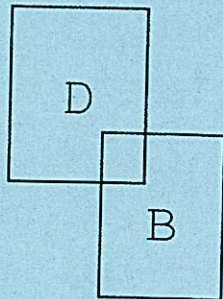


TOWN BOARD
TOWN OF ORANGETOWN
HEGARTY HOMES, INC
AND
HUDSON VALLEY NURSERY, INC.
WESTERN HIGHWAY and ELLSWORTH DRIVE
IN THE HAMLET OF BLAUVELT
AMENDMENT TO THE ZONING ORDINANCE
OF THE TOWN OF ORANGETOWN
FROM AN "R-80" DISTRICT TO AN "R-15" DISTRICT
SEPTEMBER 2024



DONALD BRENNER, P.E., LL.B.

4 INDEPENDENCE AVENUE, TAPPAN, NEW YORK 10983 (845) 359-2210

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INTRODUCTION AND BACKGROUND

The property in question was acquired by the petitioners, HEGARTY HOMES, INC. and HUDSON VALLEY NURSERY INC., in 1990. Parcel No. 1, Section 70.05, Block 1, Lot 14.2, is located at the intersection of Western Highway and Leber Road; Parcel No. 2, Section 70.05, Block 1, Lot 14.1, is located at the intersection of Old Western Highway and Western Highway; and Parcel No. 3, Section 70.05, Block 1, Lot 17.1, is located north of Ellsworth Drive, in the hamlet of Blauvelt.

The parcels are vacant with a total area of 6.53 acres. As noted, they are identified on the Orangetown Tax Map as Section 70.05, Block 1, Lot 14.1; Section 70.05, Block 1, Lot 14.2; and Section 70.05, Block 1, Lot 17.1.

The parcels were originally owned by the Water Company as a buffer to Lake Tappan and zoned R-80. As the area developed and municipal services became available (transportation, sewer, etc.), the Public Service ordered the Water Company to sell the parcels. In 1990, the petitioners purchased the realty as lot 14 and 17.1, as shown on the Orangetown Tax Map.

In 1998, the petitioners attempted to establish a section of lot 14 for a landscape nursery business, which did not develop. In the process, they divided lot 14 into two independent lots 14.1 & 14.2.

The surrounding properties in question were zoned R-80 to the west (Water Company property), R-40 to the east, and R-15 to the south.

ZONE CHANGE STANDARDS

To assist the Board, I have enclosed a “check-off” sheet, titled Appendix A, which highlights the critical factors which should be reviewed before the requested Zone Change is granted.

The first three factors are location, size, and character of change, and the effects each would have on the neighboring community.

The next two items relate to the fact that the change would not be detrimental to the site, nor to the adjacent properties.

I will now present to the Board Margaret Connolly of the realty company Howard Hanna Rand Realty. She has been actively engaged in real estate transactions in Orangetown and Rockland and Bergen Counties. Mrs. Connolly will assure the Board that this zone change will in no way be detrimental to the adjacent areas, and, in fact, will be beneficial.

As related to traffic, the conceptual design does not propose a road connection from Ellsworth Drive to Western Highway and Leber Road. Thus, future drivers would not be able to use this road as a short “cut” to the eastern section of Blauvelt. The traffic from a proposed five homes in the cul-de-sac would be de minimis.

The next key factor is that this project would create additional taxes for the Town.

Taxes

Present:

<u>Parcel</u>	<u>School</u>	<u>Town</u>
70.05-1-14.1	\$6,452.25	\$3,817.09
70.05-1-14.2	\$6,286.47	\$3,075.14
70.05-1-17.1	<u>\$5,355.62</u>	<u>\$3,075.06</u>
	\$18,094.34	\$9,967.29

Yearly tax (2024) - \$28,712

Proposed:

14 homes - R-15 Zones

Estimated Values - \$850,000 to \$900,000 per dwelling

Based on present tax rate - estimated taxes \$21,000 per dwelling

Projected yearly tax - \$21,000 x 14 = \$294,000

The following various services as related to this project are available and have been provided:

Water	Veolia
Sewer	Town of Orangetown
Gas & Electric	Orange & Rockland
Police	Town of Orangetown
Fire	Blauvelt Fire Department

In all instances, the demand from these departments under the proposed Zone Change will be primarily the same.

SOUTH ORANGETOWN SCHOOL DISTRICT EFFECT

This change would not in any way burden the school district. In fact, the Orangetown Central School District would welcome any new students.

BENEFIT TO THE TOWN

The Community is in great need of new dwellings of this size and cost.

Tax revenue is estimated to go from \$29,000 to over \$290,000, which is 10 times the amount, that is, a 1,000% increase.

CONCLUSION

We have attempted to provide the Board with a full presentation as to the advantages of the proposed Zone Change to "R-15". If you review your check-off sheet (Appendix A), I believe you will see that we discussed every factor essential to approving a Zone Change. Furthermore, you will see that the change is to the betterment of the community and will not impose any negative effects.

APPENDIX A

ZONING

43 Attachment 13

Town of Orangetown
Table of General Bulk Regulations
(§ 3.12)

R-80 District
R-40 District
R-22 District
R-15 District

[Amended 9-27-2016 by L.L. No. 9-2016; 5-23-2017 by L.L. No. 6-2017]

