

APPENDIX A  
SEQRA Documents

State Environmental Quality Review Act (SEQRA)

**ADOPTED**

**SCOPING DOCUMENT**

**Equestrian Estates**

**Village of Chestnut Ridge, Rockland County, NY**

**INTRODUCTION**

This draft Scoping Document is intended to serve as the foundation for the identification of all potentially significant adverse impacts associated with the proposed action and possible mitigation measures. It is also intended to eliminate consideration of any impacts that are irrelevant or non-significant.

**DESCRIPTION OF THE PROPOSED ACTION**

The proposed action includes a Zoning Code Amendment to create a new Floating Zone for a Planned Unit Development (PUD) zone which would permit development of a mixed use residential/commercial community. The proposed project site is approximately 39.6 acres in size and is composed of the following tax lots in the Village of Chestnut Ridge; Section 68.09 - Block 2 - Lots 9,10, 11, 12, & 22 and Section 68.13 – Block 1 Lot 6. The proposed Development project includes a continuum of residential housing options which function as a neighborhood community. The proposed project will include 84 2-bedroom market-rate rental apartments; 62 market-rate 3-bedroom semi-attached townhouses for sale; and 59 predominantly 2-bedroom Senior Housing rental units in one building restricted to seniors; plus an additional 59 units in a second building that can accommodate both Seniors and the general population. The development contains community amenities including a clubhouse, pool, tennis courts, basketball courts and walking trails available to all residents. There is 1.8-acre nature center/open space area provided in the northeast portion of the development, plus other open areas. The market-rate rental apartments will be located over approximately 38,000 square foot of first floor retail/commercial space, there is an additional commercial pad located north of the mixed-use buildings to accommodate a single-story building of up to 7,500 square feet. (Refer to attached Site Layout Plan). The project site is connected to existing municipal water and sewer service. Site development plan will require Site Plan and Subdivision approval from the Village of Chestnut Ridge.

**POTENTIAL SIGNIFICANT ENVIRONMENTAL IMPACTS**

As set forth in the Positive Declaration put forth by the Lead Agency, the proposed action may have potential significant environmental impacts on:

- Soils and Topography & Geology
- Surface and Ground Water Resources
- Ecology and Wetlands
- Land Use and Zoning
- Demographics and Fiscal Resources
- Community Facilities and Services
- Traffic and Transportation - Vehicle Access; Capacity of Red Schoolhouse Road
- Historic & Archaeological Resources
- Aesthetic Resources
- Energy Resources

## **GENERAL SCOPING CONSIDERATIONS**

Unless otherwise directed by this Scoping Document, the provisions of 6 NYCRR 617.9(b) apply to the content of the DEIS and are incorporated herein by reference.

The DEIS will assemble relevant and material facts, evaluate reasonable alternatives, and be analytical but not encyclopedic. It will also be clearly and concisely written in plain language that can be easily read and understood by the public. Highly technical material will be summarized in the body of the DEIS, and included in their entirety in an appendix, with an appropriate reference included in the DEIS.

Narrative discussions will be accompanied by illustrative tables and graphics. All graphics will clearly identify the project area. Footnotes may be used as the form of citing references. Opinions of the applicant will be identified as such.

Full-scale site plans will accompany the DEIS as an appendix and reduced copies of pertinent plan sheets and details will be included in the text of the DEIS. The documents shall contain plans, reports, and studies meeting prevailing Federal, State and Village criteria with respect to disciplines of study, as well as Village of Chestnut Ridge site plan regulations.

## **DEIS CONTENTS**

The Draft Environmental Impact Statement (DEIS) shall be prepared in accordance with Section 8-0101, ET. seq. of the Environmental Conservation Law and the regulations promulgated by the New York State Department of Environmental Conservation hereunder, which appear at 6 NYCRR Part 617, known as the New York State Environmental Quality Review Act. The DEIS shall include the following:

Cover Sheet listing preparers, title of project, DEIS identification, location, Lead Agency, and relevant dates (date of acceptance, date of public hearing, acceptance of comments deadline).

Table of Contents including listings of tables, figures, maps, plans, and any items that may be submitted under separate cover (and identified as such).

### **I. EXECUTIVE SUMMARY**

The Executive Summary will include a brief description of the proposed action and a listing of all potential environmental impacts and proposed mitigation measures. A summary will be provided of the approvals and permits required, and of the alternatives to the proposed action that are evaluated in the DEIS.

### **II. DESCRIPTION OF THE PROPOSED ACTION**

Chapter 2 of the DEIS will provide a description of the proposed project site and its location, a description of the proposed project, the public need and objectives of the project sponsor, and a description of required approvals, reviews, and permits.

#### **A. Site Location and Description**

1. A written and graphic description of the location of the project site in the context of the Village of Chestnut Ridge.
2. Description of the environmental setting of the site and the natural resources identified thereon.
3. Identification of any easements, rights-of-way, restrictions, or special district boundaries or other legal devices affecting the subject properties' development potential.

