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BY *Neddy D. Roanicki*

Town of Lloyd Planning Board

Resolution Adopting Negative Declaration Under the State Environmental Quality Review Act ("SEQRA") for the Proposed Assisted Living Facility (Phase 1) and Conceptual Planned Residential Retirement Development (Phase 2) on NYS Route 9W and Mayer Drive by The Village in the Hudson Valley, LLC

April 22, 2021

WHEREAS, The Village in the Hudson Valley, LLC ("Applicant") proposes to construct an Assisted Living Facility ("Phase 1") and intends to possibly seek future approval for independent living units and accessory uses and buildings ("Phase 2") on NYS Route 9W and Mayer Drive in the Town of Lloyd, Ulster County, New York (collectively, the "Action"); and

WHEREAS, the Action would be undertaken on 62± acres of land on tax parcels comprised of SBL ## 95.2-2-3.21; 95.2-2-9; 95.2-2-10; 95.2-2-34.110; 95.12-1-1; 95.12-1-5; and 95.12-1-15.1 (the "Project Site"); and

WHEREAS, the Applicant has applied to the Town of Lloyd Planning Board (the "Planning Board") for special use permit and site plan approvals for Phase 1 of the Action; and

WHEREAS, the Applicant has indicated its intent to potentially apply in the future to the Town Board for Phase 2 of the Action pursuant to Town of Lloyd Zoning Code ("Zoning Code") § 100-23.2 for a Planned Residential Retirement District ("PRRD"). Planning Board site plan review and approval would also be required for Phase 2; and

WHEREAS, Phase 1 includes an Assisted Living Facility ("ALF") with one hundred and thirty (135) beds as well as an Adult Day-Care Center. Phase 2 would potentially include an as yet undetermined number of independent living units to provide housing for people 62 years or older, and may also include accessory uses and buildings; and

WHEREAS, the Project Site is located in a Residential ½-acre zoning district designated by the Zoning Code and along a developed commercial corridor along NYS Route 9W; and

WHEREAS, in addition to its application to the Planning Board for approvals for Phase 1 of the Action, the Applicant will require discretionary approvals from other state and local agencies for the Action; and

WHEREAS, the State Environmental Quality Review Act and its implementing regulations in 6 NYCRR Part 617 (collectively, "SEQRA") require a lead agency to undertake a thorough review of a proposed action's potentially significant adverse environmental impacts prior to any discretionary approvals being granted by the Planning Board or any other involved agency; and

WHEREAS, in October 2020, the Planning Board determined that the Action is a Type 1 action pursuant to SEQRA and stated its intention to serve as the lead agency for purposes of

conducting and coordinating the environmental review of the Action on behalf of all involved agencies; and

WHEREAS, thereafter, as required by 6 NYCRR § 617.6 of the SEQRA regulations, the Planning Board conducted a coordinated review by distributing relevant SEQRA documentation to all potentially involved and interested agencies; and

WHEREAS, no involved or interested agencies objected to the Planning Board serving as the SEQRA lead agency for the Action ; and

WHEREAS, the SEQRA regulations provide that for a Type I action “the lead agency making a determination of significance must: (1) consider the action as defined in sections 617.2(b) and 617.3(g) of SEQRA; (2) review the EAF, the criteria for determining significance contained in SEQRA and any other supporting information to identify the relevant areas of environmental concern; (3) thoroughly analyze the identified relevant areas of environmental concern to determine if the action may have a significant adverse impact on the environment; and (4) set forth its determination of significance in a written form containing a reasoned elaboration and providing reference to any supporting documentation”; and

WHEREAS, the SEQRA regulations also provide that “[t]o determine whether a proposed ...Type I action may have a significant adverse impact on the environment, the impacts that may be reasonably expected to result from the proposed action must be compared against the criteria in....section 617.7(c)(1) of the SEQRA regulations”; and

WHEREAS, the Planning Board has reviewed and considered Part 1 of the SEQRA Full Environmental Assessment Form (“FEAF”) for the Action provided by the Applicant; and

WHEREAS, the Planning Board has also reviewed the following detailed information in support of its application for Phase 1, which is proposed to be constructed on the portion of the Project Site immediately adjacent to NYS Route 9W, including but not limited to: (1) a site plan, grading plan and lighting plan prepared by Willingham Engineering dated August 25, 2020, last revised February 10, 2021; (2) a landscape plan prepared by the Chazen Companies dated September 14, 2020, revised February 8, 2021; and (3) Exterior elevations prepared by Liscum McCormack Van Voorhis LLP dated February 3, 2021; and (4) other reports and information (See, February, March and April submissions from the Applicant); and

WHEREAS, the Planning Board has also reviewed the conceptual information provided by the Applicant as an example of what it may propose for a Phase 2 of the Action that would potentially comply with the PRRD standards provided in the Zoning Code. This illustrative information is a combination of: (1) existing or updated information previously provided to the Planning Board for a prior retirement community application that it withdrew; and (2) new information based on recently adopted PRRD regulations in the Zoning Code; and

WHEREAS, the Planning Board has also reviewed and considered the following supporting information, among other things, as part of its environmental review of the Action under SEQRA: (1) Hudson River Valley National Heritage Area Map; (2) Soils and slopes maps; (3) Existing conditions map; (4) Farmland Classification Map & Agricultural Data Statement; (5) Utility Report and amendment; (6) Energy usage and utility will-serve letter documentation; (7) Alternatives Analyses for Water Supply; (8) CPL Water Feasibility Report; (9) Traffic

Assessment Report and updates; (10) Noise Levels Letter; (11) Threatened and Endangered Species Habitat Assessment and updates; (12) Visual Analysis and updates; (13) Illustrative renderings and elevations of PRRD individual living units and accessory structures; (14) Soil management plan and updates; (15) Soil borings map; (16) Conceptual stormwater pollution prevention plan and addendums; (17) Potential emergency fire access road plan for Phase 2; (18) Potential lot line revision plan; and (18) Sidewalk Improvement Plan; and (19) correspondence from the New York State Historic Preservation Office confirming that the Action will have no adverse effect on historic or archeological resources; and

WHEREAS, for SEQRA review purposes, even though Phase 2 is only conceptual, Phases 1 and 2 are part of the same action and must be reviewed together under SEQRA because: (1) Phases 1 and 2 are geographically and functionally connected; (2) the Applicant had previously applied to the Planning Board for a retirement community on the Project Site; and (3) the Applicant has indicated its intention to possibly apply for Phase 2 in the future; and

WHEREAS, because of the substantial lack of detail and many uncertainties associated with Phase 2 of the Action, it is only possible now for the Planning Board to make a conceptual assessment of the potential environmental impacts of a possible Phase 2 based on a proposal that would potentially comply with the standards provided in Zoning Code § 100-23.2 for PRRDs; and

WHEREAS, after reviewing FEAF Part 1 and completing Parts 2 and 3; after reviewing all the other supporting information or comments submitted to the Planning Board by the Applicant, the Planning Board's engineer, other agencies and the public; and after reviewing the criteria for determining significance set forth under Section 617.7(c)(1) of the SEQRA regulations and analyzing the relevant areas of environmental concern, the Planning Board determines that it is conceptually possible for a PRRD that includes Phases 1 and 2 to be undertaken on the Project Site without resulting in any significant adverse impact on the environment; and

WHEREAS, any future application for Phase 2 by the Applicant will constitute a new SEQRA action requiring further SEQRA review and a new SEQRA determination as confirmed by the Applicant in its letter to the Planning Board dated April 12, 2021.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board approves the FEAF (Parts 1, 2 and 3) and the Planning Board Chairman is authorized to sign Part 3 of the FEAF on behalf of the Planning Board; and

BE IT FURTHER RESOLVED, that the Planning Board issues a Negative Declaration for the Action concluding that the Action will conceptually not create any significant adverse environmental impacts and a draft environmental impact statement will not be prepared; and

BE IT FURTHER RESOLVED, that the Planning Board adopts and incorporates herein by reference the attached written Negative Declaration for the Action; and

BE IT FURTHER RESOLVED, that the Planning Board directs its Secretary to file, distribute and publish the attached Negative Declaration as required by 6 NYCRR § 617.12 of the SEQRA regulations; and

BE IT FURTHER RESOLVED, that the Planning Board declares its intent to serve as SEQRA lead agency for any future SEQRA review of an application for Phase 2 of the Action and to potentially seek the additional mitigation measures described in the Negative Declaration with respect future Town SEQRA and Zoning Code review of a proposed Phase 2; and

