

**Kent Farm
Planned Adult Community**

Golf Links Road

Town of Wawayanda

Orange County

Final Environmental Impact Statement

Volume I

Prepared by:

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October 28, 2015

Lead Agency:
Town of Wawayanda Planning Board
80 Ridgebury Hill Road
Slate Hill, NY 10973
845-355-5712

Contact Person:
Barbara Parsons
Chairperson

6NYCRR PART 617.21

**FINAL ENVIRONMENTAL IMPACT
STATEMENT (FEIS)**

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List of Acronyms

AB	Agricultural Business
ACOE	Army Corps of Engineers
ADA	Americans with Disabilities Act
AEC	Alpine Environmental Consultants, Inc.
AGL	Above Grade Level
amsl	Above mean sea level
AR	Agricultural Residential
ASTM	American Society of Testing Materials
BMP	Best Management Practices
CEA	Critical Environmental Area
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CFR	Code of Federal Regulations
cm	Centimeter
CNG	Compressed Natural Gas
dB	Decibels
dBA	Decibels A-weighted
DEC	New York State Department of Environmental Conservation
DEIS	Draft Environmental Impact Statement
EAF	Environmental Assessment Form
ECL	Environmental Conservation Law
EDR	Environmental Data Resources, Inc.
EIS	Environmental Impact Statement
EMS	Emergency Medical Services
EPA	United States Environmental Protection Agency
ER	Exurban Residential
ESA	Environmental Site Assessment
F	Fahrenheit
FHWA	Federal Highway Administration
ft	Feet
FWP	Freshwater Wetlands Program
GIS	Geographic Information System
gpd	Gallons Per Day
gpm	Gallons Per Minute
GPS	Global Positioning System
HCM	Highway Capacity Manual
HCS	Highway Capacity Software
IBC	International Building Code
I	Interstate
IES	Illuminating Engineering Society
km	Kilometer
LOS	Level of Service
m	Meter
MC	Mixed Commercial
mg/l	milligrams per liter

mm	millimeter
m/s	Meters per Second
MSL	Mean Sea Level
MTA	Metropolitan Transit Authority
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NFPA	National Fire Protection Association
NHPA	National Historic Preservation Act
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resources Conservation Service
NRHP	Natural Register of Historic Places
NWA	National Wilderness Area
NWI	National Wetland Inventory
NWP	Nationwide Permit Program
NWR	National Wildlife Refuge
NWS	National Weather Service
NYAAQS	New York Ambient Air Quality Standards
NYCRR	New York Code of Rules and Regulations
NYNHP	New York Natural Heritage Program
NYSDEC	New York State Department of Environmental Conservation
NYSDOT	New York State Department of Transportation
NYSOPRHP	New York State Office of Parks, Recreation, and Historic Preservation
ODP	Off-site Discharge Point
O&M	Operations and Maintenance
OPRHP	New York State Office of Parks, Recreation & Historic Preservation
O&R	Orange & Rockland
OSHA	Occupational Safety and Health Act
PAC	Planned Adult Community
PILOT	Payment in Lieu of Taxes
POTW	Public Owned Treatment Works
ppm	Parts Per Million
psi	Pounds Per Square Inch
RCRA	Resource Conservation and Recovery Act
RCRIS	Resource Conservation and Recovery Information System
RIMS II	Regional Input-Output Modeling System
ROW	Right-of-Way
SASS	Scenic Areas of Statewide Significance
SEQR	State Environmental Quality Review Act
SHPO	State Historic Preservation Office
SMDM	NYSDEC Stormwater Management Design Manual
SPCC	Spill Prevention Control and Countermeasure Plan
SPDES	State Pollutant Discharge Elimination System
SR	Suburban Residential
STPs	Shovel Test Pits
SWPPP	Stormwater Pollution Prevention Plan
TC	Town Commercial

TOGS	Division of Water Technical & Operational Guidance Series
USDA	United States Department of Agriculture
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	Underground Storage Tanks
UTM	Universal Transverse Mercator
VIA	Visual Impact Assessment
WQC	Water Quality Certification
WSRR	Wild, Scenic and Recreational Rivers

A. EXECUTIVE SUMMARY

This Final Environmental Impact Statement (FEIS) has been prepared in accordance with Article 8 of the State Environmental Quality Review Act (SEQRA) of the Environmental Conservation Law, and conforms to Section 8-0113 of said Conservation Law, and the rules and regulations set forth in 6NYCRR Part 617. Part 617 provides the statewide regulatory framework and guidelines for consideration of this proposed Type 1 action. This FEIS addresses all substantive comments with regard to the DEIS for the proposed Kent Farm Project owned by 382 Golf Links LLC. 382 Golf Links LLC is the Project Sponsor for the Planned Adult Community (PAC) proposed for the site.

In review, the DEIS for the proposed facility was originally submitted to the Town of Wawayanda Planning Board, as Lead Agency, on January 7, 2013. The DEIS was revised in accordance with Lead Agency and Town consultant comments, and resubmitted for completion review on July 19, 2013, and subsequently on November 13, 2013. The revised document was accepted as complete by the Town of Wawayanda Planning Board, as Lead Agency on April 9, 2014 in order to solicit public comment. Notice of the availability of the DEIS for review was published in the NYSDEC Environmental Notice Bulletin (ENB), in the Times Herald Record, and online at; www.alpinekentfarm.com. Copies of the DEIS were available for review at the Town of Wawayanda Town Hall, and Thrall Library in Middletown. The DEIS Public Hearing was held on May 14, 2014 and the close of the public comment period set for June 14, 2014 by the Lead Agency at that time. Involved and interested reviewing agencies were solicited for comments on the DEIS to be incorporated into the public record.

The FEIS for the proposed Kent Farm PAC has been prepared to accurately reflect and thoroughly respond to all substantive verbal and written statements received during the open public comment period. For comprehensibility, the FEIS has been arranged in a format similar to the DEIS. The comments, indicated by italic type, have been grouped under their most appropriate heading and identification of the commenter(s) have been included. A copy of the written comments are provided in the appendix of this document. No verbal comments were received during the SEQR Public Hearing. The FEIS incorporates the revised plan, the DEIS,

and all appendices by reference. In accordance with the State Environmental Quality Review Act (SEQRA), this document provides an opportunity for the Town of Wawayanda Planning Board, as Lead Agency, to examine the proposed mitigation measures relative to the environmental, social, and economic considerations attributable to the Proposed Action, prior to issuing a Findings Statement that will govern the environmental aspects of all approvals.

The current site plan has been developed with consideration towards reducing the overall impacts of the project. Refinements in the plan to further mitigate the identified potential impacts have been made and shall be incorporated in the final site plans. As proposed, the current plan meets all Federal, State and Town requirements with regard to air, water, noise, visual screening and other environmental controls, and mitigates all impacts to the maximum extent practicable.

The proposal reflected in the FEIS and the attached plan has been revised where appropriate in response to comments received during the DEIS comment period.

Plan revisions attributable to comments received during the SEQR review and generally during the DEIS/FEIS period include:

1. Grading and landscaping to improve buffering/sight distance along CR 50;
2. Improved erosion control measures;
3. Refined and updated site plan details;
4. Revisions to the placement of utilities in the CR 50 corridor.

SEQR requires a Final EIS to consist of: the Draft EIS, incorporated in full, by reference, copies or a summary of the substantive comments received and their source (whether or not the comments were received in the context of a hearing); and the Lead Agency's responses to all substantive comments. It is the Lead Agency's responsibility to determine the adequacy and accuracy of the Final EIS. All written comments made during the public comment period are contained in Appendix A of this document, under "Correspondence."

The proposed project is classified as a Type 1 action. It was the subject of a coordinated review by other involved regulatory agencies to determine lead agency status and potentially significant environmental impacts. The sequence of events which have taken place regarding the SEQR process are as follows:

- Original application submitted including Long Form EAF
- Action subject to SEQR
- Declaration of Planning Board's intention to become Lead Agency- July 27, 2011
- Lead Agency status confirmed- September 14, 2011
- Positive Declaration – October 26, 2011
- Scoping Session- April 27, 2012
- Submission of DEIS – January 7, 2013
- Submission of revised DEIS – July 19, 2013
- Submission of revised DEIS – November 13, 2013
- Acceptance of DEIS – April 9, 2014
- Public comment period provided; SEQR Hearing on DEIS, May 14, 2014; through close of written comment period on June 14, 2014.

The potentially significant environmental impacts were identified by the Town of Wawayanda Planning Board and analyzed in the DEIS. The following potential impact areas were the subject of substantive comments received by the Lead Agency during the public comment period:

- A. Surface Water Resources
- B. Wetlands
- C. Transportation
- D. Land Use
- E. Water and Wastewater
- F. Utilities
- G. Socioeconomic Impacts
- H. Cultural Resources

At the time of issuance of this DEIS by the Lead Agency, the following approvals/permits were identified as being necessary for implementation of the Proposed Action.

United States Army Corps of Engineers

Jurisdictional Determination and Nationwide Permit

New York State Department of Environmental Conservation (NYSDEC)

SPDES General Permit for Stormwater Discharges from Construction Activities

Section 401 Water Quality Certificate, pending ACOE decision

Approval for Sewer Extension

Potential WSA for Town of Wallkill service expansion

Orange County Department of Health

Approval for Water and Sewer Extensions

Realty Subdivision

Orange County Planning Department

Advisory Recommendation

GML 239 L, M, N Approvals

Orange County Department of Public Works

Highway Work Permit

Town of Wawayanda Planning Board

Site Plan Approval

Subdivision

Town of Wawayanda Town Board

Approval for Water and Sewer Extensions

PAC Approval

Potential Transportation Corporation Approval

Town of Wallkill Town Board

Out-of-District User Agreement

Copies of the DEIS were circulated to the above agencies, and all interested agencies, noted in proceeding Section 1.4, in accordance with the requirements of Subpart 617.6 (3). All substantive comments received from the agencies are incorporated in the Correspondence section of this FEIS, Appendix A.

All descriptions, comments, evaluations, and recommendations regarding the potential beneficial and adverse environmental impacts associated with the Proposed Action are based on data and information available at the time of printing of this document. AEC assumes no responsibility for extrapolations or statements made by others concerning matters or issues which do not appear in this document.

1.0 INTRODUCTION

Section 1 of this FEIS provides a description of the Project Site and location, site history, existing land uses and zoning, site access, and the surrounding road network in the Town of Wawayanda. This section also includes a description of the public need for the project, an evaluation of social and economic benefits of the project, the objectives of the Project Sponsor, and an evaluation on conformance with the Town Comprehensive Plan and Zoning Law.

The need for housing options for older Americans is increasing as the average age of the population increases. Accordingly, there is now a growing demand for active adult communities that allow seniors to live independent lives and age in place.

Active adult communities, when properly designed, allow older home buyers to occupy smaller homes with such design elements as first-floor bedrooms, single-story living, and small lots or condominiums requiring minimal homeowner maintenance. Such communities typically offer lifestyle amenities such as common open space and recreation facilities. Active adult communities have proven to be great neighbors. They offer peaceful, low maintenance settings for residents. Home buyers in these communities, and the developers operating rental units and commercial properties, pay taxes, providing surplus income for schools and municipalities.

1.1 Project Location

The Kent Farm occupies a 36-acre site identified as Town of Wawayanda tax lot 1-1-38.1. The project site is located on the north side of Golf Links Road, also known as County Road 50, in the Town of Wawayanda, Orange County in southeastern New York. The site is primarily a suburban setting of farmland with scattered homes, located east of the hamlet formerly known as Denton. It is bounded to the south by Golf Links Road, to the north it is generally contiguous to Monhagen Brook, and it is bounded to the east and west by vacant land. The site is traversed by the Marcy South power line. Highway access to and from the Kent Farm site is via Golf Links

Road (CR 50), a two lane secondary highway maintained in good condition by the Orange County Department of Public Works. Figure 1 shows the Project location on a local scale, using a USGS base map.

1.2 Project Description

The proposed Kent Farm PAC consists of 150 age-restricted units (54 detached and 96 attached) for persons 55-years and older. The Proposed Action also includes a club house, recreational amenities, preservation of natural areas as open space, and the construction of 10,000 SF of commercial space. The Applicant has petitioned the Town of Wallkill, seeking an out-of-district user agreement for water and sewer services.

The Town of Wawayanda Town Board originally approved the Planned Adult Community floating zone designation for the Kent Farm Project in May of 2010. The PAC approval was amended to reflect refinements in the Project phasing on May 21, 2013.

As noted above, the preferred alternative for water and sewer service is as an out-of-district user through the Town of Wallkill. Alternatives for on- site water supply and wastewater disposal, including construction of a WWTP on site were evaluated by the Project Sponsor. Following that evaluation, and input from the Town of Wawayanda, the Wallkill alternative was selected. A master plan level map of the CR 50 corridor is shown in Figure 2.

If the preferred alternative; water and sewer service from the Town of Wallkill, is not implemented, it is anticipated that the Lead Agency will require a Supplemental EIS to evaluate the potential impacts of other alternatives.

With respect to need, the proposed Kent Farm development is warranted in light of the continued local and regional need for middle-aged to senior housing. In terms of benefits, the proposed operation will serve to supply a needed resource to the community by providing a local, environmentally responsible site for a medium scale residential development. The location and accessibility of the site will provide for the needs of the community in an economical manner. In

addition, a direct benefit to the Town, County, and School District will be created with respect to tax revenue generated by the site given the assumption of the proposed use. A PAC can be expected to generate no demand with respect to school children.