4. Description of the existing infrastructure serving the project sites and/or its immediate environs.

**B. Description of the Proposed Action**

1. Written and detailed description of the proposed action, including the proposed use, acreage of proposed impervious area (including existing to remain), proposed, acres of land to be cleared, open space to be provided, compared to the existing use of same; proposed schedule and phasing of construction, infrastructure ownership and maintenance. Small-scale plans will be provided in the DEIS for illustrative purposes.
2. Identify existing zoning and describe existing land uses applicable to the project site; and the land uses within a ½ mile vicinity of the project site.
3. The DEIS will describe the proposed PUD Floating Zone. The DEIS shall describe the proposed zoning standards and shall identify the necessary criteria for parcels to be considered eligible for the proposed PUD Floating Zone.
4. The DEIS shall identify and demonstrate the proposed Equestrian Estates compliance with the proposed PUD Zoning standards, Site Plan regulations and other criteria set forth by the Village of Chestnut Ridge Code. The DEIS shall identify the extent to which any modifications or waivers of Village standards and other criteria or any variances from such regulations would be required to carry out the project as proposed.

**C. Project Purpose and Need**

1. Discuss the purpose or vision of the project sponsor.
2. Identify the public need for the proposed action, including its consistency with adopted policies and/or plans as set forth within adopted community land use and development plans.

**D. Approvals, Reviews and Permits**

1. List and describe all required approvals, reviews, and permits required, by agency, to implement the proposed action.
2. List all involved and interested Agencies.

**III. ENVIRONMENTAL SETTING, EXISTING CONDITIONS, IMPACTS, MITIGATION**

This section of the DEIS will identify the existing environmental conditions, potential impacts of the action, and proposed mitigation measures as appropriate for each of the major issues identified in this Scoping Document. Sufficient detail should be provided so that reviewers are able to gain an understanding of current conditions and impacts.

The format or organization of this section will include the following subsection headings for each topic or impact issue:

***Environmental Setting / Existing Conditions***  
***Potential Impacts***  
***Mitigation Measures***

This format provides for a more meaningful presentation of the environmental issues that allows the reader to focus on individual impact issues.

### **A. Soils, Topography and Geology**

1. Soils will be mapped in accordance with the *Soil and Water Conservation District Soil Survey for Rockland County, New York*. Evaluation of site soils will include the following:
  - a. Identification and evaluation of hydric and non-hydric soils.
  - b. Erosion impacts and estimated quantities and locations of increased long-term erosion.
  - c. Construction methods and best management practices that will be employed to reduce erosion and to prevent sediment from migrating off-site or into nearby water bodies and wetlands.
  - d. Identification of potential soil characteristics that may require special construction techniques.
  - e. The DEIS will describe the amount and type of material to be removed from the site and will describe proposed methods of rock removal if necessary.
  - f. The DEIS will describe the erosion and sediment control plan to be implemented during construction.
2. A topographic survey based on a two-foot contour interval will be prepared for the entire site. Existing topography will be mapped, and proposed topography will be mapped. A comparison of existing and proposed topography will be evaluated as follows:
  - a. Graphics illustrating steep slopes and any steep slope disturbances will be provided.
  - b. A grading plan will be provided and described.
  - c. A cut and fill analysis will be provided, including an analysis of the disposal of excess cut or the import of fill materials.

### **B. Surface and Ground Water Resources**

1. Drainage - A drainage study defining existing and post-development peak rates of stormwater runoff and stormwater quality treatment during the statistical 2-, 10-, 25-, and 100-year, 24-hour Type III storm events, will be completed. The results of this study will be summarized in the DEIS text and all supporting calculations will be presented in the appendix to the DEIS. Specifically, the drainage study will include the following:
  - a. A definition of all existing drainage basins, watersheds, and drainage structures, including illustrative graphics shall be provided. Drainage basins which discharge from the project site to adjacent properties shall be shown on pre- and post development watershed maps. A description of each such drainage basin will be provided in the appendix to the DEIS. The descriptions will include the specific characteristics (e.g., size, composition, etc.) of all drainage structures and a summary of the path of flow from the project to receiving water bodies.
  - b. The drainage analysis shall include identification of off-site drainage ways which flow to and from the site. Specific attention shall be given to the potential for impacts from the Corporate Commerce Park Development proposal to the north.
  - c. An analysis of the extent and depth to groundwater.

- d. Calculation of pre- and post-development runoff quality and an outline of run-off reduction and subsequent treatment methods per current NYSDEC Design Standards.
- e. The DEIS will provide a preliminary stormwater management plan (SWPPP) defining all measures and procedures to be implemented so as to ensure compliance with prevailing discharge standards. Such measures, if necessary, will include conveyance systems and retention/detention facilities and devices. All proposed measures and procedures will be selected in accordance with the current NYSDEC Design Standards.
- f. The SWPPP shall provide specific consideration of the protection of the drainage areas and affected floodplains from potential impacts related to Stormwater runoff.

## **C. Ecology & Wetlands**

### **1. Vegetation**

- a. The NYS DEC Environmental Mapper will be reviewed for information from the New York State NYS DEC Natural Heritage to identify and evaluate the possible presence of unique, rare and/or endangered, threatened and special concern species, to be present on the project site. Any identified resources in the vicinity of the project site shall be described.
- b. The potential impacts on any resources will be identified. Mitigation, if necessary, will be identified; on-site surveys will be conducted as required.

