

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Mountainside Woods Residential Project

Name of Action

Town of Lloyd Town Board

Name of Lead Agency

Raymond Costantino

Print or Type Name of Responsible Officer in Lead Agency

Supervisor

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

November 23, 2009

Date

PART 1--PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3. It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Mountainside Woods Residential Project		
Location of Action (include Street Address, Municipality and County) Hilltop Road, Vista Drive & Toc Road, Town of Lloyd, Ulster County		
Name of Applicant/Sponsor: Falls at Lloyd, LLC, Sycamore Creek LLC and Ash Creek LLC	Business Telephone 845-222-1884 Creeks- 845-778-3793	
Address Falls-300 Airport Executive Park, Suite 305, New York 10954 Creeks-110 Orange Avenue; Walden, New York 12586		
City/PO Falls- Nanuet Creeks- Walden	State New York	Zip Code 10954 12586
Name of Owner (if different) Ash Creek contract purchaser to Ledgewood Properties, Inc.		Business Telephone
Address 15 Maple Avenue		
City/PO Morristown	State New Jersey	Zip Code 07960
Description of Action 158 single family homes and 17 two family homes (17 accessory apartments)		

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other Meadow_____

2. Total acreage of project area: 154.6 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brush land (Non-agricultural)	<u>8.9</u> acres	<u>0</u> acres
Forested	<u>135.4</u> acres	<u>101.6</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0</u> acres	<u>0</u> acres
Wetland(Freshwater or tidal as per Articles 24,25 of ECL)	<u>10.1</u> acres	<u>10.1</u> acres
Water Surface Area	<u>0</u> acres	<u>0</u> acres
Unvegetated (Rock, earth or fill)	<u>0</u> acres	<u>0</u> acres
Roads, buildings and other paved surfaces	<u>0.2</u> acres	<u>23.5</u> acres
Other (Indicate type) <u>Lawn/landscaping</u>	<u>0</u> acres	<u>19.4</u> acres

3. What is predominant soil type(s) on project site? BOD, VSB, BnC, HgC, LY, NBF, MdB

- a. Soil drainage: Well drained 8% of site Moderately well drained 89% of site
 Poorly drained 3% of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No
 a. What is depth to bedrock? 0 – 10 ft
5. Approximate percentage of proposed project site with slopes: 0-10% 39 % 10-15% 18% 15% or greater 43 %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? Yes No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No **(See above)**
8. What is the depth of the water table? 0 – 6 ft
9. Is site located over a primary, principal, or sole source aquifer? Yes No
10. Does hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
 Yes No According to NYSDEC and NFWS
 Identify each species Indiana Bat, Bog Turtle, several plant species
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
 Yes No Describe N/A
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
 Yes No If yes, explain N/A
14. Does the present site include scenic views known to be important to the community?
 Yes No
15. Streams within or contiguous to project area: Yes
 a. Name of Stream and name of River to which it is tributary Un-named tributary to Twalfskill Creek
16. Lakes, ponds, wetland areas within or contiguous to project area:
 a. Name Unnamed pond b. Size (In acres) ±11.5 acres
17. Is the site served by existing public utilities? Yes No
 a) If yes, does sufficient capacity exist to allow connection? Yes No
 b) If yes, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor ±154.6 acres.
- b. Project acreage to be developed: ±43 acres initially; ±43 acres ultimately.
- c. Project acreage to remain undeveloped ±111.6 acres.
- d. Length of project, in miles: N/A (if appropriate).
- e. If the project is an expansion, indicate percent of expansion proposed N/A %.
- f. Number of off-street parking spaces existing 0; proposed 384.
- g. Maximum vehicular trips generated per hour 200 (upon completion of project).
- h. If residential, Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	<u>158</u>	<u>17</u>	<u>0</u>	<u>0</u>
Ultimately	<u>158</u>	<u>17</u>	<u>0</u>	<u>0</u>