The Project Sponsor has proposed a phased development approach. Phase 1 is not structurally dependent on subsequent Phases. The Phases identified are also time-independent. If the demand for the single family or commercial elements of the Project is high early in the site development process, additional resources will be committed to the development of those units. The phasing thresholds set forth in the PAC approval resolution are therefore, minimum targets. If the demand for single family homes, for example, exceeds the minimum thresholds, the Project Sponsor may develop additional single family homes at any time in the process, provided all necessary site infrastructure has been constructed, or bonded; subject to the necessary Town approvals.

An aerial photograph of the site is shown in Figure 3; Figure 4 illustrates a small scale overview of the proposed site development. Site improvements related to meeting all regulatory requirements for water, wastewater, stormwater, and access shall be completed in Phase 1.

The overall phasing of the project development is defined as follows:

Phase 1

Phase 1 will be initiated by commencement of the earthwork on site and installation of the water and sewer service from the Town of Wallkill.

Phase 1 will consist of 96 rental apartments in 12 two-story buildings.

Phase 1 will include construction of the recreation area after the first four of the 12 apartment buildings are constructed and prior to the issuance of the certificate of occupancy for the fourth apartment building.

As part of Phase 1, the pad for the proposed commercial building will be constructed. Final building design of the interior will be completed as the requirements of potential tenants are identified. The building will be constructed when the end users have been identified, whether this takes place during construction of Phase 1 or after.

As part of Phase 1, five single-family homes will be constructed prior to the issuance of the certificate of occupancy for the eighth of the 12 apartment buildings to be constructed, and five additional foundations for five single family homes will be constructed prior to the issuance of the certificate of occupancy for the twelfth of the 12 apartment buildings to be constructed. Once the threshold of five single family home pre-sales is reached, Phase 3 (single family detached homes) will be initiated, regardless of the status of Phases 1 and 2.

The project roadway will be graded, oil utilities installed as far as the five single family homes and five additional single family home foundations to be constructed as part of phase 1, and sedimentation/detention ponds constructed.

Phase 1 will incorporate the following procedural steps that will help to secure the proposed improvements for all the residents, and provide for completion of the Project:

- a) The Home Owners Association documents will be filed.
- b) The subdivision map for the single-family lots in Phase 1 and Phase 3 will be filed in the Orange County Clerk's office.

The project wide recreation area will be completed.

The pad for the proposed commercial building will be completed.

Landscaping to be completed for each building prior to issuance of a certificate of occupancy.

Phase 2

Phase 2 of the Proposed Action will include the build-out of the 10,000 SF commercial component.

Phase 3

Construction of remaining single family detached homes. Incomplete improvements shall be secured in accordance with Chapter 162 of the Town Code.

Phase 3 final wear course paving will be placed towards the end of the construction of the single family homes. Each Phase will incorporate the necessary infrastructure to support the demand for water, wastewater, stormwater management, etc. with that Phase.

This phasing breakdown is set forth on the site plans for the Project and therefore shall be an enforceable condition of approval.

Figure 1

Figure 2

Figure 3

1.2.1 Site Access/Easements

Highway access to and from the Project site is via Golf Links Road (CR 50), a two lane highway maintained in good condition by the Orange County DPW. Sole access into the site is expected to continue to be from Golf Links Road, which will be improved for access at the Project entrance, if the proposed Facility is constructed. All costs associated with the construction of these improvements will be borne by the Project Sponsor.

The site is marginally constrained by a power line easement along the north boundary, in favor of the New York Power Authority. The subject easement is shown on the attached Site Plan.

The Project design incorporates an easement over a portion of the adjoining property (1-1-67.2) to accommodate construction of a stormwater management pond. It is anticipated that any permits granted by the ACOE will also contain conditions requiring certain conservation easements.

1.2.2 Zoning, Adjoining Land Uses

The Project site lies predominantly within a district designated as SR or Suburban Residential District by the Town of Wawayanda. Moderate density residential development in the vicinity of the CR 50 corridor is a key element of Town Zoning. The SR district is intended to accommodate low to moderate density housing. The Town of Wawayanda Code, Chapter 195, sets forth the provisions applicable to the SR District.

The site is also located within the Rural Highway (RH) District. The RH District is intended to provide small scale commercial uses along designated transportation and commercial corridors in the Town along with compatible residential development. A detailed discussion of the Zoning applicable to the Project is found in Section 3.7 of the DEIS.

As noted above, the site is bounded by a variety of land uses. These include commercial, agricultural, and residential uses in the Town of Wawayanda, along the CR 50 corridor from the Wallkill town line to McVeigh Road.

The stated intent of the SR District is to provide the primary residential area of the Town, as well as a range of housing types. Central water and sewer and access to the regional transportation system are key elements.

As proposed, the Kent Farm project meets the stated intent of both the SR and RH Districts.

The following properties, identified by their tax lot designation, adjoin the site:

Wawayanda	1-1-25
"	1-1-48.11
"	1-1-53
"	1-1-26
"	1-1-30.2
"	1-1-38.2
"	1-1-67.2

1.2.3 Proposed Developing Setting

The physiognomy of the site is fairly uniform; the site is characterized by gently sloping terrain, open areas resulting from past agricultural activities, small areas of brush, a significant area of woods, and an emergent wetland area. Site utilization to date has been predominantly as agricultural lands most recently operated as a horse farm. Areas of the site have been seeded to grasses and site access roads have been maintained.

Construction and site development activities including landscaping are proposed for roughly 25 of the site's 36 acres.

Development of the site will include the following actions or improvements:

1. Excavation and grading. Site work will involve excavation and relocation of on-site material and the importation of granular materials for roads, drainage, etc.;
2. Installation of stormwater management facilities;
3. Construction of residential apartments and single family homes;
4. Installation of supporting facilities including the recreation area and the commercial building;
5. Landscaping, site lighting, signage.

Additionally, a significant volume of work will be conducted off-site, associated with installation of the proposed water mains and sewer in the CR 50 R.O.W. In order that stormwater runoff may be managed from the initiation of construction, excavation of the site will begin near the southeastern boundary in the area of the principal treatment/detention basin. Excavation will then progress towards the balance of the site where the initial residential units are to be located.

All excavation activities will be performed using conventional equipment including bulldozers, scrapers, front end loaders, hydraulic excavators, and dump trucks. During the course of all excavation activity and up until complete site stabilization, measures designed to both minimize erosion and contain sediments will be employed; these measures will include the use of silt fencing, swales, check dams, sediment traps, and the sedimentation basins. Topsoil stripped from the areas proposed for development will be stockpiled for final site landscaping and re-vegetation of the detention basins.

Site details including existing topography, affected area boundaries, proposed cuts, erosion and sedimentation control measures, etc. are indicated on the Site Plans provided. Final topography is indicated on the Site Plan, and will be maintained in slopes generally to the northwest and southeast, although somewhat gentler than the original slope. A small scale layout plan for the proposed development is shown in Figure 4.

Figure 4

1.3 Project Purpose, Need, and Benefits

The Proposed Action will contribute economic and fiscal benefits to the Town of Wawayanda and the region as a whole. The Proposed Action will have minimal impact on public services, since the Home Owner's Association (HOA) will provide trash removal, street maintenance, and recreation facilities. In addition, active adults will have a much lower community impact than younger residents and families. The Proposed Action will generate stable cash flow to be spent in local businesses and service establishments in the surrounding area. The Project will also have a positive fiscal benefit to the broader community including the Fire District, Orange County, etc. Moreover, annual property tax revenue will go the School District without adding to the school population. The development is expected to provide surplus income to the Town each year.

The Proposed Action will provide units for the growing elderly population, wishing to downsize. Nationwide, adults aged 55 and older now number almost 70 million, more than 24 percent of the population. As Baby Boomers age, this market segment will continue to grow to almost one-third of the country's population. As this age group grows, so will the demand for "Active Adult" communities that offer older home buyers the options and amenities they seek.

1.3.1 Applicable Zoning

In 2004, the Town embarked upon a review of the Comprehensive Plan and Zoning, culminating in the adoption of the current Comprehensive Plan in 2006. The 2006 Plan identifies refined study areas, and through its Plan Recommendation Map, a Suburban Residential use in the study area for this Proposed Action. On May 7, 2009 the Town adopted a new Zoning Law, the provisions of which shall govern the review, approval and development of the Kent Farm project.

The Town of Wawayanda Town Board originally approved the Planned Adult Community floating zone designation for the Kent Farm Project in May of 2010. The PAC approval was amended to reflect refinements in the Project phasing on May 21, 2013.

1.3.2 Public Need for the Project

The generation of adults who were born between 1946 and 1964, ages 49 to 67 years old, is currently the largest age group in the United States. Census Bureau figures indicate that the number of Americans age 55 and older has increased from 52.2 million (accounting for 21% of the total population) in 1990 to 59.3 million (still about 21%) in 2000, and to 70.0 million (24%) in 2010. At present, the Census Bureau projects the number of Americans age 55 and older to increase to 86.83 million (27% of the total population) by 2015.

The demand for active adult housing is also being driven by changes in family structure, changes in household incomes, early retirement, and longer life expectancies caused by healthier living and medical advances. U.S. citizens are living longer, and they are increasingly living independent from their children and extended families for many years after they retire. Furthermore, as evidenced by prevailing demographic information, active adults are often electing to stay within their current community.

Additionally, many workers in the 55 to 70 age bracket are choosing to simplify their living situation by “moving down” to a smaller home or apartment where services are provided.

With local populations continuing to age, municipalities throughout Orange County are seeing an increased demand for new housing types and communities that will accommodate the changing needs of their residents; primarily the need for smaller housing units.

Town residents have recognized the need for housing alternatives and voiced strong support for a greater diversity of housing types and sizes, well designed, low maintenance homes and communities will allow residents to simplify their current lifestyles without having to compromise their needs. Most importantly, it will enable current residents to remain in the community.

Considering the Project’s proximity to the new Orange Regional Medical Center, and the many professional and commercial enterprises in the Town of Wallkill, it is anticipated that many

active seniors may elect to downsize and “move in” closer to their place of employment, doctor’s office, or favorite commercial center. The Kent Farm project may help to centralize this segment of the population, bringing it closer to regular destinations, therefore condensing a large service area. This centralization of a portion of the over-55 population into new, energy efficient housing units, close to services will bring about beneficial effects in energy use, fuel consumption, and regional traffic loadings.

1.3.2.1 Age Restrictions, Children Policies, Recreation Area Rights

The Proposed Action consists of 150 age-restricted units for persons 55-years of age and older. The Project Sponsor proposes to enforce the age restriction through Legal Covenants, Lease Agreements, the Single Family Offering Plan, and its By-Laws. Occupancy will be restricted to households in which the residents meet the following criteria, in accordance with Section 195-59 A (1) and (2).

- A single person 55 years of age or older;
- Two or three persons, all of whom are 55 years of age or older;
- A married couple, the husband or wife of which is 55 years of age or older;
- Children residing with a parent who is 55 years of age or older, provided that said child is over the age of 18;
- Temporary Occupancy. The surviving child of a person 55 years of age or older may continue to reside in the development for a period of six months following the death of the parent, provided that said child was duly registered as a resident of the development at the time of the parent’s death.

- The surviving spouse of a person 55 years of age or older, provided that the surviving spouse was duly registered as a resident of the development at the time of the elderly person's death; or
- One adult 18 years of age or older residing with a person who is 55 years of age or older, provided that said adult is essential to the long-term care of the elderly person as certified by a physician duly licensed in New York State.
- The HOA documents for the single family component of the project will contain language expressly stating that apartment complex residents have full access and rights to all recreational facilities.

1.3.3 Project Objectives

The primary objective of the Project Sponsor is to build an active adult residential development in accordance with applicable zoning regulations in the Town of Wawayanda. 382 Golf Links Road LLC intends to operate the proposed rental units and commercial space on the subject site for an indefinite period of time. The proposed single family detached units will be sold to buyers on a fee-simple basis. A homeowners association (HOA) will manage the common lands in the single family portion of the project.

The majority of people that live in planned adult communities are active and able to drive to obtain services and facilities they need. The Proposed Action is not a continued care retirement center or a senior citizen home with residents who need different levels of personal attention. The typical resident is a move down buyer from a larger home and is looking for all the benefits of a comfortable home, suitable for their needs, in a secure environment without all the maintenance requirements of a traditional single family home. This is referred to as downsizing, and is a lifestyle that many active adults are seeking.

The Project Sponsor is an experienced developer in the commercial/office segment as well as the active adult segment of the housing market having developed the Southwick Project in Cheshire, Connecticut; 156 units comprised of midrise townhouses and cottages. The intent in incorporating a commercial component in the project is multi-faceted. A small commercial center will serve to foster a sense of community, as well as provide services for the age class of residents on-site. Providing access to these services on-site will also bring about a reduction in project traffic generation on the local highway network.

The site location is consistent with the 2006 Town of Wawayanda Comprehensive Plan and the Zoning Code for the proposed use. The Golf Links Road corridor has been so designated since adoption of the 2000 Comprehensive Plan.

1.3.4 Benefits of the Proposed Action

Our society's need for adequate, energy-efficient housing stocks continues to grow. This is especially true in the rental and over-55 segments of the marketplace. Helping to satisfy this need is one of the principal benefits of the Proposed Action.