### **2. Fish and Wildlife**

- a. The NYS DEC Environmental Mapper will be reviewed for information from the New York State NYS DEC and Federal Fish and Wildlife Service to identify and evaluate the possible presence of unique, rare and/or endangered, threatened and special concern species, to be present on the project site. Any identified resources in the vicinity of the project site shall be described.
- b. Any potential for impacts on the resources will be identified. Mitigation, if necessary, will be identified; on-site surveys will be conducted as required.

### **3. Wetlands**

- a. The location of any existing stream corridors and any on-site wetlands shall be mapped. Description of all wetlands and watercourses with corresponding jurisdiction will be discussed.
- b. Delineate and flag the boundary of all State and Federal Jurisdictional Wetlands in accordance with the methodology provided in the 1987 Army Corps of Engineers Wetlands Delineation Manual; boundaries to be confirmed by the permit agencies.
- c. Discuss wetland vegetative cover, soil classification, and wetland benefits including flood and erosion control, recreation, and wildlife habitat.
- d. Calculate the area of proposed wetland disturbance based on grading plans to quantify any impact and to provide a basis for mitigation.
- e. Discuss mitigation measures that may be required to prevent soil erosion and sedimentation of wetlands during construction of the subdivision.

**D. Land Use and Zoning**

1. The DEIS will discuss the proposed PUD Floating Zoning. The DEIS shall describe the proposed PUD Zoning standards and Bulk Regulations, and shall identify the necessary criteria for parcels to be considered eligible for the proposed PUD Floating zone.
2. Describe existing land uses of the subject property and the surrounding area.
3. Discuss the compatibility of the proposed project with the character and development trends of the surrounding area.
4. The DEIS shall identify and demonstrate the proposed Equestrian Estates compliance with the proposed PUD Zoning standards, Site Plan regulations and other criteria set forth by the Village of Chestnut Ridge regulations. The DEIS shall identify the extent to which any modifications or waivers of Village standards and other criteria or any variances from such regulations as would be required to carry out the project as proposed.
5. Provide an assessment of conformance of the project with the Village's Comprehensive Plan, and any other relevant local planning documents.

**E. Demographics & Fiscal Resources**

1. A description of the existing demographic makeup of the Village of Chestnut Ridge shall be provided.
2. A calculation of the anticipated population increase to result from occupancy of the proposed Equestrian Estates.
3. A Fiscal Impact analysis shall be according to accepted Planning practices shall be conducted. The fiscal impact analysis will comprehensively inventory the costs and revenues associated with the proposed action and realistically assign dollar values to them.
4. Special care will be taken to explain the assumptions, calculations and results of the fiscal impact analysis in clear and understandable language.

**F. Community Facilities and Services**

1. The proposed project may create the need for additional community services including police and fire protection, emergency services, utilities (water, sewer, gas and electricity) and solid waste disposal.
2. The DEIS will describe the number of sewer units which would be applicable to the project site under the existing zoning.
3. A projection of the number of sewer units which would be necessary to service the project as proposed will be provided; and a calculation of the potential increase in sewer units, compared to existing zoning, shall be indicated.
4. The impact of the proposed project on each service area will be estimated, according to generally accepted practices.

5. The need for community services specifically related to serving a senior population shall be discussed.
6. Access for emergency service vehicles shall be discussed. Accessibility of the proposed Equestrian Estates project relative to fire and ambulance service shall be identified.
7. Proposed mitigation measures for the proposed action will be discussed.

## **G. Traffic & Transportation**

1. Road Access - Characteristics of the proposed access road will be described including road width, road grades and proposed driveway access connection to Red Schoolhouse Road. The available sight distance at the intersection of the entrance boulevard and Red Schoolhouse Road will be shown on the grading plan.
2. Methodology - Existing traffic access and capacity conditions will be compared to conditions that would be anticipated from implementation of the proposed action. Data may be taken from the Red Schoolhouse Road Corridor Traffic Analysis conducted by the Village of Chestnut Ridge. The traffic analysis will evaluate roadway and intersection characteristics, volumes and traffic controls. The study will address potential impacts associated with implementation of the proposed action, and will identify proposed traffic and safety improvements or other mitigation measures to be included as part of this project, designed to lessen the impact of the project on the adjacent road network if required. Intersection analyses and methodologies shall conform to current ITE practices. All of the data collected and analyzed will be summarized in maps or tables.
3. Study Area Intersections – Data collection will include counts and turning movements at the following intersection locations:
  - Red Schoolhouse Road & Williams Road.
  - Red Schoolhouse Road & Summit Road.
  - Red Schoolhouse Road & GSP SB off Ramp.
  - Red Schoolhouse Road & GSP NB on Ramp.
  - Red Schoolhouse Road & Loescher Lane.
  - Red Schoolhouse Road & Equestrian Estates Drive.
4. Peak Hours -- The AM, PM and weekend peak hour traffic volume counts will be conducted on a Tuesday, Wednesday or Thursday while school is in session.
5. Roadway Analysis -- Existing streets will be inventoried to determine street widths, speed limits, number of travel lanes, sight distance measurements at the site access point onto Red Schoolhouse Road, and prevailing speeds of traffic on Red Schoolhouse Road. Road profiles of the proposed site access road shall be provided.
6. Pedestrian Access - The availability of Pedestrian access to Red Schoolhouse Road and surrounding community shall be identified.



