

3.11 Community Facilities and Services

3.11.1 Demography

In order to assess the demand that the Raleigh and Heiden Properties development would place on community services and facilities, the anticipated population, including school-age children, must be estimated.

Existing Conditions

Table 3.11-1 summarizes estimates of select US Census 2009 population characteristics for the Town of Fallsburg.

| Table 3.11-1 2009 Population Statistics | |
|---|--------------------------|
| Population Characteristic | Town of Fallsburg |
| Total Population | 13,164 |
| Total Households | 4,003 |
| Average Household Size | 2.49 |
| Average Family Size | 2.97 |
| Source - US Census Bureau, 2005-2009 Population Estimate. | |

Based on the 2005-2009 US Census Population Estimate, the Town of Fallsburg had a total population of 13,164 persons and 4,003 total occupied housing units. The average household size and family size in the town were 2.49 and 2.97, respectively.

As shown in Table 3.11-2, the population estimate for the Town of Fallsburg was a total of 12,234 persons counted in the 2000 Census, and increased to 12,788 persons in 2005. The Town continued to grow by 376 persons between 2005 and 2009. The Town of Fallsburg grew in number by a total of 930 persons, or 7.6 percent, between 2000 and 2009.

| Table 3.11-2 Town of Fallsburg 2000 to 2009 Population Estimates | | | |
|---|--------------------------|--------------------------|-----------------------|
| Year | Town of Fallsburg | Population Change | Percent Change |
| 2000 | 12,234 | - | - |
| 2005 | 12,788 | 554 | 4.6% |
| 2009 | 13,164 | 376 | 3.0% |
| Total Population Change | | 930 | 7.6% |
| Source - US Census Bureau, Population Estimates, 2005-2009. | | | |

Potential Impacts

The Raleigh and Heiden Properties development proposes construction of 236 residential dwellings. These units would be four bedroom single family homes. Per the NYS Building code, these units would be constructed for year round residential use. However, they are being designed to address the specific needs of a seasonal population including recreational

amenities such as swimming pools, tennis courts and a multipurpose building in each of the four neighborhoods.

In order to determine the number of persons and school-age children that would be generated by the subject development, recently published multipliers were utilized. Recent research by noted practitioners, Robert Burchell, Ph.D. And David Listokin, Ph.D. And William Dolphin, M.A. was published by the Rutgers University, Center for Urban Policy Research, (CUPR) Residential Demographic Multipliers, in June 2006.

A household multiplier of 3.89 and a school age children multiplier of 1.54 are published by the CUPR for four bedroom single family dwellings. Based upon these multipliers, the proposed 236 units would be projected to add 918 seasonal persons to the Town of Fallsburg population, including approximately 363 school-age children.

| Table 3.11-3 | | | | | |
|---|------------------------|------------------------------|----------------------------|------------------------------|-----------------------------------|
| Population Projections | | | | | |
| Raleigh and Heiden Properties Development | | | | | |
| Number of Bedrooms by Type of Unit | Number of Units | Population Multiplier | Population Estimate | School-age Multiplier | School-Population Estimate |
| Fallsburg School District | | | | | |
| Residential Units | | | | | |
| 4-bedroom Single Family | 21 | 3.89 | 82 | 0.6 | 13 |
| 4-bedroom Duplex Unit | 102 | 3.89 | 397 | 0.6 | 61 |
| Total | 123 | | 478 | | 74 |
| Monticello School District | | | | | |
| Residential Units | | | | | |
| 4-bedroom Single Family | 37 | 3.89 | 144 | 0.6 | 22 |
| 4-bedroom Duplex Unit | 76 | 3.89 | 296 | 0.6 | 46 |
| Total | 113 | | 440 | | 68 |
| GRAND TOTAL | 236 | | 918 | | 142 |

Source: Rutgers University, Center for Urban Policy Research, June 2006; 2009 US Census data.

By comparison, according to 2009 Census data, there were 2,407 students in grades K-12, and a total of 4,003 households. Thus, the average number of students per household is 0.60 students. Applied to the project, this would result in 142 schoolage children. This student/household multiplier is reflective of a community where the majority of dwellings in the Town, 51 percent, are single-family dwellings of three to five bedrooms. This project proposes dwellings which would be similar to the existing typical single family residences in the Town. The estimate provided for schoolage children generation, is overstated by the CUPR compared to the local housing statistics for the Town of Fallsburgh. As recommended in the Scope of Study for this DEIS, the projection of 142 students based upon the local housing statistics is more applicable. The students will be disbursed between the Monticello and the Fallsburgh Central School Districts depending upon location within the development.