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

The resolution was moved by: Franco

Seconded by: Carl

~~~~~  
RESULTS OF THE VOTE ON THE ABOVE RESOLUTION WERE:

|                         | AYE                                 | NAY                                 | ABSTAIN                  | ABSENT                              |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| Scott McCarthy (Chair)  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Lawrence Hammond        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Carl DiLorenzo          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sal Cuciti (Vice Chair) | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| Charly Long             | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Franco Zani             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Gerry Marion            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| Lambros Violaris        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |

VOTE IS CERTIFIED BY:

Sarah Van Gester  
Board Secretary

4/29/21  
Date

THE RESOLUTION IS HEREBY APPROVED AND ORDERED TO THE RECORD BY

**Scott McCarthy**  
Digitally signed by Scott McCarthy  
DN: cn=US,  
o=ScottMcCarthy@connellelectric.com,  
ou=Connell Electric Company Inc., OU=Project  
Manager, cn=Scott McCarthy  
Date: 2021.04.28 11:31:03-0400

Scott McCarthy, Chair

4.28.2021  
Date

## **Town of Lloyd Planning Board**

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

April 22, 2021

This notice is issued pursuant to the New York State Environmental Quality Review Act, Article 8 of the NYS Environmental Conservation Law and its implementing regulations contained in Part 617 of the New York State Code of Rules and Regulations (collectively, “SEQRA”).

The Planning Board of the Town of Lloyd (the “Planning Board”), as the lead agency under SEQRA, has determined that the proposed action described below will not have a significant adverse environmental impact and a draft environmental impact statement will not be prepared.

**Name of Action:** Proposed Assisted Living Facility (Phase 1) and Conceptual Planned Residential Retirement Development (Phase 2) on NYS Route 9W and Mayer Drive (the “Action”).

**Applicant:** The Village in the Hudson Valley, LLC (the “Applicant”)

**Location:** The subject parcel is 62± acres located on NYS Route 9W and Mayer Drive in the Town of Lloyd, Ulster County, New York on tax parcels comprised of SBL ## 95.2-2-3.21; 95.2-2-9; 95.2-2-10; 95.2-2-34.110; 95.12-1-1; 95.12-1-5; and 95.12-1-15.1 (the “Project Site”).

**SEQR Status:** Type I

#### **Description of Action:**

The Applicant has applied to the Planning Board for Special Use Permit and Site Plan approvals for an Assisted Living Facility (“ALF”) with one hundred and thirty-five beds (135) as well as an Adult Day Care Center pursuant to Town of Lloyd Zoning Code (“Zoning Code”) Articles VII and VIII and has provided detailed information in support of its application including but not limited to: (1) a site plan, grading plan and lighting plan prepared by Willingham Engineering dated August 25, 2020, last revised February 10, 2021; (2) a landscape plan prepared by the Chazen Companies dated September 14, 2020, revised February 8, 2021; and (3) Exterior elevations prepared by Liscum McCormack Van Voorhis LLP dated February 3, 2021; and (4) other reports and information (See, February, March and April submissions from the Applicant). The ALF is proposed to be constructed on the portion of the Project Site that is immediately adjacent to NYS Route 9W. The current application is for Phase I of the development of the Project Site.

The Applicant has also stated its intention to possibly apply for a Phase 2 development of the remainder of the subject property in the future but has not submitted a specific proposal to the

Town at this time. Phase 2 would probably include a planned residential retirement development (“PRRD”) under the Zoning Code. For illustrative purposes only, the Applicant has provided the Planning Board with conceptual information as an example of what it may propose for Phase 2. Phase 2 is only conceptual and would potentially include an as yet undetermined number of independent living units to provide housing for people 62 years or older. Phase 2 may also include accessory uses and buildings associated with a PRRD. The Applicant’s information is a combination of: (1) existing or updated information previously provided to the Planning Board for a prior retirement community application that it withdrew; and (2) new information based on recently adopted PRRD regulations in the Zoning Code. Accordingly, while specific details of any Phase 2 proposal remain uncertain, it is reasonably foreseeable that the Applicant will apply Phase 2 development under the PRRD regulations at some point.

Any future proposal for a Phase 2 PRRD by the Applicant would require prior legislative approval by the Town of Lloyd Town Board. Under the Town’s new PRRD regulations, the Town Board would determine whether to review any application for Phase 2 development on the Project Site and specify in any approval the details, including the type and number of living units and their layout, of any Phase 2 on the Project Site. As part of the Town Board’s PRRD process, the Applicant would first need to seek pre-application review by a Town committee including members from the Town Board, Planning Board and Zoning Board of Appeals. The recommendations from that committee would then guide the Applicant in making any specific, future application for a Phase 2 PRRD development of the Project Site to the Town Board. This significant role the Town would have in defining any Phase 2 application by the Applicant further underscores the uncertainty of the details and the conceptual nature of any Phase 2 PRRD at this time.

**SEQRA Determination:**

For SEQRA review purposes, Phases 1 and 2 are part of the same action because: (1) Phases 1 and 2 are geographically and functionally connected; (2) the Applicant had previously applied to the Planning Board for a retirement community on the Project Site; and (3) the Applicant has indicated its intention to potentially apply for Phase 2 development under the PRRD regulations in the future. SEQRA requires review of the potential impacts of both phases together, even though Phase 2 is only conceptual. Because of the substantial lack of detail and many uncertainties associated with Phase 2, it is only possible now for the Planning Board to make a conceptual assessment of the potential environmental impacts of Phase 2 development under the PRRD regulations based on a proposal that would potentially comply with the standards provided in the Zoning Code for PRRDs.

Accordingly, for the reasons set forth below, the Planning Board determines that it is conceptually possible for a PRRD that includes Phases 1 and 2 to be undertaken on the Project Site without a significant adverse impact on the environment. Also, independently, Phase 1 will not have a significant adverse impact on the environment. Therefore, no environmental impact statement will be required for the conceptual Action.

This determination shall have no binding effect pursuant to 6 NYCRR § 617.6(b)(3) in connection with any future application for Phase 2 development under a PRRD. Any future

application to the Town Board by the Applicant for a Phase 2 development under a PRRD will necessarily be a new and separate SEQRA action involving different and substantially more specific and detailed information and therefor requiring a new SEQRA review and determination pursuant to 6 NYCRR § 617.7. The Planning Board, as an involved agency for any future Phase 2 application, intends to continue to act as SEQRA lead agency for any such review and determination. In making this SEQRA determination the Planning Board has relied in part on the Applicant's letter of April 12, 2021, which is consistent with this determination.

**Reasons Supporting This Determination:**

The Planning Board has carefully considered whether the Project would potentially have a significant adverse impact on the environment. For the reasons set forth below, the adoption of a SEQRA Negative Declaration by the Planning Board is appropriate and a draft environmental impact statement will not be prepared.

1. The Planning Board has given due consideration to the proposed action as defined in 6 NYCRR §§ 617.2(b)(1) and 617.3(g).
2. The Planning Board has given due consideration to the public and agency comments on the Project including those on or before the public hearing.
3. After receipt of the completed Part 1 of the Full Environmental Assessment Form (FEAF) from the Applicant, and review of the Part 1 information and other supporting information provided by the Applicant, the Planning Board has completed FEAF Parts 2 and 3 and has concluded that the environmental effects of Phase 1 and 2 can conceptually be mitigated so that they would not result in any significant adverse impact on the environment as more fully described below:

**1. Impact on Land**

The Action has the potential to result in moderate to large impacts to the lands comprising the Project Site, including from construction on slopes exceeding 15%, soil erosion, and construction that lasts for more than one year. Phase 1 and a conceptual Phase 2 would conceptually not have a significant impact on the environment based on a detailed proposal that: (1) avoids steep slopes to the maximum extent practicable; (2) provides adequate stormwater erosion control measures approved by NYSDEC and the Town; and (3) includes a construction schedule with limitations on time/days and duration, including weekly or more frequent inspections during construction.

*Construction on Slopes over 15%*

Phase 1 as designed involves some limited construction on slopes over 15% in order to build the ALF and its associated parking and driveway areas on the portion of the Project Site adjacent to NYS Route 9W. Due to the topography of the Project Site, the conceptual Phase 2 involves the potential for substantial amounts of construction on slopes greater than 15%. The Applicant has provided a proposed grading plan for Phase 1 and a conceptual grading plan for Phase 2 that would

meet all applicable building criteria for slopes, including minimal grades for roads and sidewalks. The Applicant's design goal for both phases of the Action is to avoid slopes 15% or greater to the "maximum extent possible." Where steep slopes cannot be avoided, the Applicant would mitigate impacts through installation of retaining walls where practical and by over-designing temporary and permanent soil erosion and sediment control measures.

### *Soil Erosion*

To control erosion of soils during and after construction, the Applicant would obtain coverage under the NYSDEC Stormwater General Permit and comply with an approved Stormwater Pollution Prevention Plan ("SWPPP"). See, detailed discussion in Impacts to Surface Waters below. Temporary erosion controls used during construction would be implemented at a frequency double that required by the NYSDEC. For example, double rows of silt fence would be installed at the bottom of disturbed slopes, disturbed soils will be stabilized with straw (2 tons/acre) and hydro-mulch (750 lbs/acre) and sediment traps would be sized at 7,200 cubic feet per acre of contributing area. In addition, during construction land disturbance exceeding 5 acres would not be permitted if any steep slopes are included in the disturbance area. Permanent erosion controls would be designed similarly to ensure stabilization of all disturbed steep slopes.

### *Construction Lasting over One Year*

The Action would generate noise and odors during construction lasting more than one year that can be mitigated by Town limitations on construction hours/days and the duration of construction activities. Based upon soil borings, the Applicant does not anticipate any blasting during construction.

### *Future Town Review*

SEQRA and Zoning Code review of any proposed Phase 2 should include consideration of whether a detailed proposal meets the design goal of avoiding steep slopes to the "maximum extent practicable." Because of the potential for failure of retaining walls and other engineered stormwater control measures, avoiding steep slopes should be a preferred mitigation measure for limiting the potential for erosion and other impacts, even if it requires locating development off of steep slopes or changes to the type and/or number of units in the Phase 2 proposal.

## **2. Impact on Geological Features**

There are no unique landforms on the Project Site that would be impacted by the Action. No geological feature registered as a National Natural Landmark is present on or next to the Site.

## **3. Impact on Surface Water**

Conceptually, no significant adverse impacts to surface waters from the Action would occur based on the Applicant's proposal, during and after construction, to manage, treat and discharge

stormwater in accordance with the requirements set forth in the New York State Department of Environmental Conservation (“NYSDEC”) State Pollution Discharge Elimination System (“SPDES”) general stormwater permit and an approved Stormwater Pollution Prevention Plan (“SWPPP”). To comply with these regulatory requirements, stormwater control measures must be designed to ensure that there is no increase in stormwater discharges from the Project Site as compared to existing conditions and that any stormwater discharge from the Project Site does not cause a contravention of the State’s water quality control standards. To ensure continuing achievement of design standards, the Applicant’s proposal would include measures for long-term monitoring and maintenance of the performance of the stormwater control measures.

During construction, erosion and sediment control, soil stabilization, dewatering and pollution prevention measures would be installed, implemented and maintained on the Project Site as set forth in the SWPPP to minimize the discharge of erosion of sediment and prevent a violation of the State’s water quality standards. These measures would be designed to limit erosion of land by controlling the flow of water until permanent stormwater control measures are installed and pervious surfaces are stabilized with vegetation and/or buildings and parking areas. Measures would include, but not be limited to installation of silt-fencing to control disturbed area; stockpiling soils and vegetative soil stabilization; seeding and mulching of all disturbed surfaces; dust control (as necessary); and ongoing inspection and maintenance of erosion control measures to ensure their effectiveness until all disturbed surfaces are stabilized (including weekly or more frequent inspections). All erosion and sediment control measures would be required to comply with the New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016, or any later version.

Post-construction stormwater management practices as set forth in the SWPPP would be designed to conform to applicable requirements in the NYSDEC general stormwater permit and the standards provided by the New York State Stormwater Management Design Manual (“Design Manual”) (dated January 2015). Through the SWPPP, the installation, implementation and maintenance of permanent stormwater management practices must meet or exceed the standards in the Design Manual as described in the SWPPP so that discharges comply with the State’s water quality and quantity standards.