7. Mass Transportation – A discussion of mass transit alternatives shall be provided including TOR and T.R.I.P.S options.
8. Analysis of Impacts -- The capacity of each intersection for the existing, no-build, and build conditions will be calculated. The potential traffic generation resulting from the proposed use will be estimated based on the most current Institute of Transportation Engineer's *Trip Generation Manual*.
9. Mitigation -- Mitigation in the form of recommendations for roadway and intersection improvements, traffic controls, and future monitoring, shall be identified.

#### **H. Historic & Archaeological Resources**

1. The NYS DEC Environmental Mapper will be reviewed for information from the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) to determine the potential for any historic and archaeological resources to be present on the project site. Any identified resources in the vicinity of the project site shall be described.
2. If the OPRHP review indicates any potential for resources a field survey will be conducted to identify any cultural resources near the site.
3. The DEIS will describe the findings of any cultural resource survey performed to assess potential impacts to cultural resources.
3. If necessary, mitigation measures, or alternatives considered as deemed advisable by a professional archaeologist or OPRHP will be identified.

#### **I. Aesthetic Resources**

1. Describe through the use of narrative text and graphics (photographs or sight line profiles) the existing visual character of the project site and its environs within ½ mile.
2. Describe through text, photographic simulations, plans, visual sight line profiles, or other graphic representations, the change in visual character resulting from implementation of the proposed action through loss of vegetation, proposed landscaping, new construction, proposed lighting and effects on views of the subject property from surrounding roadways and affected public places, if any.
3. Describe mitigation measures proposed to lessen the visual impact of the proposed action including but not limited to architectural design, building orientation, proposed landscaping, and preservation of existing vegetation.

#### **J. Energy Resources**

1. The DEIS will include a discussion of energy sources to be used, anticipated levels of energy consumption, and any applicable energy conservation measures proposed.

#### **IV. UNAVOIDABLE ADVERSE IMPACTS**

This section of the DEIS will identify impacts that are likely to occur despite mitigation measures, and will assess the adverse implications of these unavoidable impacts.

#### **V. ALTERNATIVES**

This section of the DEIS will evaluate and compare alternatives to the proposed action, which are listed below. The following alternatives will be studied:

- A.** The “No Action” Alternative as required under 6 NYCRR 617.9.b.5.
- B.** Existing Zoning Alternative
- C.** Alternative project design - - Flex Space Warehouse

#### **VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**

Identification of those natural and man-made resources consumed, converted or otherwise made unavailable for future use as a consequence of the proposed action.

#### **VII. GROWTH INDUCING ASPECTS**

A description and analysis of potential growth-inducing aspects of the project will be provided. Special attention will be paid to how the development of the proposed action might affect local business, population characteristics, community character and community services.

#### **VIII. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES**

A description of the effect of the proposed action on the short- and long-term use and conservation of energy resources will be provided including ways to reduce inefficient or unnecessary consumption during construction and long-term operation.

#### **IX. APPENDICES**

The appendices will include a list of all underlying studies and reports relied upon in preparing the DEIS, technical exhibits and studies (including the Storm Water Pollution Prevention Plan, Traffic Impact Study, etc.), background information relevant to the proposed action such as this Scoping Document and other relevant SEQR documents, and relevant correspondence with involved agencies and persons.

## **X. Distribution**

A copy of this document will be sent to the following:

### Lead Agency

Village of Chestnut Ridge  
Village Board  
277 Old Nyack Turnpike  
Chestnut Ridge, NY 10977

### Involved Agencies

#### *New York State*

Commissioner  
NYS Department of Environmental Conservation  
625 Broadway  
Albany, NY 12233

Regional Permit Administrator  
NYS Department of Environmental Conservation  
Region 3  
21 South Putt Corners Road  
New Paltz, NY 12561

US Army Corps of Engineers, NY District  
Attn: Regulatory Branch, Room 16-406  
26 Federal Plaza  
New York, NY 10278-0090

#### *Rockland County*

Arleen Miller  
Rockland County Planning Department  
239 GML Referral  
Robert L. Yeager Health Center  
Building T, 50 Sanatorium Road,  
Pomona, NY 10970

Patricia Schnabel Ruppert, Commissioner of Health  
Rockland County Department of Health  
Robert L. Yeager Health Center  
Building D, 50 Sanatorium Road  
Pomona, NY 10970

Charles Vezzetti – Superintendent of Highways  
Rockland County Highway Department  
23 New Hempstead Road  
New City, New York 10956

Charles Vezzetti  
Rockland County Drainage Agency RCDA  
23 New Hempstead Road  
New City, New York 10956

*Village of Chestnut Ridge*

Rosario Presti Jr., Mayor & Board of Trustees – Zone Amendment  
Chestnut Ridge Village Hall  
277 Old Nyack Turnpike  
Chestnut Ridge, NY 10977

Allan Rubin - Chairman  
Chestnut Ridge Planning Board – Site Plan Approval  
Chestnut Ridge Village Hall  
277 Old Nyack Turnpike  
Chestnut Ridge, NY 10977