- i. Dimensions (in feet) of largest proposed structure 35 height; 45 width; 60 length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? ±785 Ft.
2. How much natural material (i.e., rock, earth, etc.) will be removed from the site 0 tons/cubic yards.
3. Will disturbed areas be reclaimed? Yes No N/A
- a. If yes, for what intended purpose is the site being reclaimed? Topsoil – lawns/open space
- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? ±42.7 Acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project? Yes No
6. If single phase project: Anticipated period of construction N/A months, (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated 5 (number).
- b. Anticipated date of commencement phase 1 JAN month 2011 year (including demolition).
- c. Approximate completion date of final phase DEC month 2015 year.
- d. Is phase 1 functionally dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No
9. Number of jobs generated: during construction? 30 ; After project is complete? 0 .
10. Number of jobs eliminated by this project? 0 .
11. Will project require relocation of any projects or facilities? Yes No If yes, explain _____
12. Is surface liquid waste disposal involved? Yes No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount N/A
- b. Name of water body into which effluent will be discharged N/A
13. Is subsurface liquid waste disposal involved? Yes No Type N/A
14. Will surface area of any existing water body increase or decrease by proposal? Yes No
Explain N/A
15. Is project, or any portion of project, located in a 100 year flood plain? Yes No
16. Will the project generate solid waste? Yes No
- a. If yes, what is the amount per month? 24 Tons.
- b. If yes, will an existing solid waste facility be used? Yes No
- c. If yes, give name Transfer Station location New Paltz, NY
- d. Will any wastes **not** go into a sewage disposal system or into a sanitary landfill? Yes No
- e. If Yes, explain N/A
17. Will the project involve the disposal of solid waste? Yes No
- a. If yes, what is the anticipated rate of disposal? N/A Tons/month.
- b. If yes, what is the anticipated site life? N/A Years.
18. Will project use herbicides or pesticides? Yes No
19. Will project routinely produce odors (more than one hour per day)? Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No
21. Will project result in an increase in energy use? Yes No
If yes, indicate type(s) Electric, gas
22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.
23. Total anticipated water usage per day 55,050 gallons/day.
24. Does project involve Local, State or Federal funding? Yes No
If yes, explain N/A

25. Approvals Required:	Type	Submittal Date
City, Town , Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>PRD Confirmation and Extension</u>	<u>12/ 2009</u>
	<u>Water and Sewer Districts</u>	<u>TBD</u>
City, Town , Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>Site Plan</u>	<u>TBD</u>
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____	_____
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>Water Main Extension</u>	<u>TBD</u>
Other Local Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____	_____
Other Regional Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____	_____
State Agencies NYSDEC	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>Stormwater SPDES, Sewer Main Ext.</u>	<u>TBD</u>
Federal Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>Federal Wetlands General Permit coverage</u>	<u>TBD</u>

C. ZONING and PLANNING INFORMATION

1. Does proposed action involve a planning or zoning decision? Yes No
 If yes, indicate decision required:
 zoning amendment zoning variance special use permit subdivision site plan
 new/revision of master plan resource management plan other PRD Designation
2. What is the zoning classification(s) of the site? R-1/4, PRD, R-1
3. What is the maximum potential development of the site if developed as permitted by the present zoning?
439 dwelling units
4. What is the proposed zoning of the site? Planned Residential Development
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
158 single family dwelling units and 17 two family dwelling units
6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
7. What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?
PRD, R – 1, R- ¼
8. Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? Yes No
9. If the proposed action is the subdivision of land, how many lots are proposed? 175
 a. What is the minimum lot size proposed? 4,000
10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes No
 a. If yes, is existing capacity sufficient to handle projected demand? Yes No
12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No
 a. If yes, is the existing road network adequate to handle the additional traffic? Yes No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are, or may be, any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

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

Engineer Ross Winglovitz, PE Date November 23, 2009
 Signature _____ Title Principal

WHEREAS, an application has been made to the Town Board of the Town of Lloyd for a Planned Residential Development (PRD) to be known as Mountainside Woods on the parcels previously known as Westport, Ledgewood and Trailside by Falls at Lloyd, LLC (Falls at Lloyd), Sycamore Creek LLC (Sycamore), and Ash Creek LLC (Ash Creek), (the "applicants") for the project described as the "Combined Westport Zoning Petition" for the Mountainside Woods residential project (the Proposed Action); and

