

Lino J. Sciarretta
914-287-6177
lsciarretta@bpslaw.com

January 28, 2021

BY HAND and VIA EMAIL

Supervisor Teresa M. Kenny & Members of the Town Board
Town of Orangetown
26 Orangeburg Rd
Orangeburg, NY 10962

Re: Gatto Lane – Petition for Zone Change &
Planned Adult Community Designation
Premises: Tax Lot#:68.07-2-1 (vacant land)(the “Property”)

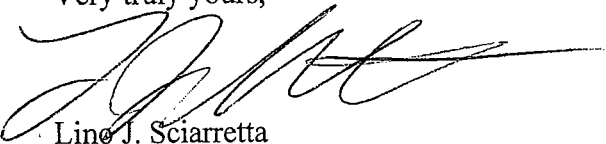
Dear Supervisor Kenny & Members of the Town Board:

We represent Petitioner, Toll Brothers, Inc. (“Toll Brothers”), in connection with the above-referenced matter. On December 22, 2020, we submitted a verified petition (the “Initial Petition”) to the Town for the development of a vacant parcel of land on Gatto Lane for senior living utilizing the Planned Adult Community (“PAC”) overlay provided for in the Town of Orangetown’s zoning code. Toll Brothers proposes 40-units of attached senior townhomes for residents 55 and older. Specifically, the proposed PAC will consist of 36, two-bedroom units and four (4), three-bedroom units (area variances will be required for front yard: 100’ minimum, 91.5’ proposed; and FAR: 0.35 permitted, 0.39 proposed).

Enclosed are an original and nine (9) copies of the amended verified petition together with a revised Exhibit “I” - Full Environmental Assessment Form (note: Exhibits A through H submitted under the Initial Petition remain the same). The amended petition modifies paragraphs 2, 7, 20(iii) and footnote 2 of the Initial Petition.

We look forward to meeting with the Town Board to discuss this application.

Very truly yours,



Lino J. Sciarretta
Brian J. Quinn

cc: Toll Brothers project team (*via email*)

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

-----X

In the Application of:

TOLL BROTHERS, INC.,

Petitioner,

**AMENDED VERIFIED
PETITION FOR CHANGE
OF ZONING
CLASSIFICATION AND
PAC APPROVAL**

For an Amendment to the Zoning Code and Zoning Map
of the Town of Orangetown, Changing the Zoning
Classification of Certain Real Property From R-40 to R-15,
and, Thereafter, to Planned Adult Community (PAC)

-----X

Petitioner TOLL BROTHERS, INC. ("Petitioner"), by its attorneys Bleakley Platt & Schmidt, LLP, respectfully petitions the Town Board ("Town Board") of the Town of Orangetown, New York ("Town") as follows:

Summary of Petition

1. This Petition concerns the utilization of a vacant, 10.05-acre parcel of land on Gatto Lane in Pearl River, New York, Town of Orangetown, presently designated as Tax Lot #68.07-2-1 (the "Property").¹ Annexed hereto as Exhibit "A" is a metes and bounds description and survey of the Property.

2. Petitioner seeks to pursue the development of senior living townhomes at the Property (the "Project"). The Project would consist of approximately 40 townhouses (36 two-bedroom units and four (4) three-bedroom units). The townhouses would consist of single-family,

¹ The Property is bordered to the east by the Village of Chestnut Ridge in the Town of Ramapo, with access to both the Garden State Parkway and the Pearl Street commercial corridor. The Property has direct access to Gatto Lane across its southern frontage and secondary access to Highland Avenue via Grotke Road to the north. The wooded property slopes gently downhill from north to south.

attached residences for senior living. The Project would consist of new roadways to be built to serve the townhouses with access to existing roads. Gatto Lane would serve as the main entrance and Highland Avenue would be utilized for emergency access. The Project would also have a designated recreation area to serve the community.

3. The current zoning of the Property is R-40. Petitioner seeks an amendment to the Town Zoning Code and Zoning Map, to change the zoning classification of the Property from R-40 to R-15 (Medium-Density Residence District) which permits single-family, attached residences with conditional use approval, in order to permit the Property's development with senior housing under the Town's Planned Adult Community ("PAC") floating zone as provided at Chapter 43 (Zoning), Article IV, Section 4.6 of the Town Code.

4. The Town of Orangetown's Comprehensive Plan ("Comp Plan"), which was adopted by the Town Board in 2003, identified six primary goals for future residential development, one of which was to "help facilitate the development of a variety of housing options for an increasing senior population." The Comp Plan further suggested that the zoning for "adult housing" limited to persons 55 and older "should be increased to approximately 8 dwelling units per acre, responding to the need for this type of housing and the lesser impacts on traffic, community facilities, school age children, etc." The Town subsequently adopted the PAC zone based on these recommendations.

5. The proposed Project on Gatto Lane for a PAC is consistent with the recommendations of the Comp Plan and designed to respond to the need for active adult housing in the Town and region.

6. According to 2019 Census data, the number of New Yorkers aged 65 and older increased 26% over the past decade, while the overall population of the state increased by only 3% in the same period. In Rockland County, 46% of all households are now headed by persons 55

and older. Of those households headed by older adults, 80% are homeowners. Consistent with these trends, the Town has also seen a rise in the average age of its residents, with an average age of 39 and 32% of Orangetown residents now 55 and older.

7. The PAC for the Project will benefit the Town by providing new housing for the growing aging segment of the local population. The Project will generously supplement the Town's tax base by adding surplus tax revenue to the Nanuet Union Free School District each year, as the homes will not house any school children. The Project will have a low impact on the surrounding neighborhoods and municipal services.