*Interested Agencies*

Building Inspector – Village of Chestnut Ridge  
Chestnut Ridge Village Hall  
277 Old Nyack Turnpike  
Chestnut Ridge, NY 10977

Martin Spence – Consulting Engineer  
Chestnut Ridge Village Hall  
277 Old Nyack Turnpike  
Chestnut Ridge, NY 10977

Chief  
Ramapo Police Department  
237 Route 59  
Suffern NY 10901

Chief  
South Spring Valley Fire Department  
26 Red Schoolhouse Road  
Spring Valley, NY 10977

William Faist Volunteer Ambulance  
3 Red Schoolhouse Road  
Chestnut Ridge, NY 10977

Ms. Deborah Wortham - Superintendent  
East Ramapo School District  
105 South Madison Avenue  
Spring Valley, NY 10977

Project Applicant

Equestrian Estates – Attention Joel Weber  
4104 First Avenue  
Brooklyn, NY 11232

Project Attorney

Ira Emanuel, Esq.  
4 Laurel Road, New City, NY 10956

Environmental Planner

Ann Cutignola - AICP  
TIM MILLER ASSOCIATES, INC.  
10 North Street, Cold Spring, NY 10516

Project Engineer

Mike Finan P.E.  
LANGAN ENGINEERING  
One North Broadway, White Plains, NY 10601

Project Architect

John Montoro - RA, AIA  
Montoro Architect Group  
150 Saddle River Road  
Saddle River NJ 07458

State Environmental Quality Review  
**POSITIVE DECLARATION**  
Notice of Intent to Prepare a Draft EIS  
Determination of Significance

**Project Number**

**Date** August 20, 2020

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The *Board of Trustees of the Village of Chestnut Ridge* as lead agency, has determined that the proposed action described below may have a significant impact on the environment and that a Draft Environmental Impact Statement will be prepared.

**Name of Action: Equestrian Estates**

**SEQR Status:**                   Type 1             
  Unlisted       

**Scoping:**                    No      Yes    If yes, indicate how scoping will be conducted:

*The Petitioner will issue a draft scope identifying issues that need to be addressed and explaining why those issues are important and covering those areas required to be addressed by NYCRR 617.8. The Draft Scope will be transmitted to the other involved agencies for comment, and a public hearing will be held to allow for public input approximately 30 days after the lead agency has received the Draft Scope.*

**Description of Action:**

The project sponsor intends to request a Zoning Code Amendment to create a new Floating Zone for Planned Unit Development (PUD) zone which would permit development of a mixed use residential/commercial community. The proposed Development project includes a continuum of residential housing options which function as a neighborhood community. The proposed project will include 84 2-bedroom market-rate rental apartments; 62 market-rate 3-bedroom semi-attached condominium units for sale; and 118 predominantly 2-bedroom Senior Housing rental units, at least half of which will be restricted to residents over 55 years of age. The development also contains community amenities including a clubhouse, pool, tennis courts, basketball courts and walking trails. There is 1.8 acre nature center/open space area provided in the northeast portion of the development, plus other open areas. The market-rate rental apartments will be located over approximately 38,000 square foot of first floor retail/commercial space, there is an additional commercial pad located north of the mixed use buildings to accommodate a single story building of up to 7,500 square feet. The project site is connected to existing municipal water and sewer service. Site development plan will require Site Plan and Subdivision approval from the Village of Chestnut Ridge.

**Location:** The proposed project site is approximately 39.6 acres in size and is composed of the following tax lots in the Village of Chestnut Ridge; Section 68.09 - Block 2 - Lots 9,10, 11, 12, & 22 and Section 68.13 – Block 1 Lot 6. The site is located on the east side of Red Schoolhouse Road, south of the Garden State Parkway entrance. Site Location Map Attached.

**Reasons Supporting This Determination:**

There appears to be the potential for adverse impacts associated with construction near steep slope areas; a potential for an increase in the volume or rate of discharge of stormwater from the site; a potential for impacts to flora, fauna ecology and/or wetland habitat; a potential for impacts from an increase in residential density and the resultant increase in demand for community services including emergency services, utilities and energy; a potential increase in traffic generated from or associated with the proposed action on the present patterns of transportation, potential adverse impacts on the existing character and growth patterns of the community, historic, prehistoric or archaeological resources.

**FOR FURTHER INFORMATION:**

Contact Person: *Hon. Rosario Presti Jr., Mayor*

Address: *277 Old Nyack Turnpike, Village of Chestnut Ridge, New York 10977*

Telephone Number: *845-425-2805*

**A copy of this notice must be sent to:**

Department of Environmental Conservation, 50 Wolf Road, Albany, New York 12233-1750