WHEREAS, the concept plan and the zoning petition, propose to incorporate the adjoining Ledgewood and Trailside properties into the existing Westport application for a coordinated development across all three properties, and to further re-affirm the Westport parcel PRD District designation; and

WHEREAS, the concept plan takes the density proposed for the Westport property (324 units) and reduces that density to 175 single family homes and 17 two family homes and further distributes that density across all three properties, resulting in a less dense development; and

WHEREAS, the subject site consists of 84, 37.4 and 33.2 acres of land, respectively, and is comprised of three tax map parcels in the Town of Lloyd identified on the tax map as section 87.004, block 5, and lot 1.2 (Westport; SBL 87.004-5-1.2), section 87.004, block 3, and lot 14 (Ledgewood; SBL 87.004-3-14), and section 87.004, block 5, and lot 2 (Trailside; SBL 87.004-5-2); and

WHEREAS, the Proposed Action is subject to the State Environmental Quality Review Act (SEQRA), and is classified as a Type I Action; and

WHEREAS, the prior proposal for the Westport site was the subject of a Draft Environmental Impact Statement (DEIS) as well as a Draft Supplemental Environmental Impact Statement (DSEIS) that were accepted as complete and the subject of public hearings before the Planning Board, which served as SEQRA lead agency, but no FEIS was ever submitted by the applicant; and

WHEREAS, given that the Town Board must determine whether to designate the Trailside and Ledgewood parcels as within the PRD District, it would be most appropriate for the Town Board to assume SEQRA lead agency status; and

WHEREAS, the Town Board has before it a full Environmental Assessment Form; and

WHEREAS, the Town Board conducted a coordinated SEQRA review for this Proposed Action; and

WHEREAS, the Town Board declared its intent to become lead agency with respect to the Proposed Action and circulated a Notice of Intent to be Lead Agency to other involved and interested agencies; and

WHEREAS, no other involved agencies objected to the Town Board acting as lead agency and the Town Planning Board consented to the Town Board acting as lead agency; and

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That the Town Board does hereby declare itself SEQRA Lead Agency for the review of the Proposed Action.

2. The Town Board hereby issues the attached notice of positive declaration of environmental significance determining that there is the potential for at least one significant adverse environmental impact to result from the proposed action and hereby requires the applicant to prepare a Supplemental Environmental Impact Statement.

3. The Town Board hereby determines to conduct public scoping on the DEIS and accepts the draft scope prepared by the Applicant and hereby determines that a public scoping session will be held at the Town of Lloyd Town Hall Meeting Room at 12 Church Street Highland, NY 12528 on March 10, 2010 at 7:30 p.m. Additional written comments may be submitted on the draft scope if submitted within seven days of the close of the scoping session.

4. The Town Board directs that the attached notice of positive declaration and public scoping, as well as the draft scope, be filed and circulated as required by SEQRA and that the draft scope be posted on the Town website.

_____ presented the foregoing resolution which was seconded by _____,

The vote on the foregoing resolution was as follows:

Nancy E. Hammond, Councilwoman, voting _____

Michael Horodyski, Councilman, voting _____

Kevin Brennie, Councilman, voting _____

Jeff Paladino, Councilman, voting _____

Raymond Costantino, Supervisor, voting _____

TOWN OF LLOYD TOWN BOARD
REGULAR MEETING AGENDA
FEBRUARY 10, 2010

G. **RESOLUTION** whereas the Town Supervisor received the attached letter dated February 4, 2010 from Dominic Cordisco, the attorney for the Mountainside Woods Project to be constructed on the Westport//Trailside//Ledgewood properties located in the Town of Lloyd;

and the Mountainside Woods Project involves the rezoning of these properties and the Town Building Inspector has informed the Project Sponsor that the fee for the rezoning established by the Town fee schedule is \$79,800 ;

and, the Project Sponsor has requested that it be allowed to pay the remaining balance of the fee (\$20,000 was paid on December 30, 2009) in installments as follows: \$20,000 no later than March 10, 2010; \$20,000 no later than May 10, 2010; and \$19,800 no later than July 10, 2010;

THEREFORE, The Town Board agrees to allow the Project Sponsor to pay the balance of the fee over time as set forth above and that to the extent that any additional costs are incurred by the Town beyond the \$79,800 fee, that such additional costs be covered by requiring the Project Sponsor, in the future, to place monies in an escrow account as set forth in the resolution adopted by the Town Board on Wednesday, February 3, 2010.