Based on the 2009 U.S. Census population projections, the population for the Town of Fallsburg is 13,164 persons; the addition of 918 persons to the Town of Fallsburg 2009 population estimate represents an increase of approximately 7 percent. This is consistent with growth experienced over the past 9 years. According to the US Census 32.9 percent of housing in the Town is occupied by seasonal residents. Consistent with this local housing trend, and in

consideration of the types of amenities proposed, it could be projected that at a minimum 32.9 percent of the population will be seasonal.

Mitigation Measures

The implication of increasing the Town of Fallsburg's population by 918 is that the population would result in an increased demand for community services and facilities. To the extent that impacts to any of these services are identified, mitigation measures are described below according to respective community service provider.

3.11.2 Police Protection

Existing Conditions

Police protection for the project is served by the Town of Fallsburg Police Department, which covers the approximately 79 square miles which constitutes the Town.

Additional police protection is provided by the Sullivan County Sheriff's Department and the New York State Police Department.

The Fallsburg Police Department was contacted to obtain information on police services provided by these departments.

The Fallsburgh Police Station is located at Railroad Plaza in South Fallsburg approximately 2 miles from the project site. Based upon a phone interview with the Fallsburgh Police¹, under non-emergency conditions, it is approximately less than a 3 minute drive to the project site. Emergency response time would be dependent on locations of patrol vehicles, weather and traffic. The department has 16 officers on the road, 1 school patrol man, 4 desk sergeants and 1 police chief for a total of 22 paid officers. The Department provides patrol coverage 24 hours per day, seven days a week during both the summer and winter months. The department receives approximately 12,000 calls for service annually. There are no plans for staff or facility expansion.

Potential Impacts

The Town of Fallsburg would receive \$654,237 annually in property tax revenues. These revenues could be used to offset any increase in police protection necessitated by the increased demand placed on police protection services by the Raleigh and Heiden Properties residential development.

Mitigation Measures

No mitigation measures are proposed.

¹ Phone conversations with Police Officer Gibson, April 28, 2011, and Detective Pavese on April 29, 2011.

3.11.3 Fire Protection

Existing Conditions

The project site is located in the Fallsburg Fire District. The Fallsburg Fire Department is an all-volunteer company that currently has a staff of approximately 30 active volunteers and protects a population of approximately 2,000 residents and businesses in an area of about 15 square miles. The District's service ratio is approximately 1.5 fire personnel per every 100 persons, or more than 15 fire personnel per 1,000 population.

The Department operates out of a single station, located on Lake Street in the heart of the hamlet of South Fallsburg. According to fire Chief Deutsch¹, the response time to the project site is expected to be approximately 3-5 minutes.

The Department's equipment is comprised of 6 pieces of apparatus, which includes two engines, 1 aerial ladder truck with a reach of 85 feet, a pumper truck with a minimum capacity of 1250 gpm, one rescue truck, and one command truck. Additionally, the District is equipped with, extrication tools, rope rescue equipment, foam capabilities, generators, pumps, saws and two defibrillators.

The Fallsburg Fire Department is a part of the Sullivan County Mutual Aid plan, which is a plan to allow assistance between all County Fire Departments. The Officer-in-Charge of the fire has the capability to request assistance whenever it is deemed necessary. Neighboring departments which would be likely to assist the District include the, Woodridge Fire Department, Hurleyville Fire Department and Monticello Fire Department.

Potential Impacts

The proposed development project would result in the construction of 236 residential dwellings and recreational amenities as shown on the proposed plan. The development consists of 4 clusters of residential development and surrounding the existing Raleigh Hotel on Heiden Road.

Based on planning standards contained in the Urban Land Institute's Development Impact Handbook, it is estimated that 1.65 fire personnel per 1,000 population is required to serve a new population. This is a "planning standard" based upon guidelines recommended by experts, professional organizations and / or governmental agencies. The standard does not distinguish between paid or volunteer fire departments, but is an estimate of personnel need. The ULI Handbook does not provide different standards for urban or rural settings.

The anticipated increase in population of 918 persons would generate a demand for approximately 1.5 additional fire personnel. The District's current personnel level of 30 active fire personnel exceeds the ULI standards by 7 fire personnel, even after the proposed population increase. This is a conservative value, as the ULI multipliers assume no existing services, thus the actual demand for personnel is expected to be somewhat lower. The project would generate property tax revenues to the Fallsburg Fire District of approximately \$86,451 annually. This additional revenue can be used to augment the District's capabilities as necessary.