Specifically, post-construction, the stormwater management system would collect stormwater run-off from the Project Site through a series of catch basins and pipes and convey the water to stormwater collection ponds. Sediments and other contaminants in the run-off would be treated as described in the SWPPP to ensure the stormwater discharges meet applicable water quality standards.

As required by the NYSDEC stormwater regulations, the peak rate of run-off from the Project Site must be the same or less than the rate of run-off from the Project Site prior to construction. As a result, the Action would conceptually not create any adverse run-off impacts.

In addition to these stormwater control measures, the Applicant would mitigate potential impacts to Twaalfskill Creek through the permanent protection of at least 10.2 acres of lands on the Project

Site near the Creek. The Planning Board has indicated that the protection of additional lands near the Twaalfskill may be appropriate for compliance with the Town's PRRD regulations regarding the protection of open space.

Based on the foregoing, Phase 1 as designed and a Phase 2 designed to conform to the Town's PRRD standards, which would include an approved SWPPP and provides an adequate buffer from and avoids steep slopes in the vicinity of Twaalfskill Creek, would conceptually not create any significant adverse environmental impacts to surface water resources.

#### **4. Impact on Groundwater**

No significant adverse impacts on groundwater would occur from the conceptual Action. Neither Phase 1 as designed nor a potential Phase 2 would use groundwater for water supply purposes nor involve the on-site discharge of wastewater. Instead, the Applicant would serve both Phase 1 and any future Phase 2 through public water and sewer to avoid impacts to groundwater.

##### *Water*

The Town of Lloyd has sufficient capacity available to support the water supply needs of the Action as well as those of other reasonably foreseeable, proposed projects in the Town. Specifically, the average day demand for the Town system in 2018 was 0.94 MGD on the maximum day and the Highland Water Treatment Facility is rated for up to 3 MGD. Adding the estimated design flow for Phase 1 and any Phase 2 that complies with the Town's PRRD standards would increase the maximum day demand for the Town system to approximately 1.07 MGD. The Applicant would connect to the existing system at NYS Route 9W to serve Phase 1 and at Apple Lane in order to service any Phase 2 with sufficient pressure and fire flow. For a proposed Phase 2, this may require modifications to the existing Hudson Hills water storage tank and would require upgrades to the existing Vinyard Avenue Water Booster Station. The Applicant would be responsible for any costs incurred for system improvements that are required. These design requirements are in accordance with a memo with recommendations, dated March 16, 2021 from CPL, the engineers for the Town, in coordination with the Town's Sewer and Water Committee.

##### *Wastewater*

The Town of Lloyd has sufficient capacity in the Highland Sewer Treatment Plant to serve the wastewater discharge needs of Phase 1 and any Phase 2 as well as those of other reasonably foreseeable, proposed projects in the Town. Upgrades to existing pump stations and collection systems would be necessary for Phase 1 and any Phase 2 and other reasonably foreseeable developments. The Applicant would be required to undertake any improvements needed to provide sewer service to the Project Site and to ensure that wastewater generated will not overload existing infrastructure. Specifically, upgrades to the existing Bridge View Pump Station would be required. The Applicant would be responsible for a proportional share of the costs incurred to make these upgrades, which will be divided among all the proposed developments that contribute

to the pump station. These design requirements are in accordance with a memo with recommendations, dated March 16, 2021 from CPL, the engineers for the Town, in coordination with the Town's Sewer and Water Committee.

### *Future Town Review*

While the Town presently has sufficient capacity to serve the water and wastewater needs of Phase 1 and a conceptual Phase 2, future SEQRA and Zoning Code review of any proposed Phase 2 will require the Town to review and consider any changes to the available capacity of the Town of Lloyd to serve the proposal's water and wastewater needs and/or to require additional mitigation measures to minimize impacts on these community services.

## **5. Impact on Flooding**

The Action would not have any significant adverse impacts on flooding. As discussed in detail above, all storm water from the Site would be collected, managed and treated by a stormwater management system in accordance with the NYSDEC General SPDES permit for stormwater discharges and a NYSDEC- and Town-approved SWPPP. Furthermore, as noted on the Federal Emergency Management Administration Flood Insurance Rate Maps ("FIRM") covering the Town of Lloyd, the Project Site is located outside any 500-year flood plain. There is no known flooding on the Project Site. Based on the foregoing, the Action would not create any significant adverse impacts to flooding.

## **6. Impacts on Air**

The Action will not result in any significant adverse impacts on air quality. The Proposed Action does not include a State regulated air emission source or involve any activity that will have more than a minimal impact on air quality. Therefore, no significant localized air quality impacts are expected.

## **7. Impact on Plants and Animals**

Potential impacts on plants or animals from the Proposed Action would be minimized by: (1) ensuring sufficient permanent protection of habitat on the western portion of the Project Site near Twaalfskill Creek; and (2) limiting the time of year for cutting trees on the Project Site to avoid protected bat species.

The Applicant's consultant conducted a Habitat Suitability Assessment for three federal and state listed wildlife species including the Indiana bat (*Myotis sodalis*), Northern long-eared bat (*Myotis septentrionalis*), and bog turtle (*Glyptemys mühlenbergii*). Field assessments were conducted on May 15 and 21, and June 9, 2019 to determine whether suitable habitat for these species is present on the Project Site.

The Project Site is within the habitat range of a hibernacula for the Indiana bat and contains tree habitat suitable for foraging use by this species and the Northern long-eared bat. No hibernacula for either species is present on the Project Site and foraging typically only occurs between April and September. To avoid potential impacts to these species during construction, any tree-clearing would only occur between October 1st and March 31st when the bats are unlikely to be present on the Project Site.

There is no potential habitat (groundwater fed calcareous wetland with mucky soil) for bog turtles on the Project Site or in the observed areas surrounding the Site. Accordingly, any impacts to this species are unlikely to occur.

In addition to these wildlife species, Virginia snakeroot, golden corydalis, velvety bush-clover (all State threatened) and straw sedge (State endangered) as historically located in the vicinity of the Project Site. None of these species were observed by the Applicant on the Project Site in areas proposed for development in Phase 1 or in other areas likely subject to development in Phase 2.

Based on the forgoing, Phase 1 as proposed and a Phase 2 would conceptually not have any significant adverse impacts on plants or animals.

#### *Future Town Review*

SEQRA and Zoning Code review of any proposed Phase 2 should include consideration of whether the proposal requires any additional mitigation measures to protect plants or animals on the Project Site.

### **8. Impact on Agricultural Resources**

While the Proposed Action would result in the loss of former farmlands, the significance of potential impacts is limited primarily for the following reasons: (1) The amount of acreage involved is minor as compared to the substantial acreages of land that are zoned for agriculture and actively farmed elsewhere in the Town; (2) The Project Site is zoned for permissible residential development on ½ acre lots and is located in a commercial corridor; (3) Soils on the Project Site are contaminated, reducing the likely value of the lands involved for agricultural uses; and (4) The Proposed Action supports Comprehensive Plan goals for providing affordable housing for its aging population and to increase residential density in more developed areas of the Town as well as eliminating abandoned orchards. Taken together, the Town's zoning preference for the use and development of the lands involved in the Action suggests that the impact of their loss is limited.

Based on the foregoing, no significant adverse environmental impacts to agricultural resources are anticipated from the Action.

## **9. Impact on Aesthetic Resources**

For SEQRA review purposes, the Action would not be visible from any officially designated federal, state, or local scenic or aesthetic resource. Phase 1 as designed will be substantially visible from NYS Route 9W and portions of a Phase 2 would have the potential to be visible from various public and private locations.

Phase 1 is two (2) stories in height and has been designed so that it is built into the existing hillside. The Applicant has proposed a site plan and building design, including landscaping, that would mitigate the visual impacts of Phase 1. Building design would respect existing community character and local architectural styles. The proposed ALF will comply with the Town's zoning requirement for height and the average height of the building will be less than thirty-five (35) feet. Stone walls would be constructed along NYS Route 9W to screen the limited amount of parking located in front of the ALF building. Landscaping to partially screen and buffer visual impacts of the building, including trees, shrubs, ground cover plantings and ornamental grasses would be undertaken to comply with the Zoning Code and to soften the aesthetic impacts of Phase 1. Further, landscaping to limit views of the ALF from neighboring residential properties on Mayer Drive would be undertaken. In the context of the surrounding commercial zoning district along NYS Route 9W, Phase 1 would not have any significant adverse impact on aesthetic resources.

As demonstrated by the visual analysis work conducted by the Applicant and discussions with the Planning Board, the potential visual impacts of a Phase 2 would conceptually not result in any significant adverse impact to the environment. In addition to not being visible from any designated scenic or aesthetic resource, except as noted below, the Project Site is not visible from the Mid-Hudson Bridge, the Walkway Over the Hudson or the Hudson River.

Higher elevations of the Project Site where Phase 2 would conceptually be developed are visible from the Mid-Hudson Bridge Toll Plaza and westbound approach road to the exit onto NYS Route 9W. This portion of the Project Site is also visible from the Bridgeview Shopping Plaza and portions of the Bridgeview Apartment complex. The Project Site is not visible from Franny Reese State Park, with the exception of leaf-off views from a west-facing Park trail. In a "worst-case" scenario provided by the Applicant that included a simulation of a series of individual living units and a two story "clubhouse" structure with an east-facing covered porch at the highest elevations of the Project Site, up to 20 units and the clubhouse would be visible from these vantage points.

These potential visual impacts can conceptually be avoided and/or mitigated in any future Phase 2 proposal by limiting development on the highest and most visible elevations of the Project Site, avoiding steep slopes, and providing landscaping capable of screening any visible development. The Applicant has stated that it will take Planning Board concerns about these potential visual impacts of Phase 2 into consideration as part of any such proposal.

*Future Town Review*

SEQRA and Zoning Code review of any proposed Phase 2 should include consideration of avoidance or mitigation measures for potential visual impacts from Phase 2, including limiting development on the highest and most visible elevations of the Project Site, avoiding steep slopes, and providing landscaping capable of screening any visible development.

**10. Impact on Historic and Archeological Resources**

The Action would not impair the character or quality of any important historical and/or archaeological resources. No historic buildings or sites listed on the National Register of Historic Places are located on or near the Project Site. The Site is not located in or adjacent to an historic district. The NYS Office of Parks, Recreation and Historic Preservation Office reviewed the Action and issued a letter concluding that it would have no adverse effect upon archeological or historic resources.

**11. Impact on Open Space and Recreation**

The Action would not result in any loss of recreational opportunities or any reduction of an open space resource designated in a governmental open space plan. The Project Site is privately owned and is not used for public recreation.

*Future Town Review*

SEQRA and Zoning Code review of any proposed Phase 2 should ensure the permanent conservation of open space on the Project Site, at a minimum, as required by the Town's PRRD regulations, including on the western portion of the Site near Twaalfskill Creek.

**12. Impact on Critical Environmental Areas**

The Project Site does not contain any CEAs and there are no CEAs in the vicinity of the Site. Accordingly, the Action would not have a significant adverse impact on any CEA.

**13. Impact on Transportation**

Phase 1 as designed and a conceptual Phase 2 would have impacts on transportation that the Applicant would address through mitigation measures. The Applicant has conducted a Traffic Impact Study ("TIS") and has submitted multiple updates to the TIS that considered the potential cumulative impacts of adding both Phase 1 and a Phase 2 generated traffic to a background volume of existing traffic and traffic from other reasonably anticipated development in the surrounding area along NYS Route 9W. In addition, the Applicant's TIS analysis has accounted for normal

increases in background traffic and other unforeseen traffic growth as well as consideration of traffic from other reasonably foreseeable area development. The overall TIS analysis conducted by the Applicant, as mitigated by the Applicant's proposed traffic related improvements along Route 9W and Mayer Drive, indicate that Phase 1 as designed together with a conceptual Phase 2 would not have a significant adverse impact on traffic conditions along the NYS 9W corridor.

Specifically, the TIS and its updates assessed potential traffic impacts in an area near the Project Site that includes the following intersections:

1. US Route 9W/Haviland Road
2. US Route 9W/Argent Drive
3. US Route 9W/Mayer Drive
4. US Route 9W/Macks Lane/Chapel Hill Road
5. Chapel Hill Road/S. Gate Road