H. **RESOLUTION WHEREAS**, an application has been made to the Town Board of the Town of Lloyd for a Planned Residential Development (PRD) to be known as Mountainside Woods on the parcels previously known as Westport, Ledgewood and Trailside by Falls at Lloyd, LLC (Falls at Lloyd), Sycamore Creek LLC (Sycamore), and Ash Creek LLC (Ash Creek), (the "applicants") for the project described as the "Combined Westport Zoning Petition" for the Mountainside Woods residential project(the Proposed Action); as follows:

1. That the Town Board does hereby declare itself SEQRA Lead Agency for the review of the Proposed Action.

2. The Town Board hereby adopts and incorporates by reference the attached notice of positive declaration of environmental significance determining that there is the potential for at least one significant adverse environmental impact to result from the proposed action and hereby requires the applicant to prepare a Supplemental Environmental Impact Statement.

3. The Town Board hereby determines to conduct public scoping on the DEIS and accepts the draft scope prepared by the Applicant and hereby determines that a public scoping session will be held at the Town of Lloyd Town Hall Meeting Room at 12 Church Street Highland, NY 12528 on March 10, 2010 at 7:30 p.m. Additional written comments may be submitted on the draft scope if submitted within seven days of the close of the scoping session.

4. The Town Clerk is directed to file a copy of this resolution, the attached notice of positive declaration, and the draft scope, with (i) the Town Board; (ii) all involved agencies; (iii) all interested agencies (iv) any person who requested a copy; and (v) the Applicant; and to make the same available for public review in accordance with SEQRA.

TOWN OF LLOYD TOWN BOARD

REGULAR MEETING AGENDA

FEBRUARY 10, 2010

5. The Town Clerk is directed to publish a notice of the public scoping session in the Town's official newspaper and to post the draft scope in the Town's website: www.townoflloyd.com.

I. **RESOLUTION** the Town of Lloyd Town Board is in receipt of a petition for zoning amendment by DES Development LLC as agent for property owner John Berean for rezoning of property located on the Northwest corner of the intersection at Route 9W and Route 299, Highland, NY, Town of Lloyd, known as "Highland Square," from Design Business to a Planned Unit Development District; and the Town Board acting as lead agency for this Project the Town Board hereby makes the following determinations:

1. The Town Board determines that the FEIS meets the requirements of SEQRA.
2. The Town Clerk is directed to file a copy of this resolution, the Notice of Completion (attached hereto and made a part hereof), and FEIS, with (i) the Town Board; (ii) all involved agencies; (iii) all interested agencies; (iv) the NYSDEC, Division of Environmental Permits, 625 Broadway, Albany, NY 12233-1750; (v) any person who requested a copy; and (vi) the Applicant; and to make the same available for public review in accordance with SEQRA.
3. The FEIS shall be posted and maintained on the Town's website for not less than one calendar year following the issuance of all necessary federal, State and local permits for the Project.
4. The Town Clerk is further directed to submit a copy of the Notice to Completion to the Environmental Notice Bulletin, Room 538, Albany, New York 12333-1750.

J. **RESOLUTION** whereas the Town of Lloyd Town Board is in receipt of a draft Local Law to repeal and replace Chapter 100 of the Town of Lloyd Town Code entitled "Zoning;"

WHEREAS, the Town Board is empowered to adopt local laws and to amend the Town Code;

WHEREAS, the Town Board heretofore declared itself as the SEQRA lead agency for purposes of reviewing the draft local law, opened a public hearing to gather comment on the law and referred the law to the Ulster County Planning Board and Town of Lloyd Planning Board for review and comment;

WHEREAS, in response to public and agency comments received by the Town Board, certain changes to the draft law have been made;

NOW, THEREFORE BE IT RESOLVED, the Town Board will continue the public hearing on the draft law, as revised, on [DATE]; and,

BE IT FURTHER RESOLVED that the Town Board hereby directs the proposed local law be re-referred to the Ulster County Planning Board and to the Town of Lloyd Planning Board.

