the below-grade utility lines (NWP 12) and the access road (NWP 14) will be conducted in conformance with the National and Regional (New York District) conditions assigned by ACOE.

The proposed work will conform with the Regional permit conditions (administered by NYSDEC as part of the 401 Water Quality Certification as summarized in the 5/21/02 ACOE Public Notice "Regional Conditions for Nationwide Permits and Designation of Critical Resource Waters") that the project results in the permanent loss of less than one-tenth of an acre of wetlands, and that there is no more than 200 linear feet of stream disturbance.

Impacts on wetlands and watercourses will be minimized by using the same footprint of disturbance for the access road and the utility line crossing, and by selecting one of the narrowest points to make a perpendicular crossing of the wetland.

To the greatest extent possible wetland vegetation will be transplanted from the disturbed area to the creation area to incorporate indigenous plants and expedite establishment of the mitigation area.

- No permit for disturbance to the identified on-site streams is required. No disturbance to tributaries H-139-13-1 and H-139-13-1a is anticipated. A crossing of the unnamed stream identified in Wetland G-H will be accomplished consistent with the NYSDEC requirements that:
  - Work on the stream banks shall not contravene water quality standards of the stream.
  - Contractor shall be required to stabilize the disturbed areas immediately after construction.
  - No machinery or material storage shall take place within 100' of any on-site streams.
  - Erosion control measures shall be implemented prior to construction consistent with the final Erosion Control Plan.
  - The stream crossing shall be accomplished consistent with the schematic detail found in Appendix 9.7.
  - The Town Engineer shall be notified 48 hours in advance of the stream crossing.
  - Hay bales will be installed downstream of small catchment areas, of which all inlets will be protected by siltbags.

*Mitigation of Potential Impacts of Development within Floodplains*

- There are no 100-year floodplains on the site, and therefore no mitigation is required.

*Mitigation of Potential Impacts to Onsite Vegetation*

- No threatened or endangered plant species were identified during the site visit.

- The minimum amount of clearing necessary to safely install the homes, utilities, and other infrastructure will be conducted.
- A conceptual landscape plan specifying proposed plant locations has been developed. The goal of the development is to retain as much native vegetation as possible, and to plant areas cleared for construction with hardy, native species that will provide a rapid cover and visual/noise barrier.
- The final plant species list will be determined based on the size and commercial availability of each species and completed by a Landscape Architect. The plants will be watered as needed during the first growing season and any plants that appear to be weakened or dead will be replaced during the first two growing seasons.

The following is proposed to mitigate the impact of potential impacts to site vegetation:

- Clearing of vegetation will be kept to the minimum necessary for construction and access
  - Site Landscaping will use native species in the planting/landscaping plan to minimize invasion by non-native species.
  - Prompt mulching and establishment of a vegetative cover in disturbed areas to reduce the potential for invasive species to spread or colonize the site.
- An effort was made to preserve the Category A and B significant trees, along with the two general areas of significance. Buildings have been cited such that a majority of these significant trees could be preserved within the development.

The mitigation measures used in conjunction with the significant trees are as follows.

- Provide a minimum of a 40 foot buffer to provide protection of the line of white oak trees along the southern property line.
  - Preserve the area of white pines along the western property line.
  - The buildings were cited as to protect as many of the higher significant trees as possible.
  - Provide tree protection, such as tree armoring and fencing, during construction.
- The following represents a breakdown of the number of trees preserved, per category.
    - Category A: Out of 120 trees, 58% (69 trees) are expected to remain, while 42% (51 trees) are expected to be removed.
    - Category B: Out of 74 trees, 53% (39 trees) are expected to remain, while 47% (35 trees) are expected to be removed.
    - The citing of the buildings and layout of the site was not altered based on the Category C trees. These trees, where in areas near the site disturbance will

be protected during construction. These trees, where in areas not near the construction, are expected to remain.