Chief Executive Officer, Village of Chestnut Ridge

Any person requesting a copy

All Involved agencies

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Equestrian Estates		
Project Location (describe, and attach a general location map): East of Red SchoolHouse Road; West of S Pascack Road; North of the Village Boundary with Orangetown. See attached map.		
Brief Description of Proposed Action (include purpose or need): The proposed project site is approximately 39.6 acres in size and is composed of the following tax lots in the Village of Chestnut Ridge; Section 68.09 - Block 2 - Lots 9,10, 11, 12, & 22 and Section 68.13 – Block 1 Lot 6. The project sponsor intends to request a Zoning Code Amendment to create a new Floating Zone for Planned Unit Development (PUD) zone which would permit development of a mixed use residential/commercial community. The proposed Development project includes a continuum of residential housing options which function as a neighborhood community. The proposed project will include 84 2-bedroom market-rate rental apartments; 62 market-rate 3-bedroom semi-attached condominium units for sale; and 118 predominantly 2-bedroom Senior Housing rental units plus community amenities including a clubhouse, pool, tennis courts, basketball courts and walking trails. There is 1.8 acre nature center/open space area provided in the northeast portion of the development, plus other open areas. The market-rate rental apartments will be located over approximately 38,000 square foot of first floor retail/commercial space, there is an additional commercial pad located north of the mixed use buildings to accommodate a single story building of up to 7,500 square feet. (Refer to Attached Site Layout Plan). The project site is connected to existing municipal water and sewer service. Site development plan will require Site Plan and Subdivision approval from the Village of Chestnut Ridge.		
Name of Applicant/Sponsor: Joel Weber		Telephone: 718.437.6937 x 104 E-Mail: joel@horsepowernyc.com
Address: 4104 1st Avenue		
City/PO: Brooklyn	State: New York	Zip Code: 11232
Project Contact (if not same as sponsor; give name and title/role): Ann Cutignola, AICP, Senior Planner, Tim Miller Associates		Telephone: 845.265.4400 E-Mail: acutignola@timmlerassociates.com
Address: 10 North Street		
City/PO: Cold Spring	State: New York	Zip Code: 10516
Property Owner (if not same as sponsor): Pascack WL Holdings, LLC and Pascack WL Holdings Group, LLC		Telephone: 718.437.6937 x 104 E-Mail: joel@horsepowernyc.com
Address: 4140 1st Avenue		
City/PO: Brooklyn	State: New York	Zip Code: 11232



**B. Government Approvals**

**B. Government Approvals, Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Zoning Amendment	September 2018
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Site Plan and Subdivision Approval	TBD
c. City Council, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Rockland County Drainage Agency	TBD
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Rockland County Health Department Rockland County Planning GML Review	TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS Health Department	TBD
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ACOE Wetland Jurisdictional Determination	TBD
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? YesNo

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? YesNo

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? YesNo

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) YesNo

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? YesNo

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
Current Zoning is Laboratory Office (LO) and Medium Density Residential R-35. Refer to attached Zoning Map

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
If Yes,  
i. What is the proposed new zoning for the site? Planned Unit Development (PUD).

**C.4. Existing community services.**

a. In what school district is the project site located? East Ramapo

b. What police or other public protection forces serve the project site?  
Town of Ramapo Police Department

c. Which fire protection and emergency medical services serve the project site?  
South Spring Valley Fire Department

d. What parks serve the project site?  
Childrens Park Ramapo Town Park, Pascack Brook Town Park, Spook Rock Town Pool, Harriman State Park.

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed Use Residential / Commercial

b. a. Total acreage of the site of the proposed action? 39.6 acres  
b. Total acreage to be physically disturbed? 35.3 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 58.0 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
Mixed Use

ii. Is a cluster/conservation layout proposed?  Yes  No  
iii. Number of lots proposed? 3  
iv. Minimum and maximum proposed lot sizes? Minimum 7.9 Maximum 21.4

e. Will proposed action be constructed in multiple phases?  Yes  No  
i. If No, anticipated period of construction: \_\_\_\_\_ months  
ii. If Yes:  
• Total number of phases anticipated 2  
• Anticipated commencement date of phase 1 (including demolition) March month 2020 year  
• Anticipated completion date of final phase March month 2022 year  
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

Project will be built in phases dictated by market conditions. the applicant may start with one of the mixed use/rental buildings, then one of the Senior Buildings, then the club house plus 6 to 8 of the Townhouse units and continue construction as the market dictates.

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	32	_____	100
At completion of all phases	2	62	_____	202

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures 3  
 ii. Dimensions (in feet) of largest proposed structure: 55' height; 87' width; and 268' length  
 iii. Approximate extent of building space to be heated or cooled: 45,500 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: Stormwater retention  
 ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_  
 iii. If other than water, identify the type of impounded/contained liquids and their source.  
n/a  
 iv. Approximate size of the proposed impoundment. Volume: 49,390 million gallons; surface area: 9,970 acres  
 v. Dimensions of the proposed dam or impounding structure: 8' height; 235' length  
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):  
Earth Fill

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_  
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): \_\_\_\_\_  
 • Over what duration of time? \_\_\_\_\_  
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_  
 v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres  
 vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres  
 vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet  
 viii. Will the excavation require blasting?  Yes  No  
 ix. Summarize site reclamation goals and plan: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): < 0.1 acre disturbance to unnamed ACOE wetlands.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:  
Minor reduction in wetland area, <0.1 acre to provide road crossing over the stream. No alteration of channels, banks or shorelines.