SCOPING DOCUMENT
FOR
MOUNTAINSIDE WOODS
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)
TOWN OF LLOYD
ULSTER COUNTY, NEW YORK

April 7, 2010

Lead Agency and Contact Person:

Raymond Costantino, Supervisor
Town of Lloyd Town Board
12 Church Street
Highland, NY 12528
Telephone: (845) 691-2144
Fax: (845) 691-7417

Preparer and Contact Person:

Engineering Properties, P.C.
99 Clinton Street 2nd Floor
Montgomery, New York 12549
ATTN: Ross Winglovitz, P.E.
(845) 457-7727

PROJECT CONSULTANTS

Engineer: Ross Winglovitz, P.E.
99 Clinton Street 2nd Floor
Montgomery, New York 12549
(845) 457-7727

Traffic Engineer: Phil Grealy
John Collins Engineers, P.C.
11 Bradhurst Avenue
Hawthorne, NY 10532
(914) 347-7500

Environmental Consultant: Vincent Agovino
AVA Environmental Consultants, Inc.
12 Hastings lane
Hainsport, NJ 08036
(609) 518-6714

Cultural Resources:
Consultants Gail Guillet
City/Scape: Cultural Resource
166 Hillair Circle
White Plains, NY 10605
(914) 328-3032

Fiscal Consultant: Bonnie Franson
Tim Miller Associates, Inc.
10 North Street
Cold Spring, New York 10516
(845)-265-4400

Legal: Jayne Daly, Esq.
110 Orange Avenue
Walden, NY 12586
(845) 778-3793

COVER SHEET

- A. State whether a draft or final environmental impact statement.
- B. Title/name of the project.
- C. Location (county and town) of the project.
- D. Name and address of the lead agency; name and telephone number of the person to contact at the lead agency for information.
- E. Date of submittal.
- F. Date of acceptance of the DEIS.
- G. Date of Public Hearing
- H. The deadline date by which comments are due.
- I. Following the Cover Sheet:
 - a. Names and addresses of project consultants, including contact name and number.
 - b. All Involved and Interested Agencies, Town Departments and Town Consultants to whom copies of the DEIS will be distributed.

TABLE OF CONTENTS

- A. The Table of Contents shall be followed by a list of tables, figures, appendices.

GENERAL NOTES PERTAINING TO THE DEIS

- A. Document to be written in the third person without use of the terms I, we, our, and so on.
- B. Narrative discussions should be accompanied to the greatest extent possible by the use of illustrative tables and graphics. All graphics should clearly identify the site.
- C. Each issue identified should be grouped into one Existing Conditions, Potential Impacts, and Mitigation Measures section to permit more expedient and efficient review.
- D. Footnotes are the preferred form of citing references.
- E. The DEIS may incorporate by reference, in accordance with 6 NYCRR 617.14(h), all or portions of other documents, including EIS's which contain information relevant to the DEIS. Such EIS's must be available at the Town of Lloyd Town Hall for inspection if they are to be used as references.
- F. All assertions must be supported by evidence. Opinions of the applicant that are unsupported by evidence should be identified as such.

I. EXECUTIVE SUMMARY

- A. Introduction including SEQR history
- B. Brief description of the Site and Proposed Action.
- C. Summary of significant impacts for each subject area.
- D. Summary of proposed mitigation measures.
- E. Description of Alternatives considered.
- F. List of all Local, County, State permits and approvals required.
- G. List of all Involved and Interested Agencies.

II. PROJECT DESCRIPTION

A. LOCATION

- 1. Establish geographic boundaries, including regional and local maps.
- 2. Discuss how the proposed use of the site relates to existing zoning and how it is consistent with the Town of Lloyd Comprehensive Plan
- 3. Discuss land uses in immediate area and relationship of project to those uses.