6. Project Site Driveways

Based on the TIS, as a key traffic mitigation measure the Applicant would add a traffic signal at the intersection of NYS Route 9W and Mayer Drive. The New York State Department of Transportation is conceptually supportive of this proposed mitigation measure for traffic flow and safety purposes. Further, at the request of the Planning Board, the Applicant has eliminated a northbound left turn lane from NYS Route 9W into the ALF. Instead, drivers would be required to use the new signal at Mayer Drive to make northbound left turns into and out of the Project Site. Lastly, the Applicant would construct a sidewalk from the Mayer Drive intersection up to the Haviland Road intersection on the west side of Route 9W, adding about 4,400 feet of new sidewalk in total. Besides installing a new traffic light at the intersection of Mayer Drive and Route 9W, the Applicant is also proposing a pedestrian cross-walk across Route 9W so that the residents on the west side of Route 9W can safely access the existing retail stores and shops on the east side of Route 9W.

In the TIS, the Level of Service ("LOS") analysis indicates that the NYS Route 9W/Argent Drive and NYS Route 9W/Mayer Drive intersections and the two site driveways will operate at acceptable levels of service and pedestrian safety will be improved with the mitigation provided by the new traffic signal and other mitigation measures. Based on the TIS, the overall LOS for the intersection of US Route 9W/Mayer Drive during AM and PM peak hours will be at a LOS B as a result of the current proposal with traffic improvements. The LOS for turns from Mayer Drive onto Route 9W will improve from LOS F to LOS D in the AM and PM Peak Hours, with the left turns onto Route 9W being much safer because of the traffic light.

For the foregoing reasons, Phase 1 as designed and a Phase 2 that complies with the Town's PRRD standards would conceptually not have any significant adverse environmental impact on transportation.

## *Future Town Review*

Phase 2 is conceptual and the status of potential cumulative traffic impacts from proposed development along the NYS Route 9W corridor in the vicinity of the Project Site is fluid. For any future SEQRA and Zoning Code determination on a Phase 2, the traffic generated by the proposal and any other reasonably foreseeable development would need to be considered.

### **14. Impact on Energy**

The Action would require the use of energy—specifically electricity and natural gas—for heating, cooling, lighting and other purposes. By letter of March 25, 2021, in response to a detailed explanation of the Action’s energy demands provided by the Applicant, Central Hudson Gas & Electric Corporation confirmed its commitment to provide electric and natural gas service for both Phase 1 and the conceptual Phase 2. Accordingly, no significant adverse impact on energy would occur.

### **15. Impact on Noise, Odor and Light**

The Action would generate noise and odors during construction that would be mitigated by limiting construction hours and the duration of construction activities. Post-construction, the Action would generate noise and light impacts consistent with other residential neighborhoods and, with respect to the ALF, other similar commercial or institutional uses in the Town.

The potential noise and light impacts of the ALF on surrounding uses would be limited due to its location adjacent to NYS Route 9W and measures designed to mitigate any impacts on existing nearby residential properties. The loading zone and dumpster location for the ALF have been located on the north side of the Project Site, away from the homes on Mayer Drive. Dense vegetative screening between the ALF and existing residential properties is proposed and can be required to be sufficient to minimize noise/light impacts. Exterior lighting is proposed to be downward facing to minimize sky glow and light pollution emanating from the ALF. Through the Planning Board’s review of the ALF, additional mitigation measures for noise and light impacts can be required.

For any proposed Phase 2, potential noise, odor and light impacts would not be any more significant than for any other residential development. Lighting impacts would be limited through a lighting plan that will minimize sky glow and light pollution, existing trees, and sufficient new landscaping intended to minimize such impacts to the maximum extent practicable.

### *Future Town Review*

Future SEQRA review of any proposed Phase 2 would require submission of detailed lighting and landscaping plans, construction schedules, etc. intended to mitigate lighting, odor or noise impacts from the proposal.

## **16. Impact on Human Health**

Based on the past operating history of a portion of the Project Site as an apple orchard, soils containing metals and pesticides have been identified on the portion of the Project Site where any Phase 2 of the Action would occur. No regulatory reporting requirements apply to these soils, however, sampling has revealed concentrations of contaminants that exceed soil clean-up objectives (“SCOs”) that NYSDEC and Ulster County Department of Health usually apply to residential sites, such as the independent living units that would potentially be proposed in Phase 2. Accordingly, to protect human health, the Applicant would undertake a soil management plan during and after construction to prevent human contact with contaminated soils. For purposes of this plan, the Applicant would presume that all of the soils in the former orchard area are contaminated at levels in excess of the NYSDEC and Ulster County SCOs for residential uses. Through an illustrative soil management plan, including an April 15, 2021 update, the Applicant has identified some of the types of mitigation measures that could be included in a soil management plan for a Phase 2. This would include measures during construction to properly reuse and/or dispose of potentially contaminated soils and to cover potentially contaminated soils so they do not become wind-borne. Post-construction, it would include measures intended to avoid the potential for human contact with contaminated soils through residential and recreational uses, including measures such as deed restrictions to prohibit gardening and/or to require the removal or burying of potentially contaminated soils on the Project Site in accordance with applicable State regulations and County requirements. Based on the development and implementation of these types of mitigation measures for managing contaminated soils, the Action would conceptually not have any significant adverse impacts on human health.

### *Future Town Review*

SEQRA and Zoning Code review of any proposed Phase 2 with specific plans should ensure the development of a specific and comprehensive soil management plan for contaminated soils on the Project Site that includes mitigation measures intended to prevent human exposure to contamination both during and after construction.

## **17. Consistency with Community Plans**

The Action conceptually supports Town of Lloyd Comprehensive Plan goals for providing housing for its aging population and to increase residential density in more developed areas of the Town. Phase 1 and Phase 2 together would potentially provide an opportunity for local persons

of age 62 and over to age in place and transition from living independently to an Assisted Living Facility in the same location.

The ALF is an allowable use on the Project Site under the Town's Zoning Code and is being reviewed by the Planning Board for compliance with the standards for issuance of a Special Use Permit. The conceptual Phase 2 would be a proposed overlay district subject to review and approval by the Town Board for consistency with the Zoning Code standards for a PRRD and site plan review by the Planning Board. The conceptual Phase 2, as a PRRD, would potentially provide more residential density than would normally be allowed in the R ½ zoning district where the Project Site is located. The ALF with an accessory Adult Day Care as well as the potential senior housing are allowed uses contemplated under the Town's new PRRD regulations. The stated purpose of those regulations is to "encourage flexibility and innovation in residential development and related services for persons 62 years of age and over."

Minimizing the traffic impact of commercial development on major roads is also a Comprehensive Plan goal that is relevant to the Proposed Action. As discussed above, the Action will generate additional traffic impacts on NYS Route 9W and the Applicant has proposed improvements that would mitigate traffic impacts associated with the ALF and a conceptual Phase 2.

For the foregoing reasons, Phase 1 as designed and a conceptual Phase 2 would not have a be inconsistent with community plans.

#### *Future Town Review*

SEQRA and Zoning Code review of any proposed Phase 2 should include consideration of whether the proposal sufficiently supports the Comprehensive Plan's goals for housing for Town of Lloyd residents 62 years of age and older. Similarly, it should ensure that any proposed Phase 2 will not result in any traffic impacts that require additional mitigation measures based on reasonably foreseeable development at the time of any Phase 2 application.

### **18. Consistency with Community Character**

The Action is generally consistent with the commercial and residential character of the areas surrounding the Project Site. The proposed ALF is an allowable use in the R ½ zoning district and is consistent with the commercial character of nearby, existing land uses along NYS Route 9W. Nearby commercial development along NYS Route 9W includes existing medical offices and a self-storage facility directly to the north on the same side as 9W as well as a very large commercial shopping plaza directly across the 9W with over 700 off-street parking spaces and commercial retail buildings with a footprint of approximately 135,600 square feet.

Phase 2 would conceptually be consistent with the residential character of nearby developments immediately to the south and across NYS Route 9 to the east of the Project Site. This includes an existing residential development with approximately 175 single family homes adjacent to the

portion of the Project Site where any Phase 2 would be undertaken. Because Phase 2 would be designed to only accommodate seniors, it would consist of one- and two-bedroom units, as opposed to the three to four-bedroom units which may be found in the nearby residential developments.

As noted above, the Applicant has designed the ALF to respect community character and local architecture and to minimize its visual and other potential impacts. Through its continuing review of the ALF, the Planning Board may require additional mitigation measures to further ensure the ALF's consistency with community character.

*Future Town Review*

Future SEQRA and Zoning Code review of a detailed and specific Phase 2 should include careful design and siting of proposed independent housing and other amenities, maintenance of existing trees and robust new vegetative screening, calculated to be consistent with the character of nearby residential areas.

**For further information:**

Contact Person: Scott McCarthy, Chair  
Town of Lloyd Planning Board

Address: 12 Church Street  
Highland, NY 12528

Telephone: (845) 691-2144

**A copy of this Notice of Negative Declaration will be filed with:**

Town of Lloyd Zoning Officer/Code Enforcement Officer;  
Town of Lloyd Town Board;  
Town of Lloyd Town Clerk;  
Town of Lloyd ZBA;  
Ulster County Department of Health;  
New York State Department of Health;  
New York State Department of Environmental Conservation; and  
New York State Department of Transportation.

**Notice of the adoption of this Negative Declaration will also be published in NYSDEC's Environmental Notice Bulletin**

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

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

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

**Reasons Supporting This Determination:**

To complete this section:

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

See attached Negative Declaration

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status:       Type 1                       Unlisted

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

Upon review of the information recorded on this EAF, as noted, plus this additional support information  
See attached Negative Declaration

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

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

Name of Action: The Village in the Hudson Valley

Name of Lead Agency: Town of Lloyd Planning Board

Name of Responsible Officer in Lead Agency: Scott McCarthy

Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency: **Scott McCarthy** Digitally signed by Scott McCarthy  
DN: cn=FUS, o=Scott McCarthy@conneleads.com,  
c=US, email=Scott.McCarthy@conneleads.com,  
ou=Lead, cn=Scott McCarthy  
Date: 2021.04.28 11:37:32-0400 Date: 4.28.2021

Signature of Preparer (if different from Responsible Officer) Date:

**For Further Information:**

Contact Person: Scott McCarthy, Chairman, Town of Lloyd Planning Board

Address: 12 Church Street, Highland, NY 12528

Telephone Number: (845) 691-2144

E-mail:

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

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

**PRINT FULL FORM**

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

|                                                                                                        |
|--------------------------------------------------------------------------------------------------------|
| <b>Agency Use Only [If applicable]</b>                                                                 |
| Project : <span style="border: 1px solid black; padding: 1px;">The Village in the Hudson Valley</span> |
| Date : <span style="border: 1px solid black; padding: 1px;">April 22, 2021</span>                      |

**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.

| <b>1. Impact on Land</b><br>Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)<br><i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i> |                             |                                     |                                     | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> YES |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------------------|-------------------------------------|-----------------------------|-----------------------------------------|
|                                                                                                                                                                                                                                         | Relevant Part I Question(s) | No, or small impact may occur       | Moderate to large impact may occur  |                             |                                         |
| a. The proposed action may involve construction on land where depth to water table is less than 3 feet.                                                                                                                                 | E2d                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                             |                                         |