District	Group	For Uses Listed Below	Maximum Floor Area Ratio	Minimum Lot Area (See Note 16)	Minimum Lot Width (feet)	Minimum Street Frontage (See Note 5) (feet)	Required Front Yard (See Notes 6 and 7) (feet)	Required Side Yard (See Note 2) (feet)	Total Side Yard (feet)	Required Rear Yard (See Note 2) (feet)	Maximum Building Height* (See Note 7)
R-80	A	Single-family detached residences	0.10	80,000	150	100	50	30	100	50	8 inches
	B	Uses 3, 4 and 6 in Column 2 of Use Table	0.10	5 acres	400	50	50	30	100	50	8 inches
	C	Fire, police, government buildings	None	None	None	50	100	100	200	100	None
	D	All other uses allowed in R-80, except those in § 4.12. (See Notes 3 and 13)	0.10	160,000	300	150	100	100	200	100	None
R-40	E	Single-family detached residences	0.15	40,000	150	100	50	30	80	50	8 inches
	F	Same as Group B	0.15	5 acres	400	50	50	30	80	50	8 inches
	G	Same as Group C	None	None	None	50	100	100	200	100	None
	H	All other uses allowed in R-40 (See Notes 3 and 13)	0.15	80,000	300	150	100	100	200	100	3 inches
R-22	I	Single-family detached residences	0.20	22,500	125	75	40	25	60	45	9 inches
	J	Same as Group B	0.20	3 acres	250	75	40	30	75	45	9 inches
	K	Same as Group C	None	None	None	50	100	100	200	100	None
	L	All other uses allowed in R-22 (See Notes 3 and 13)	0.20	44,000	250	100	100	100	200	100	3 inches
R-15	M	Single-family detached residences and uses in Group B	0.20	15,000	100	75	30	20	50	35	1 foot
	M1	Same as Group B	0.20	3 acres	200	150	60	40	80	50	1 foot
	N	Attached veteran housing and single-family attached residences for adults in buildings not more than 2 stories high****	0.20 (See Note 15)	See Note 18	100	75	30	30	75	35	8 inches
	O	All other uses allowed in R-15 (See Notes 3 and 13)	0.20	30,000	250	100	100	75	200	100	3 inches
	P	Police, fire, government buildings	None	None	None	50	100	100	200	100	None

NOTES:

* Maximum height in feet and inches per foot from lot line.

** Not more than five dwelling units per acre for adult housing on a minimum of five acres.

*** The limitations of Note 18 shall not apply to attached veteran housing to the extent same impose limits or requirements relating to bedroom count or prior construction within 500 feet.

APPENDIX B

TOWN BOARD: TOWN OF ORANGETOWN
COUNTY OF ROCKLAND
STATE OF NEW YORK

-----X
IN THE MATTER OF THE
PETITION OF
HEGARTY HOMES, INC.
AND
HUDSON VALLEY NURSERY, INC.
AMENDMENT TO THE ZONING ORDINANCE
OF THE TOWN OF ORANGETOWN FROM AN
"R-80" DISTRICT TO AN "R-15" DISTRICT
-----X

PETITION

TO THE TOWN BOARD OF
THE TOWN OF ORANGETOWN

The undersigned petitioner respectfully petitions your Honorable Board as follows:

FIRST:

HEGARTY HOMES, INC. and HUDSON VALLEY NURSERY, INC., whose principal place of business is located at 75 Michael Roberts Court, Pearl River, NY 10965, are the owners of properties located at Western Highway and Ellsworth Drive in the hamlet of Blauvelt, more particularly bounded and described in Addendum "A" annexed hereto.

SECOND:

The properties described in Addendum "A" are known and designated on the Tax Map of the Town of Orangetown as:

<u>Section</u>	<u>Block</u>	<u>Lot</u>
70.05	1	14.1
70.05	1	14.2
70.05	1	17.1

THIRD:

Annexed hereto and marked Exhibit "A" is a copy of the Vicinity and Zoning Area Map; and Exhibit "B" is a copy of the Tax Lots which are the subject of the Petition and of the surrounding parcels.

FOURTH:

Annexed hereto and marked Addendum "B" is a list of names and addresses of all owners owning property within 500 feet of the properties which are the subject of this application as the same appears on the tax roll of the Town of Orangetown.

FIFTH:

That the properties which are the subject of this Petition comprise approximately 6.950 acres.

SIXTH:

Said properties are presently zoned R-80.

SEVENTH:

Pursuant to the Town Law of the State of New York, and the Zoning Ordinance of the Town of Orangetown, petitioners hereby request that the Zoning Ordinance be amended to place the aforesaid real property, as described and shown in Exhibit "B," in an R-15 Zoning

District which would allow the development of uniform residential housing under the requirements of that zone. (See Exhibit "C" and Exhibit "D")

EIGHTH:

That said proposed change would be compatible with the present and proposed uses of the adjoining and neighboring properties. Further, this would be the most practical way, economically and beneficially, in which the property could be utilized.

NINTH:

That said proposed use would be in the public interest of the residents of the Town of Orangetown in that:

- (a) the development of the property under an R-15 Zone would establish a substantial tax ratable for the Town of Orangetown;
- (b) the development of the property under an R-15 Zone would fill a need for the residents of the Town of Orangetown;
- (c) the development of the property under an R-15 Zone would be consistent with the general character of the immediate area surrounding the subject premises, which is principally residential.
- (d) the development of the parcel under an R-15 Zone would permit the developers to install needed water and sewer facilities to this area;
- (e) the granting of such relief as is sought in this Petition will be the most appropriate use of the subject parcel, and will promote the general health and welfare of the community, will preserve property values and will be beneficial to the owners.

TENTH:

That the parcel which is the subject of this Petition can best be developed under the proposed R-15 Zone.

ELEVENTH:

That the subject premises are not within 500 feet of any of the following:

(a) any county or state park or recreation area;

(b) any right-of-way of any county or state park or recreation area, expressway, or other limited access highway;

(c) any county or state owned land on which a public building or institution is situated.

WHEREFORE, petitioner respectfully prays that your Honorable Board take such steps and such action as may be necessary to grant the relief sought in this Petition.

Dated: April 12th, 2024

Respectfully submitted,

HEGARTY HOMES, INC.

By: Edmund Lane

HUDSON VALLEY NURSERY, INC.