---

iii. Will proposed action cause or result in disturbance to bottom sediments?  Yes  No  
 If Yes, describe: \_\_\_\_\_

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No  
 If Yes:

- acres of aquatic vegetation proposed to be removed: < 0.1 acre
- expected acreage of aquatic vegetation remaining after project completion: 1.3 acres
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_  
Road Crossings
- proposed method of plant removal: Excavation
- if chemical/herbicide treatment will be used, specify product(s): None

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_  
None required, None proposed

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c. Will the proposed action use, or create a new demand for water?  Yes  No  
 If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 77,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No  
 If Yes:

- Name of district or service area: Suez, New York
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No  
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: Lake DeForest

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No  
 If, Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), maximum pumping capacity: \_\_\_\_\_ gallons/minute.

---

d. Will the proposed action generate liquid wastes?  Yes  No  
 If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ up to 77,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_  
Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No  
 If Yes:

- Name of wastewater treatment plant to be used: Rockland County Sewer Treatment Plant
- Name of district: Rockland County Sewer District #1
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

Yes  No  
 Yes  No  
 If Yes:
 

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 No capacity expansions are anticipated. Existing sewer lines will be extended into the site to serve the new residential units.

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:
 

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):  
 \_\_\_\_\_  
 \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

---

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:
 

- How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or 16 acres (impervious surface)  
 \_\_\_\_\_ Square feet or 39.6 acres (parcel size)
- Describe types of new point sources. Refer to Attached SWPPP  
 \_\_\_\_\_
- Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
On-site stormwater management facilities. Refer to Attached SWPPP for details  
 \_\_\_\_\_  
  - If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 \_\_\_\_\_
  - Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:
 

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 \_\_\_\_\_
- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_
- Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 \_\_\_\_\_

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:
 

- Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No
- In addition to emissions as calculated in the application, the project will generate:
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
  - \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No  
 If Yes:  
 i. Estimate methane generation in tons/year (metric): \_\_\_\_\_  
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No  
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No  
 If Yes:  
 i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.  
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_  
 1 semi trailer daily anticipated  
 iii. Parking spaces: Existing 575 Proposed 642 Net increase/decrease 67  
 iv. Does the proposed action include any shared use parking?  Yes  No  
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:  
Construction of new access from the project site to Red Schoolhouse Rd and to Loescher Lane; Construction of an Emergency Access to Gary Drive  
 vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?  Yes  No  
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No  
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No  
 If Yes:  
 i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
 TBD  
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
via grid/local utility Orange & Rockland, subsidiary of Con Edison  
 iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

l. Hours of operation. Answer all items which apply.  
 i. During Construction:  
 • Monday - Friday: 8 am to 7 pm  
 • Saturday: 8 am to 7 pm  
 • Sunday: 8 am to 7 pm  
 • Holidays: 8 am to 7 pm  
 ii. During Operations:  
 • Monday - Friday: 7 am to 11 pm  
 • Saturday: 7 am to 11 pm  
 • Sunday: 7 am to 11 pm  
 • Holidays: 7 am to 11 pm

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 i. Provide details including sources, time of day and duration:  
Potential Construction Noise; Construction Activities will be limited to the hours of 8 am to 7 pm per the Village of Chestnut Ridge Code requirements.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: On-site tree removal to permit construction.

---

n.. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
Refer to Lighting Plan Sheets LP-1, LP-2, and LP-3

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: On-site tree removal to permit construction.

---

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:  
Restaurants will be permitted under the PUD Zoning and may produce odors. Odors are also possible from refuse.

---

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No  
 If Yes:  
 i. Product(s) to be stored \_\_\_\_\_  
 ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)  
 iii. Generally describe proposed storage facilities: \_\_\_\_\_

---

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No  
 If Yes:  
 i. Describe proposed treatment(s):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No  
 If Yes:  
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:  
 • Construction: \_\_\_\_\_ up to 2 tons per \_\_\_\_\_ month (unit of time)  
 • Operation : \_\_\_\_\_ approximately 38 tons per \_\_\_\_\_ month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: Limited opportunities to recycle demolition debris  
 \_\_\_\_\_  
 • Operation: Recycle all appropriate materials as part of everyday operations.  
 \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: Rockland County Transfer Station  
 \_\_\_\_\_  
 • Operation: Rockland County Transfer Station  
 \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
 • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
 • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
 \_\_\_\_\_  
 \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): Equestrian Activities  
 ii. If mix of uses, generally describe:  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	6.6 acres	16.0 acres	+ 9.4 acres
• Forested	30.1	3.7 acres	- 26.4 acres
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0 acres	0 acres	0 acres
• Agricultural (includes active orchards, field, greenhouse etc.)	0 acres	0 acres	0 acres
• Surface water features (lakes, ponds, streams, rivers, etc.)	1.5 acres	1.5 acres	0 acres
• Wetlands (freshwater or tidal)	1.4 acres	1.3 acres	< 0.1 acres
• Non-vegetated (bare rock, earth or fill)	0 acres	0 acres	0 acres
• Other Describe: <u>Lawn &amp; Landscaping</u>	0 acres	17.1 acres	+ 17.1 acres



c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities: \_\_\_\_\_  
\_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_  
\_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
\_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_  
\_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_  
\_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_  
\_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

---

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ approximately 6' feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site:

WeB	_____	80 %
WeD	_____	20 %
	_____	%

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 3' to 5' feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 100 % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 60 % of site  
 10-15%: \_\_\_\_\_ 17 % of site  
 15% or greater: \_\_\_\_\_ 23 % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