*Mitigation of Potential Impacts to Onsite Fauna*

- According to the responses from NYSDEC and USFWS inquires regarding threatened or endangered species, the Indiana bat (*Myotis sodalists*) is designated as endangered both federally and in New York State.
- Indiana bats also prefer lowland floodplain forests with large trees, a habitat type not present on the site. Tree clearing operations shall be limited to November 16 to March 30 time frame to mitigate impacts on the Indiana Bat.
- Clearing of vegetation will be kept to the minimum necessary for construction and access.
- To the extent possible, initial land clearing activities will not take place during the active breeding season for birds.
- The deployment and maintenance of erosion control features during construction will protect the nearby wetland habitats and the resident fauna.

*Mitigation of Potential Impacts to Cultural Resources*

- The development of the site is not anticipated to have any impact on cultural resources and no additional mitigation is proposed.

*Mitigation of Potential Impacts to Visual Resources*

- Wherever possible, existing vegetation and a treed buffer will be maintained on the site.
- Approximately 41 acres of the project site are to remain untouched and the existing views into much of the site will remain the same.
- The treed buffer should remain as shown on the proposed site plan to provide screening between the existing and proposed residences.
- The colors of the project should remain muted earth tones (beige, tan, off-white).
- During the Subdivision Approval process, specific landscape plantings may be required to screen specific views of buildings. This should be reviewed by the Planning Board during the detailed engineering review of the site.
- Supplemental vegetation plantings will be included as a mitigation measure to reduce the visual impacts of the project. Low branched deciduous and

coniferous trees shall be used in the buffer areas where supplementary vegetation is required for further screening. Tree or shrub species subject to disease or insect damage (eastern hemlock) or favored as a food item by white-tailed deer (white cedar, azaleas and yews) will be avoided in the planting plans within the site and homeowners will be discouraged from using these species.

- The final plant species list will be determined based on the size and commercial availability of each species and completed by a landscape Architect. The plants will be watered as needed during the first growing season and any plants that appear to be weakened or dead will be replaced during the first two growing seasons.
- The proposed development will consider the building design, the use of lower elevations on a lot, the use of earth-tone colors, the blending of the structures with the topography, and the use of deciduous and evergreen trees to supplement the existing vegetative buffers. Specific house siting and colors will be accomplished during the Planning Board review process.

#### *Mitigation of Potential Impacts to Transportation*

- In order to evaluate current and future traffic operating conditions, capacity analyses were conducted at each intersections to identify any required mitigation

#### *Mitigation of Potential Impacts to Land Uses*

Mitigation included in the design of the proposed project will address any potential impacts on the land use includes the following:

- The proposed development conforms and supports the Town and Village Comprehensive Master Plans, New Paltz's, Ulster County's Priority Strategies to Support Housing Development and New Paltz's Transportation and Land Use Study.

The proposed development has been designed with a road system following existing terrain, will minimize development impacts and preserve desirable terrain features, sensitive ecological features and open space.

- The preferred site plan represents a considerable effort expended by the project sponsor to rework the plans to achieve compatibility with the characteristics of the site and the surrounding land uses and to mitigate the land use impacts.
- Stoneleigh is compatible with existing zoning and with existing land uses. To ensure conformance with the surrounding neighborhood, landscaping would be utilized in order to protect and enhance the aesthetic quality of the Village.
- The water, sewer and on-site roads will remain private and under the control and responsibility of a Home Owners Association (HOA).

- The project will include the development of a Community Center to help offset any potential increase in demands on other town facilities.
- The project Sponsor intends to create a residential community consisting of “senior” housing and non-age-restricted “family” housing. As such, the project will consist of 300 units that will provide a broad range of housing options for present and future Village residents including families with children, students and young people, the elderly, and persons who earn less than median income.
- Fostering a strong sense of community through development of central greens, sidewalks and walking trails, seating areas, a community garden area, and a community center.
- Providing Municipal facilities and services that will meet residents’ basic needs while improving opportunities for community activities.
- Providing a growing residential population while preserving the quality of the existing neighborhoods and their natural environment.
- Protecting and enhancing the drawing power of the Village’s commercial and historic areas.
- Easing traffic congestion within the Village, which impedes its successful functioning, without spoiling physical and visual amenities.
- Protecting the natural environment by linking zoning regulations to site capability.
- Protecting visually attractive land and strengthening scenic views.