8. For the reasons set forth below, Petitioner respectfully requests that the Town Board accept the instant Petition, and commence the requisite environmental, planning and legislative review of the procedures to (i) amend the Town Zoning Code and zoning map, reclassifying the Property from R-40 to R-15 and (ii) adopt the PAC Zone overlay for the Property (collectively, the "Action").

The Petitioner

9. Petitioner is a long-established, award-winning Fortune 500 company and the nation's leading builder of luxury homes and active adult communities. Petitioner builds nationwide and is publicly owned company with its common stock listed on the New York Stock Exchange.

10. Petitioner has received numerous awards and accolades and has been ranked the number one home builder worldwide on the Fortune Magazine's "World's Most Admired Companies" list for six years in a row.

11. The Property is owned by Gatto Lane, LLC, 75 Michael Roberts Court, Pearl River, New York 10965. (See annexed Verification of Edmund Lane).

12. Petitioner is the contract vendee of the Property.

The Proposed Zoning Text Amendment and PAC Overlay

13. The current R-40 Zone District for the Property does not permit a PAC overlay in order to develop the type of senior housing proposed by Petitioner.

14. Rezoning the Property from R-40 to R-15 would allow the utilization of the PAC since such an overlay is permitted by the Town Board in an R-15 Zone District. The PAC expressly permits dwelling units restricted to persons 55 years of age or older or couples, one of whose members is 55 years of age or older. Persons less than 21 years of age shall not be permanent residents under any circumstances in as PAC.

15. Annexed hereto as Exhibit "B" are copies of the Town Zoning Map, with the Property located and shown in the upper left corner; a vicinity map more clearly locating the Property; and satellite photographs depicting the Property with surrounding development.

16. The proposed Action is compatible with the zoning in the immediate area and the Town's overall needs. As shown on the Town's Zoning Map, other than the Property and one other abutting parcel, all of Gatto Lane and the area to the immediate south, encompassing 20+ Town roads is presently zoned, and developed as, R-15. The Property, if re-zoned R-15, would transition naturally and seamlessly into that zoning district.

17. Annexed hereto as Exhibit "C" is the proposed local law, amending the zoning classification of the Property from R-40 to R-15.

18. Annexed hereto as Exhibit "D" is proposed local law approving PAC designation, including the proposed lot and setback controls to be set by the Town Board at the time of the zone change pursuant to Town Code Chapter 43 (Zoning), Article IV, Section 4.69A., Table 1.

19. Facilitating the development of the Project at the Property through the Town's zoning authority would comport with the Town's Comp Plan. *See, Stone v. Scarpato*, 285 A.D.2d

467, 728 N.Y.S.2d 61 (2d Dep't 2001)(upholding rezoning of specific site so as to permit construction of an assisted living facility); *Campbell v. Barraud*, 58 A.D.2d 570, 394 N.Y.S.2d 909 (2d Dep't 1977) (holding that rezoning a specific parcel to satisfy a public need for senior citizen housing...is not "spot zoning"); *VTR FV, LLC v. Town of Guilderland*, 101 A.D.3d 1532, 957 N.Y.S.2d 454 (3d Dep't 2012). It is well within the Town Board's broad legislative authority to undertake this Action. *See Goodrich v. Town of Southhampton*, 39 N.Y.2d 1008, 387 N.Y.S.2d 242, 243 (1976) (noting the "strong presumption of validity which attaches to the legislative determinations" of a municipality when enacting zoning ordinances).

The Proposed Project

20. Petitioner proposes to construct 40 attached townhouses.² Annexed as Exhibit "E" is the conceptual site plan for the development of the Property under the PAC floating zone, showing, among other features:

- i) The interior road system, including proposed rights-of-way and easements in relation to interior open and recreation spaces, and to existing municipal roads;
- ii) The proposed residential development of the site, indicating 40 attached residential dwellings within eleven (11) separated buildings;
- iii) Sample floor plans for each type of 36, two-bedroom units; and four (4), three-bedroom units, including number, square footage and bedroom sizes of each type, at a density no greater than 4 dwelling units per acre (see sample models annexed as part of Exhibit E);
- iv) Proposed open space and recreation areas to be owned and maintained by an HOA;

² In addition to the zone change from R-40 to R-15 and PAC designation, the Project will require site development plan approval from the Town Planning Board. The Project will also require *de minimus* area variances for front yard (100' minimum, 91.5' proposed) and floor area ratio (0.35 allowed, 0.39 proposed). Permits will also be required from the Town Building Department, Town DEMA and Rockland County Department of Health.

v) Schematic water, sanitary sewer and stormwater systems and their connections to existing systems; and

vi) Physical characteristics of the Property, including topography, slopes, soils, rock outcrops (none), streams (none); wetlands (none), ponds, and floodplains (none).

21. Annexed hereto as Exhibit "F" is a comparative layout of the Property showing development under the current R-40 and the R-15 zoning classifications.

22. Development under the PAC is compatible and in the Town's best interests in that senior housing use would:

i) result in significantly higher real property tax revenues than those currently realized by the vacant land status, or even if developed with single-family residences under the R-40 or R-15 classifications, including school tax revenues without increasing the school population with the significant costs associated therewith;

ii) satisfy a growing need for senior housing in the Town generally, and in the immediate area in particular. Annexed as Exhibit "G" is a Market Analysis dated November 24, 2020 prepared by ESE Consultants, establishing the growing need for senior housing in the Town; and

iii) result in the same impact on traffic as current zoning under the R-40. Annexed as Exhibit "H" is a letter dated December 21, 2020 from Michael A. Galante of Frederick P. Clark Associates regarding site traffic comparison and Table 1.