¹Phone Conversation April 6, 2011.

If mutual aid is needed, the Fire District would be assisted by fire fighters from adjoining districts.

Mitigation Measures

The proposed internal roads are designed to accommodate fire engines and truck traffic. All proposed roads for the Raleigh and Heiden Properties development would meet the required road standards as per Town of Fallsburg standards set forth in the "Resolution Fixing the Requirements and Establishing Minimum Specifications for Proposed Highways to be Dedicated to the Town of Fallsburg", as amended September 24, 1975. There are four points of access providing alternate routes in the event of an emergency.

Road maintenance will be the responsibility of the Homeowners Association, (HOA). The HOA would be responsible for keeping the private roads clear of vehicles and snow for purposes of ensuring adequate emergency access during all times of the year.

The buildings would be required to meet applicable standards of the New York State Uniform Fire Prevention and Building Code, and would also adhere to applicable regulations of Chapter, 107, Fire Prevention, of the Code of the Town of Fallsburg. The approved project plans would include installation of fire hydrants for fire protection.

The Raleigh Hotel and the residential neighborhood to the north will be served by municipal water. The remainder of the project will be served by a system of on-site wells. The water mains and fire hydrants on the property would be maintained and serviced regularly in accordance with standards set forth by the Fallsburg Fire Inspector. Hydrants would be required to be kept in good condition, and the homeowners association would keep a record of inspection and repairs to be made available to the Fire Inspector upon request. The proposed locations of hydrants are shown on the full scale site plans accompanying this DEIS.

As the site plan progresses, the applicant would meet with the Fire Chief and the Board of Commissioners to address any concerns they have raised to ensure adequate emergency service measures are considered in the design of the project.

No additional mitigation measures are proposed.

3.11.4 Emergency Medical Services

Existing Conditions

Ambulance Services

Ambulance service is provided by Sullivan Para medicine, Inc d.b.a. MobileMedic EMS., a private commercial paramedic. The MobileMedic EMS location in Hurleyville is less than 3 miles from the project site. According to a phone interview, Mobliemedic EMS indicates there are four stations housing paramedic ambulances near the development site, between 5 and 15 minutes away. The 62 employees, ten ambulances and three first response vehicles provide an adequate service ratio for the 10,000 calls for service they receive annually. They are a participating member of the Mutual Aid Plan for Sullivan County. In addition to the ambulance service provided by Mobilemedic, during the summer months, when the population of the Town of Fallsburg swells, the Catskill Hatzalah provides auxiliary volunteer ambulance service in conjunction with MobileMedic EMS.

Hospitals

Catskill Regional Medical Center (CRMC) has hospital facilities located in Harris and Callicoon, NY, as well as family care centers in Harris, Liberty, Woodridge and Wurtsboro. Additionally, CRMC has a Woman's Health Center in Monticello, NY. The CRMC has 164 acute patient beds and a new MRI center, emergency helicopter facilities and a state-of-the art birthing center. The Harris campus is located approximately 10 miles from the proposed development.

Catskill Regional Medical Center HealthMobile is making regular visits in Sullivan County. The bus-sized coach provides many services such as state-of-the-art mammography (free to uninsured or underinsured women over 18 years old; Walk-ons are accepted but appointments are recommended), physical breast exams by a certified nurse practitioner, prescription lab work, diabetic screening, multi-screening laboratory tests and health information including literature and videos. The HealthMobile offers smoking cessation programs, services by the Catskill Adolescent Treatment Services and H.I.V. testing and counseling.

Catskill Regional Medical Center (CRMC) and Orange Regional Medical Center have announced an affiliation agreement with the goal of working together to enhance healthcare in the Hudson Valley. Catskill Regional would officially seek approval from the New York State Department of Health to become an affiliate member of the Greater Hudson Valley Health System (GHVHS), joining Orange Regional Medical Center which currently is the sole GHVHS affiliate.

Potential Impacts

The standard for Emergency Medical Services, according to the Urban Land Institute's Development Impact Handbook, is 4.1 full-time personnel and 1 vehicle per population of 30,000. The introduction of 918 persons in the Town of Fallsburg results in potential added demand for 0.13 health care personnel and 0.03 vehicles. The proposed project would not have a measurable impact on emergency services such as ambulance or hospital care.