The Proposed Action will exhibit clear economic benefits as well as environmental benefits, when weighed against other means of satisfying the need for age class housing.

The Proposed Action will contribute economic and fiscal benefits to the Town of Wawayanda and the region as a whole. The Project will have minimal impact on public services, since the HOA will provide trash removal, street maintenance, and recreation facilities. In addition, active adults will have a much lower community impact than younger residents and families. The Proposed Action will generate stable cash flow to be spent in local businesses and service establishments in the surrounding area. Annual property tax revenue to the Goshen Central School District will increase substantially without adding to the school population. The development will provide surplus income to the Town and County each year as well.

Implementation of the Proposed Action will also benefit the County and regional economy through the hiring of local labor during construction and for operation of the Facility. Additionally, money will be invested in the area as a result of the purchase of supplies and equipment for construction, which in turn will have beneficial multiplier effects resulting in additional revenue and job creation.

From an environmental perspective, the Project has been designed to flow from the natural landscape. To the greatest practicable extent, wooded buffers and steep slopes have been minimally disturbed. Additionally, wetland impacts have been minimized by crossing the wetlands at the narrowest point.

The Project design takes the existing topography and green infrastructure practices into consideration. Green infrastructure techniques utilize the natural features of the site and promote runoff reduction. These techniques include conservation of natural areas; preservation of open space and its design; tree conservation and new tree plantings; rooftop and overland flow disconnection; vegetated open channels; and volume reduction through alternative practices. These techniques are in keeping with the latest New York State Stormwater Management Design Manual (SMDM).

1.4 Environmental Review, Permits and Approvals

In reviewing the Proposed Action to date, the Lead Agency has identified the following Involved and Interested Agencies, pursuant to Part 617.2 (s), (t):

Involved Agencies:

NYSDEC
Orange County Department of Health
Orange County Department of Public Works
US Army Corps of Engineers
Town Board
Town of Wallkill

Interested Agencies:

NYSOPRHP

OC Planning Department

NYS Ag & Markets

Power Authority of the State of New York

New Hampton Fire Department

2.0 DESCRIPTION OF THE PROPOSED ACTION

2.1 Overall Project Design and Layout

As noted in the preceding text, 382 Golf Links LLC is proposing a phased development approach. It is anticipated that Phase 1 will include construction of the basic site infrastructure for water and sewer, grading of the site access road, stormwater management facilities, construction of the off-site wetland mitigation area, 96 rental units, the recreation area, five single family homes, and five single family foundations.

Phase 2 of the Project will include expanded parking and roadway improvements, and 10,000 SF of commercial space. The commercial space will be “build to suit” based on market demand, with respect to configuration and timing.

Phase 3 will include completion of the private access road to serve the single family detached segment of the Project. This Phase will therefore also incorporate construction of the remaining balance of the 54 homes on individual lots.

The potential overall development of the site is shown on Figure 5. Development of the Project includes a subdivision of all the detached fee simple lots, the apartment component, the commercial component, and the HOA lands; pending market conditions and financing requirements at the time of construction. A detailed Subdivision Plan is included in Appendix C.

Figure 5

2.2 Project Components

The proposed Planned Adult Community will utilize an approximate 25-acre portion of the total 36 acre site. The site is bounded by Golf Links Road to the southeast. Figure 1 shows the Project boundary on the United States Geological Survey (USGS) map for the general area. Figure 3 provides the site boundary and on an aerial photograph. The attached Site Plans provides the existing conditions plan for the Project Site. The Project Site is currently undeveloped; used for agricultural purposes in the past, including the growing of hay and row crops, as well as some wooded and wetland areas. An unnamed tributary of Monhagen Brook traverses the site running from west to east. Portions of the Project Site have been identified as wetland areas. Topography generally slopes gently from a central ridge to the northwest and southeast. Surface elevations across the site range from approximately 510 feet above mean sea level (MSL) to 402 feet above MSL.

The Project Site is located predominantly within the Town of Wawayanda's Suburban Residential (SR) District, which permits a mixed use residential project by Site Plan approval through the Town Planning Board. The land uses nearby and adjacent to the proposed Project Site are mainly agricultural, commercial, residential, and undeveloped open space.

The proposed design calls for the rental and commercial components to be constructed on the southern portion of the site, substantially contiguous to Golf Links Road. The recreational and single family detached elements of the development will be located northwest of the wetland corridor that roughly parallels the NYPA Marcy South power line.

2.2.0.1 Site Development

Within each Phase, site development will commence with the installation of boundary erosion and sedimentation control measures as shown on the appended Site Plans. Site grading will then be initiated as necessary for each Phase.

Topography of the site will be altered, as indicated by the Site Plan provided in Appendix B of this FEIS. Existing topography along the site perimeter will be maintained to the greatest possible extent and will continue to block the view into the site from most areas. In order to reduce the adverse visual impact from the north, southeast, and south, screening along the Project boundary will be affected by preserving existing vegetation. As the perimeter area can be seen from adjacent roadways and adjoining lands, minimizing clearing and grading in these areas will serve to reduce the visual impact of the development as well as maintain some of the character of the existing surroundings.

Alterations to the site's topography and cover, both soils and vegetation, will affect existing site drainage. In order not to exceed the existing peak rate of discharge from the site, several detention/sedimentation basins will be created. The basins will mitigate both the increased volume of runoff as well as the temporary marginally increased sediment load caused by the development. Additionally, a number of erosion and sediment control measures will be employed on the site. These measures, located throughout the area, will include a series of swales, dikes, and sediment traps. The swales will serve to direct overland flow while the sediment traps will confine waterborne particles. Stormwater emanating from the paved portion of the site will be managed and directed through a series of catch basins and stormwater transmission facilities. Where practical, rooftop drainage will be directed to infiltration practices such as swales or rain gardens.

There will be a minimal impact to the existing wetland on the site. Silt fencing will be placed downgradient of all construction activity, around areas that will be affected by the excavation, and specifically around the limit of disturbance, the wetlands, and unaffected areas. The stormwater management plan and all proposed control measures shall comply with the requirements of current NYSDEC regulations under ECL Article 17, Titles 7 and 8 as well as 6NYCRR Parts 700-705. All relevant conditions of the applicable General SPDES Permits will be met. Proposed control measures, where applicable, shall be designed in accordance with the 2010 NYSDEC Stormwater Management Design Manual.

2.2.0.2 Site Access and Internal Circulation

The proposed development will be accessed by a four-lane boulevard site entrance and drive off Golf Links Road. The site drive has been located in order to minimize traffic impacts from the Project by maximizing sight distance, thereby reducing delays caused by vehicles leaving the site.

In addition to resident-generated traffic, the proposed Action will generate temporary truck traffic related to the delivery of aggregate and other construction materials, as well as two-axle vehicle traffic resulting from workers and tradesmen involved in the construction. A detailed presentation of existing roadway characteristics, potential traffic impacts and required mitigation is found in the Transportation Section (3.6) of the DEIS.

2.2.0.3 Emergency Access

Emergency vehicles will be able to access the Proposed Action from two locations. The first location will be Kent Drive and the second location will be a dedicated emergency entrance 500' west of Kent Drive. Kent Drive provides direct access to Forest Court and the commercial property. The emergency entrance will be gated near the property line to prohibit non-emergency vehicles from accessing the Project at this location. A Knox box will be used to allow emergency vehicles access to the site.

2.2.0.4 Road Maintenance

The Homeowners Association (HOA) will be responsible for roadway capital improvements, re-paving, and infrastructure for Kent Drive, Forest Court, and for the recreation area, as well as the apartment area/commercial area access and parking. 382 Golf Links LLC, and any successors, as well as the owner of the commercial building will, therefore be signatory to the HOA. 382 Golf Links LLC and the commercial site owner will pay a prorated share of the capital costs and maintenance to the HOA based on the square footage of paved area ultimately constructed. In

order to avoid potential conflicts related to the timing, and care and maintenance of facilities, the HOA documents and deed covenants covering the apartments and commercial building shall require the execution of a unified, single contract for road maintenance, snow removal, and; separately, for care/administration of the recreation area.

2.2.0.5 Parking

A total of either three or four parking spaces are provided for each single family home and two for each apartment unit. The layout shown on the plans is for a two car garage, and two cars can also be parked within the driveway. However, a one car garage option will also be available. The club house will have a total of 46 parking spaces with four of the parking spaces being handicapped accessible. Forty spaces are provided for the proposed 10,000 SF commercial building. This allotment meets the Town's guideline of one space/250 SF of commercial space.

2.2.0.6 Pedestrian Access, Safety, and Circulation

A series of sidewalks are provided throughout the development for pedestrian use; please reference the attached Site Plan. The intent is to encourage residents to use the sidewalk system to visit neighbors and the club house as well as reduce the amount of internal vehicular traffic. The sidewalk system will also provide recreational walking opportunities as well as provide pedestrian safety. The maximum allowable slope for an accessible, non-ramped/hand railed, sidewalk is generally 5 percent.

The 5 percent grade requirement may be waived up to 8.33 percent in cases where the surrounding terrain exceeds this value. This waiver is used on those sections of the Project where road grades are 10%.

The club house will have a total of forty-six parking spaces with four of the parking spaces being handicapped accessible. The handicapped accessible parking and sidewalk system to the entrance of the club house have been designed to be handicapped accessible and are sloped at a maximum of 2 percent.

2.2.0.7 Open Space Preservation

To the greatest practicable extent, border areas and wetlands are preserved as open space in the Project design. Important natural areas and features were identified. These areas and features include the wetlands, streams, areas containing steep slopes, and a portion of the forested areas. Undisturbed open space will preserve the pre-development hydrology, aid in reducing stormwater runoff and pollutant load, and promote soil stabilization.

The Applicant is proposing to provide approximately 9.3 acres of open space, or 30 percent of the property, which will be maintained by the HOA. The open space area on the property is generally characterized as deciduous forest and wetland. As such, these areas are ideal for passive recreation, including walking, hiking, and nature study. The proposed open space resources in the area outside the proposed limit of disturbance are shown on the attached Site Plan. Low-impact open space improvements, will ultimately be under the jurisdiction of the Homeowner's Association.

2.2.0.8 Energy Conservation Planning

Energy consumption will result from the construction and operation of the Proposed Action. During the construction phase, energy will be used to power equipment and various construction vehicles. Once construction is completed, the proposed facilities will require energy for utilities, heating, air conditioning, and electricity.

The design of the proposed Project has been developed in a manner that conserves energy and other resources devoted to site clearing, grading and excavation. Obtaining water and sewer service from the adjoining Town of Wallkill will conserve considerable amounts of energy because of the scaled efficiencies of operating a 4 million gpd system versus smaller systems serving only this Project.

Additionally, all dwelling units will be built in conformance with the energy conservation regulations of the New York State Energy Conservation Construction Codes. In addition, low-flow water conservation plumbing devices will be installed on all showerheads and faucets consistent with the New York State Environmental Conservation Law Section 15-0314. The impact of these water conservation devices is a reduction in the demand for water, particularly for hot water, therefore reducing energy demand to heat water.

All homes will be serviced by Orange and Rockland Utilities. It is anticipated that all furnaces and water heaters will be fueled by natural gas. All homes will be equipped with forced hot air heat and central air conditioning. Energy conservation measures will include the following:

- Energy Star Qualified Appliances
- Energy Star Qualified Water Heaters
- 90+% Efficient Furnaces
- Programmable Thermostats
- Multiple Heating and Cooling Zones
- Exterior Doors and Garage Doors shall be insulated and weather stripped
- Windows will be composed of insulated glass and thermally-broken frames

2.2.1 Buildings

As noted in the preceding text, implementation of the Proposed Action will include the construction of several building types. The buildings have been designed by Cannella Architects. Proposed elevation drawings of these buildings are shown in Figures 6-9 respectively. The following table outlines key characteristics of the proposed structures:

Building	Location	Size	Height
Apartments	Southwest central portion of the site	5472 SF each building (footprint) 1150 SF each apartment	32'
Commercial Building	Southwest central	10,000 SF	34'
Single Family Homes	North portion	2120 SF each	20'
Recreation Building	Central location near entrance road	1920 SF	20'

The buildings have been designed to incorporate design cues that carry forward the rural and agricultural history and character of the Town.

Figure 6

Figure 7

Figure 8

Figure 9

2.2.2 Water Supply

The Proposed Action consists of 150 age-restricted units (54 detached and 96 attached) for persons 55-years and older. The Proposed Action also includes a club house, recreational amenities, preservation of natural areas as open space, and the construction of 10,000 SF of commercial space. The Applicant has petitioned the Town of Wallkill, seeking an Out-of-District User Agreement for water and sewer services.

In order to dimension the potential demand for water resources, established multipliers typically accepted by NYSDOH and NYSDEC were used; 130 gpd per bedroom for residential uses and 0.1 gallons SF/day for commercial uses. Based on these figures, the total anticipated daily demand for the completed project is 51,180 gpd.

The Town of Wallkill has committed to supplying the necessary water resources on an out-of-district user basis, subject to conclusion of the SEQR process and completion of the appropriate contracts. Please reference the Correspondence Appendix of the DEIS.

The Project Sponsor anticipates that the Town of Wawayanda will create a water/sewer district over the CR 50 corridor. It is further anticipated that the utilities will initially be owned and operated by a Transportation Corporation, to be formed by the Project Sponsor. Upon the completion of construction improvements, the utilities will then be offered for dedication to the Town of Wawayanda.