---

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No  
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Tributary of Pascack Brook Classification C
- Lakes or Ponds: Name none Classification \_\_\_\_\_
- Wetlands: Name Unnamed Approximate Size 1.4 acres
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

---

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100 year Floodplain?  Yes  No

k. Is the project site in the 500 year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border-bottom: 1px solid black;">White Tail Deer</td> <td style="width: 50%; border-bottom: 1px solid black;">Ground Hogs, Racoons</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Field Mice, Gray Squirrels</td> <td style="border-bottom: 1px solid black;">Birds</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Possum, Skunks</td> <td></td> </tr> </table>		White Tail Deer	Ground Hogs, Racoons	Field Mice, Gray Squirrels	Birds	Possum, Skunks	
White Tail Deer	Ground Hogs, Racoons						
Field Mice, Gray Squirrels	Birds						
Possum, Skunks							
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>							
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p>							
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p>							
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>							
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>							
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>							
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>							
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark:    <input type="checkbox"/> Biological Community    <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>							
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>							

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  Yes  No

If Yes:  
 i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District  
 ii. Name: \_\_\_\_\_  
 iii. Brief description of attributes on which listing is based: \_\_\_\_\_

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  Yes  No

g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  No

If Yes:  
 i. Describe possible resource(s): \_\_\_\_\_  
 ii. Basis for identification: \_\_\_\_\_

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  Yes  No

If Yes:  
 i. Identify resource: Palisades Interstate Parkway  
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Scenic Byway  
 iii. Distance between project and resource: \_\_\_\_\_ 4 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  No

If Yes:  
 i. Identify the name of the river and its designation: \_\_\_\_\_  
 ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  Yes  No

**F. Additional Information**

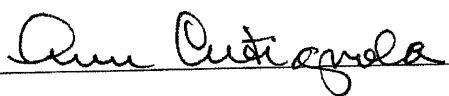
Attach any additional information which may be needed to clarify your project.

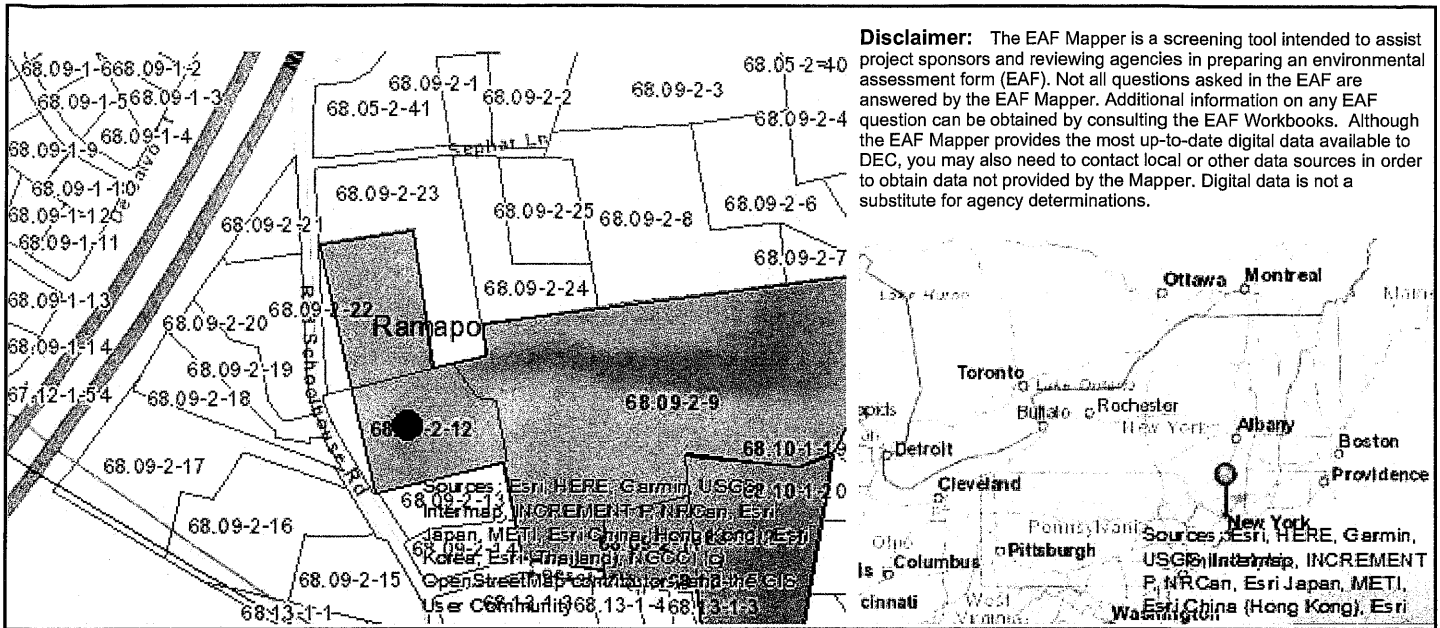
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Ann Cutignola, AICP Date Last Revised June 6, 2019

Signature  Title Senior Planner - Tim Miller Associates



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	865-170
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses: Pascack Brook and tribs, within NYS – Unknown Toxicity – Recreation; Aquatic Life
E.2.i. [Floodway]	No

E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d. [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No