| b. The proposed action may involve construction on slopes of 15% or greater.                                                                                                                                                            | E2f                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                             |                                         |
| c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.                                                                                                | E2a                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                             |                                         |
| d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.                                                                                                                              | D2a                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                             |                                         |
| e. The proposed action may involve construction that continues for more than one year or in multiple phases.                                                                                                                            | D1e                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                             |                                         |
| f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).                                                                               | D2e, D2q                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                             |                                         |
| g. The proposed action is, or may be, located within a Coastal Erosion hazard area.                                                                                                                                                     | B1i                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                             |                                         |
| h. Other impacts: _____<br>_____                                                                                                                                                                                                        |                             | <input type="checkbox"/>            | <input type="checkbox"/>            |                             |                                         |

**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: _____<br>_____                                                                                        | E2g                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark.<br>Specific feature: _____ | E3c                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. Other impacts: _____<br>_____                                                                                                                      |                             | <input type="checkbox"/>      | <input type="checkbox"/>           |

**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                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 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                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.                                                                | D2a                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 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                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.                                              | D2a, D2h                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.                                                           | D2c                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).                                                     | D2d                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 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                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.                                               | E2h                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| j. The proposed action may involve the application of pesticides or herbicides in or around any water body.                                                                    | D2q, E2h                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.                                                         | D1a, D2d                    | <input type="checkbox"/>      | <input type="checkbox"/>           |

|                                  |  |                          |                          |
|----------------------------------|--|--------------------------|--------------------------|
| I. Other impacts: _____<br>_____ |  | <input type="checkbox"/> | <input type="checkbox"/> |
|----------------------------------|--|--------------------------|--------------------------|

**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.  NO  YES  
(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)  
*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                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer.<br>Cite Source: _____ | D2c                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may allow or result in residential uses in areas without water and sewer services.                                                      | D1a, D2c                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action may include or require wastewater discharged to groundwater.                                                                            | D2d, E2l                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 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          | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.                                         | D2p, E2l                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 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          | <input type="checkbox"/>      | <input type="checkbox"/>           |
| h. Other impacts: _____<br>_____                                                                                                                               |                             | <input type="checkbox"/>      | <input type="checkbox"/>           |

**5. Impact on Flooding**

The proposed action may result in development on lands subject to flooding.  NO  YES  
(See Part 1. E.2)  
*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                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may result in development within a 100 year floodplain.                             | E2j                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may result in development within a 500 year floodplain.                             | E2k                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action may result in, or require, modification of existing drainage patterns.              | D2b, D2e                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. The proposed action may change flood water flows that contribute to flooding.                           | D2b, E2i, E2j, E2k          | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade? | E1e                         | <input type="checkbox"/>      | <input type="checkbox"/>           |

|                                  |  |                          |                          |
|----------------------------------|--|--------------------------|--------------------------|
| g. Other impacts: _____<br>_____ |  | <input type="checkbox"/> | <input type="checkbox"/> |
|----------------------------------|--|--------------------------|--------------------------|

|                                                                                                                                                                                                                                             |                                    |                                        |                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------------------|-------------------------------------------|
| <b>6. Impacts on Air</b>                                                                                                                                                                                                                    |                                    |                                        |                                           |
| The proposed action may include a state regulated air emission source.<br>(See Part 1. D.2.f., D.2.h, D.2.g)<br><i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>                                                     |                                    | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES              |
|                                                                                                                                                                                                                                             | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b>   | <b>Moderate to large impact may occur</b> |
| 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 <sub>2</sub> )                                                                                                                                                                            | D2g                                | <input type="checkbox"/>               | <input type="checkbox"/>                  |
| ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O)                                                                                                                                                                             | D2g                                | <input type="checkbox"/>               | <input type="checkbox"/>                  |
| iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)                                                                                                                                                               | D2g                                | <input type="checkbox"/>               | <input type="checkbox"/>                  |
| iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> )                                                                                                                                                                      | D2g                                | <input type="checkbox"/>               | <input type="checkbox"/>                  |
| v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions                                                                                                                                       | D2g                                | <input type="checkbox"/>               | <input type="checkbox"/>                  |
| vi. 43 tons/year or more of methane                                                                                                                                                                                                         | D2h                                | <input type="checkbox"/>               | <input type="checkbox"/>                  |
| 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                                | <input type="checkbox"/>               | <input type="checkbox"/>                  |
| 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                           | <input type="checkbox"/>               | <input type="checkbox"/>                  |
| d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.                                                                                                                                                    | D2g                                | <input type="checkbox"/>               | <input type="checkbox"/>                  |
| e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.                                                                                                                             | D2s                                | <input type="checkbox"/>               | <input type="checkbox"/>                  |
| f. Other impacts: _____<br>_____                                                                                                                                                                                                            |                                    | <input type="checkbox"/>               | <input type="checkbox"/>                  |

|                                                                                                                                                                                                                                                              |                                    |                                      |                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------|-------------------------------------------|
| <b>7. Impact on Plants and Animals</b>                                                                                                                                                                                                                       |                                    |                                      |                                           |
| The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.)<br><i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>                                                                                              |                                    | <input type="checkbox"/> NO          | <input checked="" type="checkbox"/> YES   |
|                                                                                                                                                                                                                                                              | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |
| 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                                | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                  |
| 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                                | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                  |
| 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                                | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                  |
| 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                                | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                  |

|                                                                                                                                                                                             |     |                                     |                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------|--------------------------|
