

LAKE BLOOMING GROVE SUBDIVISION
FINAL ENVIRONMENTAL IMPACT STATEMENT

Lake Road
TOWN OF BLOOMING GROVE, ORANGE COUNTY, NEW YORK

Tax Lot Numbers
Section 3, Block 1, Lot 59.21

Lead Agency: TOWN OF BLOOMING GROVE PLANNING BOARD
P.O. Box 358
Blooming Grove, NY 10914
Attention: Ralph Maffei, Chairman
(845) 496-6871

Project Sponsor: LAKE BLOOMING GROVE, LLC
18200 Seville Clubhouse Drive
Brooksville, FL 34614
Attention: Judi Saker
(800) 232-1363

Prepared By: TIM MILLER ASSOCIATES, INC.
10 North Street
Cold Spring, New York, 10516
Attention: Jon Dahlgren
(845) 265-4400

Project Engineer: LANC & TULLY, P.C.
P.O. Box 867, Route 207
Goshen, New York, 10924
Attention: David Higgins, P.E.
(845) 294-3700

Project Hydrogeologist: LEGGETTE, BRASHEARS & GRAHAM, INC.
4 Research Drive, Suite 301
Shelton, CT 06484
Attention: Stacy Stieber
(203) 929-8555

Project Attorney: CUDDY & FEDER, LLP
300 Westage Business Center, Suite 380
Fishkill, NY 12524
Attention: John Furst, Esq.
(845) 896-3672

Lead Agency Acceptance Date: July 23, 2008

July 23, 2008

LAKE BLOOMING GROVE SUBDIVISION
Final Environmental Impact Statement
Town of Blooming Grove, Orange County, NY

Table of Contents

	<u>Page</u>
1.0 INTRODUCTION	1-1
1.1 Description of the Application History	1-1
1.2 Town Moratorium and Zoning Code Amendments	1-1
1.3 Summary of FEIS Conservation Plan	1-2
1.4 Project Description	1-5
1.5 Compliance with Zoning Code and Comprehensive Plan	1-7
1.6 Comparison of Impacts of Former Plan and Revised Plan	1-7
1.7 Ownership and Maintenance of Site Features and Open Space	1-12
1.8 FEIS Format	1-14
1.9 Required Approvals and Involved and Interested Agencies	1-14
2.0 PROJECT DESCRIPTION COMMENTS AND RESPONSES	2-1
3.0 GEOLOGY, SOILS AND TOPOGRAPHY COMMENTS AND RESPONSES	3-1
4.0 TERRESTRIAL AND AQUATIC ECOLOGY COMMENTS AND RESPONSES	4-1
5.0 WATER RESOURCES COMMENTS AND RESPONSES	5-1
6.0 TRAFFIC AND TRANSPORTATION COMMENTS AND RESPONSES	6-1
7.0 LAND USE AND ZONING COMMENTS AND RESPONSES	7-1
8.0 FISCAL ANALYSIS COMMENTS AND RESPONSES	8-1
9.0 CULTURAL RESOURCES COMMENTS AND RESPONSES	9-1

APPENDICES

Appendix A	Comment Letters
Appendix B	Public Hearing Transcripts
Appendix C	Correspondence
Appendix D	Traffic Analysis Report
Appendix E	Pumping Test Report
Appendix F	Lake Blooming Grove Stormwater Pollution Prevention Plan
Appendix G	Wastewater Treatment Analysis

List of Tables

	<u>Page</u>
Table 1-1: Alternative Impact Comparisons	1-3
Table 1-2: Comment Letter, Author, and Date	1-4
Table 5-1: Pre-Development Peak Discharges	5-4
Table 5-2: Post-Development Peak Discharges	5-6
Table 5-3: Existing Versus Proposed Pollutant Loading Estimates	5-7
Table 5-4: Estimated Water Demand	5-10
Table 6-1: Intersection Sight Distance	6-1
Table 8-1: Estimated Number of School-age Children Generated	8-1
Table 8-2: Current & Projected Taxes Generated by Project Site	8-2
Table 8-3: Revenue & Cost Summary: Lake Blooming Grove	8-3

List of Figures

	<u>Page</u>
Figure 1-1: Site Location	
Figure 1-2: Proposed FEIS Conservation Plan	
Figure 3-1: Steep Slopes Disturbance Map	
Figure 5-1: Proposed Well Locations and Wetlands	
Figure 5-2: Drainage Area for Beaverdam Lake	
Figure 5-3: Pre Development Drainage Areas	
Figure 5-4: Post Development Drainage Areas	
Figure 6-1: Traffic Regulatory Signs	
Figure 6-2: Traffic Warning and Traffic Calming Signs	
Figure 6-3: Road Widths	
Figure 7-1: Primary Conservation Areas	
Figure 9-1: Aerial Photograph -- Site environs and Scenic Overlay Districts	
Figure 9-2: Lake Road View Towards Northwest	
Figure 9-3: Lake Road View Towards Southwest	
Figure 9-4: Zoning Map with Scenic Viewshed Overlay Areas	
Figure 9-5: Lake Road View Towards the North -- Lower Viewshed Overlay Area	
Figure 9-6: Proposed Visual Features	

List of Drawings

Drawing Number	<u>Title</u>
1	Subdivision Plan
2	Existing Conditions
3	Grading and Utility Plan 1
4	Grading and Utility Plan 2
5	Road and Utility Profile 1
6	Road and Utility Profile 2
7	Road and Utility Profile 3
8	Drainage Construction Details

Table of Contents

July 23, 2008

9	Sanitary Sewage Disposal System Design and Details
10	Erosion and Sediment Control Plan 1
11	Erosion and Sediment Control Plan 2
12	Erosion and Sediment Control Details
13	Construction Details
14	Site and Well Location Map