*Mitigation of Potential Impacts to the Zoning*

- The impacts of the project are significantly offset by the mitigation the Project Sponsor has proposed to be incorporated in the design of the project, including:
  - It is the opinion of the Project Sponsor that the site plan conforms to the Village Master Plan;
  - Traffic flow, circulation and parking have been designed such that there is no unreasonable interference with traffic on surrounding streets;
  - Conservation features, aesthetics, landscaping, and impact on surrounding development have been addressed;
  - A Performance Bond will be established, if required by the Planning Board, to fund public improvements, landscaping, and buffer area requirements;

- The buildings are not inappropriate to the neighborhood with respect to size, height, materials, appearance and shape of roof lines, appearance and arrangement of windows and other apertures in the front elevation;
- The Townhouses shall not have more than 8 units in any contiguous group and no more than 4 undifferentiated by a variation setback or elevation;
- The Use serves a community need or convenience, as determined by the Zoning Code's findings that the Village wishes to encourage a variety of housing types including housing for older persons;
- It is the opinion of the Project Sponsor that the location and size of the use, the nature and intensity of the operations involved in it or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to are, are such that it will be in harmony with the appropriate and orderly development of the R-1 and R -2 District;
- It is the opinion of the Project Sponsor that the location, nature, and height of the buildings, walls, fences and the nature and extent of existing or proposed plantings on the site are such that the use does not hinder or discourage the appropriate development and use of adjacent land and buildings;
- It is the opinion of the Project Sponsor that operations in connection with the projects are not more objectionable to nearby properties by reason of noise, fumes, vibration or characteristics than would be the operations of any permitted use not requiring a special permit;
- Parking areas are of adequate size for the use, properly located, and suitably screened from adjoining residential use, and the entrance and exit drives have been laid out to achieve maximum and adequate safety.
- The Senior Citizen Development:
  - Shall be limited to persons 55 or over. Persons under 55 may be accommodated under the following circumstances:
    - A domestic partner under the age of 55 residing with a domestic partner 55 or older;
    - A child at least 19 years of age residing with a parent at least 55 years of age;
    - An adult under age 55 if it is established the person is essential for the physical care of the eligible resident;
    - Employees of the development providing they perform substantial duties directly related to management or maintenance;
    - Qualified individuals with a disability.

- Certifying documentation shall be filed with the Building Inspector.
- New certificates of compliance shall be filed within 30 days of any change of occupancy.
- Street trees shall be provided at a minimum average spacing of 30'.
- It is the opinion of the Project Sponsor that the exterior architectural features are of a quality, character, compatibility and appearance that are in harmony with the surrounding neighborhood and the Village of New Paltz and will not adversely affect the general welfare of the inhabitants of the Village of New Paltz.
- The project has preserved, to the greatest extent possible, mature trees, rock outcrops, significant slopes, wetland, and stream corridors.
- Trees shall have a minimum caliper of 2 ½" at planting.
- Trees shall be planted between the sidewalk and the travel lane at a minimum of 2 ½' from the edge of the street.
- Landscaped areas shall comprise a minimum of 20% of the total parking lot area.
- A minimum of 125 s.f. of usable outdoor common area per dwelling unit has been provided.
- Gardening opportunities for residents has been incorporated into the design of outdoor common areas.
- Seating accommodations that allow for conversation shall be provided in such common areas.
- The site plan emphasizes pedestrian circulation and provides a safe and reasonable system of drives, service access and parking conveniently accessible to all occupants.
- Two means of vehicular access has been provided to Village streets.
- Sidewalks link parking lots, transit stops, and buildings on-site with adjacent properties as appropriate.
- Parking meets or exceeds the requirement of 0.85 parking spaces per two-bedroom multifamily dwelling unit, plus 0.25 spaces per dwelling unit. (Total of 1.1 parking spaces per dwelling unit x 204 dwelling units = 225 required parking spaces plus 2 spaces for resident managers for a total required of 227 spaces).

- It is the opinion of the Project Sponsor that land to be subdivided is of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace.
- It is the opinion of the Project Sponsor that proper provision has been made for water supply, drainage, sewerage, and other needed public improvements and utilities.
- Proposed streets compose a convenient system conforming to the Master Plan.
- Streets are of such width, grade and location as to accommodate present and prospective traffic.
- It is the opinion of the Project Sponsor that all development affords adequate light and air.
- All development facilitates adequate fire protection and provides access for fire fighting equipment.
- Open space for parks and playgrounds of suitable location, size and character has been provided as appropriate.