Mitigation Measures

No adverse impacts to ambulance services or hospital facilities are anticipated as a result of the proposed Raleigh Heiden Properties development. Therefore, no mitigation measures are proposed.

3.11.5 Schools

Existing Conditions

As illustrated in Figure 3.11-1, approximately sixty percent of the project site including the existing Raleigh Hotel parcel is served by the Monticello School District, the remaining portion of the project site is served by the Fallsburg Central School District.

Monticello School District

As shown in Table 3.11-4, The Monticello District currently has three elementary schools. The Cornelius Duggan School was closed for the 2010-2011 school year. The elementary schools proximate to the project site are the George Cooke School which serves grades K-2, and the Kenneth Rutherford School which serves grades 3-5 located approximately six miles from the

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Site. The Kaiser Middle School which serves grades 6-8 and Monticello High School which serves grades 9-12 are also located approximately six miles from the Raleigh Heiden property.

| Table 3.11-4 Monticello Central School District Enrollment (2009/ 2010 School Year) | | | | |
|--|----------------------|----------------------------------|-----------------|--------------------------|
| School | Grades Served | September 2009 Enrollment | Capacity | Surplus/(Deficit) |
| Cornelius Duggan School (Closed in 2010-2011) | K-5 | 222 | 300 | 78 |
| Emma C. Chase School | K-5 | 218 | 350 | 132 |
| George L. Cooke School | K-2 | 495 | 625 | 130 |
| Kenneth L. Rutherford School | 3-5 | 554 | 650 | 96 |
| Robert J. Kaiser Middle School | 6-8 | 724 | 1,000 | 276 |
| Monticello. High School | 9-12 | 1,013 | 1,500 | 487 |
| TOTAL | | 3,226 | 4,425 | 1,199 |

Source: NYS Department of Education, 2011.

Fallsburg Central School District

As listed in Table 3.11-5, the Fallsburg District has one elementary school, the Benjamin Cosor Elementary School, serving grades K-6, the combined Fallsburg Jr. /Sr. High School, serving grades 7-12. The elementary school is located at 15 Old Falls Road, approximately five miles from the project site. The Jr/Sr School is located on Brickman Avenue, also approximately five miles from the project parcel.

| Table 3.11-5 Fallsburg Central School District Enrollment (2009/ 2010 School Year) | | | | |
|---|----------------------|----------------------------------|-----------------|--------------------------|
| School | Grades Served | September 2009 Enrollment | Capacity | Surplus/(Deficit) |
| Benjamin Cosor | K-6 | 746 | 950 | 204 |
| Fallsburg Jr./Sr. High School | 7-12 | 604 | 1,500 | 896 |
| TOTAL | | 1,350 | 2,450 | 1,100 |

Source: NYS Department of Education, 2011.

Potential Impacts

It is anticipated that the Raleigh Heiden residential community would be inhabited by a religious seasonal population similar to several of the existing communities in the Town of Fallsburg. The dwelling units in the Raleigh and Heiden Properties development will conform to NYS Building codes and be constructed for year round use. However based upon the seasonal amenities provided, i.e. swimming pools and tennis courts, it is anticipated the dwellings will be used primarily for seasonal use. Based strictly on the proposed number of residential units, a total of 142 school-age children would be projected to reside within the development. Due to the anticipated seasonal use of the proposed development, the proposed project is not expected to

result in an increase to public school enrollment, thus any tax revenue derived from the proposed project will result in a net benefit to the local school districts.

Fallsburg School District

Of the potential 142 total students, 74 students would reside in the Fallsburg School District. If this were not expected to be a seasonal religious community, this would equate to approximately a 5.5 percent increase in the student population for the District in the 2009/2010 school year.

According to the Fallsburg School District Business Administrator², the School District's budget for the 2010-2011 school year totaled \$35,579,068, with approximately \$17,789,534 being raised by the tax levy of which approximately 72 percent is related directly to programming costs. The School District's enrollment for the 2009-2010 school year was 1,350 students. This results in a per student direct cost for programming derived from the tax levy of approximately \$9,488 per student. Given the seasonal nature of a minimum of 32.9 percent of the population, and based on the per student cost, the development, when fully occupied, could introduce up to \$474,400 in annual costs to the Fallsburgh School District. However, as discussed earlier, in light of the anticipated seasonal use of all residential dwellings, costs to the district are expected to be negligible.

As described in the Fiscal Analysis, (DEIS Section 3.12), the tax revenue to the Fallsburg School District as a result of this project is projected to be \$615,362. The effect on the school districts budget is expected to be a net benefit.