By: Edmund Lane

STATE OF NEW YORK)
) ss.:
COUNTY OF ROCKLAND)

On this 12th day of April in the year 2024, before me the undersigned, a notary public in and for said state, personally appeared **EDMUND LANE**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


NOTARY PUBLIC, STATE OF NEW YORK

HELEN M. INGALLS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01IN6129380
Qualified in Rockland County
Commission Expires June 20, 2025

EXHIBIT A

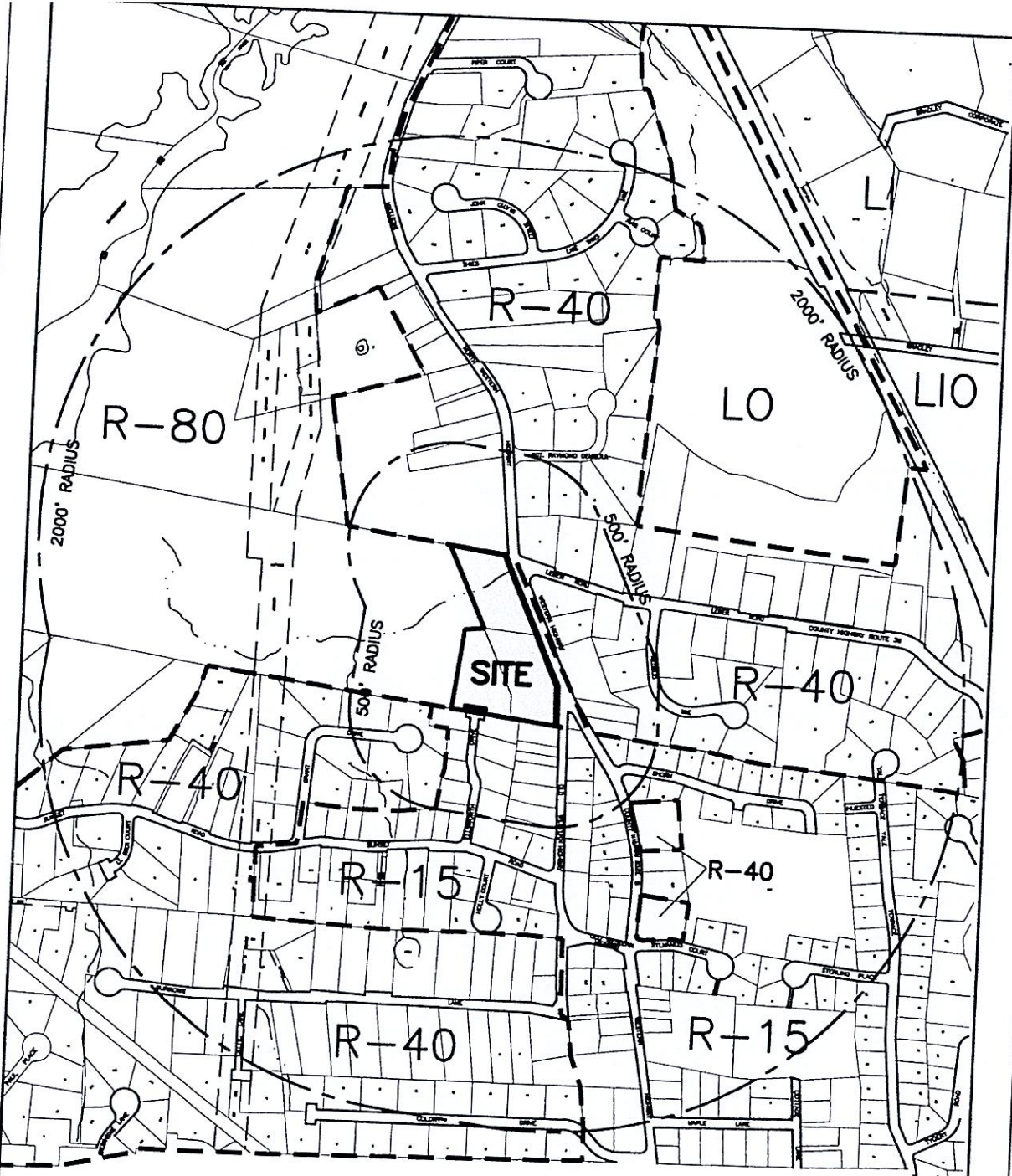


EXHIBIT "A"

VICINITY AND ZONING MAP

DESIGNED DB
 DRAWN LDW
 CHECKED JAG
 APPROVED JAG

DATE
 04/03/24

SCALE
 1"=800'

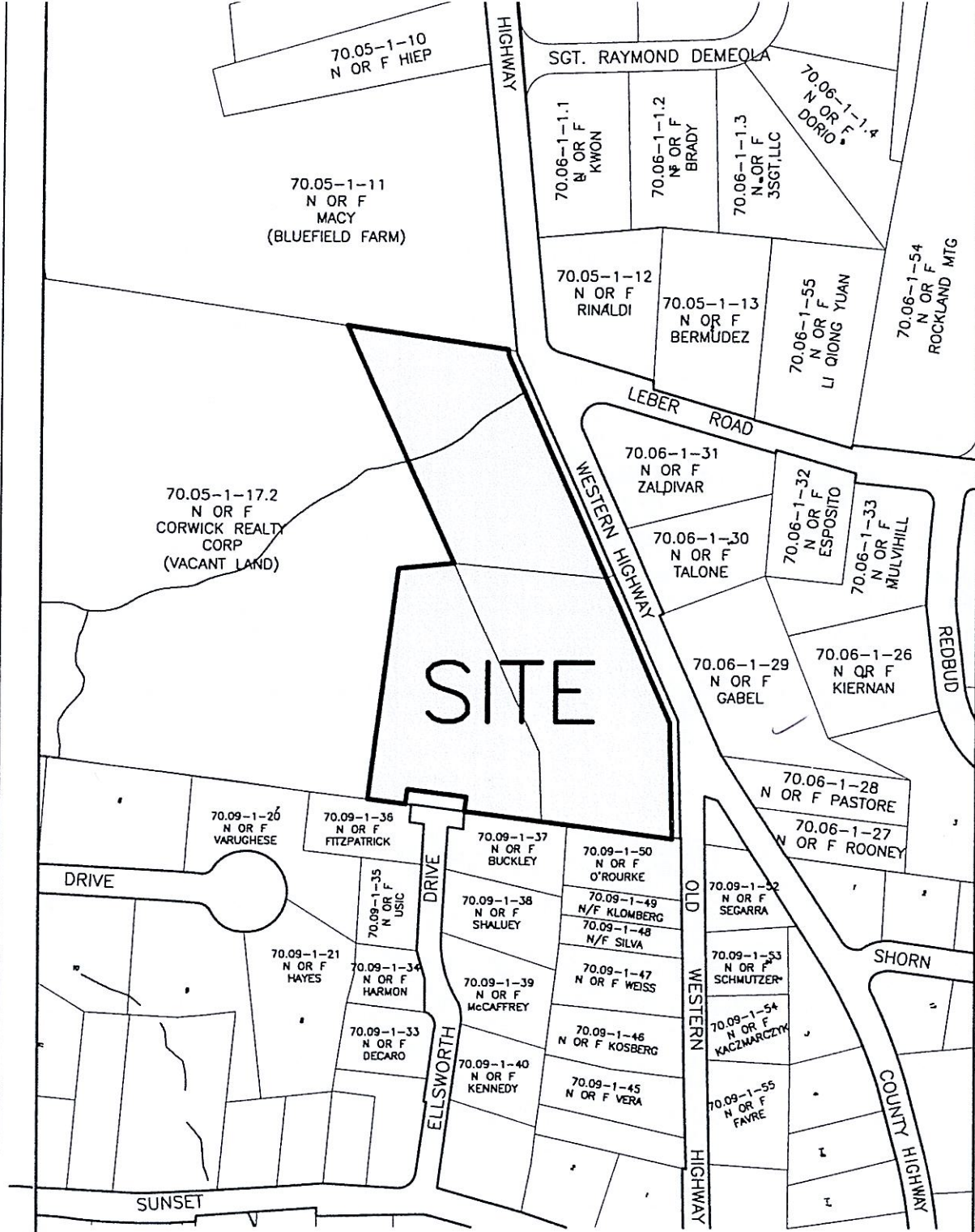
JAY A. GREENWELL, PLS, LLC
 LAND SURVEYING - LAND PLANNING
 34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901
 PHONE 846-357-0830 GREENWELLPLS@AOL.COM