*Mitigation of Potential Impacts to Police, Fire, Emergency Medical Services and Court Services*

- New Paltz's Police Department would be able to provide police protection to residents and regular police patrols to the proposed subdivision.
- New Paltz's Fire Department indicated that existing fire protection facilities are capable of providing protection to the proposed subdivision.
- New Paltz's Emergency and Rescue Squad would be able to provide emergency services for the residents of the subdivision.
- The project site will be accessible from three separate access points, thus not impacting the ability for emergency services to provide efficient and effective services.
- Street lighting, street name signage and unit number display will be provided in order to facilitate emergency services.
- All emergency services departments will have the opportunity to be improved through additional tax dollars coming to the Village by virtue of this project.

*Mitigation of Potential Impacts to School District Services*

- The project is expected to take approximately 36 months to complete which will avoid immediate adverse impacts to the school district.

- The number of students generated by the project would not impose a negative burden on the current school services.

*Mitigation of Potential Impacts to Wastewater Utilities*

- The following are proposed to offset the potential impacts of the preferred plan:
  - Assuming that the project will connect to the existing sewer main manhole on Bonticou View Drive, significant upgrades or a complete replacement pump station will be required.
  - A separate independent pump station may appear to be the most desirable option according to the Village Engineer and Village DPW.
  - One pump station will be required on the project site that will be privately owned and maintained by the Homeowners Association.
- During construction of the system, the following mitigation measures will be implemented:
  - Frequent inspection of wastewater system construction will ensure proper installation.
  - An appropriate traffic control plan will be provided and executed when applicable.
  - Since a majority of the construction workers are expected to reside in the nearby region, this would represent a transference of waste within the sewer districts rather an increase of waste.
- To ensure the sanitary collection and treatment system is developed to the highest standards, the following will be implemented:
  - The off-site and on-site improvements, including but not limited to pump stations, treatment plant, force mains and gravity lines and appurtenances, will be designed in accordance with state and local regulations and specifications.
  - Construction of the project is not expected to adversely impact sanitary sewers.
- Based on the projected increase in wastewater flow, the Village of New Paltz commissioned the engineering firm Brinnier & Larios to determine the potential need and cost for improvements to the existing collection system, based on the potential cumulative wastewater impact of all proposed projects in the Mill Brook Greenway. The improvements include modifications to wastewater collection piping, manholes, a pump station, and force main. Are present below on meetings (7/8/04) with Brinnier & Larios.
  - Stop 32 Pump Station Upgrades  
(new pumps, improvements to wet well) \$500,000
  - New force main (2,000 fte125/ft) \$250,000

- Total Improvements \$750,000
- Alternative conveyance includes the installation of a force main from the site to the WWTP directly (approximately 5,500 feet) or connections to systems on Henry DuBois Drive rather than the Stop 32 pump station; both alternatives are not preferred approaches according to the Town Engineer.
- Based on potential cumulative wastewater generation, the Village's wastewater collection and WWTP will remain well within permitted hydraulic and organic loading capacity limits with the implementation of upgrades as discussed above. Therefore, as there will be no significant wastewater impacts upon full buildout of the proposed Woodland Pond at New Paltz, no additional mitigation measures are proposed.
- Construction of the Stoneleigh project is not expected to adversely impact sanitary sewers. During construction, sites are typically serviced by portable individual sanitary units and sewage is disposed of off-site. The volume generated by construction personnel is expected to be insignificant. Further, since the majority of the workers are expected to currently reside in the nearby region, this would represent a transference of waste within the sewer districts rather than an increase of waste. No significant impact is anticipated.

*Mitigation of Potential Impacts to Water Utilities*

- In order to supply the proposed Woodland Pond site and Stoneleigh with adequate water, the existing 6-in. diameter water line at the intersection of NYS Route 32 and Mulberry Street to the end of Bonticou View Drive will need to be replaced with a 12-in. line at a cost of \$550,000 (4000 ft @ \$137/foot).
- The UCHD will oversee the design of the proposed system and corrections on behalf of the NYS Dept. of Health.