Monticello School District

Of the potential 142 total students, 68 students would reside in the Monticello School District. If this were not expected to be a seasonal religious community, this would equate to approximately a 2 percent increase in the student population for the District in the 2009/2010 school year.

According to the Monticello School District Business Administrator³, the School District's budget for the 2010-2011 school year totaled \$75,985,992, with approximately \$41,178,673 being raised by the tax levy of which approximately 72 percent is related directly to programming costs. The School District's enrollment for the 2009-2010 school year was 3,226 students. This results in a per student direct cost for programming derived from the tax levy of approximately \$9,191 per student. Given the seasonal nature of a minimum of 32.9 percent of the population, and based on the per student cost, the development, when fully occupied, could introduce up to \$422,786 in annual costs to the Monticello School District. However, as discussed earlier, in light of the anticipated seasonal use of all residential dwellings, costs to the district are expected to be negligible.

As described in the Fiscal Analysis, (DEIS Section 3.12), the tax revenue to the Monticello School District as a result of this project is projected to be \$473,319. The effect on the school districts budget is expected to be a net benefit.

²Phone conversation with Gladys Baxter, on April 7, 2011.

³Phone conversation with Daniel Grecco, Business Official on April 7, 2011.

Mitigation Measures

Due to the anticipated seasonal use of the proposed development, the proposed project is not expected to result in an increase to public school enrollment. As any tax revenue derived from the proposed project will result in a net benefit to both the Fallsburgh and the Monticello school districts, no mitigation is proposed.

The proposed internal roads in the project have been designed to allow for easy maneuvering of buses and emergency vehicles. If necessary, school bus stops could be located along the internal roads in proximity to each neighborhood area.

3.11.6 Pleasure Lake Dam

Existing Conditions

Pleasure Lake Dam is located on the southern end of the Pleasure Lake on the Sheldrake Stream, a tributary of the Neversink River. It is owned and operated by the Fallsburgh Fishing and Boating Club. Pleasure Lake Dam is a masonry-gravity dam with an earthfill embankment on the upstream slope constructed in the mid-1800s. The dam is approximately 30 feet high and 500 feet long, and impounds Pleasure Lake, which has a 2,600 acre-foot storage volume and 200-acre surface area at normal pool. The dam is classified as high hazard because of roads, residences, and businesses located downstream.

The Pleasure Lake Watershed is approximately 13.6 square miles in area and land use consists of the small hamlets of Loch Sheldrake, South Fallsburgh, undeveloped wooded area, farmland, rural homesteads and a golf course. Undeveloped wooded areas comprise more than half of the total watershed area. Downstream areas that would be inundated in the event of a dam failure are located downstream of the Thompsonville-Sheldrake (Ranch Road) Bridge where there is a concentration of occupied dwellings. This bridge is located approximately one (1) mile from the dam. A catastrophic failure of the dam either during “sunny day” or flood event conditions could result in the loss of property or life.

Comprehensive hydrologic and hydraulic studies were conducted to evaluate the existing dam and spillway system's ability to safely store and release the runoff from the Inflow Design Flood (IDF). The 2007 studies indicated that the existing spillway system (principal, auxiliary, and emergency spillways) could not provide the necessary discharge capacity to prevent dam overtopping during the IDF. A dam break analyses and related Inundation Mapping were prepared to identify potentially impacted structures downstream of the dam. The Fallsburgh Fishing and Boating Club, owner of the dam, has recently completed a 2.2 million dollar renovation of the dam.

A new emergency spillway designed to increase discharge capacity was completed in July 2008, and is now fully functional. The new auxiliary spillway includes a stabilizing toe bar. The final design consisted of a new grouted rip-rap lined emergency spillway including a 140-foot long broad crested entrance weir, an ogee-crested control weir, steel sheet pile upper guide walls, a concrete-lined and walled tapered spillway chute, and a concrete stilling basin to dissipate energy before release to the stream.

The impacts of extreme rain events during the summer and fall of 2011 in the Town of Fallsburgh, upon the Sheldrake Stream and the Pleasure Lake Dam have not been completed for this DEIS. Such evaluation was not considered in the Scoping Document. The effects of 2011

rain events, including hurricane Irene, upon the Sheldrake Stream and Pleasure Lake Dam will be discussed in the FEIS.

Potential Impacts

Construction of the Raleigh and Heiden Properties residential project will result in grading and excavation which are not anticipated to have an impact on the Pleasure Lake Dam.