PROJECT:
 HEGARTY HOMES, INC
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NY

CLIENT:
 HUDSON VALLEY
 NURSERY INC



EXHIBIT B



SITE

EXHIBIT "B"

**MAP OF TAX LOT
FOR ZONE CHANGE**

DESIGNED DB
DRAWN LDW
CHECKED JAG
APPROVED JAG

DATE
04/03/24

SCALE
1"=200'

JAY A. GREENWELL, PLS, LLC
LAND SURVEYING - LAND PLANNING
34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901
PHONE 845-357-0830 GREENWELLPLS@AOL.COM

PROJECT:
HEGARTY HOMES, INC
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NY

CLIENT:
HUDSON VALLEY
NURSERY INC



EXHIBIT C

ZONING

43 Attachment 13

Town of Orangetown
Table of General Bulk Regulations
(§ 3.12)

R-40 District
R-40 District
R-22 District
R-15 District

(Amended 9-27-2016 by L.L. No. 9-2016; 5-23-2017 by L.L. No. 6-2017)

1	2	3	4	5	6	7	8	9	10	11	12
District	Group	For Uses Listed Below	Maximum Floor Area Ratio	Minimum Lot Area (See Note 16) (square feet)	Minimum Lot Width (feet)	Minimum Street Frontage (See Note 5) (feet)	Required Front Yard (See Notes 6 and 7) (feet)	Required Side Yard (See Note 2) (feet)	Total Side Yard (feet)	Required Rear Yard (See Note 2) (feet)	Maximum Building Height* (See Note 7) (feet)
R-80	A	Single-family detached residences	0.10	80,000	150	100	50	30	100	50	8 inches
	B	Uses 3, 4 and 6 in Column 2 of Use Table	0.10	5 acres	400	50	50	30	100	50	8 inches
	C	Fire, police, government buildings	None	None	None	50	100	100	200	100	None
	D	All other uses allowed in R-80, except those in § 4.32. (See Notes 3 and 13)	0.10	160,000	300	150	100	100	200	100	None
R-40	E	Single-family detached residences	0.15	40,000	150	100	50	30	80	50	8 inches
	F	Same as Group B	0.15	5 acres	400	50	50	30	80	50	8 inches
	G	Same as Group C	None	None	None	50	100	100	200	100	None
	H	All other uses allowed in R-40 (See Notes 3 and 13)	0.15	80,000	300	150	100	100	200	100	3 inches
R-22	I	Single-family detached residences	0.20	22,500	125	75	40	25	60	45	9 inches
	J	Same as Group B	0.20	3 acres	250	75	40	30	75	45	9 inches
	K	Same as Group C	None	None	None	50	100	100	200	100	None
	L	All other uses allowed in R-22 (See Notes 3 and 13)	0.20	44,000	250	100	100	100	200	100	3 inches
R-15	M	Single-family detached residences and uses in Group B	0.20	15,000	100	75	30	20	50	35	1 foot
	M1	Same as Group B	0.20	3 acres	200	150	60	40	80	50	1 foot
	N	Attached veteran housing and single-family attached residences for adults in buildings not more than 2 stories high***	0.20 (See Note 15)	See Note 18	100	75	30	30	75	35	8 inches
	O	All other uses allowed in R-15 (See Notes 3 and 13)	0.20	30,000	250	100	100	75	200	100	3 inches
	P	Police, fire, government buildings	None	None	None	50	100	100	200	100	None