*Mitigation of Potential Impacts to Solid Waste Services*

- Residents would be required to adhere to the Ulster County recycling program which would help reduce the amount of total waste to be discarded.
- The Homeowners Association would be responsible for contracting with the carter and therefore would not increase service requirements to the Village of New Paltz.
- During construction, it is anticipated that the contractors would remove reusable surplus and the remainder would be removed by a private carter and disposed of at the Ulster County Resource Recovery Agency.

*Mitigation of Potential Impacts to Town Fiscal Resources*

- The estimated net annual increase (after costs) in Village Taxes after full development of the Stoneleigh Woods project is estimated to be between approximately \$349,184 and \$351,225 per year.
- The Homeowners Association would be responsible for maintenance of various facilities, such as the community center within the project, thus it is anticipated that the per capita costs to the Village of New Paltz residents will be less than the average village resident.

*Mitigation of Potential Impacts to Air Resources*

- During construction dust would be generated as a result of vehicle movement on unpaved areas and disturbance of surface soils during excavation for internal roads and building foundations. Mitigation measures to avoid impacts on air quality during construction are principally designed to prevent blowing of dust off-site. The majority of soil dust emissions are expected to settle out within a few feet of the area of disturbance. Smaller dust particles may, however, become airborne for longer periods of time and, depending on wind velocity and turbulence could be carried off-site. The following measures will be undertaken to avoid blowing of dust off-site:
  - Maintenance of the forest and brush cover found at the property boundary as the screen to trap fugitive dust emissions and prevent off-site release.
  - Placement of all removed topsoil into a topsoil storage area which would be seeded with quick cover vegetation to prevent erosion.
  - Grading and graveling of all roadways along with periodic regarding, compacting and replacement of gravel as needed.
  - Wetting of the roadways with water daily.
  - Maintenance of a maximum on-site speed limit of 15 mph to minimize pulverization and lifting of surface soil in the air-current wake of heavy equipment.
  - Upon completion of building construction, upgrading all roads with pavement and drainage structures.
  - Strict adherence to the erosion control plan established for this project.

*Mitigation of Potential Impacts to Recreation and Open Space Resources*

- Leaving the 37 acres of wetlands and trails available for inclusion in the Mill Brook Greenway.

- The proposed development conforms and supports the Village's and Town's Comprehensive Master Plans.
- The project will consist of a community center for all residents of the development, which would help offset demands on other town facilities.
- The proposed open space/recreation is consistent with the stated goals and objectives of the Town's and Village's Comprehensive Master Plans and New Paltz's Inventory of Open Space.
- Limiting ATV access to the site;
- Payment of the recreation fees to the Village to fund additional park improvements within the Village

## 1.7 Project Alternatives Considered

The following ten (10) alternatives to the proposed project will be considered and illustrated (as applicable) on the concept plans. As discussed in the adopted Final Scoping Document, the project considers the following Alternatives:

- The "No Build" Alternative;
- An alternative that designates 10% of the dwelling units as affordable, per HUD guidelines;
- An alternative if the site is entirely age-restricted;
- An alternative if the site is entirely non-age restricted;
- An alternative showing access from North Putt Corners Road;
- An alternative site configuration locating all structures 100' from wetlands and outside the area designated for the proposed Mill Brook Greenway;
- An alternative that utilizes "conservation subdivision design" techniques;
- An alternative site configuration based on Traditional Neighborhood Development patterns;
- Use of alternative sources of renewable energy;
- Use of alternative paving materials.

