

## **9.0 THRESHOLDS OF DEVELOPMENT**

Although the submitted plan is a conceptual site plan, the SEQRA review is not a Generic DEIS in which thresholds for future review would be established. Instead the applicant has provided a conceptual site plan including sufficient detail to conduct a through review of the impacts related to the project as a whole, including but not limited to; land use & zoning, demographics, fiscal implications, traffic, wetland impacts, community services, etc. The conceptual plan represents the maximum amount of development anticipated by the applicant, and as such represents the maximum impact scenario. More detailed plans will be provided and reviewed as part of site plan review following this DEIS and FEIS review process.

According to the project engineer, the total impervious surface area of the BT Holdings development would be 24.65 acres, which includes 14.27 acres of roads, parking areas, driveways and walkways and 10.38 acres of building footprints. Lawn and landscaped area would cover 31.85 acres of the developed site. Therefore the total area of disturbance would be 56.50 acres and 11.82 acres would remain undisturbed.

The site includes 6.3 acres of proposed usable open space areas in accordance with zoning requirements, which include the common recreation facility and areas around the wetland and stormwater ponds. Outdoor play areas total 1.1 acres.

Of the 46 acres of existing field, meadow and brushy areas on the site, approximately 40.5 acres will be disturbed. And of the 19 acres of wooded area, approximately 15.9 acres will be disturbed. As noted above, the site contains 3.68 acres of federally-regulated freshwater wetlands of which one tenth (0.1) acre will be disturbed.

The total area of grading or site disturbance is estimated to be 56.5 acres of the site. Total earthwork is estimated to involve approximately 330,000 cubic yards (cy) of cut generated and 365,000 cy of fill needed. The preliminary estimates indicate that there would be a net requirement of 35,000 cy of material imported to the site, which is based on conceptual plans. Efforts will be made to minimize the volume of fill needed for this project.