The presence of bedrock outcrops on the site and the type of soils on the property indicate that rock removal in limited areas may be required for project construction. Based upon the grading plan, depth to bedrock and bedrock type, blasting is not anticipated to be necessary nor is it proposed. Based upon local construction practices, bedrock will be removed by mechanical means (i.e. ripping, chipping) in lieu of blasting.

The inundation map shown in Figure 3.11-2 indicates that the inundation area would be contained within the downstream flood plain of the Sheldrake Stream which is predominantly undeveloped wooded area thus minimizing the potential for damage to persons or property. There is a deep ravine in the vicinity of Route 42 in Thompsonville which could effectively contain flood waters, under moderate conditions, thus protecting the roadway.

In an event of a catastrophic dam failure, the flood flow width centered on the Sheldrake Stream in the vicinity of the project site would vary from approximately 450 ft at the upstream side to in excess of 800 ft at the downstream, southerly side. This inundation zone is shown on Figure 3.2-2. An undeveloped "corridor" has been maintained along the stream between the proposed development Clusters 3 and 4 to insure no dwellings are situated within the limits of the inundation zone. Approximately 450 ft of the Cluster 3 roadway and 500 ft of the Cluster 4 roadway that lie closest to the Sheldrake Stream could be exposed to a short term high water condition immediately following a failure of the Pleasure Lake Dam. The only utilities potentially affected consist of one (1) proposed 8-inch diameter watermain and one (1) 4-inch diameter sewage forcemain, both buried at least four feet deep below the streambed between Clusters 3 and 4. Any damage to those lines is very unlikely. Additionally, proposed stormwater basin #3, located southeast of Cluster 3 lies within the dam inundation zone, with some basin erosion and outfall structure damage likely in the event of the dam failure, which could be readily repaired in a matter of days. Therefore, a full dam failure would not result in damage to Raleigh and Heiden development residences, residential access or critical development infrastructure.

In the event of a catastrophic dam failure, or other emergency event, a full Emergency Action Plan (EAP) has been developed for the Pleasure Lake Dam NYS ID NO. 163-1597. As owner of the dam, the Fallsburg Fishing and Boating Club, would establish a command center onsite and assign a team of maintenance and engineering personnel who would be responsible for coordinating emergency action procedures, provide assistance to emergency management agencies, and implement dam hazard reduction procedures to the extent possible. The EAP outlines the specific circumstances under which emergency evacuation and road closure procedures should be implemented. Given the project design, a dam failure will not result in any road closures or interruptions of utility services for the Raleigh and Heiden properties development. The Plan provides a chain of command and a notification list of emergency responders including contact information. As set forth in the EAP, the notification list is updated annually.

The downstream (off-site) impacts of a dam failure are identified in the dam break analysis and evaluation previously prepared by consultants for the dam's owner, The Fallsburg Fishing and

Boating Club. Areas in the vicinity of Sheldrake Stream situated downstream of the project site will be adversely affected, generally from the Heiden Road-Ranch Road intersection bridge, where 4-5 dwellings exist, to its confluence with the Neversink River, then downstream where dwellings exist along the easterly bank as far south as NYS Route 17. Any downstream residences in or in close proximity to the inundation zone may require emergency services from local and/or regional emergency service providers.

Mitigation Measures

As indicated above, blasting for site development is not anticipated or proposed. In the event that blasting is found to be necessary, any blasting would be carried out in accordance with a Blasting Protocol to be developed specifically for this project and a Blasting Contract developed with the Blasting Contractor. The Blasting Protocol is based on State and Local regulations. The contractor's Blasting Contract would be based on site specific blasting requirements designed to reduce impacts in proximity to the proposed project and will specifically take into account the distance between any proposed blasting sites and the recently improved Pleasure Lake Dam.