23. The Property is located within 500 feet of a municipal boundary, *to wit*, the Village of Chestnut Ridge and within a county road, *to wit*, N. Highland Ave.

24. In accordance with General Municipal Law § 809, Petitioner represents that no state or town officer or employee has an interest in Petitioner or in the Property or proposed development of the Property that is the subject of this Petition.

SEQRA

25. Pursuant to the New York State Environmental Quality Review Act (“SEQRA”), annexed hereto as Exhibit “I” is Petitioner’s Full Environmental Assessment Form (“EAF”), prepared by Petitioner’s engineering consultant, Brooker Engineering. Although Petitioner fully expects to develop a comprehensive assessment of the Action during the SEQRA process, the EAF outlines the anticipated areas of potential environmental concern, such as traffic, stormwater management, visual impacts, and potential social and fiscal benefits for the Town. Of course, supplemental studies as required by the Lead Agency will certainly be supplied.

26. In accordance with SEQRA Regulations, the proposed Action is an Unlisted Action, as it does not meet Type I Action thresholds.

27. Since the threshold elements of the Action involve the Town Board’s legislative and administrative authority, we respectfully submit that the Town Board is the appropriate entity to serve as Lead Agency.

[INTENTIONALLY LEFT BLANK]

Requested Relief

28. In furtherance of this Action, Petitioner respectfully requests that the Town Board take the following administrative and legislative steps:

- (a) accept this Petition;
- (b) declare its intention to serve as Lead Agency to review the entire Action in a coordinated review pursuant to the SEQRA Regulations;
- (c) refer the amendments to the Zoning Map, zoning text amendments, and PAC to the appropriate agencies and Rockland County Department of Planning for review and recommendations;
- (d) amend the Town Zoning Code and zoning map, reclassifying the Property from R-40 to R-15; and
- (e) granting utilization of the PAC floating zone to the Property; and
- (f) taking such steps and other actions as the Board deems necessary.

Dated: January 28, 2021
White Plains, New York

Respectfully submitted,

BLEAKLEY PLATT & SCHMIDT, LLP

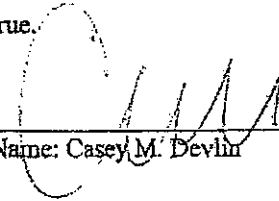
By: 

Lino J. Sciarretta, Esq.
Brian J. Quinn, Esq.
Attorneys for the Petitioner
One North Lexington Ave – 7th Floor
White Plains, New York 10601
914-949-2700

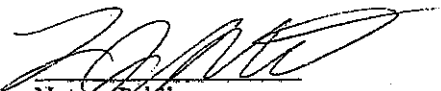
VERIFICATION

STATE OF ~~CONNECTICUT~~)
 New York)
COUNTY OF Westchester) s.s.:

Casey M. Devlin, P.E., hereby deposes and says that he is the Vice President of Toll Brothers, Inc., which is the Petitioner in this proceeding, and says that the foregoing Petition is true to his knowledge, except as to those matters therein stated to be alleged on information and belief and as to those matters he believes them to be true.


Name: Casey M. Devlin

Sworn to before me this
21st day of December 2020

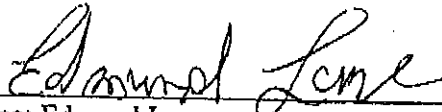

Notary Public

LINO J. SCIARRETTA
NOTARY PUBLIC, State of New York
No. 02SC6327920
Qualified in Rockland County
Term Expires July 20, 2019
2023

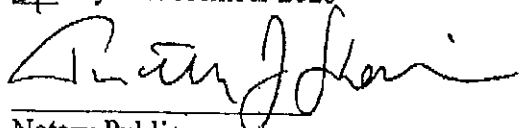
VERIFICATION

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

Edmund Lane, hereby deposes and says that he is a Member of Gatto Lane, LLC, the owner of a certain 10.05-acre parcel of real property located on Gatto Lane in Pearl River, New York, Town of Orangetown, presently designated as Tax Lot #68.07-2-1 (the "Property"); and that Gatto Lane, LLC has granted Toll Brothers, Inc., the Petitioner in this proceeding the authority to prepare, submit and process all necessary and appropriate land use applications, including but not limited to, the instant Petition, in connection with its proposal to develop the Property as Planned Adult Community.


Name: Edmund Lane
Title: Member, Gatto Lane, LLC.

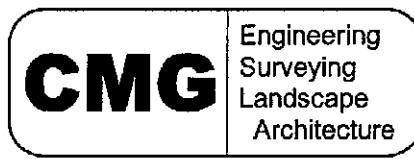
Sworn to before me this
24 day of December 2020


Notary Public

TIMOTHY J. SHEKIDAN
Notary Public, State of New York
No. 463341E
Qualified in Rockland County 2/20
Commission Expires 2/20

EXHIBIT "A"

Metes & bounds and survey



November 4, 2020

DESCRIPTION OF PROPERTY
GATTO LANE

All that certain lot or parcel of land situated in the Town of Orangeburg County of Rockland, State of New York, as shown on a plan entitled, "Survey of Property Prepared for Toll Brothers, Inc. situate in the Town of Orangeburg, Rockland County, New York" prepared by Badey and Watson Surveying & Engineering P.C. dated August 11, 2020, and being more particularly described as follows:

