## RALEIGH AND HEIDEN PROPERTIES Draft Environmental Impact Statement

## **VOLUME I Table of Contents**

		<u>Page</u>
1.0	EXECUTIVE SUMMARY	1-1
2.0	PROJECT DESCRIPTION	2-1
3.0	ENVIRONMENTAL SETTING, IMPACTS, MITIGATION	3.1-1
3.1	Geology, Soils and Topography 3.1.1 Existing Conditions 3.1.2 Potential Impacts 3.1.3 Mitigation Measures	3.1-1 3.1-1 3.1-8 3.1-10
3.2	Surface Water Resources 3.2.1 Introduction 3.2.2 Existing Conditions 3.2.3 Potential Impacts 3.2.4 Mitigation	3.2-1 3.2-1 3.2-1 3.2-4 3.2-6
3.3	Public Water Supply 3.3.1 Existing Conditions 3.3.2 Potential Impacts 3.3.3 Mitigation Measures	3.3-1 3.3-1 3.3-3 3.3-5
3.4	Public Sewage Treatment 3.4.1 Existing Conditions 3.4.2 Potential Impacts 3.4.3 Mitigation Measures	3.4-1 3.4-1 3.4-1 3.4-2
3.5	Electric and Gas Supply 3.5.1 Existing Conditions 3.5.2 Potential Impacts 3.5.3 Mitigation Measures	3.5-1 3.5-1 3.5-1 3.5-1
3.6	Ecology and Wetland Resources 3.6.1 Introduction 3.6.2 Existing Vegetation 3.6.3 Existing Fish and Wildlife 3.6.4 Wetlands 3.6.5 Potential Impacts 3.6.6 Mitigation Measures	3.6-1 3.6-1 3.6-1 3.6-6 3.6-11 3.6-13
3.7	Land Use and Zoning 3.7.1 Introduction 3.7.2 Existing Conditions 3.7.3 Potential Impacts of Proposed Action 3.7.4 Mitigation Measures	3.7-1 3.7-1 3.7-1 3.7-7 3.7-8

		f <b>Contents</b> er 13, 2011
3.8	Traffic and Transportation 3.8.1 Existing Conditions 3.8.2 Traffic Volumes 3.8.3 Traffic Level of Service 3.8.4 Consistency with Town Comprehensive Plan 3.8.5 Applicant Proposed Mitigation Measures 3.8.6 Network Issues	3.8-1 3.8-1 3.8-6 3.8-9 3.8-11 3.8-15 3.8-15
3.9	Visual Resources 3.9.1 Existing Conditions 3.9.2 Potential Impacts 3.9.3 Mitigation Measures	3.9-1 3.9-1 3.9-4 3.9-5
3.	Historic and Archaeological Resources 3.10.1 Existing Conditions 3.10.2 Potential Impacts 3.10.3 Mitigation Measures	3.10-1 3.10-1 3.10-3 3.10-4
3.	Community Facilities and Services 3.11.1 Demography 3.11.2 Police Protection 3.11.3 Fire Protection 3.11.4 Emergency Medical Services 3.11.5 Schools 3.11.6 Pleasure Lake Dam 3.11.7 Solid Waste 3.11.8 Water and Sewer	3.11-1 3.11-3 3.11-4 3.11-5 3.11-6 3.11-9 3.11-11
3.	Fiscal Impact and Analysis 3.12.1 Existing Conditions 3.12.2 Potential Impacts 3.12.3 Mitigation Measures	3.12-1 3.12-1 3.12-3 3.12-8
3.	Construction Related Effects - Noise and Air Resources 3.13.1 Existing Conditions – Noise 3.13.2 Potential Impacts – Noise 3.13.3 Mitigation Measures – Noise 3.13.4 Existing Conditions – Air Quality 3.13.5 Potential Impacts – Air Quality 3.13.6 Mitigation Measures – Air Quality	3.13-1 3.13-5 3.13-6 3.13-6 3.13-10 3.13-12
4.0	ADVERSE ENVIRONMENTAL IMPACTS THAT CANNOT BE AVOIDED IF T PROJECT IS IMPLEMENTED	<b>HE</b> 4-1
5.0	ALTERNATIVES 5.1 No Action Alternative 5.2 Conventional Subdivision 5.4 Impact Comparisons	5-1 5-1 5-2 5-3
6.0	IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES	6-1