The Applicant will also petition the Wawayanda Town Board to accept dedication of the infrastructure and form a Town district. This is, of course, a discretionary action by the Town of Wawayanda, which cannot be taken until the SEQR process has been completed. If the Town of Wawayanda did not ultimately proceed in this fashion, the Applicant would continue the private Out-of-District User Agreement with the Town of Wallkill, executed to permit construction of the utilities under the Transportation Corporation noted in the preceding paragraph. We anticipate that future connections would be required to meet both the Wallkill and Wawayanda Codes, and the *Ten States Standards*.

2.2.3 Wastewater Disposal

The proposed Project is expected to generate approximately 51,180 gpd of wastewater. Wastewater will be collected on site and transmitted by sewers below grade to a private sewage pump station. This pump station is appropriately located, based on the Site's topography, and will discharge via a force main to one of two alternative sewage transmission systems. The preferred alternative will be to a Town of Wawayanda sewer system, constructed by the Project Sponsor, that services the CR 50 corridor.

If Wawayanda opts not to form a water/sewer district, Project-generated wastewater would be pumped directly by force main to the first gravity manhole in the Wallkill system on CR 50. This location is immediately adjacent to the Fairways project. As noted above, the preferred alternative for sewer service is as an out-of-district user through the Town of Wallkill. Alternatives for wastewater disposal, including construction of a WWTP on site, were evaluated by the Project Sponsor. Following that evaluation, and input from the Town of Wawayanda, the Wallkill alternative was selected.

A conceptual representation of the proposed improvements for collecting and transmitting wastewater are shown on the attached Site Plan.

2.2.4 Site Drainage and Grading

The site topography is shown in Figure 10 with slope classes identified as to the range of slopes in 5% intervals. Topographically, the Project site is nearly level to gently sloping (3%) in the central portion of the site, where wetlands and a small stream that serves as a tributary to Monhagen Brook are located. In the northern portion of the site, the topography is gently to moderately sloping with slopes ranging from 5 to 18 percent. The development footprint is proposed to be located so as to avoid the steepest portions of the site to the extent practical and to minimize impacts to wetlands in the central portion of the site.

Pre-development sub-catchment watersheds are shown in Figure 11. Development of the Planned Adult Community will bring about a realignment of the watersheds on site in order to effectively provide for the treatment of stormwater from the developed site. Figure 12 shows the post-development sub-catchment watershed areas. Detailed grading plans indicating site elevations that will delineate the post-development watershed areas are presented in the attached Site Plans.

It is anticipated that development of the Project Site will require the excavation and transport of approximately 79,000 cubic yards of earth. Overall site development will require the importation of approximately 21,350 cubic yards of fill, which is included in the 79,000 cubic yard total figure. Any on-site soil material not suited for structural fill will be used in landscaping or berm construction on site in order to reduce overall impacts related to the earthmoving operation. Soil fills will be graded, compacted and seeded immediately following placement, in accordance with current stormwater regulations.

Development of the Project will result in the construction of 9.08 acres of new impervious area on site. Stormwater generated on site access roads, residential parking areas, the office and recreation parking areas, etc. will be treated for quality using established extended detention methods commonly applied to commercial and residential facilities.

For the construction phase, the Project will seek coverage under the NYSDEC's General Permit for Stormwater Discharges from Construction Activity. The SWPPP describes the BMPs that would be used to minimize sediment discharge from the site during construction activities.

The Project's stormwater management system is designed to address both the quantity and quality aspects of stormwater runoff from the developed portion of the site. As shown on the Site Plans, the site stormwater runoff will be managed using a gravity collection system. The gravity collection system will incorporate curbs and swales to collect and convey runoff to drop inlet catch basins; and a subsurface collection system to divert runoff to structural stormwater management measures.

All stormwater management, erosion and sediment control measures proposed for the Project have been designed in accordance with the 2010 *New York State SMDM*, NYSDEC's Division of Water TOG 5.1.8 and 5.1.10 and NYSDEC's *Reducing the Impacts of Stormwater Runoff from New Development*. Furthermore, in accordance with Article 17 of the Environmental Conservation Law (which mandates SPDES permit authorization for stormwater discharges associated with construction activity), a comprehensive erosion and sediment control/stormwater management plan is required for the proposed development. The plan under development will detail through both narrative and drawings, each of the erosion and sediment control measures to be utilized on-site during the construction phase, and during any future maintenance activities taking place on the stormwater management system.

The proposed plan features the following design elements for managing stormwater quality, peak flow rates and green infrastructure requirements:

- A series of dry swales and rain gardens to foster infiltration to groundwater on-site
- Micro-pool extended detention basins
- Sheet flow to riparian buffers
- Disconnection of rooftop runoff
- Wetland corridor conservation

2.2.5 Traffic, Parking and Pedestrian Circulation

The Kent Farm occupies a 36-acre site identified as Town of Wawayanda tax lot 1-1-38.1. The Project site is located on Golf Links Road, also known as County Road 50, in the Town of Wawayanda, Orange County, in southeastern New York. The site is primarily a suburban setting of farmland with scattered homes, located east of the hamlet formerly known as Denton. It is bounded to the south by Golf Links Road, to the north it is generally contiguous to Monhagen Brook, and it is bounded to the east and west by vacant land. The site is traversed by the Marcy South power line. Highway access to and from the Kent Farm site is via Golf Links Road (CR 50), a two lane secondary highway maintained in good condition by the Orange County Department of Public Works.

A map showing the Project site and all study intersections identified in the Scoping Document is provided in DEIS Figure 13. For each of these intersections, field observations were conducted

and analyses performed to determine the existing base traffic conditions in the vicinity of the Project and to predict future traffic conditions resulting from the operation of the Project. Operation of the Project will generate a moderately significant number of daily vehicle trips but is not expected to have a significant impact on the roadway network. The expected peak traffic generation for the Project modeled in the Traffic Impact Study (TIS) is expected to be 44 vehicles in the AM peak hour (16 entering and 28 exiting); and 80 vehicles in the PM peak hour (41 entering and 39 exiting).

The TIS concludes that the traffic generated by the proposed Project will have a minimal impact on the overall level of service at the study area intersections during peak construction and long-term operation.

The attached Site Plan shows the general arrangement of the site access roads, parking areas and vehicle circulation. A boulevard entrance road has been designed for a length of approximately 950'. This design element connects the loop road in the northern portion of the site to Golf Links Road. The entrance road has been so designed as a safety measure, to provide an alternate emergency access in the event of an accident blocking the road. A secondary emergency access is located to the west of the main entrance, and accesses the parking lot of the apartment complex. A secondary emergency access is potentially available across the Marcy South R.O.W.

In the current design, a total of either three or four parking spaces are provided for each single family home and two for each apartment unit. The layout shown on the plans is for a two car garage and two cars can also be parked within the driveway. However, a one car garage option will also be available. The internal roads are 24 feet wide, similar to typical subdivisions, and can also accommodate on-street parking during special functions should additional parking be necessary. The club house will have a total of 46 parking spaces with four of the parking spaces being handicapped accessible. Forty spaces are provided for the proposed 10,000 SF commercial building. This allotment meets the Town's guideline of 1 space/250 SF of commercial space.

The internal vehicular circulation has been designed to accommodate trips within the overall development, whether to the commercial property or the recreation area.

A series of sidewalks are provided throughout the Project for pedestrian use; please reference the attached Site Plans. The intent is to encourage residents to use the sidewalk system to visit neighbors, the commercial building, and the club house as well as reduce the amount of internal vehicular traffic. The sidewalk system will also provide recreational walking opportunities as well as provide pedestrian safety. The maximum allowable slope for an accessible, non-ramped/hand railed, sidewalk is generally 5 percent, but will be waived in certain areas as noted in the preceding text.

The club house will have a total of forty-six parking spaces with four of the parking spaces being handicapped accessible. The handicapped accessible parking and sidewalk system to the entrance of the club house have been designed to be handicapped accessible and are sloped at a maximum of 2 percent.

As noted previously, all Project roads will be private. The areas of responsibility identified in the preceding text pertain to maintenance, pavement marking, re-paving and winter snow and ice removal.

2.2.6 Lighting

Site lighting will be incorporated into the Project design in order to accommodate resident access, security, and access to the commercial building and recreation area. The Project's lighting plan has been developed in accordance with the International Dark Sky Standards in order to prevent off-site impacts and limit regional light pollution in general. Illuminance levels will be the minimum required to ensure resident safety during nighttime hours. The site lighting will also be designed to meet the standards of the Illuminating Engineering Society (IES) Lighting Handbook.

Lighting within the operational areas will consist of Pulse Start Metal Halide (PSMH) fixtures mounted at 15-20 feet above grade. These fixtures will include full-cut-off optics to reduce

unwanted glare and fugitive light. The fixtures will be oriented such that the emitted light is directed inwards toward the Project and will be controlled by light sensing switches.

Entry door and access walkway lighting are anticipated to consist of 70 watt Pulse Start Metal Halide (PSMH) and 100 watt wall lighting fixtures, respectively. These fixtures will also include full cut-off optics to reduce unwanted glare and fugitive light. The doorway fixtures will be located above the doors and directed downward. Photovoltaic cells will control these fixtures.

2.2.7 Landscaping and Open Space Management

Undeveloped areas of the Project site will be managed in one of two ways. Disturbed areas adjacent to the developed portion of the site shall be re-vegetated and landscaped. The undisturbed areas of the site are predominantly wetlands, which will be preserved to the greatest practicable extent. No landscaping activities or plantings will be proposed within the site's wetlands, unless requested or required by regulatory agencies as part of a wetlands enhancement or mitigation program.

The Project design will utilize the existing trees for screening where practical. Additional trees and landscaping will be provided at varying intervals along roads for shade and cadence. Landscaping around the buildings, recreation areas, and ponds will focus views and provide pedestrian scale, color and ornamental interest. Shade and flowering tree plantings combined with shrub masses and herbaceous layer plantings will blend the development back into the natural landscape. Additional landscaping will be added along the property lines to provide additional screening, where appropriate.

The attached Site Plans include a detailed landscaping plan that incorporates the following key elements:

- Planting native species to the greatest possible extent.
- Limited use of urban-tolerant species adjacent to high-traffic areas.
- A buffer strip adjacent to the property boundary on all sides.

The use of native species in the planting plan will reduce the visual impact of the Project and serve to mitigate wildlife impacts as well. Native trees and shrubs form the base of a complex ecological web that fosters wildlife habitat and food sources. As an example, it is well known that tree species native to a region provide seeds that are a vital food source and support a suite of insect life that favors native songbirds.

2.2.8 Signage

As a residential Facility with a small commercial component, the Proposed Action will not require extensive signage. A small freestanding sign identifying the Project, shown on the attached Site Plans, will be erected at the site entrance and appropriately landscaped.

A directory sign for the commercial building is located north of the site entrance and immediately west of the parking area.

Smooth operation of the Project will, however, depend on a variety of small directory signs designed to promote orderly vehicle movements, direct visitors to the commercial area, and set forth site visitor and parking regulations. The large scale Site Plans (1" = 50') appended to the DEIS show the location and content of the key signage on site.

During the SEQR and Site Plan review of the proposed Project, the need for signage required to mitigate potential traffic impacts may be identified. If required, it is anticipated that such signage will be a condition of any approvals issued by the Planning Board. Signage required for mitigation shall be installed by the Project Sponsor and meet the requirements for such signs set forth in the Manual of Uniform Traffic Control Devices (MUTCD).

2.2.9 Utilities

As set forth in the Project Description, the proposed Planned Adult Community is not energy intensive. Power will be provided by Orange and Rockland Utilities. The site's proximity to the

O&R distribution system provides a highly efficient location for the proposed use. Electrical demand for the residences on-site, the commercial facility, and the recreation building will not create a significant demand for electrical power.

The proposed Facility will create a demand for potable and non-potable water. As noted in the preceding text, the preferred alternative for water supply is to obtain the needed resource from the Town of Wallkill.

In order to dimension the potential demand for water resources, established multipliers typically accepted by NYSDOH and NYSDOH were used; 130 gpd per bedroom for residential uses and 0.1 gallons SF/day for commercial uses. Based on these figures, the total anticipated daily demand for the completed project is 51,180 gpd.

The Town of Wallkill has committed to supplying the necessary water resources on an out-of-district user basis, subject to conclusion of the SEQR process and completion of the appropriate contracts. Please reference the Correspondence Appendix of the DEIS.

The Kent Farm proposal includes extension of the existing 12" water main in Golf Links Road from the Fairways project to the site. This off-site improvement will be fully funded by 382 Golf Links LLC and an offer of dedication made to the Town of Wawayanda. The water main extension will provide access for potable water and fire suppression for the project. Additionally, future extensions of service will therefore come at a reduced cost to either the Town or other users seeking access to the water system.

The Project site is located within the New Hampton Fire District. As noted in the preceding text, a 12" water main will be extended to serve the Project. The 12" main will be tied to an 8" ductile iron pipe (DIP) main that will circulate water through the site for domestic use and fire protection.

As noted in the preceding text, the preferred alternative for wastewater disposal will be to a Town of Wawayanda sewer system, constructed by the Project Sponsor that services the CR 50 corridor. Treatment will take place at the Town of Wallkill WWTP.