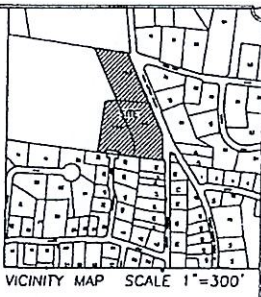
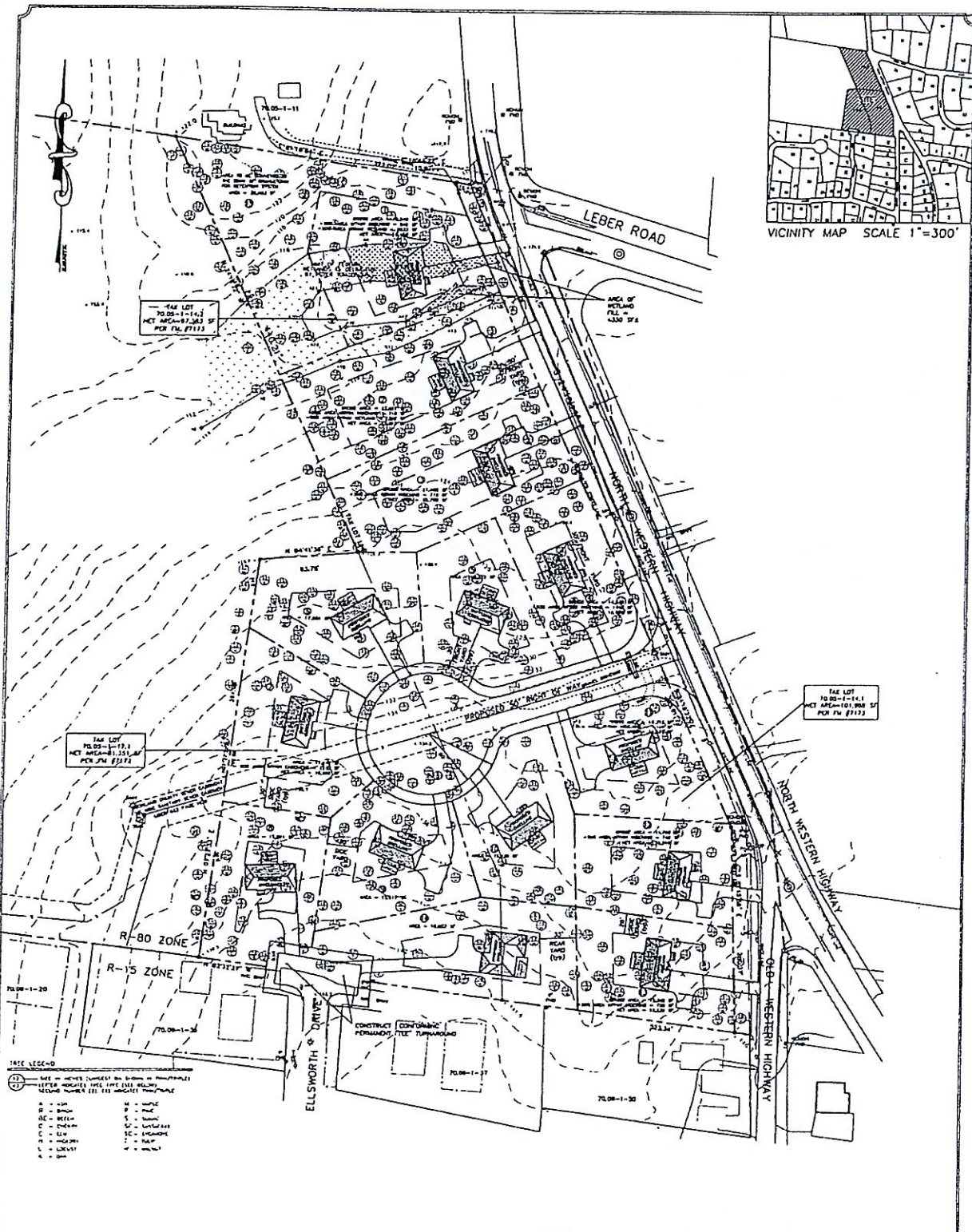
NOTES:

* Maximum height in feet and inches per foot from lot line.

** Not more than five dwelling units per acre for adult housing on a minimum of five acres.

*** The limitations of Note 18 shall not apply to attached veteran housing to the extent same impose limits or requirements relating to bedroom count or prior construction within 500 feet.

EXHIBIT "D"



TAX LOT
70.00-1-1-2
NET AREA=87,363 SF
FOR PLN #1112

AREA
AREA OF
336 SF

TAX LOT
70.00-1-1-1
NET AREA=107,908 SF
FOR PLN #1112

TAX LOT
70.00-1-1-1
NET AREA=133,147 SF
FOR PLN #1112

- TRUE LEGS**
- 1112 - SEE NOTES SURVEYED ON BOUNDARY
 - 1113 - LETTER INDICATES TRUE LINE (SEE BELOW)
 - LEGEND SYMBOLS (SEE THIS PROJECT'S PLAN/PLANS)
- | | |
|---------------|---------------|
| B = BAY | H = HATCH |
| BC = BENCH | HT = HATCH |
| C = DRIVE | LT = LOT LINE |
| CL = CURB | EC = EASEMENT |
| CS = CURB | FL = FILL |
| LC = LOT LINE | PL = PILE |
| W = WALL | ST = STREET |
| W = WALL | ST = STREET |

- LEGEND**
- 1112 --- CONTOUR
 - 1113 --- SPOT GRADE
 - 1114 --- CATCH BASIN/FIELD INLET
 - 1115 --- DRAIN LINE
 - 1116 --- SHEDDING WAREHOUSE / POLE
 - 1117 --- EDGE OF PAVEMENT
 - 1118 --- CONCRETE CURB
 - 1119 --- GAS LINE / WAVE
 - 1120 --- WATER LINE / WAVE
 - 1121 --- UTILITY POLE
 - 1122 --- LIGHT POLE
 - 1123 --- OVERHEAD WIRE
 - 1124 --- UNDERGROUND ELECTRIC

BULK REGULATIONS ZONE R-15									
GROUP 1	MIN. LOT AREA	MIN. LOT FRONT	MIN. LOT DEPTH	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MIN. MAX. BUILDING HEIGHT	MIN. MAX. LOT COVERAGE	MIN. MAX. LOT AREA
REQUIRED	75,000 SF	100 FT	75 FT	30 FT	30 FT	30 FT	35 FT	1.75%	600

Exhibit "D"
CONCEPTUAL

DATE	REVISIONS
DESIGNED JAC	
DRAWN JAC	
CHECKED JAC	
APPROVED JAC	

SUBDIVISION R-15

LANE

TOWN OF DRACETOWN
ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS, LLC

LAND SURVEYING - LAND PLANNING
85 LAFAYETTE AVENUE, SUITE 400, NEW YORK, NY 10001
PHONE 845-357-0630 FAX 845-357-0750

TAX LOT #	SEE ABOVE
AREA	280,722 SF
AGE	8.44 AC
FILE	21911COMP
SCALE	1"=10'
DATE	2/22/24
JOB NO.	21916



ADDENDUM A

ADDENDUM "A"