B. PROJECT DESIGN AND LAYOUT

- 1. Total site area
 - a. Description of existing conditions of site
 - b. Land area of site to be affected: amount of land to be cleared by type (i.e. woodland, meadow, water bodies, wetlands, etc.), earthwork, rock removal requirements.
 - c. Amount of open space and usable open space.
 - d. Proposed impervious surface area (roofs, parking, roads, etc.).
 - e. Stormwater management/drainage plans.
- 2. Structures
 - a. Gross area.
 - b. Layout of buildings.
 - c. Building elevations and design.
 - d. Total number of units, type of units and total number of bedrooms.
- 3. Access
 - a. Describe vehicular and pedestrian access from Vista/Toc Drive and Hilltop Lane.
 - b. Description of onsite roads and ownership of roads.

- c. Emergency access to site
 - d. Pedestrian access, connectivity to existing Town commercial core area and nearby parks.
 - e. pedestrian access to rail trail and enforcement
4. Parking
 - a. Discuss required and proposed number of spaces and layout.
 - b. Discuss parking restrictions – proposed “on-street” parking.
 5. Landscaping Plan
 - a. Discuss plan and how it conforms to the requirements of the Town.
 - b. Discuss landscaping and buffers around site perimeter.
 6. Lighting Plan
 - a. Discuss type of lighting proposed including fixtures
 7. Recreation
 - a. Discuss proposed on-site recreation facilities and amenities and potential to connect to off site trails including Scenic Hudson trails;
 - b. Discuss maintenance and ownership of facilities
 8. Snow Removal
 - a. Discuss proposed snow removal and stockpiling plans;

C. CONSTRUCTION AND OPERATION

1. Construction
 - a. Anticipated construction period.
 - b. Schedule of construction.
 - c. Phasing
 - d. Construction traffic
 - e. Blasting to remove bedrock
 - f. Erosion and sediment control
2. Operation/Use of property
 - a. Type of operation/use.
 - b. Discuss units being used as model/sales units.
 - c. Maintenance and protection of traffic.

D. PERMITS AND APPROVALS

1. Local
 - a. PRD Approval – Town of Lloyd Town Board.

- b. Site Plan Approval – Town of Lloyd Planning Board.
 - c. Subdivision Approval – Town of Lloyd Planning Board.
2. County
 - a. 239 L, M and N Ulster County Planning Department.
 - b. Water Main Extension – Ulster County Health Department.
 - c. Realty Subdivision – Ulster County Health Department.
 3. State
 - a. SPDES permit (Stormwater) - New York State Department of Environmental Conservation.
 - b. Sewer Main Extension - New York State Department of Environmental Conservation.
 - c. NYSDOS for formation of HOA.
 - d. NYSDEC Water Quality Certification.
 4. Federal Wetlands - Army Corps of Engineers.

E. PROJECT PURPOSE, NEED AND BENEFITS

1. Background and history.
2. Public need for the project, including social and economic considerations, and municipality objectives identified in Comprehensive Plan.
3. Objectives of the project sponsor.

III. ENVIRONMENTAL SETTING, ANTICIPATED IMPACTS AND PROPOSED MITIGATION MEASURES

A. WATER RESOURCES

1. Surface Water Resources

Existing Conditions

- Location and description of surface water located on the project site or those that may be influenced by the project.
 - Classification according to NYS DEC and ACOE.
 - Quantity of existing surface water runoff

- Description of existing drainage areas, peak stormwater flow rates, flood plains, include description of downstream conditions.
- Discussion of potential for siltation and erosion.
- Describe and delineate the water shed and reservoirs of the Highland Water District and its dams, including the reservoir volume, dam height, dam construction and the NYS DEC risk category for the dams

Anticipated Impacts

- Potential down stream impacts from stormwater discharge including quality and peak flow rates.
- Discuss the impact of the risk category of the dams based on the proposed development immediately downstream of the dams.
- Discuss potential for a dam failure at the reservoirs and how the proposed development will be designed or potentially redesigned to minimize and mitigate the need to revise the existing dam risk category.