## 7.0 **GROWTH INDUCING IMPACTS OF THE PROPOSED ACTION** 7-1 8.0 EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES 8-1 APPENDICES (VOLUME II) Appendix A Correspondence Stormwater Pollution Prevention Plan Appendix B Appendix C Pleasure Lake Emergency Action Plan Appendix D Breeding Bird Atlas Appendix E Water Supply Report Appendix F Traffic Data Appendix G Cultural Resource Investigation - Phase 1A and Phase IB Report Preliminary Wastewater Collection and Treatment System Engineering Report for Appendix H Raleigh and Heiden Properties Development Project Preliminary Water Supply and Distribution System Engineering Report for Appendix I Raleigh and Heiden Properties Development project List of Tables Page Table 3.1-1 Soil Characteristics and Limitations 3.1-6 **Pumping Test Results** Table 3.3-1 3.3-4 Table 3.6-1 List of Observed and Expected Vegetation at Raleigh and Heiden 3.6-2 **Properties** Wildlife - Observed and Regional Species Table 3.6-2 3.6-8 Birds – Observed and Regional Species Table 3.6-3 3.6-10 Table 3.6-4 Site Wetlands 3.6-12 Table 3.6-5 Regionally Hardy Landscape Plantings 3.6-17 Permitted Land Uses for the PRD and REC-1 Zoning Districts Table 3.7-1 3.7-2 **Road Conditions** Table 3.8-1 3.8-3 Table 3.8-2 **Bridges** 3.8-6 Peak Hour Time of Day Table 3.8-3 3.8-7 Table 3.8-4 Project Site Trip Generation Rates 3.8-9 Table 3.8-5 Project Site Trip Generation 3.8-9 Table 3.8-6 Level of Service Summary All Conditions 3.8-11 Table 3.11-1 2009 Population Statistics 3.11-1 Table 3.11-2 2000-2005 Population Estimates 3.11.1 Table 3.11-3 Population Projections 3.11-2 Table 3.11-4 Fallsburg Central School District Enrollment 3.11-7 Table 3.11-5 Monticello Central School District Enrollment 3.11-7 Table 3.12-1 Tax Lots and 2011 Assessed Value 3.12-1 Table 3.12-2 2011 Property Tax Revenues 3.12-2Table 3.12-3 Total Market Value and Assessed Value 3.12-4 Table 3.12-4 Projected Tax Revenues 3.12-5 Table 3.12-5 Revenue & Cost Summary: Raleigh Heiden Residential Development 3.12-8 Table 3.13-1 Perception of Changes in Noise Levels 3.13-1 Table 3.13-2 Community Response to Increase in Noise Levels 3.13-2 Table 3.13-3 Sound Levels of Common Settings 3.13-2 Table 3.13-4 Town of Fallsburg Acceptable Sound Pressure Levels 3.13-3 Table 3.13-5 HUD Site Acceptability Standards 3.13-4

		Table of Contents October 13, 2011
Table 3.13-6	Construction Noise Levels (dBA)	3.13-5
Table 3.13-7	State and Federal Air Quality Standards	3.13-7
Table 3.13-8	NYSDEC Air Quality Monitoring	3.13-9
Table 3.13-9	2009 Regional Air Quality Data Summary	3.13-10
Table 5.1	Alternative Impact Comparisons	5-4
	List of Figures	End of Section
Figure 2-1	Site Location Map	2.0
Figure 2-2	Proposed Site Plan	2.0
Figure 2.3	Existing Tax Lots	2.0
Figure 3.1-1	Local Topography	3.1
Figure 3.1-2	Slopes Map	3.1
Figure 3.1-3	Soils Map	3.1
Figure 3.2-1	Pleasure Lake Dam Inundation Area with Proposed Site Plan	3.2 3.2
Figure 3.2-2 Figure 3.3-1	Pleasure Lake Dam Inundation Area with Proposed Site Plan Well Location map	3.2
Figure 3.4-1	Location of Proposed Wastewater Treatment Facility	3.4
Figure 3.6-1	Vegetative Associations	3.6
Figure 3.6-2	Site Wetlands	3.6
Figure 3.6-3	Site Plan Overlay on Aerial Photo	3.6
Figure 3.6-4	Construction Disturbance Activities Near Wetland H	3.6
Figure 3.6-5	Open Space and Undisturbed Areas	3.6
Figure 3.7-1	Zoning Map	3.7
Figure 3.8-1	Regional Context	3.8
Figure 3.8-2	Local Area	3.8
Figure 3.8-3	Existing Summer Friday Peak Hour Traffic	3.8
Figure 3.8-4	Existing Summer Sunday Peak Hour Traffic	3.8
Figure 3.8-5	No Build Friday Peak Hour Traffic  No Build Sunday Peak Hour Traffic	3.8 3.8
Figure 3.8-6 Figure 3.8-7	Site Generated Friday Peak Hour Traffic	3.6 3.8
Figure 3.8-8	Site Generated Sunday Peak Hour Traffic	3.8
Figure 3.8-9	Site Distribution Friday Peak Hour Traffic	3.8
•	Site Distribution Sunday Peak Hour Traffic	3.8
	Build Friday Peak Hour Traffic	3.8
•	Build Sunday Peak Hour Traffic	3.8
Figure 3.9-1	Visual Assessment Map	3.9
Figure 3.9-2	Existing Views at Point 1	3.9
Figure 3.9-3	Existing Views at Point 2	3.9
Figure 3.9-4	Existing Views at Point 3	3.9
Figure 3.9-5	Existing Views at Point 4	3.9
Figure 3.9-6	Sight Line Profile from Heiden Road	3.9
•	Tax Parcels by School District	3.11
•	Pleasure Lake Dam Inundation Area with Proposed Site Plan	3.11
Figure 5.1	Conventional Subdivision Plan	5.0