| 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 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community.<br>Source: _____                                  | E2n | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat.<br>Habitat type & information source: _____ | E1b | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.                                                                        | D2q | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j. Other impacts: _____                                                                                                                                                                     |     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|                                                                                                                                                                                                                              |                                    |                                      |                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------|-------------------------------------------|
| <b>8. Impact on Agricultural Resources</b>                                                                                                                                                                                   |                                    |                                      |                                           |
| The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)                                                                                                                                           |                                    | <input type="checkbox"/> NO          | <input checked="" type="checkbox"/> YES   |
| <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>                                                                                                                                                      |                                    |                                      |                                           |
|                                                                                                                                                                                                                              | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |
| a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.                                                                                                       | E2c, E3b                           | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                  |
| b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).                                                                      | E1a, E1b                           | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                  |
| c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.                                                                                                           | E3b                                | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                  |
| 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                           | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                  |
| e. The proposed action may disrupt or prevent installation of an agricultural land management system.                                                                                                                        | E1 a, E1b                          | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                  |
| f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.                                                                                                       | C2c, C3, D2c, D2d                  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                  |
| g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.                                                                                                                               | C2c                                | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                  |
| h. Other impacts: _____                                                                                                                                                                                                      |                                    | <input type="checkbox"/>             | <input type="checkbox"/>                  |

|                                                                                                                                                                                                                                                                                                                                            |                                    |                                                                            |                                                      |                             |                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------------------------------------------------------|------------------------------------------------------|-----------------------------|-----------------------------------------|
| <b>9. Impact on Aesthetic Resources</b><br>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.)<br><i>If "Yes", answer questions a - g. If "No", go to Section 10.</i> |                                    |                                                                            |                                                      | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> YES |
|                                                                                                                                                                                                                                                                                                                                            | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b>                                       | <b>Moderate to large impact may occur</b>            |                             |                                         |
| a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.                                                                                                                                                                                                                    | E3h                                | <input checked="" type="checkbox"/>                                        | <input type="checkbox"/>                             |                             |                                         |
| b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.                                                                                                                                                                                              | E3h, C2b                           | <input checked="" type="checkbox"/>                                        | <input type="checkbox"/>                             |                             |                                         |
| c. The proposed action may be visible from publicly accessible vantage points:<br>i. Seasonally (e.g., screened by summer foliage, but visible during other seasons)<br>ii. Year round                                                                                                                                                     | E3h                                | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/> |                             |                                         |
| d. The situation or activity in which viewers are engaged while viewing the proposed action is:<br>i. Routine travel by residents, including travel to and from work<br>ii. Recreational or tourism based activities                                                                                                                       | E3h<br>E2q,<br>E1c                 | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/> |                             |                                         |
| e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.                                                                                                                                                                                                             | E3h                                | <input checked="" type="checkbox"/>                                        | <input type="checkbox"/>                             |                             |                                         |
| f. There are similar projects visible within the following distance of the proposed project:<br>0-1/2 mile<br>1/2 -3 mile<br>3-5 mile<br>5+ mile                                                                                                                                                                                           | D1a, E1a,<br>D1f, D1g              | <input checked="" type="checkbox"/>                                        | <input type="checkbox"/>                             |                             |                                         |
| g. Other impacts: _____<br>_____                                                                                                                                                                                                                                                                                                           |                                    | <input type="checkbox"/>                                                   | <input type="checkbox"/>                             |                             |                                         |

|                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                      |                                           |                                        |                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------|-------------------------------------------|----------------------------------------|------------------------------|
| <b>10. Impact on Historic and Archeological Resources</b><br>The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)<br><i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>                                                                                                                                                     |                                    |                                      |                                           | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES |
|                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |                                        |                              |
| a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places. | E3e                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |                                        |                              |
| 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                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |                                        |                              |
| c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory.<br>Source: _____                                                                                                                                                                                                                               | E3g                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |                                        |                              |

|                                                                                                                                                              |                            |                          |                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------|--------------------------|
| d. Other impacts: _____<br>_____                                                                                                                             |                            | <input type="checkbox"/> | <input type="checkbox"/> |
| e. If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3: |                            |                          |                          |
| i. The proposed action may result in the destruction or alteration of all or part of the site or property.                                                   | E3e, E3g, E3f              | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. The proposed action may result in the alteration of the property’s setting or integrity.                                                                 | E3e, E3f, E3g, E1a, E1b    | <input type="checkbox"/> | <input type="checkbox"/> |
| 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 | <input type="checkbox"/> | <input type="checkbox"/> |

|                                                                                                                                                                                                                                                                                       |                                    |                                                                     |                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------|-------------------------------------------|
| <b>11. Impact on Open Space and Recreation</b>                                                                                                                                                                                                                                        |                                    |                                                                     |                                           |
| 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.<br>(See Part 1. C.2.c, E.1.c., E.2.q.)<br><i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i> |                                    | <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES |                                           |
|                                                                                                                                                                                                                                                                                       | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b>                                | <b>Moderate to large impact may occur</b> |
| 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   | <input type="checkbox"/>                                            | <input type="checkbox"/>                  |
| b. The proposed action may result in the loss of a current or future recreational resource.                                                                                                                                                                                           | C2a, E1c, C2c, E2q                 | <input type="checkbox"/>                                            | <input type="checkbox"/>                  |
| c. The proposed action may eliminate open space or recreational resource in an area with few such resources.                                                                                                                                                                          | C2a, C2c E1c, E2q                  | <input type="checkbox"/>                                            | <input type="checkbox"/>                  |