Table 2 - Comparative Analysis- Environmental Conditions					
	<b>Existing Conditions</b>	<b>Preferred Plan</b>	<b>Preferred Plan with North Putt Cr Access</b>	<b>Conservation Subdivision (Cluster)</b>	<b>Traditional Neighborhood Development</b>
<b>Number of Units</b>	1	300 units	300 units	116 Lots	116 Lots
<b>Pavement</b>	0.0	6.53	7.85	3.62	4.33
<b>Buildings</b>	0.0	4.62	4.62	3.14	6.54
<b>Site Clearing/Visual Impacts/Air Quality (acreage to be disturbed)</b>					
	0.00	21.93	22.92 onsite +1.44 offsite	17.36	26.39
<b>Open Space Preserved (acreage)</b>					
	63.3	41.37	41.07	45.94	36.91
<b>Vegetative Communities (acreage undisturbed)</b>					
Appalachian Oak-Hickory Forest	3.05	3.05	3.05	3.05	3.05
Exposed Bedrock	0.11	0.00	0.00	0.00	0.00
Hemlock-Northern Hardwood Forest	2.49	2.49	2.49	2.49	2.49
Rocky Headwater Stream	0.61	0.40	0.47	0.48	0.44
Old Field	2.73	0.91	1.29	1.83	0.73
Red Cedar Woodland	41.44	19.50	24.19	26.8	21.16
Shrubland	5.44	1.93	2.18	3.85	1.34
Federal Wetland	7.43	7.393	7.29 +0.27 offsite	7.41	7.42
<b>Tree Preservation (# of trees to remain)</b>					
Category A	120	69	68	49	19
Category B	74	39	35	32	22
<b>Slopes (acreage disturbed)</b>					
0% - 10%	45.22	18.87	15.74 +0.38 offsite	12.20	18.75
10% - 15%	8.96	3.93	3.65 +0.51 offsite	2.57	3.93
> 15%	9.05	3.89	3.54 +0.54 offsite	2.59	3.71
<b>Soils (acreage disturbed)</b>					
Bath-Nassau (BOD)	17.12	7.87	9.03 +1.05 offsite	5.20	7.75
Bath-Nassau (BnC)	12.04	2.56	1.56 +0.11 offsite	2.76	3.90
Canandaigua (Cd)	16.82	4.11	3.45 +0.28 offsite	1.19	1.99
Churchville (CvA)	6.01	3.70	0.31	1.87	4.25
Madalin (Ma)	0.39	0.31	1.05	0.27	0.35
Mardin (MgB)	10.92	6.17	7.51	6.07	8.15
<b>Transportation Trips</b>					
	0 trips	186	186	116 Peak PM	116 Peak PM Trip
<b>Utilities</b>					
Water Usage	0	72,000 gpd	72,000 gpd	34,200 gpd	34,200 gpd
Sewage Generation	0	72,000 gpd	72,000 gpd	34,200 gpd	34,200 gpd
Solid Waste Generation (wk)	0	13.86 tons	6.69 tons	5.27 tons	5.27 tons

	<b>Existing Conditions</b>	<b>Preferred Plan</b>	<b>10% Affordable Housing</b>	<b>Entirely Age Restricted</b>	<b>Entirely Non Age Restricted</b>
Net Annual School Taxes (RAR)	\$5,034.09	\$866,523.00	\$839,289.42	\$866,523.00	\$866,523.00
Number of School Ages Children	0	14	14	0	42
<b>Taxes</b>					
Village of New Paltz	\$2,040.45	\$351,225.00	\$340,186.50	\$351,225.00	\$351,225.00
Town of New Paltz	\$1,528.05	\$263,025.00	\$254,758.50	\$263,025.00	\$263,025.00
Ulster County	\$933.30	\$160,650.00	\$155,601.00	\$160,650.00	\$160,650.00
<b>Total</b>	<b>\$4,501.80</b>	<b>\$774,900.00</b>	<b>\$750,546.00</b>	<b>\$774,900.00</b>	<b>\$774,900.00</b>

## 1.8 Needed Approvals

- Site Plan Approval – Village Planning Board  
Applied for on: July 9, 2003  
Status: Under review pending SEQR determination.
- Subdivision Approval – Village Planning Board  
Applied for on: July 9, 2003  
Status: Under review pending SEQR determination
- Special Use Permit – Village Planning Board  
Applied for on: July 9, 2003  
Status: Under review pending SEQR determination
- Water Supply Connection – Village Board  
Applied for on: No Application pending completion of SEQR review.
- Sanitary Sewer Connection – Village Board  
Applied for on: No Application pending completion of SEQR review.
- Water Supply and Sanitary Sewer Service for Realty Subdivision– Ulster County Health Department  
Applied for on: No Application pending completion of SEQR review.
- Road Access Permit – Town of New Paltz Highway Department  
Applied for on: No Application pending completion of SEQR review.
- Highway Work Permit – Ulster County Department of Public Works  
Applied for on: No Application pending completion of SEQR review.
- Highway Work Permit – New York State Department of Transportation  
Applied for on: No Application pending completion of SEQR review.
- Stormwater SPDES Permit – New York State Department of Conservation  
Applied for on: No Application pending completion of SEQR review.