3.11.7 Solid Waste

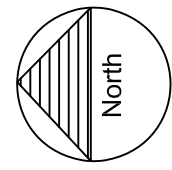
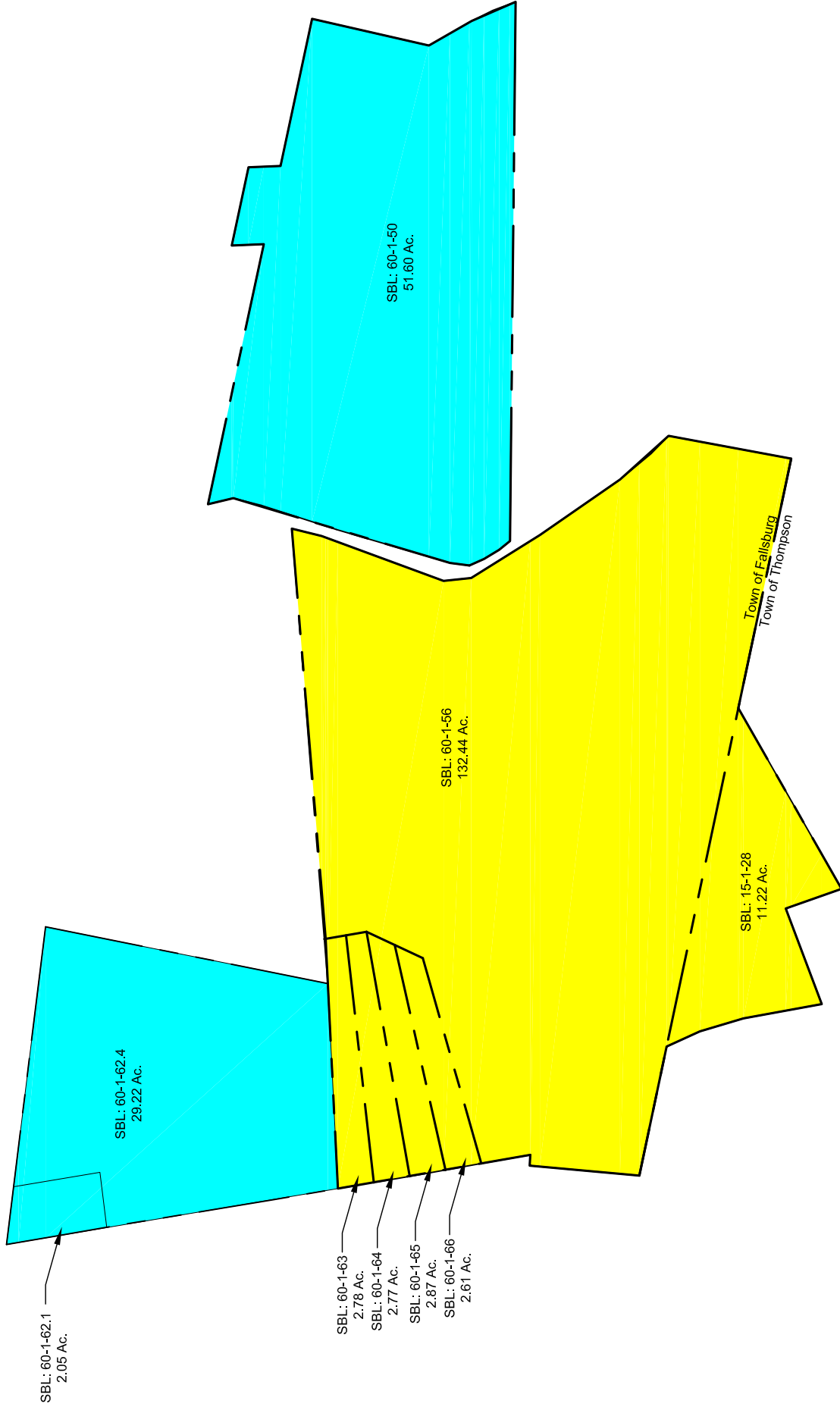
The Raleigh and Heiden project will result in the generation of solid waste and recyclable material, consistent with any residential development. The Development Impact Assessment Handbook by the Urban Land Institute (1994) provides multipliers for estimating the generation of solid waste. In a residential development each resident generates approximately 3.5 pounds or 0.00175 tons of waste per day. Therefore, based upon an estimated population of 918 persons, the Raleigh and Heiden project can be expected to generate approximately 3,213 pounds (1.61 tons) of solid waste per day or a total of 586 tons of waste per year.

According to the Applicant and project design engineer, there will be no centralized waste collection areas and all residential waste will be collected curbside. It is anticipated that residential waste will be collected once per week, which is typical for residential development. The waste collection service provider will be contracted by the Home Owners' Association.

It is anticipated that the existing private waste collection services, the County maintained transfer stations and the contracted out-of-state landfills will be able to service the Raleigh and Heiden development without resulting in adverse environmental impacts.

3.11.8 Water and Sewer

A discussion of water supply is provided in Section 3.3 and sewer services are described in Section 3.4.