If Wawayanda opts not to form a water/sewer district, Project-generated wastewater would be pumped directly by force main to the first gravity manhole in the Wallkill system on CR 50. This location is immediately adjacent to the Fairways project.

Proposed improvements for collecting and transmitting wastewater are shown on the Site Plans.

The proposed Kent Farm will obtain telephone and internet service from a local provider. The site will not generate a significant demand for telephone or data transmission services.

2.3 Construction Activities

2.3.1 Construction Schedule

The Huntington Group, the construction management firm for the Project, has estimated that the initial construction period, that required to bring the Phase 1 development on-line, will span a period of 24 months. A tentative construction schedule and sequence is presented in Table 2.3.1-1. Please note that the months shown at the top of the schedule are non-specific, rather they are place-holders used in the scheduling program.

The succeeding phases of the Project will be market-driven, with a timeframe of 12 months to construct the commercial component, and 12 months to construct the Phase 3 infrastructure. Single home construction and sales shall proceed apace with market demand.

2.3.1.1 Construction Process

As noted in the Project Description, the overall site development will be phased. The attached Site Plans detail the improvements to be completed under Phases 1-3 respectively. In brief, the Project Sponsor will begin using the site as a rental apartment community immediately following

construction of the basic site infrastructure. Phase 1 will also include the construction of the recreation area, five single family homes, and five single family home locations. Phase 2 will include all those improvements necessary to construct the commercial building. Phase 3 will complete the development operation in those areas not vital to initial site operations, final water and sewer improvements, paving, and landscaping for the single family component.

As noted in the preceding text, the Phase 1 construction sequence will proceed in a series of overlapping phases. It begins with site preparation. This would include stripping topsoil and initial grading of the southern portion of the Project site. Site preparation also includes excavation of the stormwater basins. These tasks would be conducted early in the construction schedule. The construction plans for these activities are illustrated on the Stormwater Pollution Prevention Plans contained in the Site Plans.

2.3.1.2 Transportation

The complete, phased Site Plan has been designed to roughly balance earthwork cuts and minimize the amount of imported fill. In this manner, excessive costs to import or export soils for construction are avoided. Traffic impacts associated with large volume removal or import of soils and aggregate are therefore also avoided. Final development of the Proposed Action will require the import of paving base materials such as Item 4, asphalt paving materials, concrete, etc. The routing of heavy trucks to the site should be from Route 17M to Golf Links Road or East Main Street to Golf Links Road only. It is anticipated that this will be a condition of any approval granted by the Planning Board.

The employees needed during the peak construction time would be approximately fifty workers. Construction activity will primarily occur during daytime hours. Work hours during the construction of the Project generally are from 6:00 AM to 5:00 PM. A typical work day shift would be from approximately 7:00 AM to 4:00 PM. It is possible that extensions of this basic workday, or moderate amounts of evening work where allowable, might occasionally occur. It is expected, however, that evening activities would require only a small number of workers. Although some construction activities, such as pouring concrete for building foundations or

paving, may require a prolonged workday, these activities should occur off the peak construction period, and will not involve significant traffic. Based on the targeted work shift noted above, it is estimated that a significant percentage of the construction workers will arrive at the Project site prior to the typical peak AM roadway hour and leave the Project site prior to the typical peak PM hour. Therefore, most of the peak traffic activity due to the construction workers will be offset from the peak roadway use hours, occurring when there is generally less traffic on the adjacent roadways. A detailed presentation of the traffic impacts associated with the construction on site is found in the DEIS Section on Transportation (3.6), and the Traffic Impact Study (TIS) found in the Appendix of the DEIS.

2.3.1.3 Water/Wastewater/Solid Waste

Water usage during the construction period will be minimal and commensurate with projects of similar size. Water used during construction will be applied for dust suppression, used for hand masonry work and the cleaning of tools. A temporary service for these uses may be obtained by trucking water in, or, groundwater from an on-site well used.

Until such time as site sanitary facilities are constructed and inspected, port-a-johns will be used for construction workers. Sanitary waste will be removed from the Project site by licensed contractors in accordance with applicable regulatory requirements and disposed at either local or regionally approved facilities.

The Project Sponsor will contract with private waste haulers to remove solid waste generated by the Project during construction. Waste disposal during construction will be minimized through the employment of a recycling program that would focus on scrap metal and reusable lumber.

During the normal course of construction, the Project will generate minimal amounts of wastes that are classified as hazardous and subject to the Resource Conservation and Recovery Act of 1976 (RCRA), the Environmental Conservation Law Article §27 and the New York Hazardous Waste Regulations (6 NYCRR 370 et seq.). To minimize the quantities of solid and hazardous waste generated at the Facility, the Huntington Group would implement a solid waste

management program during construction that incorporates waste minimization strategies such as recycling and the selection of solvents, paints, and other maintenance chemicals to produce non-hazardous wastes at the construction site.

The potentially hazardous wastes generated on-site will be separated from normal waste through segregation of storage areas and proper labeling of containers. All hazardous waste would be removed from the Project site by licensed contractors in accordance with applicable regulatory requirements and disposed at either local or regionally approved facilities.

2.3.2 Construction Staging

As noted in the preceding section, the construction sequence will proceed in a series of overlapping phases. It begins with site preparation. This would include stripping topsoil and initial grading of each Phase of the Project site. Initial site preparation also includes excavation of the stormwater basins. These tasks would be conducted early in the construction schedule. The construction plans for these activities are illustrated on the Stormwater Pollution Prevention Plans contained in the attached Site Plans.

As site preparation progresses, the delivery and installation of temporary construction trailers to house offices and equipment would occur. An area in each Phase will be set aside for temporary storage of materials, equipment and construction parking. A parking area would be constructed to serve workers and park construction vehicles when not in use. Temporary electric, data, and phone utilities will be installed. Site preparation would require conventional heavy equipment for grading and excavation. This would include excavators, bulldozers, graders, front-end loaders, scrapers and site dump trucks.

The next major step in the construction sequence would be excavation and compaction for foundations for buildings, and excavation for and placement/backfilling of underground utilities. Excavated materials would be stored on-site and reused as fill and topsoil material in final grading to the extent possible. Given the proximity of several aggregate providers, minimal staging of aggregate for trench backfill or road construction is anticipated.

Immediately following excavation, the building foundations would be formed, reinforcing and conduit would be installed, and concrete would be poured. Dust from construction activities would be controlled by measures such as wetting of exposed soils on a regular basis and stabilizing storage piles by wetting and/or seeding. These measures would be implemented as standard practice in accordance with NYSDEC BMP's for erosion and sedimentation control.

Following site preparation and installation of foundations, the erection of structural building components would begin.

As the erection of buildings, finish work and final connections of utilities is nearing completion, the process of testing all systems would begin.

Final site finishing activities would include construction of the final paved surface providing access, security systems, site lighting, and implementation of the site landscaping plan.

Impacts to surface waters and wetlands resulting from the proposed construction activities are expected to be minimal. Overall, approximately 17,000 SF (0.39 acres) of Federal Jurisdictional Wetland will be filled in order to construct the entire project. This impact presents less than 5.1% of the wetlands on-site. The on-site tributary of Monhagen Brook will not be significantly disturbed during the course of construction. The SWPPP and phased construction drawings of the Site Plans outline the measures designed to prevent and minimize impacts to surface water resources.

2.3.2.1 Construction Inspections

Beginning with the start of the earthwork operation, the site will be subject to a multi-level inspection effort. These measures will ensure compliance with the applicable regulations and Site Plan conditions established for approval.

In accordance with DEC requirements, all erosion and sediment control measures must be inspected weekly until the site is completely stabilized. If the site is granted a waiver from the five-acre disturbance limit, inspections will be semi-weekly. Site improvements such as stormwater management facilities, roadways, etc. shall be inspected by the Design Engineer and the Town Engineer as construction proceeds. Site inspections conducted by the Town Engineer will be funded by the Project Sponsor, under the escrow requirements set forth in the Town Code. Finally, all proposed buildings will be inspected by the Town Building Inspector to ensure that they meet the requirements of the New York State Uniform Fire Prevention and Building Code.

2.3.2.2 Erosion and Sediment Control Measures

The Stormwater Pollution Prevention Plan (SWPPP) and the attached Site Plans identify both temporary and permanent erosion and sediment control measures, which have been designed in accordance with prevailing regulations. Temporary erosion and sediment control measures will be implemented during construction to minimize soil erosion and control sediment transport offsite. Permanent erosion and sediment control measures will be implemented after construction to control the quality and quantity of stormwater runoff from the developed site.

Temporary erosion and sediment control measures to be utilized during construction generally include:

- **Stabilized Construction Entrance** - Prior to construction, a stabilized construction entrance shall be installed to reduce the tracking of sediment onto public roadways. Construction traffic shall enter and exit the site at the stabilized construction entrance. The entrance shall be maintained in good condition, which will control tracking of sediment onto public rights-of-way or streets. When necessary, the placement of additional aggregate atop the filter fabric shall be done to assure the minimum thickness is maintained. All sediments and soils spilled, dropped, or washed onto the public rights-of-way must be removed immediately. Weekly/semi-weekly and periodic inspections and needed maintenance shall be provided after each substantial rainfall event.

- **Dust Control** - Dust control must be provided by the general contractor to a degree that is acceptable to the Project Sponsor and in compliance with the applicable local and State dust control requirements.
- **Temporary Soil Stockpile** - Materials, such as topsoil, shall be temporarily stockpiled (if necessary) on the site during the construction process. Stockpiles shall be located in areas away from storm drainage, water bodies and/or courses, and shall be properly protected from erosion by a surrounding silt fence barrier or hay bales when located on paved areas.
- **Silt Fencing** - Prior to the initiation of and during construction activities, silt fencing shall be established along the downgradient perimeter of all areas to be disturbed as a result of the construction process. These barriers may extend into non-impact areas to ensure adequate protection of adjacent lands. Clearing and grubbing shall be performed only as necessary for the installation of the sediment control barrier. To ensure effectiveness of the silt fencing, daily inspections and inspections immediately after significant storm events shall be performed by site personnel. Maintenance of the fence shall be performed as needed.
- **Temporary Seeding** - Within seven days after construction activity ceases on any particular area of the site, all disturbed areas where there will not be construction for longer than 14 days shall be temporarily seeded and mulched to minimize erosion and sediment loss.
- **Inlet Protection Barrier** - NYS approved inlet protection shall be placed around both existing catch basins and proposed catch basins, once installed, to keep sediment from entering the storm sewer system. During construction, measures shall be replaced as necessary to ensure proper function of the structure.

- **Stone Check Dams** - Stone check dams shall be installed within drainage ditches to reduce the velocity of stormwater runoff, and promote the settling of sediment.
- **Temporary Sediment Basins** - Temporary sediment basins shall be constructed to intercept sediment laden runoff and reduce the amount of sediment leaving the disturbed areas and to protect drainage ways, adjoining properties, and rights-of-way. Temporary sediment basins shall be inspected at least every seven calendar days. All damage caused by soil erosion and construction equipment shall be repaired upon discovery. Accumulated sediment shall be removed from the sediment basin/trap before it reaches 50 percent of the design capacity and shall not exceed 50 percent. Sediment shall not be placed downstream from the embankment, adjacent to a stream, or in any floodplain area.
- **Erosion Control Blanket** - Erosion control blankets shall be installed on all slopes exceeding 3:1. Erosion control blankets will provide temporary erosion protection, rapid vegetative establishment, and long-term erosion resistance to shear stresses caused by the high runoff flow velocities associated with steep slopes.
- **Dewatering** - Dewatering, if required, shall not be discharged directly into wetlands, water courses, water bodies, or storm sewer systems. Proper methods and devices shall be utilized to the extent permitted by law, such as pumping water into temporary sediment basins, providing surge protection at the inlet and outlet of pumps, floating the intake of the pump, or other methods to minimize and retain the suspended solids.
- **Linear SWPPP** – A SWPP has been developed for the installation of the water and sewer lines along CR 50, and will be included in the OCDPW Highway Work Permit plan set.

Permanent erosion and sediment control measures to be utilized after construction generally include the following:

- **Establishment of Permanent Vegetation** - Disturbed areas that are not covered by impervious surfaces shall be seeded in accordance with the attached Site Plans. The type of seed, mulch, and maintenance measures shall be followed. All areas at final grade shall be seeded and mulched within seven (7) days after completion of the major construction activity. All seeded areas shall be protected with mulch and/or hay. Final site stabilization is achieved when all soil-disturbing activities at the site has been completed and a uniform, perennial vegetative cover with a density of 80 percent has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed on all unpaved areas and areas not covered by permanent structures.
- **Final Seeding and Planting** - Final seeding and planting shall be installed as shown on the accompanying plans. Final seeding and planting will help minimize erosion and sediment loss.
- **Rock Outlet Protection** - Rock outlet protection shall be installed at the locations as shown on the accompanying plans. The installation of rock outlet protection will reduce the depth, velocity, and energy of water, such that the flow will not erode the receiving water course or water body.

3.0 IMPACT ISSUES/RESPONSES TO COMMENTS

No verbal comments were received at the May 14, 2014 SEQR Public Hearing. Written comments are by the author's name and date of the correspondence, as applicable.

Correspondence

Written comments were received by the Lead Agency from the following individuals and agencies. Comments addressed in this FEIS and attributed to each document by alpha-numerical designation (A-1 through 16, etc.).

