

2.0 PROJECT DESCRIPTION COMMENTS AND RESPONSES

Comment 2-1 (Letter #6, Jerome and Christine Taylor, July 10, 2004): The DEIS indicates that 30.6 acres of land will be disturbed during construction, that is approximately 50% of the dry land. Has there been thought to reduce the lot count and design the roads to follow the contour of the topography to reduce the land disturbance and the possible disturbance to Beaverdam Lake?

Response 2-1: *The FEIS Conservation Plan provides a reduction in the number of lots from 38 to 37, and the layout was developed according to the Site Analysis Process in the Town of Blooming Grove Code. This process determines the net lot count for developments based on multiple steps aimed at limiting impacts to natural resources, including steep slopes and wetlands. The FEIS Conservation Plan described in this FEIS conforms to the goals of the Town's 2005 Master Plan and the Town's recently approved Zoning amendments.*

Additionally, the project as has been designed to provide a reasonable number of lots, consistent with neighboring land uses. The proposed density of the subdivision is approximately one dwelling per 2.33 acres, which is comparable or larger than nearby residential lots. Certain older lots located south and west of the site are approximately one-half acres in size, while the lakefront lots east of the site vary in size from 4.5 to 7.5 acres but include approximately one-half of their acreage in water rights in Beaverdam Lake. Residential lots located north of the site, in the Town of New Windsor, generally range from one-half to two acres in size.

The road layout was designed to work with the topography, while providing safe access onto Lake Road and avoid wetlands and steep slopes.