Beginning at the southwest corner of the herein described parcel; thence

1. Along a line common to the lands now or formerly Johnson, the lands now or formerly Olori & Cobb-Olori, the lands now or formerly Pearl River Lot, LLC, the lands now or formerly Mitch & Britton, the lands now or formerly Hunter and the lands now or formerly Gatto Lane, LLC, North 08 degrees 46 minutes 40 seconds West 1005.14 feet; thence
2. Along a line common to a Right of Way (Liber 506, Cp 115) and the lands now or formerly Gatto Lane, LLC, North 83 degrees 16 minutes 48 seconds East 47.47 feet; thence
3. Along a line common to Quitclaim Parcel (N), (RCCO Instrument No. 2005-00017035), and the lands now or formerly Gatto Lane, LLC, North 85 degrees 12 minutes 35 seconds East 393.57 feet; thence
4. Along a line common to Quitclaim Parcel (E), (RCCO Instrument No. 2005-00017029), and the lands now or formerly Gatto Lane, LLC, South 08 degrees 46 minutes 43 seconds East 983.43 feet; thence
5. Along a line common to the lands now or formerly Wyeth Holdings Corporation and the lands now or formerly Gatto Lane, LLC, South 82 degrees 10 minutes 49 seconds West 440.14 feet to the point or place of beginning.

Containing 10.05 acres of land, more or less

Subject to and together with all Right of Ways, legal easements and restrictions of record, if any.
This description was prepared from the above referenced map

CMG Engineering, Surveying and Landscape Architecture, P.C.

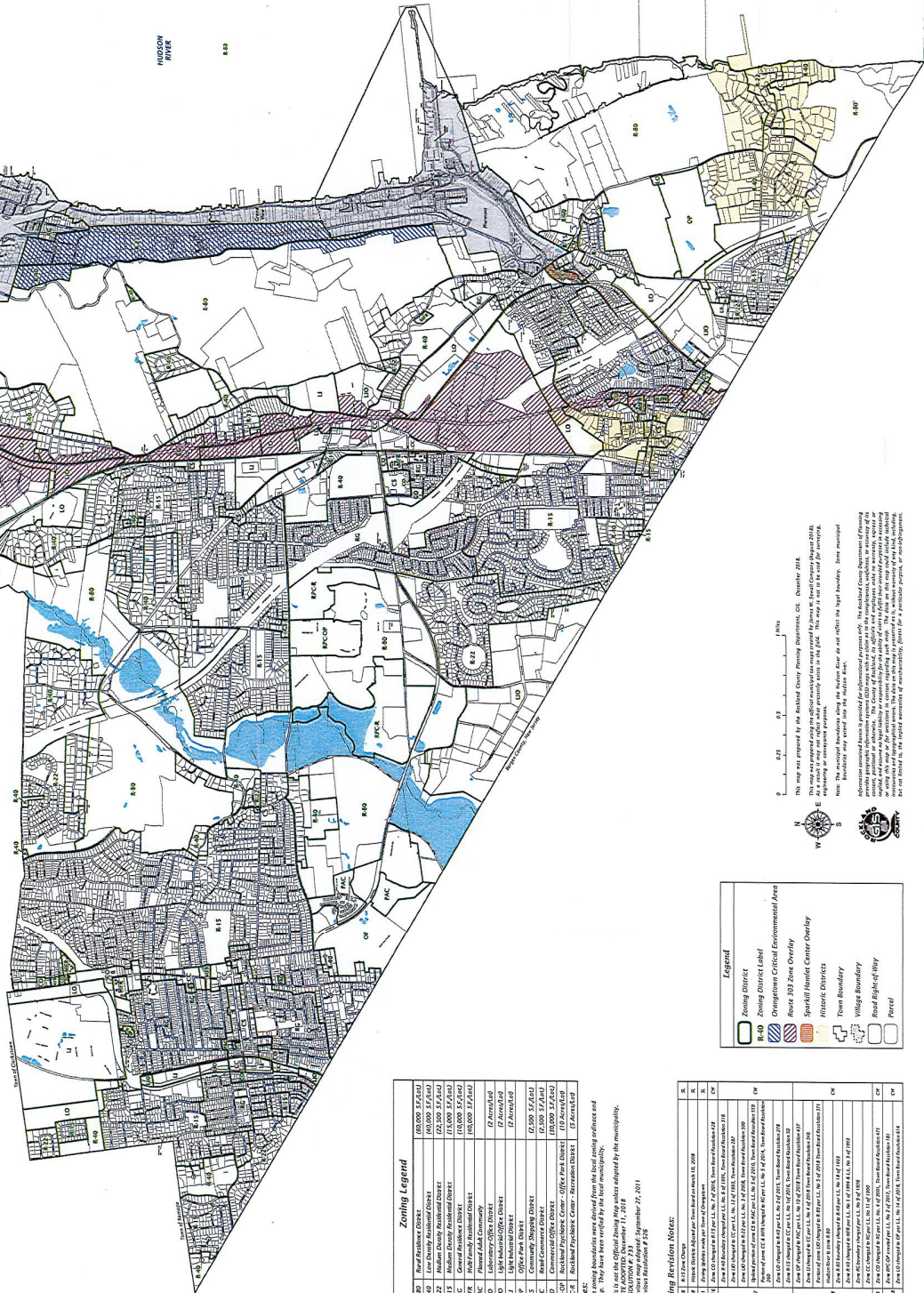
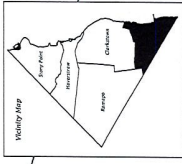
42 Old Ridgebury Road· 2nd Floor · Danbury, Connecticut 06810

p: 203.616.4951· f: 203.616.4950

EXHIBIT "B"

Zoning Map; Vicinity Map and Satellite Photos

Town of Orangetown ZONING Rockland County, NY



This map was prepared by the Rockland County Planning Department, CDE, Quarterly 2018.