- A. MHE Memorandum of May 14, 2014 reporting comments from Planning Board Members.
- B. Orange County Department of Planning letter of May 22, 2014.
- C. New York State Office of Parks, Recreation and Historic Preservation letter of June 6, 2014.
- D. Orange County Department of Public Works letter of May 16, 2014.
- E. New York State Department of Environmental Conservation letter of June 14, 2014.

Specific responses to all substantive comments are provided in Section 4.0, immediately following. Each area of potential impact studied in the DEIS is enumerated, following the sequence established in the DEIS. If no comments were received in a particular discipline, it is noted as such, in order to simplify comparison between the DEIS and FEIS when evaluating responses to comments. Comments directed towards specifics of the site plans are grouped under the Land Use section of the document, as they generally pertain to the approvals that are ultimately required for implementation of the proposed action.

4.0 RESPONSES TO COMMENTS

4.1 Geologic Resources

No comments received.

4.2 Surface Water Resources

Comment A 13. Status of stormwater easement on adjoining parcel must be addressed. Stormwater pond and wetlands area are depicted on adjoining parcel.

Response: The owner of tax lot 1-1-67.2 has filed an Owner's Endorsement with the Planning Board. Prior to the final site plans being signed by the Planning Board Chair, the easement will be filed in the County Clerk's office. Copies of the easement documents shall be provided to the Board, the Town Engineer and the Town Attorney. A note has been added to the site plan, detailing this procedure.

Comment B 8. We recommend that stormwater protection measures be strictly enforced throughout the construction phase and that limits of disturbance and wetland boundaries both be clearly marked on the site.

Response: The site proper, utility corridor, and wetland mitigation area will be subject to weekly/semi-weekly inspections for SWPPP compliance in accordance with the NYSDEC Construction Stormwater Inspection Manual. Additionally, the OCDPW and Town Engineer will provide inspection oversight on the utility corridor and project site, respectively. A note calling for flagging disturbance limits and fencing undisturbed wetland areas has been added to the site plan.

Comment D IV. Soil Sedimentation Control must be provided within the existing drainage ditch along County Road No. 50 and at downstream drainage structures including along the offsite utility route.

Response: The OCDPW plan set has been so revised.

Comment D V. The Stabilized Construction Entrance must be in conformance with the Policy & Standards of the Orange County Department of Public Works. Said entrance must be a minimum of 30 feet wide and 100 feet long – revise detail and provide required notes.

Response: The OCDPW plan set has been so revised.

Comment E 3. SPDES Stormwater (Construction) – As project activities will disturb over 1 (>1) acre of land, the project sponsor must obtain coverage under the current SPDES General Permit (GP-0-10-001) for Stormwater Discharge from Construction Activities, and a Stormwater Pollution Prevention Plan (SWPPP) must be developed which conforms to requirements of the General Permit. As the Town of Wawayanda is an MS4 community (Municipal Separate Storm Sewer System), the Town is responsible for review and acceptance of the SWPPP. [The MS-4 Acceptance Form must be submitted to the Department.] Authorization for coverage under the SPDES General Permit is not granted until the Department issues any other necessary DEC permit.

Response: Implementation of the proposed action is dependent on NYSDEC Permits/ Modifications for the following aspects of the proposal, at a minimum:

- *Wastewater Treatment System approval*
- *Modification of the Town of Wallkill POTW SPDES Permit*

- *Modification of the Town of Wallkill Water Taking Permit(s)*
- *401 Water Quality Certification*

Following issuance of these, and any other required permits, the applicant will file a Stormwater Notice of Intent for coverage under SPDES General Permit GP-0-10-001. The site proper, utility corridor, and wetland mitigation area will be subject to weekly/semi-weekly inspections for SWPPP compliance in accordance with the NYSDEC Construction Stormwater Inspection Manual. Additionally, the OCDPW and Town Engineer will provide inspection oversight on the utility corridor and project site, respectively.

4.3 Groundwater Resources

4.4 Terrestrial and Aquatic Ecology

4.4.1 Vegetation

No comments received.

4.4.2 Wetlands

Comment A 9. Page 80 – Status of Army Corps of Engineers jurisdictional determination should be discussed. Project has been before the Board for many years and the wetland mapping was prepared in September 2012. Jurisdictional determination should be provided.

Response: An application for a Jurisdictional Determination and Nationwide Permit was initially submitted to ACOE in September of 2012. Mr. Brian Orzel of ACOE has performed a field review of the wetland boundary on both sites and confirmed the delineation shown on the attached plan. ACOE issued a comment letter in October of

2012 on the balance of the application. A revised plan set and report was submitted to ACOE in December 2014. The Agency has not yet made a determination on the latest submission. It is anticipated that receipt of an ACOE Nationwide Permit and NYSDEC 401 Water Quality Certification will be conditions of any approvals issued by the Planning Board.

4.6 Transportation

Comment A 4. Page 33 – Parking, discusses handicap parking throughout the site, however, no mention of handicap parking for commercial use is identified.

Response: The attached site plan provides handicapped parking for the commercial use. The Scoping Document did not specifically require a description of the handicapped parking at the commercial site.

Comment A 5. Page 33 – Handicap accessibility wavier – Discuss who and how this waiver is granted.

Response: The “waiver” is not granted by an agency, but rather is a published guideline for areas where the general slope exceeds 5%. The requirement is contained in the ADA Standards for Accessible Design and codified in the Federal Highway Administration document, Designing Sidewalks and Trails for Access, Table 4-2.4.

Comment A 7. Page 48 – First paragraph regarding traffic, correct spelling error. A two land secondary highway” should read lane.”

Response: Comment acknowledged. The sentence should read as follows:

Highway access to and from the Kent Farm site is via Golf Links Road (CR 50), a two lane secondary highway maintained in good condition by the Orange County Department of Public Works.

Comment A 16. Page 135 – Dolsontown Road is a Town Road, where as DEIS identifies it as a Orange County DPW jurisdiction. Paragraph may be referencing Golf Links Road, not Dolsontown as identified.

Comment D. X. C. Section 3.6 – Transportation

1. The description of Golf Links Road/CR 50 – last sentence – Dolsontown Road should say Golf Links Road.

Response: Comment acknowledged. The corrected paragraph should read as follows:

Golf Links Road/CR 50: Golf Links Road is a one-lane per direction roadway that runs in an east/west direction. The main entrance/exit for the Project will be along Golf Links Road. Golf Links Road has posted speed limits of 35 and 45 mph and is under Orange County Department of Public Works jurisdiction.

Comment B 5. We recommend the applicant design the proposed development layout to provide potential future vehicular connections to currently adjacent vacant parcels (SBL 1-1-25, 1-1-26, 1-1-48.1, 1-1-53, and/or 1-1-67.2). Such a layout would allow vehicles to have multiple means of accessing this development and potential future adjacent developments, thereby allowing for alternative ways to access the developments in the event of an emergency.

Response: The site plan has been revised to show easements reserved for future interconnections.

Comment B 7. We recommend the applicant clarify why there are proposed parking spaces in areas that appear to be intended for landscaping, buildings, and the access roadway for proposed multi-residential buildings #3 to #12, as shown on “Site Layout Sheet A” (Sheet No. 88).

Response: The final site plans will be revised to correct this error, and reflect the layout shown in the attached overall site plan.

Comment B 12. Transportation/Traffic Impacts: We recommend the applicant coordinate with the Orange County Department of Public Works (DPW) related to any potential access impacts this project may have on County Route 50.

Response: OCDPW was provided a copy of the DEIS in accordance with the Lead Agency’s circulation policy. The Department issued a comprehensive review letter on May 16, 2014. All substantive comments are responded to individually in the FEIS and addressed in the attached plans for the utility corridor. On December 15, 2014 Project representatives performed a walkover of the utility corridor with Mike Carroll and Joseph Stankavage, PE of OCDPW to solicit comment on the proposed routing. The attached revised plans reflect the comments received during the inspection.

Comment B 14. We recommend the applicant clarify why the entering and total weekday pm peak hour volumes for the “site generated traffic volumes at access driveway and to local roadway network,” as noted in Table 3.6.b-1 (p. 146), does not match the totals of the trips from the previous three rows in this table.

Response: Comment acknowledged. The corrected table reads as follows:

Table 3.6.b-1: Estimated Peak Hour Trip Generation

Generator	Peak Hour Volumes Weekday AM			Peak Hour Volumes Weekday PM		
	Enter	Exit	Total	Enter	Exit	Total
Land Use #814: Specialty Retail Center 10,000 SF	0	0	0	20	25	45
Land Use #251: Senior Adult Housing - Detached 54 Dwelling Units	14	25	39	17	11	28
Land Use #252: Senior Adult Housing - Attached 96 Dwelling Units	2	3	5	4	3	7
Site Generated Traffic Volumes at Access Driveway and to Local Roadway Network	16	28	44	41	39	80

Comment D I. The County’s standard note “No site preparation or construction, including utility connections, shall commence until a valid Highway Work Permit has been secured from the Orange County Department of Public Works under Section 136 of the Highway Law” must be on all sheets of the project plan set.

Response: The plan set for the utility corridor has been so revised.

Comment D II. All existing physical features within the County Road No. 50 right of way must be provided on all plan views in conformance with the Policy & Standards

of the Orange County Department of Public Works. It appears that those physical features have been located on the existing conditions plan by the project surveyor, however, the three project engineers have failed to show the required physical features on many of the design plans.

Response: The plan set for the utility corridor has been so revised.

Comment D 3. The following proposed information must be provided or revised in conformance with the Policy & Standards of the Orange County Department of Public Works.

Water and sewer lines crossing the County Road should be placed in sleeves per the Policy & Standards of the Orange County Department of Public Works.

Provide trench details in conformance with the Policy & Standards of the Orange County Department of Public Works.

Provide details for crossing the Monhagen Brook at the county bridge. Said crossing of the sewer line and the directional boring of the water line under the bridge must be reviewed by Ronald Meyer, PE, Principal Engineer, Orange County Department of Public Works Bridge and Structures Department.

Response: The plan set for the utility corridor has been so revised.

Comment D III A. Profile: The proposed access road entrance must be graded at a -6% grade from the edge of travel lane (white line) for 6 feet (shoulder grade). From the end of the -6% grade use a -2% grade, the next interior grade and a vertical curve at a length to provide a low point 25 feet± from the edge of travel lane.

Response: The entrance plan has been so revised.

Comment D III B. Provide a profile for the emergency access driveway using the same criteria.

Cross Section: The main entrance driveway must be paved from the edge of travel lane for 50 feet with 12” on compacted Item 4 Subbase, NYSDOT Item #304.12, 3” of 25 F9 Superpave Binder Course, NYSDOT Item #402.128102. Provide Series 80 Compaction.

The Emergency Access Drive must be paved from the edge of travel lane for 50 feet with 12” of compacted Item 4 Subbase, NYSDOT Item #304.12 and ‘Grass Pavers’ – provide detail.

Response: The plan set for the utility corridor has been so revised.

Comment D III C. The Orange County Department of Public Works does not require curbs for any driveway or road, however, if the municipality requires curbs said curbs must be in conformance with the Policy & Standards of the Orange County Department of Public Works.

Response: The project engineer has selected the curbed option as the best alternative for directing stormwater in this case.

Comment D III D. The road entrance apron must have 30’ to 40’ radii, 10 foot return sections plus 2 foot ‘Bull Nose’ end sections 10 feet from and parallel to the edge of travel lane.

Drainage: How will the existing drainage along County Road No. 50 cross the proposed road entrance apron? Said drainage cannot tie into the site drainage and must remain within the County Road right of way to be maintained and repaired by the Orange County Department of Public Works.

Response: The entrance plan has been revised as directed. The site entrance profile has been revised to segregate site-generated drainage from that falling under County jurisdiction, per the comment above and comments received during the December 15 inspection.

Comment D VI. Provide a Stop Sign mounted on ‘Break Away Posts’ and Painted Stop Bar at the road exit lanes in conformance with the attached detail and specification sheets – provide MUTCD sign code.

Response: The utility corridor plans have been so revised.

Comment D VIII. Provide a Traffic/Work Zone Control Plan.

Response: The Orange County Department of Public Works plan set has been revised to show detailed Maintenance and Protection of Traffic scenarios for:

- *Flagging Operations*
- *Shoulder Closure*
- *Single Lane Closure*
- *Flagging Operations at Intersections*

The subject details are to be reviewed and approved by Orange County Department of Public Works.

Comment D IX. The following notes must be provided on the plans:

General Notes:

1. All work shall be performed to Orange County Policy and Standards.
2. A mandatory preconstruction meeting is required prior to the commencement of any work.