- Nationwide Wetlands filling Permit – US Army Corps of Engineers Applied for on: No Application pending completion of SEQR review. Jurisdictional Determination was issued, dated March 10, 2004.

The project site is within the R-1 and R-2 zoning districts. The site has historically been farmed, and no approvals for development exist on the site. The Stoneleigh Woods @ New Paltz project is designed to comply with the Special Permit considerations for a Senior Citizen Development for 204 age-restricted dwelling units, and an additional 96 townhouses.

As discussed elsewhere in this document, no NYSDEC regulated wetlands or streams exist on the project site. The Army Corps of Engineers (ACOE) has issued a determination as to the extent of wetlands under the jurisdiction of the Clean Water Act. ACOE Public Notice “Regional Conditions for Nationwide Permits and Designation of Critical Resource Waters” specifies that the project results in the permanent loss of less than one-tenth of an acre of wetlands, and that there is no more than 200 linear feet of stream disturbance.

Further, in recognition of the special nature of the wetland complex on the eastern portion of the property, it is proposed that this area remain undisturbed for inclusion within the Mill Brook Greenway.

## 1.9 List of Involved Agencies

Each of the agencies listed below has a responsibility to review all SEQR documents and provide comments to the Lead Agency. For this project, the Village of New Paltz Planning Board has been determined to be the Lead Agency, and therefore has the responsibility to review and incorporate comments from other involved agencies and the public into the environmental review. In addition, each of the agencies listed below must issue approvals, as discussed.

- Village of New Paltz Planning Board  
25 Plattekill Avenue  
New Paltz, NY 12561

The Village Planning Board is the SEQR Lead Agency for the Project. As the Lead Agency, the Planning Board is responsible for conducting the environmental review process and coordinating comments from other involved agencies and the public into the project review. In addition, the Planning Board has the authority to grant the following permits for the project:

- Site Plan Approval
- Subdivision Approval
- Special Permit

- Village of New Paltz Village Board  
25 Plattekill Avenue  
New Paltz, NY 12561

The Village Board has the authority to grant the water supply and sanitary sewer hook-ups required for the project.

- Village of New Paltz Department of Public Works  
Municipal Works Superintendent, Gene B. Terwilliger  
25 Plattekill Avenue  
New Paltz, NY 12561

The Public Works Department has the authority to oversee the design and construction of the water supply and sanitary sewer connections and extensions.

- Town of New Paltz Highway Superintendent  
1 Clearwater Lane  
New Paltz, NY 12561

The Highway Department has the authority to grant road access permits for the project to access Sunset Ridge Drive and Hummel Road.

- Ulster County Health Department  
317 Shamrock Lane  
Kingston, NY 12401

The Health Department has the authority to grant approval for the proposed water supply system and sanitary sewerage collection system.

- Ulster County Department of Public Works  
New Paltz Office  
570 Rt. 299  
Highland, NY 12528

The County DPW has the authority to review and grant permits for any work contemplated within County Roadways and on County property.

- New York State Department of Environmental Conservation, Region 3  
Marc Moran, Regional Director, Region 3  
21 South Putt Corners Road  
New Paltz, NY 12561

The NYSDEC has the authority to review and grant the following permit for treatment and management of stormwater flows:

- Stormwater SPDES

- New York State Department of Transportation  
Robert Dennison, Regional Director, Region 8, Department of Permits  
4 Burnett Blvd.

Poughkeepsie, NY 12603

The NYSDOT has the authority to review and grant permits for work contemplated within State maintained roadways.

### **1.10 List of Interested Agencies**

- Hon. Jason West,  
Mayor, Village of New Paltz  
25 Plattekill Avenue  
New Paltz, NY 12561

The Mayor will be one of the voting members of the Village Board as discussed above.