This map was prepared using an official map that was created by James W. Gould Company (James W. Gould & Company, Inc.), which is a professional engineering firm. The map is not to be used for litigation, including in connection with any governmental proceedings.

Note: The municipal boundaries along the Hudson River do not reflect the legal boundary. Some municipal boundaries may extend along the Hudson River.

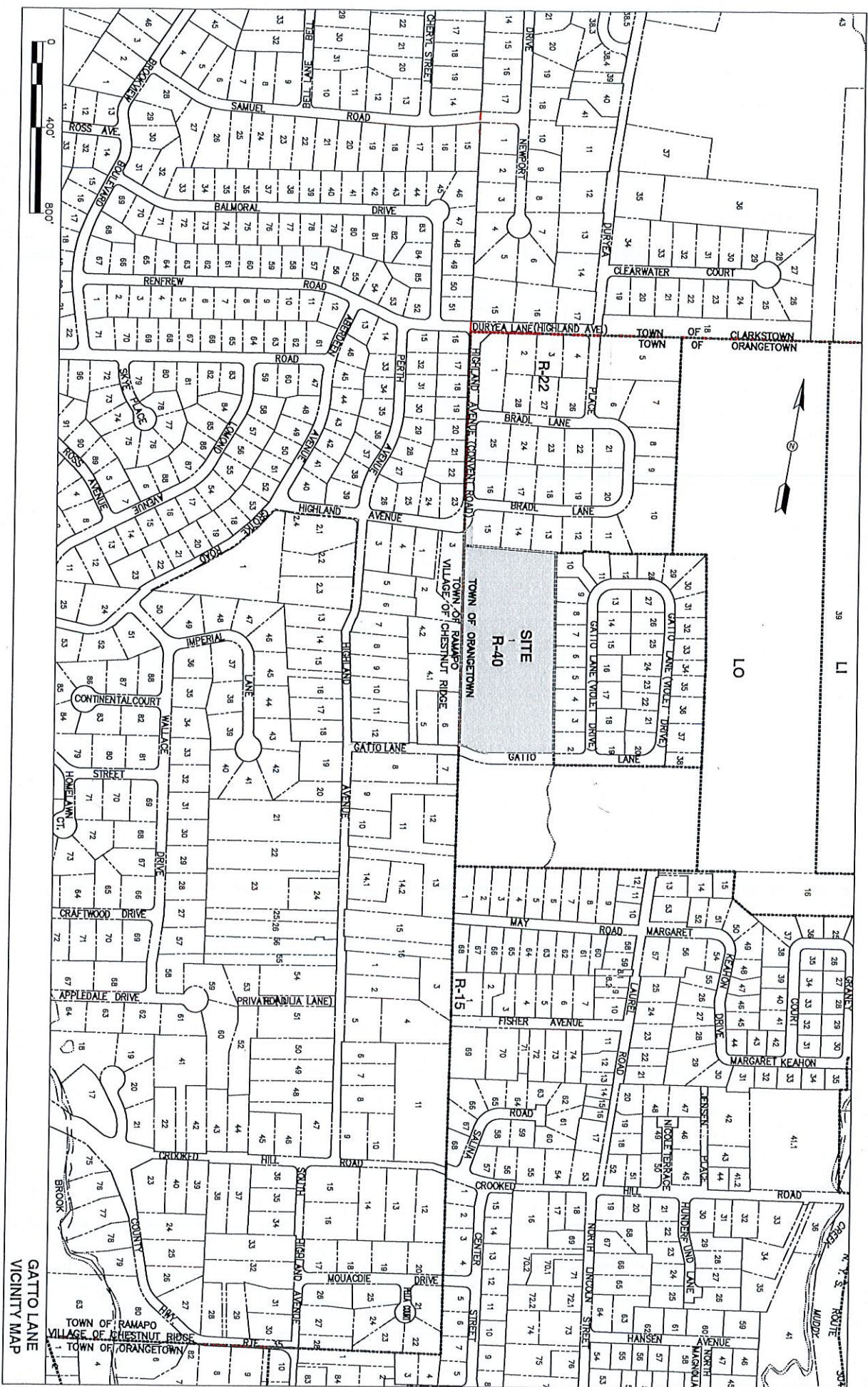
This map is not intended to constitute a contract, and no contract shall be formed between the Town of Orangetown and any person or entity based on the information contained herein. The Town of Orangetown is not responsible for any errors or omissions in this map, and no liability shall be assumed for any such errors or omissions. The Town of Orangetown is not responsible for any damages, including consequential damages, resulting from the use of this map. The Town of Orangetown is not responsible for any damages, including consequential damages, resulting from the use of this map.