3. All erosion and sediment control measures will be required to be in place at the start of the project.
4. Be advised no utility work is allowed between December 1st and March 15th within the County Right of Way. Asphalt plants are required to be open to perform work.
5. No track equipment is allowed on the County Road without placing mats, plywood, tires, etc., to protect the asphalt road.
6. No open trenches are allowed to remain open overnight. All trenches are required to be backfilled on a daily basis.
7. No road plates are allowed to be used overnight. Road plates are only allowed to be used during daily operations to maintain traffic on the roadway and at residential/commercial driveways. The contractor is responsible for proper coordination with homeowners and businesses to ensure that they may enter and exit their driveways during the course of day-to-day operations. All open trenches are required to be backfilled at the end of the day and capped with 5 inches of temporary binder course.
8. Removal and replacement of all signs, guide rail, posts, postal delivery boxes, culvert pipes, headwalls, etc. If damaged, Contractor shall supply and install new.
9. All removed signage must be replaced on a daily basis.
10. Rough grading of all drainage swales is to be performed on a daily basis or as directed by Orange County to insure positive flow.
11. Topsoil, seed, and mulch all disturbed lawn areas on a daily basis.
12. Soil erosion control of all disturbed embankments is to be performed on a daily basis.
13. All restoration is required to be completed on a daily basis.
14. No blasting shall occur within the County Right of Way.
15. Backfill Materials:
 - A. Dry K Crete shall be used at all road crossing, commercial entrances, and all trenches within the travel lanes or as directed by Orange County Inspector.

- B. Item No. 4: Item 304.12 Subbase Course Type 2 shall be used as backfill material under paved shoulder.
 - C. Item No. 4 is required to be used as backfill from edge of pavement out eighth feet.
 - D. Excavated material is allowed to be used as backfill material 8 ft. beyond the edge of pavement. No boulders/ rocks over 12 inches are allowed to be used as backfill.
 - E. No materials (Item No. 4, pipe, fittings, k-crete) will be allowed to be stockpiled overnight and/or on weekends within Orange County Right of Way.
 - F. No equipment will be allowed to be stored overnight and/or on weekends within Orange County Right of Way.
16. Asphalt Restoration:
- A. All pavement restoration needs to be completed on a daily basis.
 - B. All paving operations require milling, tack coat, sweeping, paving, and sealing of all paving joints.
 - C. Ragged trench edges must saw cut prior to paving. All saw cuts are required to be square of parallel to the trench.
 - D. It will be the responsibility of the contractor to maintain the 5” of binder course flush with the existing pavement surface throughout the duration of the project. Final asphalt restoration is to be completed at the completion of the project. The temporary binder course of 5” is to be installed in (2) 2½” lifts.
 - E. Final Restoration: All pavement damages must be cut and over cut for final surfaces restoration of three (3) inches asphalt binder and two (2) inches asphalt top. Thicknesses as stated are compacted finish thickness. All existing pavement edges must have approved tack coat prior to new asphalt restoration. See the attached restoration detail or as ordered by Orange County Department of Public Works. Final restoration limits may be changed by Orange County based on the limits of the trench.

- F. The County Road cannot be left milled down overnight. All areas milled are required to be capped that day.
 - G. The final paving limits will be as per the trench detail or as ordered by Orange County Department of Public Works.
17. Striping Requirements:
- A. Any striping that is removed during the trench excavation or during the milling operations is required to be replaced. Reflectorized pavement marking paints shall be selected from the NYS DOT Approved List of White and Yellow Reflectorized Pavement Marking Paints. Immediately following paint application, reflective glass beads shall be uniformly applied at a rate of 6 lb/gal of paint. The applied pavement markings shall have clean-cut edges and true and smooth alignment. Four inch width is standard. See Section 640 Reflectorized Pavement Marking Paints of NYS DOT Standard Specifications for all requirements.
 - B. Any striping that is removed during the trench excavation or during the milling operations is required to be replaced. Reflectorized pavement marking paints shall be selected from the NYS DOT Approved List of White and Yellow Reflectorized Pavement Marking Paints. Immediately following paint application, reflective glass beads shall be uniformly applied at a rate of 6 lb/gal of paint. The applied pavement markings shall have clean-cut edges and true and smooth alignment. Four inch width is standard. See Section 640 Reflectorized Pavement Marking Paints of NYS DOT Standard Specifications for all requirements.
18. OSHA Requirements: must be adhered to at all times, i.e.
- Shoring
- A. The contractor shall be responsible for shoring any trench or excavation that is greater than 5 feet deep or which, in the opinion of the Orange County Department of Public Works inspector in the field poses a danger to the contractor personnel on the job. The contractor has the option of using a prefabricated shoring system, installing a timber-constructed system as per OSHA specifications, or a timber system

designed and stamped by a professional engineer. No other shoring system will be approved for use on this project.

B. Trench boxes shall carry a PE Certification.

19. Work Hours:

A. The normal working hours for this project is 7:00 A.M. to 3:30 P.M. All traffic lanes must be back in service by 4:30 P.M. Orange County Department of Public Works must approve any changes to these hours in advance.

B. No holiday work as per Orange County's Approved Holiday Schedule.

20. Maintenance and Protection of Traffic:

A. All Maintenance and Protection of Traffic Construction Signage shall be installed and in place prior to any work starting. All construction signage is required to meet the requirements as per the National Manual of Uniform Traffic Control Devices for Streets and Highways and NYS Supplement latest edition and revisions. The construction signage shall be installed on permanently, on breakaway posts or on wind-masters and covered and uncovered on a daily basis. The contractor must have all the necessary construction signs to perform the work safely; i.e. Additional signage: One Lane Road Ahead, Flagger Symbol, if a lane has to be closed to perform work.

B. Prior to the commencement of any work being performed, a preconstruction meeting will be held with the County to confirm that signage is in conformance with the plans or County Requirements.

C. No lane closures will be allowed during heavy precipitation, snow, or fog conditions. Lane closures around official holidays shall be suspended at noon the day preceding the holiday.

D. The entire project is required to be stationed.

E. The contractor is responsible for providing adequate number of flat people for all daily operations.

F. Stop and slow paddles are required to be used by flag people. Two-way radios are required for flag people to communicate.

- G. One lane of traffic must be open at all times. There will be no exceptions.
 - H. No detouring of traffic onto side streets will be allowed.
 - I. All personnel shall have all the proper Personnel Protective Equipment, i.e. Hard Hats, Safety Vests, Safety Glasses, and Work Boots.
 - J. Orange County must be notified immediately of any on-site accidents.
21. Cleaning: Job site must be swept daily using a mechanical sweeper. If the mechanical sweeper is not operational at the start of the day, the sweeper must be repaired during the day. If the sweeper is not available by the end of the day, a penalty will be imposed for non-performing equipment. If the sweeper is not repaired by the following day, the contractor will not be allowed to excavate.
22. The following equipment is required to be on-site on a daily basis and fully operational.
- 1. Vibratory Trench Roller; Primary Compaction Equipment
 - 2. Jumping Jack Compactor; Secondary Compaction Equipment for use in tight areas, where the Vibratory Trench Roller cannot be used
 - 3. Mechanical Sweeper
 - 4. Side-Dump Loader or Skid Steer (i.e. Bobcat)
 - 5. Asphalt Roller

If any of the equipment listed above is not operational, no excavating shall be performed until all equipment is functioning properly.

Response: The requested notes have been added to the utility corridor plans.

Comment D X B. Section 2.3.2.1 – Construction Inspection – Page 62: add – A Highway Work Permit must be secured for all work within the County Road right of way and all work within the right of way inspected by the Orange County Department of Public Works or their representative.

Response: Comment acknowledged. The corrected paragraph reads as follows:

2.3.2.1 Construction Inspections

Beginning with the start of the earthwork operation, the site will be subject to a multi-level inspection effort. These measures will ensure compliance with the applicable regulations and Site Plan conditions established for approval.

In accordance with DEC requirements, all erosion and sediment control measures must be inspected weekly until the site is completely stabilized. If the site is granted a waiver from the five-acre disturbance limit, inspections will be semi-weekly. Site improvements such as stormwater management facilities, roadways, etc. shall be inspected by the Design Engineer and the Town Engineer as construction proceeds. Site inspections conducted by the Town Engineer will be funded by the Project Sponsor, under the escrow requirements set forth in the Town Code. Finally, all proposed buildings will be inspected by the Town Building Inspector to ensure that they meet the requirements of the New York State Uniform Fire Prevention and Building Code.

A Highway Work Permit must be secured for all work within the County Road right of way and all work within the right of way inspected by the Orange County Department of Public Works or their representative.

Comment D X C. The description of Schutt Road Extension: said road is also County Road No. 108 and is under Orange County jurisdiction.

Response: Comment acknowledged. The corrected description reads as follows:

Schutt Road/CR 108: Schutt Road is a one-lane per direction roadway that runs in a north/south direction. Schutt Road has a posted speed limit ranging from 30 to 45 mph and is under Orange County jurisdiction.

4.7 Land Use and Community Character

Comment A 1. Page 28 – Add description of interim grading of commercial site as well as discuss long term visual and landscaping to be provided at commercial pad.

Response: During the initial stage of site development and grading, the area proposed for the commercial building and its parking area will be graded and seeded to lawn. Construction of the building will not commence until the principal tenant has been identified, as certain custom features for utilities may be required below grade. In conjunction with this work, the landscaping plantings north, east, and south of the commercial area will be installed. This schedule will allow for improved visual screening as the landscaping matures. A note has been added to the plan detailing this procedure.

Comment A 2. Page 28 – Clarify 4 lot subdivision mentioned in last paragraph. Entire subdivision plan for single family lots must be approved at one time.

Comment A 14. The Applicant is once again requested to explain the 4 lot subdivision. All residential lots must be subdivided during initial phase.

Response: The current subdivision plan includes the single family, fee simple lots.

Comment A 3. Page 30 – Document speaks of project being an SR Zone which (PAC) mixed use residential project. Project is actually proposed as a planned adult community which is the only method allowing mixed residential use in the SR District. Documents should be revised to discuss planned adult community including approval process to date.

Response: Comment acknowledged. The revised passage would read as follows:

The Project Site is located predominantly within the Town of Wawayanda's Suburban Residential (SR) District, which permits a mixed use residential project by Site Plan approval through the Town Planning Board. The site proper is now located in a PAC Floating Zone. The land uses nearby and adjacent to the proposed Project Site are mainly agricultural, commercial, residential, and undeveloped open space.

The Town of Wawayanda Town Board originally approved the Planned Adult Community floating zone designation for the Kent Farm Project in May of 2010. The PAC approval was amended to reflect refinements in the Project phasing on May 21, 2013.

Comment A 8. Page 50 – Similar comment regarding handicap space discussion for commercial use.

Response: As noted, the attached site plan is code compliant with respect to handicapped parking.

Comment A 10. Page 175 – Once again states the SR District; however, this should be addressed as part of the PAC approval.

Response: Comment acknowledged. The revised paragraph would read as follows:

The proposed Facility is in keeping with the overarching PAC Floating district regulations and is of considerably less visual impact than other uses that might be approved under the Zoning. Given that the proposed structures do not approach the

35' height permitted in the Zoning Code, and that the Project does not present an intrusive visual mass, visual impacts to adjoining properties, and the general area are not expected to be significantly adverse. The following design elements minimize the impacts attributable to the proposed Project:

- Site improvements, including all proposed buildings will be below the horizon of surrounding hillsides.*
- The Project's buildings will be surfaced with non-specular materials.*
- The site is graded in a manner that recesses the height of the buildings on the northern portion of the site to below the treeline elevation along the western boundary.*

Comment A 11. Page 215 – References construction of the facility in mid-2013. Updated information should be provided as this date has passed.

Response: It is now anticipated that construction may begin in mid-2016.

Comment A 12. Page 242 – Identifies two simmon parcels located on Dolsontown Road. Planned Adult Communities are not permitted in the Town's MC Zone and therefore, the sites are not a viable alternative for the residential project.

Response: Comment acknowledged, however, at the time the applicant was reviewing potential sites, the Simon parcels were viable alternatives. The Town Board acted subsequently, to remove the PAC designation from many districts.

Comment A 15. Page 35 identifies walking trails only if deemed necessary. It is unclear how this determination will be made and who will construct same if not included in project plans.

Response: The proposed walking trails have been eliminated due to privacy concerns.

Comment B 1. We recommend the applicant update its review of the Orange County Comprehensive Plan as it applies to this project, as this plan was updated in 2010 while the applicant indicates that the 2003 plan was reviewed (p. 18).

Response: The reference to the 2003 Comprehensive Plan was a typographical error. The 2010 Plan was consulted during preparation of the DEIS.

Comment B 2. We recommend the applicant update its review of the Orange County Agricultural & Farmland Protection Plan, as the applicant indicates that this plan was updated in 2003. However, this plan was not updated in 2003. The Orange County Agricultural Economic Development Strategy was written as a supplemental document to the County Agricultural Plan in 2003. Based on the review provided by the applicant (p. 157), it appears that only the Ag Economic Development Strategy supplement was reviewed. While the issues addressed in this document are very important goals for protecting agriculture in Orange County, other important goals for protecting Orange County agriculture are only in the Agricultural & Farmland Protection Plan.

Response: Given that the Project site has not been in active agricultural production for some time, and that the nature of the soils on site limit its potential agricultural productivity, the land in question is not considered a significant agricultural resource. Considering its location, adjacent to a highly developed corridor, it is unreasonable to assume that it would remain undeveloped. Several of the intervening properties between the site and the Town of Wallkill line are more suitable for preservation as they are constrained by flood plain and wetland areas. At present, no

other residential projects of similar or greater magnitude have been identified in the CR 50 corridor, or generally, within one mile of the project. Therefore, potential cumulative impacts to agricultural resources as a result of implementation of the proposed action are expected to be negligible.

Comment B 6. It appears that the applicant may need an easement or legally binding agreement to create the proposed wetland mitigation area on the off-site location (SBL 1-1-67.1), as it appears that this parcel owned by a different person.