21916

Schedule "A"

Tax Lots 70.05-1-14.1, 70.05-1-14.2, 70.05-1-17.1

Overall Description

All that certain plot, piece or parcel of land, situate and being in Blauvelt, Town of Orangetown, Rockland County, New York, and being more particularly bounded and described as follows:

BEGINNING at a point the northeasterly corner of Lot #2 as shown on a subdivision plat entitled "Hudson Valley Estates," said plat having been filed in the Rockland County Clerk's Office as Map #7173, said point lying on the westerly line of North Western Highway, as widened as shown on said map, and running thence:

1. Along said westerly line of North Western Highway, as widened, S 10°43'22" E distant 10.97 feet; thence
2. Along the same, S 24°18'22" E distant 676.45 feet; thence
3. Along the westerly line of Old Western Highway, S 01°45'56" E distant 199.01 feet (200.37 feet per Filed Map #7173) to the southeast corner of the parcel herein described; thence
4. Along the northerly line of Lands n/f O'Rourke (Tax Lot 70.09-1-50), generally along a stone wall, N 83°24'47" W distant 184.69 feet to an iron pipe; thence
5. Along the northerly line of lands n/f Buckley (Tax Lot 70.09-1-37) generally along a stone wall, N 81°29'30" W distant 170.49 feet to an iron pin; thence
6. Along the terminus of a "tee" turnaround, the following three (3) courses and distances:
 - a. N 08°30'30" E distant 25.00 feet; thence
 - b. N 81°29'30" W distant 100.00 feet; thence
 - c. S 08°30'30" W distant 25.12 feet to a stone wall and the northerly line of lands n/f Fitzpatrick (Tax Lot 70.09-1-36); thence
7. Along the northerly line of said lands n/f Fitzpatrick, N 81°46'45" W distant 68.02 feet to the southwest corner of the parcel herein described; thence
8. Along the easterly line of lands n/f Corwick Realty Corp., (Tax Lot 70.05-1-17.2), N 07°27'33" E distant 389.82 feet (394.08 feet per Filed Map #7172); thence
9. Still along same, N 84°41'38" E distant 93.78 feet; thence
10. Still along same, N 24°18'22" W distant 440.21 feet to the southerly line of lands n/f Macy (Tax Lot 70.05-1-11); thence
11. Along the southerly line of said lands n/f Macy, and generally along a stone wall, S 81°19'54" E distant 272.02, to the point or place of BEGINNING.

Note that the bearings and distances along the southerly boundary of the property described herein for courses #4, #5, #6, and #7 have been adjusted from those shown on Filed Maps #7173 and #7172 in order to match the adjoining deeds for properties to the south and the description of Ellsworth Drive without overlap or gore.

ADDENDUM B

SWIS	PRINT KEY	NAME	ADDRESS
392489	70.05-1-12	Addolorata Rinaldi	10 Leber Rd,Blauvelt, NY 10913
392489	70.05-1-13	Jose L Bermudez	22 Leber Rd,Blauvelt, NY 10913
392489	70.05-1-14.1	Hegarty Homes LLC	75 Michael Roberts Dr,Pearl River, NY 10965
392489	70.05-1-14.2	Hudson Valley Nursery Inc	64 Central School Rd,Wantage, NJ 07641
392489	70.05-1-17.1	Hegarty Homes LLC	75 Michael Roberts Dr,Pearl River, NY 10965
392489	70.06-1-25	Salina N Nordstrom	3 Redbud Ln,Blauvelt, NY 10913
392489	70.06-1-26	Dennis Kieman	2 Redbud Ln,Blauvelt, NY 10983
392489	70.06-1-27	Thomas F Rooney	675 Western Hwy,Blauvelt, NY 10913
392489	70.06-1-28	Ronald Pastore	679 Western Hwy,Blauvelt, NY 10913
392489	70.06-1-29	Donald H Gabel Jr	683 Western Hwy,Blauvelt, NY 10913
392489	70.06-1-30	Michael Talone	693 Western Hwy,Blauvelt, NY 10913
392489	70.06-1-31	Alfredo Zaldivar	29 Leber Rd,Blauvelt, NY 10913
392489	70.06-1-32	Jarrod Esposito	37 Leber Rd,Blauvelt, NY 10913
392489	70.06-1-33	Patrick Mulvihill	1 Redbud Ln,Blauvelt, NY 10913
392489	70.06-1-34	C Scott Vanderhoef	51 Leber Rd,Blauvelt, NY 10913
392489	70.06-1-55	Qiong Li	36 Leber Rd,Blauvelt, NY 10913
392489	70.09-1-20	Lalu Varughese	27 Milton Grant Dr,Blauvelt, NY 10913
392489	70.09-1-21	James J Hayes Jr	30 Milton Grant Dr,Blauvelt, NY 10913
392489	70.09-1-33	Laurence DeCaro	19 Ellsworth Dr,Blauvelt, NY 10913
392489	70.09-1-34	Ronald J Harmon	25 Ellsworth Dr,Blauvelt, NY 10913
392489	70.09-1-35	Anton Usic	33 Ellsworth Dr,Blauvelt, NY 10913
392489	70.09-1-36	John C Fitzpatrick	35 Ellsworth Dr,Blauvelt, NY 10913
392489	70.09-1-37	Dennis Buckley	36 Ellsworth Dr,Blauvelt, NY 10913
392489	70.09-1-38	Thomas Shalvey	34 Ellsworth Dr,Blauvelt, NY 10913
392489	70.09-1-39	James J Mc Caffrey Jr	28 Ellsworth Dr,Blauvelt, NY 10913
392489	70.09-1-40	Joseph Kennedy	18 Ellsworth Dr,Blauvelt, NY 10913
392489	70.09-1-45	Frederick J Vero	79 Old Western Hwy,Blauvelt, NY 10913
392489	70.09-1-46	David Kosberg	81 Old Western Hwy,Blauvelt, NY 10913
392489	70.09-1-47	Steven Weiss	83 Old Western Hwy,Blauvelt, NY 10913
392489	70.09-1-48	Paul K Silva	89 Old Western Hwy,Blauvelt, NY 10913
392489	70.09-1-49	Michael Klomberg	91 Old Western Hwy,Blauvelt, NY 10913
392489	70.09-1-50	Christopher M O'Rourke	646 Gilbert Ave,Pearl River, NY 10965
392489	70.09-1-51	Town Of Orangetown	26 Oranburg Rd,Oranburg, NY 10962
392489	70.09-1-52	Brian Segarra	102 Old Western Hwy,Blauvelt, NY 10913
392489	70.09-1-53	Josef Schmutzer	100 Old Western Hwy,Blauvelt, NY 10913
392489	70.09-1-54	Paul Kaczmarczyk	80 Old Western Hwy,Blauvelt, NY 10913
392489	70.09-1-65	Patrick O'Connor	668 Western Hwy,Blauvelt, NY 10913
392489	70.10-1-1	Jenna Isker	2 Shorn Dr,Blauvelt, NY 10983
392489	70.10-1-2	Howard Suckle	4 Shorn Dr,Blauvelt, NY 10913