- Legend**
- Fallsburg School District
 - Monticello School District

Figure 3.11-1: Tax Parcel by School District
 Raleigh and Heiden Properties
 Town of Fallsburg, Sullivan County, NY
 Scale: 1" = 600'

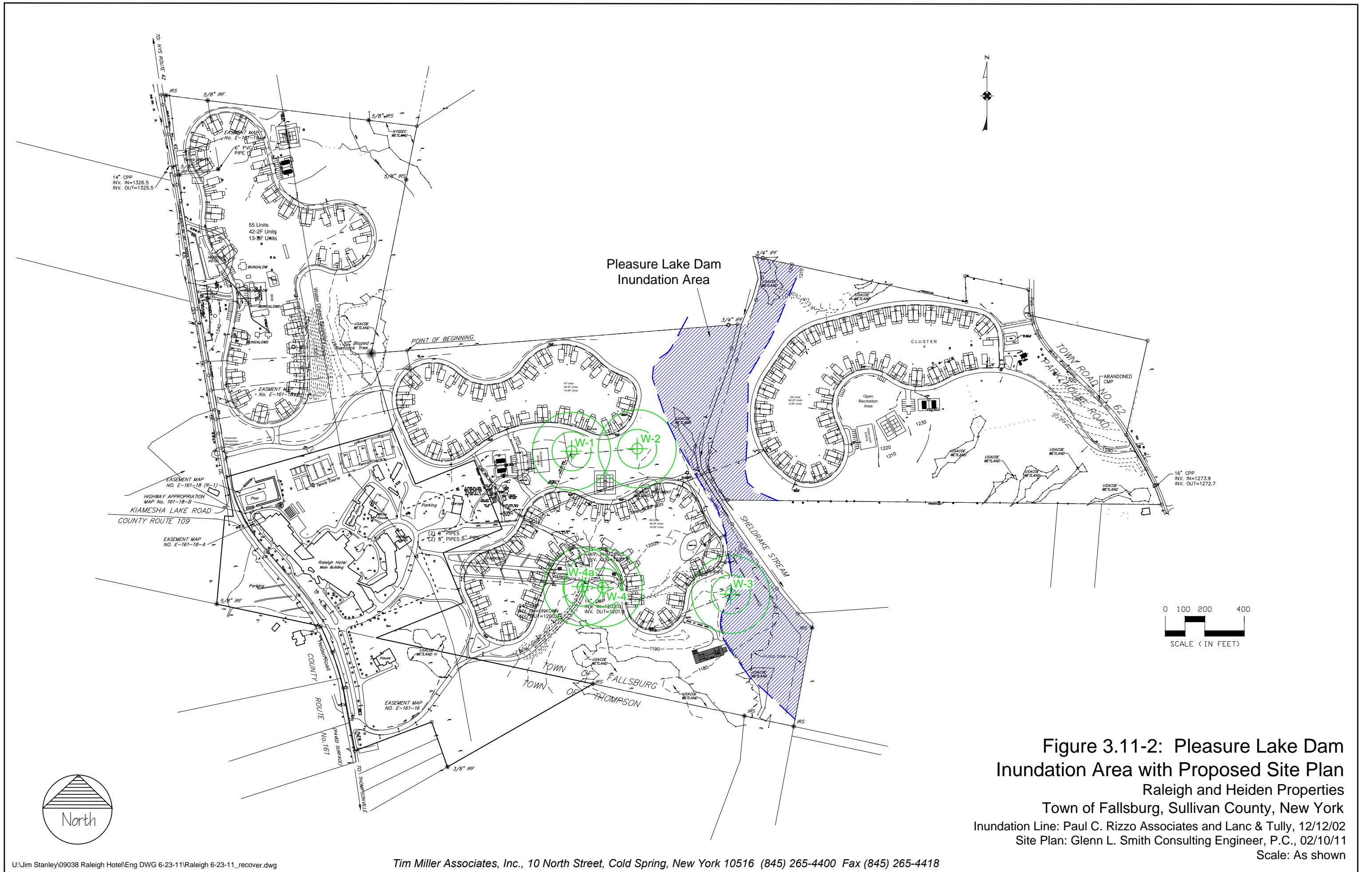


Figure 3.11-2: Pleasure Lake Dam Inundation Area with Proposed Site Plan
 Raleigh and Heiden Properties
 Town of Fallsburg, Sullivan County, New York
 Inundation Line: Paul C. Rizzo Associates and Lanc & Tully, 12/12/02
 Site Plan: Glenn L. Smith Consulting Engineer, P.C., 02/10/11
 Scale: As shown