Legend	
[Symbol]	Zoning District
[Symbol]	Overlay District Label
[Symbol]	Overlapping Critical Environmental Area
[Symbol]	Roads 100 Zone Overlay
[Symbol]	Special Historic Center Overlay
[Symbol]	Historic Districts
[Symbol]	Town Boundary
[Symbol]	Village Boundary
[Symbol]	Road Right-of-Way
[Symbol]	Fence

Code	Description	Reference
R-1D	Low Density Residential District	105.000 S.F.A.13
R-2D	Low Density Residential District	105.000 S.F.A.14
R-2E	Medium Density Residential District	105.000 S.F.A.15
R-3D	Medium Density Residential District	105.000 S.F.A.16
MPC	Manufacturing Professional Center District	105.000 S.F.A.17
PC	Professional Center District	105.000 S.F.A.18
LD	Light Industrial District	105.000 S.F.A.19
LI	Light Industrial District	105.000 S.F.A.20
OP	Office Professional District	105.000 S.F.A.21
CC	Community Center District	105.000 S.F.A.22
CD	Community District	105.000 S.F.A.23
PCCP	Professional Center Professional Center District	105.000 S.F.A.24
PCPD	Professional Center Professional Center District	105.000 S.F.A.25
PCPE	Professional Center Professional Center District	105.000 S.F.A.26
PCPF	Professional Center Professional Center District	105.000 S.F.A.27
PCPG	Professional Center Professional Center District	105.000 S.F.A.28
PCPH	Professional Center Professional Center District	105.000 S.F.A.29
PCPI	Professional Center Professional Center District	105.000 S.F.A.30
PCPJ	Professional Center Professional Center District	105.000 S.F.A.31
PCPK	Professional Center Professional Center District	105.000 S.F.A.32
PCPL	Professional Center Professional Center District	105.000 S.F.A.33
PCPM	Professional Center Professional Center District	105.000 S.F.A.34
PCPN	Professional Center Professional Center District	105.000 S.F.A.35
PCPO	Professional Center Professional Center District	105.000 S.F.A.36
PCPP	Professional Center Professional Center District	105.000 S.F.A.37
PCPQ	Professional Center Professional Center District	105.000 S.F.A.38
PCPR	Professional Center Professional Center District	105.000 S.F.A.39
PCPS	Professional Center Professional Center District	105.000 S.F.A.40
PCPT	Professional Center Professional Center District	105.000 S.F.A.41
PCPU	Professional Center Professional Center District	105.000 S.F.A.42
PCPV	Professional Center Professional Center District	105.000 S.F.A.43
PCPW	Professional Center Professional Center District	105.000 S.F.A.44
PCPX	Professional Center Professional Center District	105.000 S.F.A.45
PCPY	Professional Center Professional Center District	105.000 S.F.A.46
PCPZ	Professional Center Professional Center District	105.000 S.F.A.47

- The zoning boundaries were derived from the local zoning ordinance and the official zoning map as of October 1, 2018. Previous maps are not to be used for litigation.
- This is not an official zoning map as defined by the municipality. Previous maps are not to be used for litigation.

Code	Description	Effective Date
2008B	R-1D Zone Change	10/1/08
2008C	R-2D Zone Change	10/1/08
2008D	R-2E Zone Change	10/1/08
2008E	R-3D Zone Change	10/1/08
2008F	MPC Zone Change	10/1/08
2008G	PC Zone Change	10/1/08
2008H	LD Zone Change	10/1/08
2008I	LI Zone Change	10/1/08
2008J	OP Zone Change	10/1/08
2008K	CC Zone Change	10/1/08
2008L	CD Zone Change	10/1/08
2008M	PCCP Zone Change	10/1/08
2008N	PCPD Zone Change	10/1/08
2008O	PCPE Zone Change	10/1/08
2008P	PCPF Zone Change	10/1/08
2008Q	PCPG Zone Change	10/1/08
2008R	PCPH Zone Change	10/1/08
2008S	PCPI Zone Change	10/1/08
2008T	PCPJ Zone Change	10/1/08
2008U	PCPK Zone Change	10/1/08
2008V	PCPL Zone Change	10/1/08
2008W	PCPM Zone Change	10/1/08
2008X	PCPN Zone Change	10/1/08
2008Y	PCPO Zone Change	10/1/08
2008Z	PCPP Zone Change	10/1/08



GATTO LANE
VICINITY MAP

TOWN OF RAMAPO
VILLAGE OF CHESTNUT RIDGE
TOWN OF ORANGETOWN

LO

L1

SITE
R-40

R-15

R-22



SITE LOCATION MAP



EXHIBIT "C"

Proposed local law, amending the zoning classification of the Property from R-40 to R-15

LOCAL LAW NO. __ OF 202_, AMENDING CHAPTER 43, § 2.2, OF THE ZONING LAW OF THE TOWN OF ORANGETOWN, CHANGING THE ZONING DISTRICT AND ZONING MAP CLASSIFICATION OF CERTAIN PROPERTY IN THE HAMLET OF PEARL RIVER

Be it enacted by the Town Board of the Town of Orangetown as follows:

Section 1: The Zoning Map of the Town of Orangetown, which establishes the areas and boundaries of the various Town zoning districts, is hereby amended to change the zoning district and zoning map classification of the property designated on the Tax Map of the Town of Orangetown as Section 68.07, Block 2, Lot 1 from the “R-40” (Low Density Residence) zoning district to the “R-15” (Medium Density Residence) zoning district.

Section 2: This law shall take effect immediately upon filing with the Secretary of State.

EXHIBIT "D"

Proposed Local Law amending zoning from R-15 to PAC, including the proposed lot and setback controls as set by the Town Board pursuant to Town Code Chapter 43 (Zoning), Article IV, Section 4.69A., Table 1.