APPENDIX C

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

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Hudson Valley Nursery Inc. and Hegarty Homes, LLC		
Project Location (describe, and attach a general location map): North Western Highway, Old Western Highway and Ellsworth Drive		
Brief Description of Proposed Action (include purpose or need): The proposed action is a request for a zone change from R-80 to R-15 for the three tax lots noted as 70.05-1-17.1, 70.05-1-14.1, and 70.05-1-14.2 totaling 6.44 acres. The intent is to develop the property with approximately 14 single family R-15 lots, with a small cul-de-sac off North Western Highway. Utilities are available to service the site within the road frontages abutting the property, which may need to be extended into the proposed roadway depending on the ultimate layout. Stormwater mitigation would be provided with underground storage within each proposed lot for roof and driveway runoff, and a designated lot to be owned by the Town for road runoff mitigation in a detention facility.		
Name of Applicant/Sponsor: Hegarty Homes LLC	Telephone: 914-403-2786	E-Mail: kerry451945@gmail.com
Address: 75 Michael Roberts Drive		
City/PO: Pearl River	State: NY	Zip Code: 10965
Project Contact (if not same as sponsor; give name and title/role): Donald Brenner, PE, LLB Attorney for applicant	Telephone: 845-359-2210	E-Mail: brennerlaw@optonline.net
Address: 4 Independence Ave.		
City/PO: Tappan	State: NY	Zip Code: 10983
Property Owner (if not same as sponsor): same as applicant AND Hudson Valley Nursery Inc.	Telephone: c/o 845-359-2210	E-Mail: NA
Address: 64 Central School Road		
City/PO: Wantage	State: NJ	Zip Code: 07641

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board for Zone Change	August 2024
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Yes, referral for Zone Change and future subdivision	Fall 2024
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ACABOR for future subdivision	Not known yet
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	RC Highway, RC Planning Bd-GML Review	Fall 2024
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DEC--wetlands on adjoining parcels	Fall 2024
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	US ACOE for on-site wetlands	Fall 2024
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No

If Yes, what is the zoning classification(s) including any applicable overlay district?

Site is currently zoned R-80 having been previously included in water company property holdings which were divested

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

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site? R-15, as the site abuts R-15 to the south

C.4. Existing community services.

a. In what school district is the project site located? South Orangetwon

b. What police or other public protection forces serve the project site?

Orangetown Police Dept.

c. Which fire protection and emergency medical services serve the project site?

Blauvelt Fire Dept., and South Orangetown Amb. Corps

d. What parks serve the project site?

Blauvelt State Park, Buttermilk Falls, Clausland Mountain Park, and others

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? residential, along with Veolia property to the west

b. a. Total acreage of the site of the proposed action? 6.44 acres

b. Total acreage to be physically disturbed? 4 +/- with subd. acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6.44 acres

c. Is the proposed action an expansion of an existing project or use? Yes No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
The action is a zone change with a subsequent residential R-15 subdivision to follow

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? 14

iv. Minimum and maximum proposed lot sizes? Minimum 15,000 sf Maximum 20,000 sf +/-

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: 24 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase I (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	<u>14</u>	<u>0</u>	<u>0</u>	<u>0</u>
At completion of all phases	<u>14</u>	<u>0</u>	<u>0</u>	<u>0</u>

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,
 i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,
 i. Purpose of the impoundment: stormwater mitigation
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: runoff from driveways, roadway, rooftops
 iii. If other than water, identify the type of impounded/contained liquids and their source. na
 iv. Approximate size of the proposed impoundment. Volume: 0.2+/- million gallons; surface area: 0.5+/- acres
 v. Dimensions of the proposed dam or impounding structure: 3 height; 80+/- length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): impound structure would be a detention basin to be sized in conjunction with a subdivision to be designed

D.2. Project Operations

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

If Yes:

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

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

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): minor encroachment into on-site federal wetlands. Less than 1/10 acre, which is permitted by existing Nationwide Permit.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
Fill would be placed in wetlands to reclaim less than 1/0 acre.

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

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

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____
None

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

i. Total anticipated water usage/demand per day: _____ 14 lots x 500 = 7000 +/- gallons/day

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

If Yes:

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

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

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
Possible extension of water line into proposed street
- Source(s) of supply for the district: Veolia NY

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

If, Yes:

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

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

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ NA gallons/minute.