Mitigation Measures

- Ensure use of soil erosion control techniques during construction and operation to avoid siltation.
- Design adequate stormwater control system in accordance with the DEC's "Stormwater Management Guidelines for New Development".

2. Groundwater Resources

Existing Conditions

- Location and description of aquifers and recharge areas including depth of water table, seasonal variation, etc.
- Identification of present uses and levels of use of groundwater including location of existing private wells, public/private water supplies, etc.

Anticipated Impacts

- Potential impacts of conversion to impervious surfaces.
- Potential impacts from residential groundwater contaminants.

Mitigation Measures

- As required.

B. SOILS, TOPOGRAPHY AND GEOLOGIC RESOURCES

1. Subsurface Geology

Existing Conditions

- Discuss the presence and nature of bedrock (if any) based on Soil Conservation Service Mapping and field investigation

Anticipated Impacts

- Rock removal during construction,

Mitigation Measures

- Storm water infiltration.

2. Surface Geology

Existing Conditions

- Discuss existing soil types and the presence of rock (if any) based on Soil Conservation Service Mapping and field investigation
- Discuss soil hydrological characteristics and engineering properties.
- Discuss soil suitability for proposed uses.

Anticipated Impacts

- Disturbance of steep slopes, cut and fill quantities, soil erosion and sedimentation.

Mitigation Measures

- Slope armoring, permanent erosion and sediment controls, retaining walls.

3. Topography

Existing Conditions

- Discuss existing topography including slopes on site, and provide slope analysis mapping: 0-15%, 15-25%, and over 25%
- Discuss prominent and unique topographic features.

Anticipated Impacts

- Disturbance of steep slopes, cut and fill quantities, rock excavation (if any).

Mitigation Measures

- As required

C. TRANSPORTATION AND TRAFFIC

Existing Conditions

- a. Description of the size, capacity and physical condition of
 - Toc Drive, Vista Drive, Hilltop Lane, Tano Drive, Brescia Blvd. and Reservoir Road
 - Existing non-standard features and non-conforming features
 - Traffic controls including speed limits, advisory signs, etc.
 - List of intersections to be affected
 - Toc Drive, Tillson Ave and Vineyard Ave (NYS Route 44/55).
 - Reservoir Road and Vineyard Ave (NYS Route 44/55).
 - Brescia Blvd and Vineyard Ave (NYS Route 44/55).
 - School bus access.
 - Sight distance at relevant intersections.
 - Construction related traffic and noise
- b. Description of current level of services
 - a.m. and p.m. peak hour traffic flow including school operational peaks.
- c. Description of Pedestrian Circulation

Anticipated Impacts

- Determine project's effect on traffic volumes, level of service, delays and volume/capacity ratios as applicable at each effected roadway and intersection (Generation rates will reflect the specific land use proposed).
- Separate analysis will be shown for existing conditions, future with the project (full year build-out) and future without the project at same year build-out.
- List other developments in the vicinity (if any) including seasonal use of nearby parcels which will have impact on the roadway network and why the projects will or will not have an impact.
- Use an accepted overall growth rate for the area (as approved by the Ulster County Transportation Council) and add surcharges for any proposed or approved but un-built projects.
- Identify school bus stops and safety related issues for school age children generated by the site.
- Correlate traffic projections and impacts with other long range plans or other applicable studies.

Mitigation Measures

- As needed.

D. UTILITIES

Existing Conditions

- a. Water Supply
 - Describe existing facilities and the capacity of the system
- b. Sanitary Services
 - Describe existing facilities and the capacity of the system.
- c. Drainage Facilities
 - Describe existing facilities and any identified capacity problems
- d. Gas and Electric Services
 - Describe existing facilities and any identified capacity problems

- e. Solid Waste Removal
 - Description of existing facilities and adequacy of intended service.