LOCAL LAW NO. __ OF 202_, AMENDING CHAPTER 43, § 2.2, OF THE ZONING LAW OF THE TOWN OF ORANGETOWN, AND THE ZONING MAP ESTABLISHED THEREUNDER, CHANGING THE ZONING DISTRICT AND ZONING MAP CLASSIFICATION OF CERTAIN PROPERTY IN THE HAMLET OF PEARL RIVER

Be it enacted by the Town Board of the Town of Orangetown as follows:

Section 1: Chapter 43 of the Code of the Town of Orangetown entitled “Zoning” and the Zoning Map established thereunder at Sect. 2.2, is hereby amended to change the zoning district classification and the Zoning Map classification of property designated on the Tax Map of the Town of Orangetown as Section 68.07, Block 2, Lot 1, from the “R-15” (Medium Density Residence) zoning district to the “PAC” (Planned Adult Community) zoning district.

Section 2: This law shall take effect immediately upon filing with the Secretary of State.

EXHIBIT "E"

Conceptual site plan for the development of the Property under the PAC floating zone and
sample floor plans

UNIT TYPES: THE BUCKNELL



Toll Brothers
AMERICA'S LUXURY HOME BUILDER

UNIT TYPES: THE BRISTOL

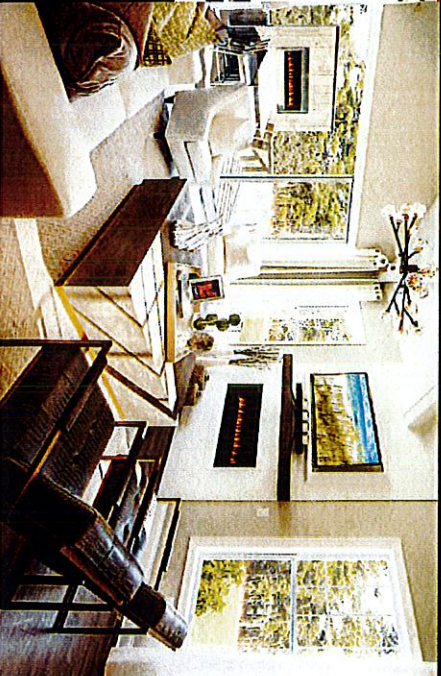
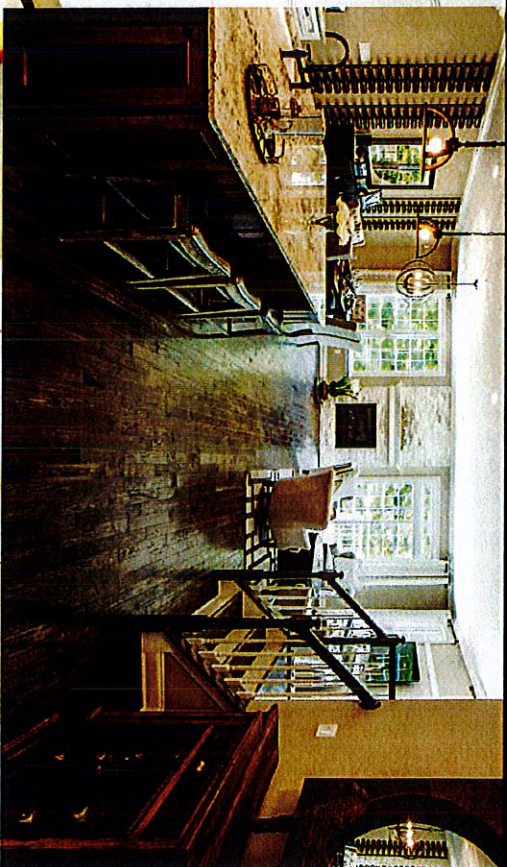


Toll Brothers
AMERICA'S LUXURY HOME BUILDER

UNIT TYPES: THE VASSAR



INTERIOR FINISHES



Toll Brothers
AMERICA'S LUXURY HOME BUILDER

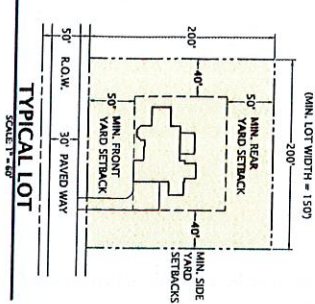
EXHIBIT "F"

Comparative development of the Property under the current R-40
and the R-15 zoning classifications