| d. The proposed action may result in loss of an area now used informally by the community as an open space resource.                                                                                                                                                                  | C2c, E1c                           | <input type="checkbox"/>                                            | <input type="checkbox"/>                  |
| e. Other impacts: _____<br>_____                                                                                                                                                                                                                                                      |                                    | <input type="checkbox"/>                                            | <input type="checkbox"/>                  |

|                                                                                                                                                                                          |                                    |                                                                     |                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------|-------------------------------------------|
| <b>12. Impact on Critical Environmental Areas</b>                                                                                                                                        |                                    |                                                                     |                                           |
| The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)<br><i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i> |                                    | <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES |                                           |
|                                                                                                                                                                                          | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b>                                | <b>Moderate to large impact may occur</b> |
| 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                                | <input type="checkbox"/>                                            | <input type="checkbox"/>                  |
| 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                                | <input type="checkbox"/>                                            | <input type="checkbox"/>                  |
| c. Other impacts: _____<br>_____                                                                                                                                                         |                                    | <input type="checkbox"/>                                            | <input type="checkbox"/>                  |

**13. Impact on Transportation**

The proposed action may result in a change to existing transportation systems.

 NO YES

(See Part 1. D.2.j)

*If "Yes", answer questions a - f. If "No", go to Section 14.*

|                                                                                                       | Relevant Part I Question(s) | No, or small impact may occur       | Moderate to large impact may occur |
|-------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------------------|------------------------------------|
| a. Projected traffic increase may exceed capacity of existing road network.                           | D2j                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| b. The proposed action may result in the construction of paved parking area for 500 or more vehicles. | D2j                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| c. The proposed action will degrade existing transit access.                                          | D2j                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| d. The proposed action will degrade existing pedestrian or bicycle accommodations.                    | D2j                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| e. The proposed action may alter the present pattern of movement of people or goods.                  | D2j                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| f. Other impacts: _____<br>_____                                                                      |                             | <input type="checkbox"/>            | <input type="checkbox"/>           |

**14. Impact on Energy**

The proposed action may cause an increase in the use of any form of energy.

 NO YES

(See Part 1. D.2.k)

*If "Yes", answer questions a - e. If "No", go to Section 15.*

|                                                                                                                                                                                                            | Relevant Part I Question(s) | No, or small impact may occur       | Moderate to large impact may occur |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------------------|------------------------------------|
| a. The proposed action will require a new, or an upgrade to an existing, substation.                                                                                                                       | D2k                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 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               | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.                                                                                                                          | D2k                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.                                                                                | D1g                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| e. Other Impacts: _____<br>_____                                                                                                                                                                           |                             | <input type="checkbox"/>            | <input type="checkbox"/>           |

**15. Impact on Noise, Odor, and Light**

The proposed action may result in an increase in noise, odors, or outdoor lighting.

 NO YES

(See Part 1. D.2.m., n., and o.)

*If "Yes", answer questions a - f. If "No", go to Section 16.*

|                                                                                                                                                | Relevant Part I Question(s) | No, or small impact may occur       | Moderate to large impact may occur |
|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------------------|------------------------------------|
| a. The proposed action may produce sound above noise levels established by local regulation.                                                   | D2m                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 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                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| c. The proposed action may result in routine odors for more than one hour per day.                                                             | D2o                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |

|                                                                                                         |          |                                     |                          |
|---------------------------------------------------------------------------------------------------------|----------|-------------------------------------|--------------------------|
| d. The proposed action may result in light shining onto adjoining properties.                           | D2n      | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions. | D2n, E1a | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Other impacts: _____<br>_____                                                                        |          | <input type="checkbox"/>            | <input type="checkbox"/> |

### 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.)  
*If "Yes", answer questions a - m. If "No", go to Section 17.*

NO

YES

|                                                                                                                                                                                                       | Relevant Part I Question(s) | No, or small impact may occur       | Moderate to large impact may occur |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------------------|------------------------------------|
| a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.                                                 | E1d                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| b. The site of the proposed action is currently undergoing remediation.                                                                                                                               | E1g, E1h                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 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                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 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                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 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                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 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                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| g. The proposed action involves construction or modification of a solid waste management facility.                                                                                                    | D2q, E1f                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| h. The proposed action may result in the unearthing of solid or hazardous waste.                                                                                                                      | D2q, E1f                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.                                                                                              | D2r, D2s                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 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<br>E1h             | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.                                                                           | E1f, E1g                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| l. The proposed action may result in the release of contaminated leachate from the project site.                                                                                                      | D2s, E1f,<br>D2r            | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| m. Other impacts: _____<br>_____                                                                                                                                                                      |                             | <input type="checkbox"/>            | <input type="checkbox"/>           |

**17. Consistency with Community Plans**

The proposed action is not consistent with adopted land use plans.  
 (See Part 1. C.1, C.2. and C.3.)  
 If “Yes”, answer questions a - h. If “No”, go to Section 18.

NO

YES

|                                                                                                                                                                      | 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<br>E1a, E1b           | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 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                                | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action is inconsistent with local land use plans or zoning regulations.                                                                              | C2, C2, C3                        | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action is inconsistent with any County plans, or other regional land use plans.                                                                      | C2, C2                            | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 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,<br>D1d, D1f,<br>D1d, E1b | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 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<br>D2j               | <input type="checkbox"/>      | <input type="checkbox"/>           |
| g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)                    | C2a                               | <input type="checkbox"/>      | <input type="checkbox"/>           |
| h. Other: _____<br>_____                                                                                                                                             |                                   | <input type="checkbox"/>      | <input type="checkbox"/>           |

**18. Consistency with Community Character**

The proposed project is inconsistent with the existing community character.  
 (See Part 1. C.2, C.3, D.2, E.3)  
 If “Yes”, answer questions a - g. If “No”, proceed to Part 3.

NO

YES

|                                                                                                                                    | 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                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)                       | C4                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 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<br>D1g, E1a        | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.            | C2, E3                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| e. The proposed action is inconsistent with the predominant architectural scale and character.                                     | C2, C3                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| f. Proposed action is inconsistent with the character of the existing natural landscape.                                           | C2, C3<br>E1a, E1b<br>E2g, E2h | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| g. Other impacts: <u>Impacts on properties adjacent to the proposed Assisted Living Facility</u><br>_____                          |                                | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

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

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

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

**A. Project and Applicant/Sponsor Information.**

|                                                                     |        |            |
|---------------------------------------------------------------------|--------|------------|
| Name of Action or Project:                                          |        |            |
| Project Location (describe, and attach a general location map):     |        |            |