- Village of New Paltz Engineer  
Brinier and Larios, P.C.  
67 Maiden Lane  
Kingston, NY 12401

The Village Engineer has been contracted by the Village to review the water and sewer design of this project, and to coordinate this project with the existing water and sewer infrastructure of the Village.

- Village of New Paltz Fire Department  
Fire Chief, Anthony Yenser  
25 Plattekill Avenue  
New Paltz, NY 12561

The Fire Department will review the project for fire safety and offer recommendations to the permitting agencies. The Fire Department does not issue any discretionary approvals for this project, and therefore its involvement is to provide recommendations.

- Village of New Paltz Historian  
Dr. Alfred Marks  
25 Plattekill Avenue  
New Paltz, NY 12561

The Village Historian has requested the EIS for review. The Village Historian does not issue any discretionary approvals for this project, and therefore its involvement is to provide recommendations.

- Town of New Paltz Town Board  
1 Veterans Drive  
New Paltz, NY 12561

The Town of New Paltz Town Board has requested the EIS for review. The Town Board does not issue any discretionary approvals for this project, and therefore its involvement is to provide recommendations.

- Town of New Paltz Planning Board  
1 Veterans Drive  
New Paltz, NY 12561

The Town of New Paltz Planning Board has requested the EIS for review. The Town Planning Board does not issue any discretionary approvals for this project, and therefore its involvement is to provide recommendations.

- New Paltz Environmental Conservation Commission  
1 Veterans Drive  
New Paltz, NY 12561

The New Paltz ECC has requested the EIS for review. The ECC does not issue any discretionary approvals for this project, and therefore its involvement is to provide recommendations.

- New Paltz School District Superintendent  
196 Main Street  
New Paltz, NY 12561

The Superintendent has requested the EIS for review. The School District does not issue any discretionary approvals for this project, and therefore its involvement is to provide recommendations.

- New Paltz School Board  
196 Main Street  
New Paltz, NY 12561

The School District has requested the EIS for review. The School District does not issue any discretionary approvals for this project, and therefore its involvement is to provide recommendations.

- Ulster County Planning Board  
244 Fair Street, 3<sup>rd</sup> Floor  
Kingston, NY 12401

The County Planning Board has the authority, under NYS General Municipal Law, Section 239m to review this application and provide recommendations to approve, deny, or modify the project.

- New York State Department of Environmental Conservation  
Central Office, Commissioner of NYSDEC  
50 Wolf Road  
Albany, NY 12233

All EIS' are filed with the Commissioner of the NYSDEC.

- New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Delaware Avenue

Cohoes, NY 12047

NYS OPRHP is charged with reviewing the potential impact of the project on significant cultural resources of the State. Prior to any State permits being granted, NYS OPRHP must issue a review indicating that the project will have no impact, or that the impact has been appropriately mitigated.

- United States Department of the Interior  
U.S. Fish and Wildlife Service  
3817 Luker Road  
Cortland, NY 13047

The USFWS is responsible for reviewing potential impacts of the project on floral or faunal species which have been listed by the Federal government as rare, threatened or endangered. No such species have been identified on this project.

- United States Army Corps of Engineers (ACOE)  
Room 1937  
26 Federal Plaza  
New York, NY 10278

The ACOE is responsible for reviewing impacts to waters under the jurisdiction of the United States, typically referred to as "federal wetlands". Any disturbance to these waters must be either within the guidelines of Nationwide General Permits, or under the guidelines of an Individual Permit to be granted by the ACOE.

- Save The Woods and Wetlands Alliance  
131 Shivertown Road  
New Paltz, NY 12561

This organization has requested the EIS for review. Save the Woods and Wetlands does not issue any discretionary approvals for this project, and therefore its involvement is to provide recommendations.

- Association For Intelligent Rural Management (AFIRM)  
PO Box 626  
New Paltz, NY 12561

AFIRM has requested the EIS for review. AFIRM does not issue any discretionary approvals for this project, and therefore its involvement is to provide recommendations.

- Environmental Notice Bulletin (ENB)  
NYSDEC Division of Regulatory Affairs  
625 Broadway  
Albany, NY 12233

Notices related to the SEQR process are filed with the ENB.