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

i. Total anticipated liquid waste generation per day: _____ 7000 +/- gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Domestic waste water

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

- Name of wastewater treatment plant to be used: Orangetown
- Name of district: Orangetown
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
 - Will a line extension within an existing district be necessary to serve the project? Yes No
- If Yes:
- Describe extensions or capacity expansions proposed to serve this project: _____
- Possible need to extend sewer line to serve a proposed roadway _____

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

If Yes:

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

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

NA _____

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

NA _____

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

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?
- _____ Square feet or 1.4 acres (impervious surface)
- _____ Square feet or 6.44 acres (parcel size)
- ii. Describe types of new point sources. rooftops and driveways from proposed dwellings, possible roadway runoff

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Yes, to proposed drywells or underground pipe storage, and to detention basin to be constructed

- If to surface waters, identify receiving water bodies or wetlands: _____
- Eventual runoff to Hackensack River

- Will stormwater runoff flow to adjacent properties? Yes No

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

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

If Yes, identify:

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

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

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

- ii. In addition to emissions as calculated in the application, the project will generate:
- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ in accordance with _____ • Saturday: _____ Town regulations _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ in accordance with _____ • Saturday: _____ Town regulations _____ • Sunday: _____ • Holidays: _____
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 typical residential lighting _____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

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

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

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

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

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Based on conceptual R-15 Subdivision:

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	1.4	+1.4
• Forested	5.9	2.0	-3.9
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.3	0	-0.3
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0.24	0.14	-0.1
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Lawn / Landscaping</u>	0	2.9	+2.9

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

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

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

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

iii. Describe any development constraints due to the prior solid waste activities: _____

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

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

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

- v. Is the project site subject to an institutional control limiting property uses? Yes No
- If yes, DEC site ID number: _____
 - Describe the type of institutional control (e.g., deed restriction or easement): _____
 - Describe any use limitations: _____
 - Describe any engineering controls: _____
 - Will the project affect the institutional or engineering controls in place? Yes No
 - Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 5+/- feet

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

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

Wethersfield B	_____	100 %
_____	_____	%
_____	_____	%

d. What is the average depth to the water table on the project site? Average: _____ 3 feet

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	_____	80 % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	_____	10 % of site
<input checked="" type="checkbox"/> Poorly Drained	_____	10 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	_____	95 % of site
<input checked="" type="checkbox"/> 10-15%:	_____	5 % of site
<input type="checkbox"/> 15% or greater:	_____	% of site

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either i or ii, continue. If No, skip to E.2.i.

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

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

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters _____ Approximate Size 1/4 acre _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No

If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: Yes No

deer _____	raccoon _____	rodents _____
bird life _____	opossum _____	_____

n. Does the project site contain a designated significant natural community? Yes No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No

If Yes:

i. Nature of the natural landmark: Biological Community Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

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

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

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

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? Yes No

F. Additional Information

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

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

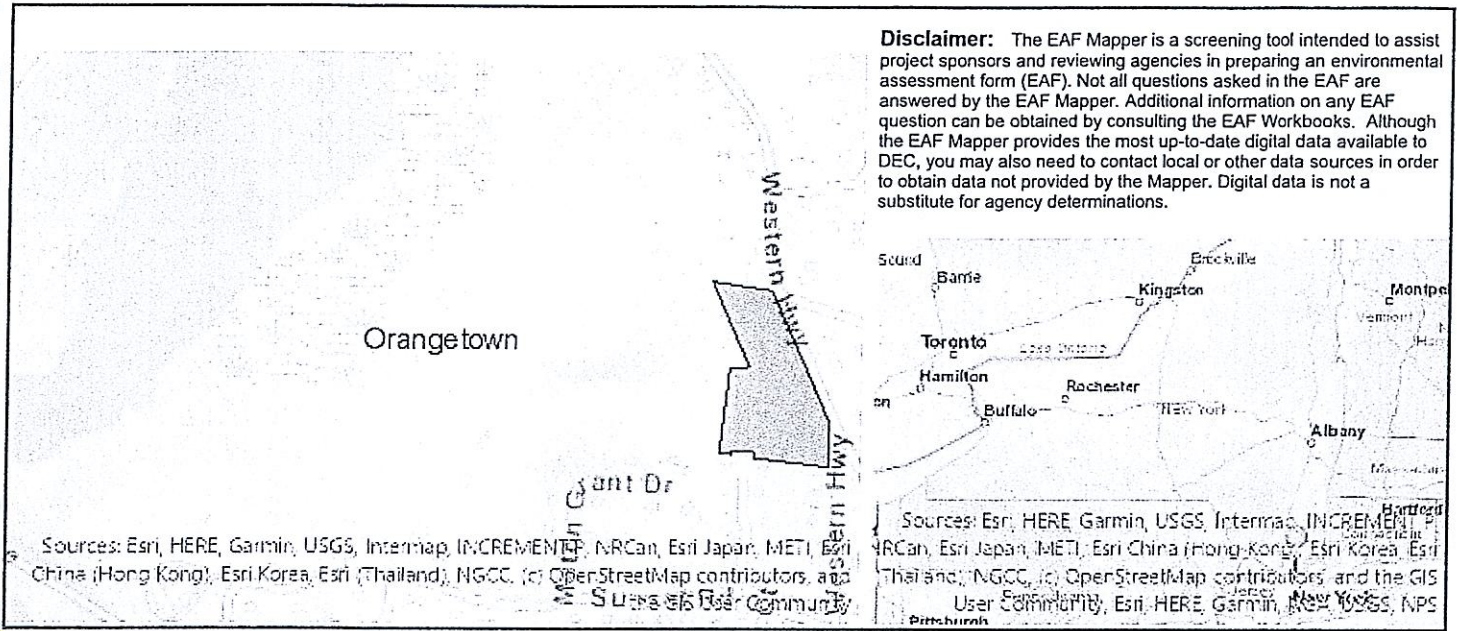
G. Verification

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

x Applicant/Sponsor Name Edmund Lane Date _____

x Signature Edmund Lane Title _____

PRINT FORM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

APPENDIX A
Zoning Factors

#	Item	Relationship to Community	Yes	No
1	Site Location	Harmonious with neighborhood		
2	Size of Parcel	Harmonious with neighborhood		
3	Character of Change	Harmonious with neighborhood		
4	Effect on Site	Not detrimental		
5	Traffic	Not detrimental nor hazardous		
6	Development of Adjacent Property	No adverse effect		
7	Public Service	Available		
8	School District	Favorable		
9	Benefit to the Town	Favorable		