| Brief Description of Proposed Action (include purpose or need):     |        |            |
| Name of Applicant/Sponsor:                                          |        | Telephone: |
|                                                                     |        | E-Mail:    |
| Address:                                                            |        |            |
| City/PO:                                                            | State: | Zip Code:  |
| Project Contact (if not same as sponsor; give name and title/role): |        | Telephone: |
|                                                                     |        | E-Mail:    |
| Address:                                                            |        |            |
| City/PO:                                                            | State: | Zip Code:  |
| Property Owner (if not same as sponsor):                            |        | 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 Counsel, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                  |                                        |
| b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                  |                                        |
| c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                  |                                        |
| d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                  |                                        |
| e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |                                        |
| f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                  |                                        |
| g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                  |                                        |
| h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                  |                                        |
| i. Coastal Resources. <p data-bbox="121 829 1485 861">i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p data-bbox="121 892 1485 924">ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p data-bbox="121 924 1485 955">iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> |                                                  |                                        |

**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):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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?

\_\_\_\_\_

\_\_\_\_\_

b. Is the use permitted or allowed by a special or conditional use permit? Proposed ALF portion of action  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? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? \_\_\_\_\_

b. What police or other public protection forces serve the project site?  
\_\_\_\_\_

c. Which fire protection and emergency medical services serve the project site?  
\_\_\_\_\_

d. What parks serve the project site?  
\_\_\_\_\_  
\_\_\_\_\_

**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)?  
\_\_\_\_\_

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ acres

b. Total acreage to be physically disturbed? \_\_\_\_\_ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 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 the proposed action be constructed in multiple phases?  Yes  No

i. If No, anticipated period of construction: \_\_\_\_\_ months

ii. If Yes:

- Total number of phases anticipated \_\_\_\_\_
- Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
- Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

|                             | <u>One Family</u> | <u>Two Family</u> | <u>Three Family</u> | <u>Multiple Family (four or more)</u> |
|-----------------------------|-------------------|-------------------|---------------------|---------------------------------------|
| Initial Phase               | _____             | _____             | _____               | _____                                 |
| At completion of all phases | _____             | _____             | _____               | _____                                 |

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

i. Total number of structures \_\_\_\_\_

ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ 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? \_\_\_\_\_

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

- Volume (specify tons or cubic yards): \_\_\_\_\_
- 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. \_\_\_\_\_

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? \_\_\_\_\_ acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes  No

If Yes, describe: \_\_\_\_\_

iv. Will the 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: \_\_\_\_\_ 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: \_\_\_\_\_
- 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: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

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: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 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): \_\_\_\_\_

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

If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- 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 a line extension within an existing district be necessary to serve the project?  Yes  No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • 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):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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 \_\_\_\_\_ acres (impervious surface)  
     \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (parcel size)  
 ii. Describe types of new point sources. **\*See Part F** \_\_\_\_\_  
 \_\_\_\_\_  
 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)?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 \_\_\_\_\_  
 • Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does the 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)  
 \_\_\_\_\_  
 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<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (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

\*amended 9/30

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 truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking? Upper Portion Parking Yes No

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

vi. Are public/private transportation service(s) or facilities available within 1/2 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: \_\_\_\_\_

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

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.

|                                                                                                                                                                                                                            |                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>i. During Construction: <b>as per town zone ordinance</b></p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> | <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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 the 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:  
 \_\_\_\_\_  
 \_\_\_\_\_

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 the 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 the 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): \_\_\_\_\_  
 ii. If mix of uses, generally describe:  
 \_\_\_\_\_  
 \_\_\_\_\_

**b. Land uses and covertypes on the project site. \*#s are approximate, final buildout TBD\***

| Land use or Covertypes                                                                   | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|------------------------------------------------------------------------------------------|-----------------|----------------------------------|--------------------|
| • Roads, buildings, and other paved or impervious surfaces                               |                 |                                  |                    |
| • Forested                                                                               |                 |                                  |                    |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) |                 |                                  |                    |
| • Agricultural (includes active orchards, field, greenhouse etc.)                        |                 |                                  |                    |
| • Surface water features (lakes, ponds, streams, rivers, etc.)                           |                 |                                  |                    |
| • Wetlands (freshwater or tidal)                                                         |                 |                                  |                    |
| • Non-vegetated (bare rock, earth or fill)                                               |                 |                                  |                    |
| • Other Describe: _____<br>_____                                                         |                 |                                  |                    |

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:  
\_\_\_\_\_

---

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

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? \_\_\_\_\_ 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: \_\_\_\_\_ %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % 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 \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

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: \_\_\_\_\_  
 \_\_\_\_\_

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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: _____<br>_____<br>_____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span><br>If Yes:<br><i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____<br>_____<br><i>ii.</i> Source(s) of description or evaluation: _____<br><i>iii.</i> Extent of community/habitat:<br><ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul> |  |
| 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span><br>If Yes:<br><i>i.</i> Species and listing (endangered or threatened): _____<br>_____<br>_____                                                                                                                                                                                    |  |
| 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span><br>If Yes:<br><i>i.</i> Species and listing: _____<br>_____                                                                                                                                                                                                                                                                                                                          |  |
| q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span><br>If yes, give a brief description of how the proposed action may affect that use: _____<br>_____                                                                                                                                                                                                                                                                                                             |  |
| <b>E.3. Designated Public Resources On or Near Project Site</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span><br>If Yes, provide county plus district name/number: _____                                                                                                                                                                                                                                                                           |  |
| b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span><br><i>i.</i> If Yes: acreage(s) on project site? _____ <span style="float: right; color: red;"><b>*See Part F</b></span><br><i>ii.</i> 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span><br>If Yes:<br><i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature<br><i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____<br>_____<br>_____                                                                                          |  |
| d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span><br>If Yes:<br><i>i.</i> CEA name: _____<br><i>ii.</i> Basis for designation: _____<br><i>iii.</i> Designating agency and date: _____                                                                                                                                                                                                                                                                                    |  |





PLANNING CONSULTANTS, INC.

**TOWN OF LLOYD PLANNING BOARD**  
**Part I EAF - Introduction**  
**The Village in the Hudson Valley, LLC**

The Applicant, The Village in the Hudson Valley, LLC {The Village} is seeking to develop a planned residential retirement development (the “Life Plan Community”), which includes approximately 162 single-family cottages and 8 duplexes for independent senior housing for people 62 years or older and an Assisted Living Facility (ALF) with one hundred and thirty (135) beds as well as an Adult Day-Care Center (the “Proposed Action”). The Proposed Action is shown on a site plans dated February 8, 2021 and the potential impacts of the Proposed Action are evaluated in the supporting information referenced herein. The subject parcel is 62 (+/-) acres located on NYS Route 9W and Mayer Drive in the Town of Lloyd, Ulster County, New York comprised of the following tax parcels:

- Lot 1: 11 Apple Ln (95.12-1-1);
- Lot 2: 12 Mayer Dr. (95.12-1-5);
- Lot 3: 2 Mayer Drive (95.12-1-15.1);
- Lot 4: Route 9W (95.2-2-10);
- Lot 5: 3679 Route 9W (95.2-2-9);
- Lot 6: 188 Vinyard Ave. (95.2-3.210) and
- Lot 7: 3659 Route 9W (95.2-2-23.110) (collectively, the “Project Site”).

The Project Site is bounded by commercial businesses to the east, residential/vacant properties south and west, and a mix of manufacturing and vacant land to the north. The entire Property is zoned R 1/2. The proposed Life Plan Community requires legislative adoption by the Town of Lloyd Town Board to designate the Project Site to be within the Town’s Planned Retirement District (“PRRD”). The proposed ALF and accessory Adult Day Care Center aspect of the Life Plan Community are also both permitted via special use permit and site plan approval from the Planning Board (independent of the PRRD designation by the Town Board). The Applicant also seeks to consolidate lots and reconfigure boundary lines as part of the ALF application. This will also concurrently require some approval from the Planning Board even though the Applicant is not proposing any additional lots.

The Applicant has submitted applications to the Planning Board for approval of the ALF with Adult Day-Care. It has not submitted an application to the Town Board for a PRRD at this time. The Applicant is currently seeking approval from the Planning Board for the ALF with Adult Day-Care, but requires SEQRA review and compliance for the entire Life Plan Community and a possible future application for a PRRD to the Town Board; and, if approved, for site plan review by the Planning Board.

- Dated: September 14, 2020
- Amended: September 30, 2020
- Amended: November 13, 2020
- Amended: February 8, 2021