Anticipated Impacts

- Discuss water supply demand including potable water, irrigation and fire protection; the proposed connection from the existing water system to the proposed system; construction, cost of construction and future ownership of water improvements; Including an engineers report analyzing proposed hydraulic grade lines, flows and pressures anticipated throughout the project.
- Discuss proposed sewer system needs of the site; extent of proposed service area and collection system; proposed connection from the existing sewer collection system to the proposed system; construction, cost of construction, need of any off site improvements and ownership of new wastewater collection system improvements.
- Discuss the need and process of expanding the existing Highlands Sewer District to serve the entire project area, including entering into an agreement with the Highland Sewer District regarding the acceptance of flow from the project site;
- Discuss how much solid waste will be generated and how solid waste will be collected from the site.
- Discuss energy needs of the site (gas and electric).

Mitigation Measures

- Incorporate water savings fixtures into facility design
- Other mitigation as necessary

E. COMMUNITY SERVICES

1. Municipal, Schools and Emergency Services

Existing Conditions

- Discuss existing Town population and taxes
- Describe Highland Central School District,
- Discuss fire and emergency services that service the site.
- Discuss availability and price point of existing housing
- Recreation and open space

Anticipated Impacts

- Discuss affect of additional demand on schools, fire, emergency services and recreation
- Discuss compliance with the Ulster County goals on providing affordable housing.

Mitigation Measures

- As needed.

2. Fiscal Analysis

Preparation of the fiscal analysis section will be in accordance with generally accepted planning practices, such as those described in “The Fiscal Impact Handbook” (Urban Land Institute), including recent updates of such publication.

Existing Conditions

- Discuss existing tax generation;

Potential Impact

- Discuss fiscal impact on schools and emergency services and whether tax revenues from the project will be less or greater than the cost of providing services by the taxing authorities, including Ulster County, the Town of Lloyd and the School District;
- Discuss fiscal impact to the Highland Water District, if any.

Mitigation Measures

- Discuss mitigation as required.

F. CULTURAL RESOURCES (Historic and archaeological resources)

Existing Conditions

- Discuss potential significant archaeological value including results of Phase I Cultural Resources study.

Anticipated Impacts

- Discuss the affect of the proposed use on existing cultural resources (if any).

Mitigation Measures

- As needed.

G. Terrestrial and Aquatic Ecology

a. Vegetation

Existing Conditions

- Wetlands including ACOE and NYSDEC jurisdictional wetlands
- Threatened and endangered species
- Wooded areas

Anticipated Impacts

- Discuss clearing plan and the potential impact on forested habitat.
- Discuss grading plans and potential impacts on wetlands and streams.
- Discuss impacts on any threatened and endangered species

Mitigation Measures:

- As required

b. Wildlife

Existing Conditions

- Include a list of wildlife species existing on the project site including the potential habitat for threatened and endangered species

Anticipated Impacts

- Evaluate impacts of species mentioned

Mitigation Measures:

- As required

IV. ADVERSE ENVIRONMENTAL IMPACTS WHICH CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED

Identify those adverse environmental effects in Section II that can be expected to occur regardless of the mitigation measures considered.

- A. Temporary construction impacts.
- B. Impacts on natural site features.
- C. Operational impacts.
- D. Impacts on transportation systems.
- E. Visual Impacts.

V. ALTERNATIVES

This section contains alternatives to the proposed project that may minimize or avoid adverse environmental impacts. Discussion of each alternative will be at a level sufficient to permit a comparative assessment of costs, benefits and environmental risks of each alternative.

The general alternatives to be considered are as follows:

A. ALTERNATIVE PLANS

1. An as of right plan indicating potential build-out of the property under their existing zoning designations.
2. A plan to illustrate development of the project site without cul-de-sacs at a density similar to the proposed.

B. NO ACTION

This section will discuss the no-build alternative that would not require any discretionary approval.

VI. APPENDICES

- A. List of underlying studies, reports and information considered and relied on in preparing EIS.
- B. Technical exhibits and complete supporting reports (appendices) including traffic, archeology, drainage computations, fiscal impact analysis, visual impact assessment, geotechnical evaluations, etc.
 - i. Relevant correspondence regarding the project.
 - ii. Copy of relevant SEQR documents (Positive Declaration, Scope etc.)