Response: The owner of tax lot 1-1-67.1 has filed an Owner's Endorsement with the Planning Board. Prior to the final site plan be signed by the Planning Board Chair, the easement will be filed in the County Clerk's office. Copies of the easement documents shall be provided to the Board, the ACOE, the Town Engineer, and the Town Attorney.

Comment B 13. Although we understand that the proposed residents of this site will consist of active adults that are 55+, we recommend the applicant provide a jitney/bus service to medical offices, retail locations, and other similar locations for the proposed residents in the future. Although these residents will presumably be able to drive when they move into the development, some residents may plan to remain at this site for many years to come. Thus, as these residents age, some may no longer be able to drive and will need an alternative form of transportation to attend doctors appointments, buy groceries, etc.

Response: The scale of the proposed project does not justify the purchase, maintenance, and operation of a dedicated bus. It is anticipated that the project-generated demand for alternative transportation can be met by existing transit, dial-a-bus and commercial taxi services. In order to foster these services, the Project

Sponsor has contacted Transit Orange, requesting service, and has added an internal bus stop to the site plans.

3.8 Community and State Facilities

3.8.3/4 Water and Wastewater

Comment A 6. Page 41 – Identifies the Town of Wallkill has committed to supplying necessary water resources. The Town of Wallkill, in a dated letter, has identified its conceptual approval; however, no commitments have been made. Letter specifically states this is not a commitment.

Response: Comment acknowledged. The DEIS specifically states that supplemental environmental review will be revised if the Town of Wallkill will not supply these services.

Comment D VIII a. Offsite Utilities – Water and Sewer: What is the status of the application to the Town of Wallkill as an outside user?

Response: An inter-municipal agreement detailing the arrangement between Wallkill, Wawayanda, and 382 Golf Links LLC is currently under review by both Town Boards.

Comment D VII b. Why is the proposed waterline within the County Road pavement and not off the opposite side of the County Road? A large portion of the proposed utility route has recently been paved. The proposed waterline meanders as far as to the middle of the County Road pavement. If this route must be taken the entire width

of the County Road will have to be topped. Proposed sewer mains should not be designed or constructed within roadside ditches.

Response: The utility corridor is on the north side of the road due to the large O&R gas main located on the south side of the ROW. The plans have been revised to remove the water and sewer lines from the travelled way by using a common, benched trench for both pipes. The revised plans are appended to this FEIS.

Comment D X A. Water Supply and Wastewater Disposal – if said systems are to be owned by the project sponsor and operated by a private Transportation Corporation, even if only just initially, the owner must execute a Revocable License Agreement with the County of Orange for the utilities within the County Road right of way.

Response: Comment acknowledged. The applicant anticipates that this will be a condition of any approvals issued by the Department.

Comment E 2. Sewer Service – An engineering report must be prepared to confirm the capacity of the waste water facility that will serve the proposed project. Approval of plans for any proposed sewer extensions or facility expansions will be required from DEC.

Response: Comment acknowledged. This required approval is identified in the Executive Summary of the DEIS, and this document as well.

Comment E 1. Water Service – If the Town of Wawayanda proposes to extend the supply or distribution mains of a public water supply system into a new water service area or extension thereof such that the water withdrawal system remains or becomes one with a capacity equal to or greater than the threshold volume (100,000 gallons per

day), then the Town will be required to obtain a Water Withdrawal Permit from the Department [see 6 NYCRR Part 601.6(d)].

Response: The Project Sponsor proposes to proceed with a Modification to the current Town of Wallkill Water Withdrawal Permit(s).

3.8.5 Utilities

Comment B 3. We appreciate the applicants' proposed lighting, as it is designed to limit night sky lighting (p.51). However, we recommend the applicant clearly indicate the lighting levels within the lighting plan, as this plan does not show such information. Adequate lighting will be necessary to provide pedestrian safety during night time.

Response: The revised site plan shows anticipated lighting levels for the developed site.

3.9 Socioeconomic Setting

Comment B 10:

We recommend the applicant clearly indicate how the annual economic impacts from a "stabilized year of operation" will offset the proposed annual tax based financial loss of \$379,450 to Orange County (p. 208) and of \$158,871 to the Town of Wawayanda. Although figures are provided for the direct operational revenues (\$8.6 million for homeowner's association fees, residential unit rental income, commercial space rental income, and sales from on-site commercial operations), indirect impact revenues (\$1.3 million), and induced impact revenues (nearly \$1.3 million) (p. 222), it is not clear how these revenues will offset the tax based financial loss to the County and the Town.

Response:

It is important to note that the Fiscal Impacts as described in Section 3.9.b.2 of the DEIS differ from the Economic Impacts described in Section 3.9.b.5 of the DEIS. While the fiscal impacts reflect the impacts on the local tax base, the economic impacts reflect the impact on the local economy in terms of output, employment and attributed labor income. Under a stabilized year of operations, the direct “output” refers to the revenues generated through sales and other annual revenue generated through the proposed project itself, and the “indirect” and “induced” output refers to other round-by-round “ripple-type” revenues generated through other merchants (such as local retailers, service providers, banks, grocers, restaurants, etc.) in the local economy, that have increased operations because of the proposed project’s existence and continued operations. Such economic impacts are permanent and on-going on an annual basis under stabilized operations of the proposed project.

These economic impacts do not directly translate to tax dollars, rather, they are reflective of the new dollars flowing through the local economy in terms of sales, new employment opportunities and the employee’s associated wages.

Nevertheless, it is important to note that the “net loss” projected in the DEIS represents a very conservative projection on the costs of providing services to both the Town and County. The Town and County budgets are funded through a variety of methods – tax revenues, grants, state aid, fees and fines, among others. Since the DEIS and associated Fiscal and Economic Impact Analysis only examine the revenue generated through tax revenue, it is likely that the projected “loss” will be further offset by the other sources of revenue that comprise the annual budget.

It is also important to note that residential tax revenues typically do not equal the demand for services, and municipal budgets account for such when determining their annual budget. Other non-residential tax-generating uses typically have a lower demand for services and assist in generating revenues to stabilize the tax base. Municipal comprehensive planning and zoning seek to balance opportunities for tax

ratable uses to support the tax base in consideration of housing needs and associated residential zoning. Also, while not necessarily quantifiable, new business may open up and/or expand in the community as a result of the operations of the proposed project, therefore contributing to an increased local tax base, helping to offset the projected costs incurred by the Town and County. The residents and families that will reside at the proposed project are important to the economic and social vitality and success of the local economy; this balance is essential to the health and future of the community.

Comment B 11. We recommend the applicant provide affordable housing units within the proposed development to help better serve the current population that is 55+ within Orange County, as this would be in line with the 2010 Orange County Comprehensive Plan: Strategies for Quality Communities, which aims to, “encourage the development of housing of all types that serve different age and income segments of the population” (p. 50). Although the applicant indicates that the proposed single family residential units will sell for \$339,000 and \$379,000 (p. 204) and the apartments within the multi-unit residential buildings will rent for \$1850 per month (p. 221), such units would not be affordable to many long-time Orange County residents that are in this age group and intend to remain here.

According to the United States Department of Housing and Urban Development, the definition of, “affordable housing” is a housing unit that costs no more than 30% of a household’s gross monthly income. An owned unit--residence owned by the occupant—needs to incorporate the cost of the mortgage, private mortgage insurance, property taxes, and homeowner association fees in that amount; a rental unit includes rent and utilities as well as any property association or maintenance fees in that figure. The median household income for Orange County in 2012 was estimated to be \$66,458.

A household making the following amounts:	Can afford an owned unit with a maximum cost of:	Or a rental costing up to:
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100% of median income/ \$66,458	\$275,000 with \$175 HOA fee	\$1661/month
80% of median income/ \$53,166	\$220,000 with \$175 HOA fee	\$1329/month
60% of median income/ \$39,875	\$150,000 with \$175 HOA fee	\$997/month

The owned units assume that the buyer has good credit and a 20% down payment; payments were calculated using www.mortgagecalculator.com.

This project proposes age-restricted housing requiring occupants to be age 55 or older at time of occupancy. Although the younger end of that age range can be expected to be part of the work force, the majority of that age group can be assumed to be retired. In Orange County, the average retirement income per household receiving retirement income in 2012 was \$27,426; the average Social Security income per household receiving Social Security income was \$17,990.

Response: The Project Sponsor is an experienced developer in active adult segment of the housing market having developed the Southwick Project in Cheshire, Connecticut; 156 units comprised of midrise townhouses and cottages. Based on that experience and market research conducted for the Kent Farm project, the Applicant came to the conclusion that the scope of the proposed project, at 150 units total, was not large enough to provide affordable components in either the rental or fee simple portions of the project. Affordable units are typically subsidized either in construction funding, or real property tax abatement over a prolonged period. The Project Sponsor is seeking neither form of support, but rather proposes to build a market-rate project that will pay full mortgage taxes, sales tax, and real property taxes to the School District, Town and County.

3.10 Cultural Resources

Comment C A 1. We note that back in June of 2012, our office determined that the farmhouse known as the Kent Farm House on the property is eligible for listing on the State and National Registers of Historic Places. A copy of the Resource

Evaluation is enclosed for your use. The Draft Environmental Impact Statement (DEIS) should be updated to note our determination. It would be our recommendation that the project be reviewed with the opportunity for this farmhouse to be part of the proposed development rather than removed. Our Archeological Unit has archeological concerns as noted in their attached comments letter.

Comment C b 2. Please add a specific discussion of the archeological potential of the Kent House and of the testing conducted in that vicinity. Also, please include a project plan detail which illustrates the locations of shovel tests in that area.

Comment C c 1. Embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose component may lack individual distinction.

Comment C c 2. The Kent House is eligible under Criteria C as an example of a late, cross-gabled Italianate house. The frieze windows on the early wing may indicate construction in the Greek Revival style; porches and roofs were likely altered later when the main block was added. Original windows are intact and both exterior and interior retain high degree of detail and ornament. The evolution of the house and addition of office wing likely reflect the advancing prosperity of a farming family.

Response: Appendix B of the DEIS contained a highly detailed examination of the potential historical significance of the Kent House. The updated report, appended to this FEIS, details the shovel test locations.

In order to provide full disclosure under SEQR, a pre-demolition survey was undertaken to assess the historic significance of the existing house, identify its phases of construction, create a catalogue of historic features and characteristics, assess the eligibility of the structure for the National Registry of Historic Places and determine if the house was a valid candidate for restoration, reconstruction or demolition. A

copy of the draft FEIS, including these addenda was transmitted to NYSOPRHP on October 7, 2015.

In order to evaluate potential significance, the interior and exterior of the house were surveyed utilizing a catalogue system based on the features and typologies identified in A Field Guide to American Houses by Virginia and Lee McAlester (1984). Additional material from Studies in Material Culture Research (eds Karlis Karklins: 2000) was used to analyze smaller features and fixtures in greater detail. This information was synthesized to identify the phases of construction of the house, establish possible dates of construction and/or remodeling and assess historical significance.

This survey showed that the house is easily identifiable as having three distinct phases of Construction. In some cases, the style elements on the subsequent phases were utilized to match architectural styles present in earlier phases of construction; however, in other cases mismatched details were left in place. It is these differences, along with interior construction features visible as a result of dereliction, which allowed for a chronology to be constructed for the house. Unlike many historic houses, the first house on the site to become a component of the Kent house (Phase 1) was visibly secondary to other phases of construction, and now looks as though it was appended onto the larger central portion of the house. The second house on the site to become a component of the Kent house (Phase 2) is the visually dominant central portion of the house, which had a solely domestic function, consisting of living areas, bedrooms and a dining area. The final addition to the Kent house is not a house in its own right (Phase 3), the final construction was appended onto the back of the house and used as an office. Phase 3 is connected to both Phase 1 and Phase 2 of the house.

A complete description of the construction and condition of the house in June of 2012 is found in the House Survey and Assessment in the Appendix of the DEIS.

Overall, the Kent house was not found to be historically unique based on the qualifications set out by the National Registry of Historic Places (<http://nysparks.com/shpo/national-register/>). Additionally, the majority of the most historical portion of the building were not structurally sound.

The Kent house was eligible for inclusion on the National Registry of Historic Places because of its age, and was identified as such in 1975. However, it was never placed on the Registry. The construction of each phase of the house and subsequent repairs display the haphazard way in which the structure was constructed and maintained. The catalogue of features presented here records the diagnostic architectural characteristics in detail, allowing for analyses of the assemblage of architectural details found on the house at any time in the future. In order to complete the structural assessment justifying demolition of the structure, a professional engineer was retained by the Project Sponsor to perform an inspection. The letter report of John Petroccione, PE is found in the Correspondence Appendix of the DEIS. His findings concluded that the structure should be demolished.

Prevailing regulations do not preclude the demolition of a Register eligible structure.

Comment C b 1. Figures 1 and 2 are missing from the submitted copy of the Phase 1 report.

Response: The figures were in the original Phase 1A/B, but omitted from the Report during reproduction. The referenced figures are appended to this FEIS, Appendix E.

Comment C b 3. As of December, 2013, all report submissions to this office must be on disk in PDF format. Please make the revisions requested in #1 and #2 and submit the reports on disk.

Response: Electronic (PDF) copies of the updated Reports are appended to this FEIS.

Appendix A

Updated Correspondence

Appendix B

Cultural Resources 1A/1B