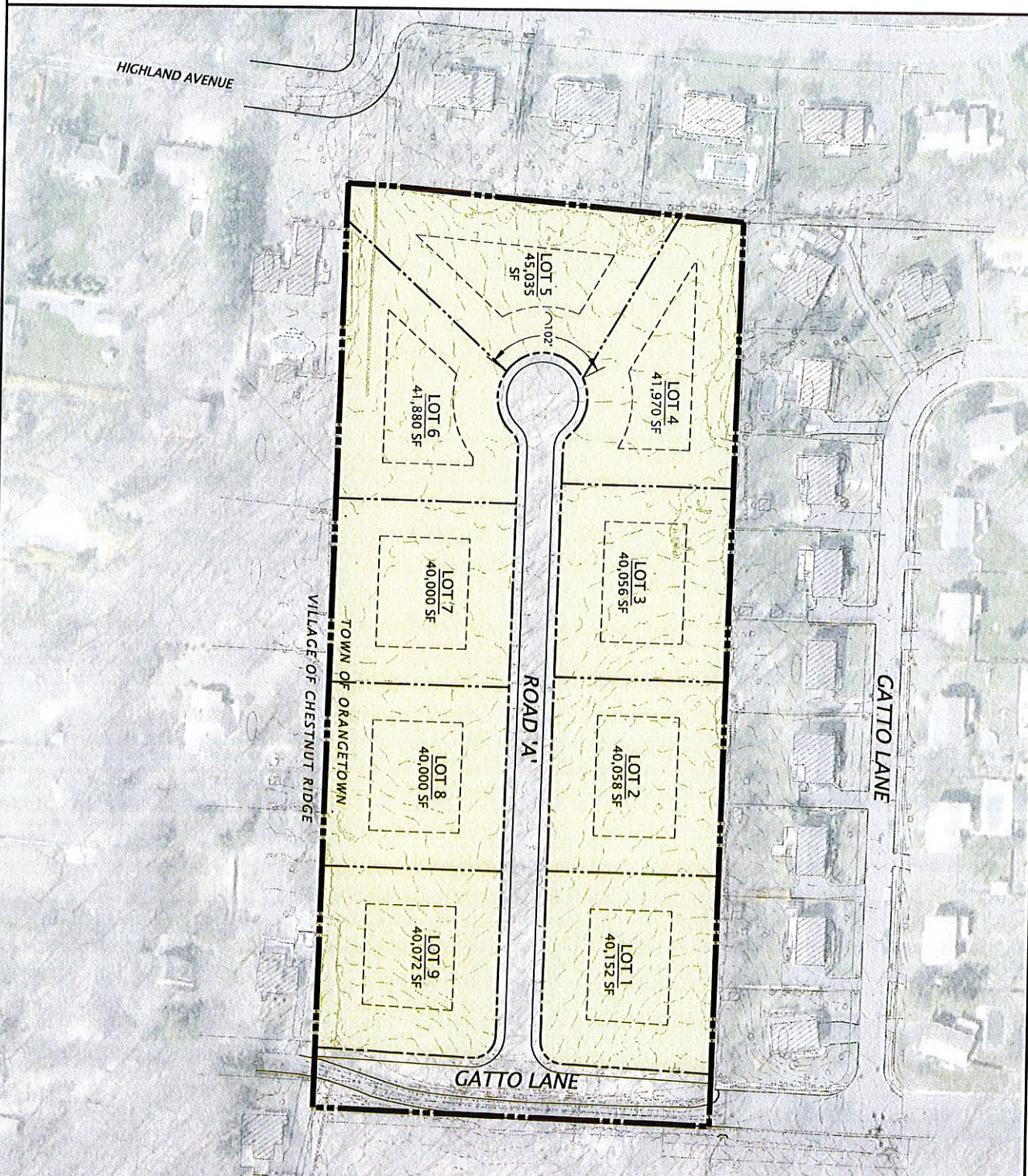
PROPERTY DATA:
 TOTAL SITE AREA: ± 10.032 AC
 -MINUS EXISTING GATTO LANE R.O.W.: ± 9.437 AC
 NET SITE AREA: ± 0.595 AC

ZONING REQUIREMENTS - R-40 DISTRICT

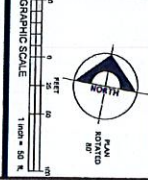
BULK REQUIREMENTS	REQ./PERMITTED	PROPOSED
MIN. LOT AREA:	40,000 SF	40,000 SF
MIN. LOT WIDTH:	130 FT	130 FT
MIN. LOT FRONTAGE:	100 FT	100 FT
MIN. FRONT SETBACK:	50 FT	50 FT
MIN. SIDE SETBACK:	40 FT	40 FT
MIN. REAR SETBACK:	50 FT	50 FT
MAX. F.A.R. (DENSITY AREA):	1.5	1.5
MIN. ROAD R.O.W.:	50 FT	50 FT
MIN. ROAD PAVED WAYS:	30 FT	30 FT
COLLECTOR LENGTH:	720 FT	720 FT



- SOURCES:**
1. THE PLAN & THE EXISTING PROPERTY OF EFC CONSULTANTS INC. AND ADVISORS. THIS PLAN MAY NOT BE REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF EFC CONSULTANTS INC.
 2. AERIAL PHOTOGRAPHS FROM DIGITAL GLOBE, (JULY 2017).
 3. ROBERT & WILSON, DATED AUGUST 11, 2020.
 4. SITE PLAN IS CONCEPTUAL IN NATURE AND MAY VARY WITH FURTHER INVESTIGATION AND THE SUBMITTEE.



BY RIGHT DENSITY SKETCH - R-40 ZONING
 9 HOME LOTS
GATTO LANE
 TOWN OF ORANGETOWN, ROCKLAND COUNTY, NY



PLAN SUMMARY:
 (9) HOME LOTS, MIN. 40,000 SF
 TYP. LOT SIZE 200' X 200'
 ± 720 LF ROAD

***PLAN ASSUMES ON-LOT BASINS FOR STORMWATER MANAGEMENT**

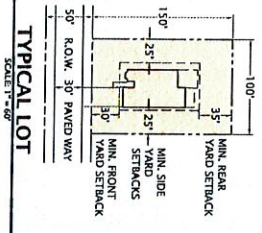
SITE DATA:
 ADDRESS: GATTO LANE
 PARCEL ID: 64-072-1
 SITE AREA: 10.032 AC
 CURRENT ZONING: R-40
 PROPOSED ZONING: R-40

OFFICE DATA:
 PROJECT NUMBER: 2855
 DATE: NOVEMBER 20, 2020
 SCALE: 1"=50'
 DRAWN BY: HMK

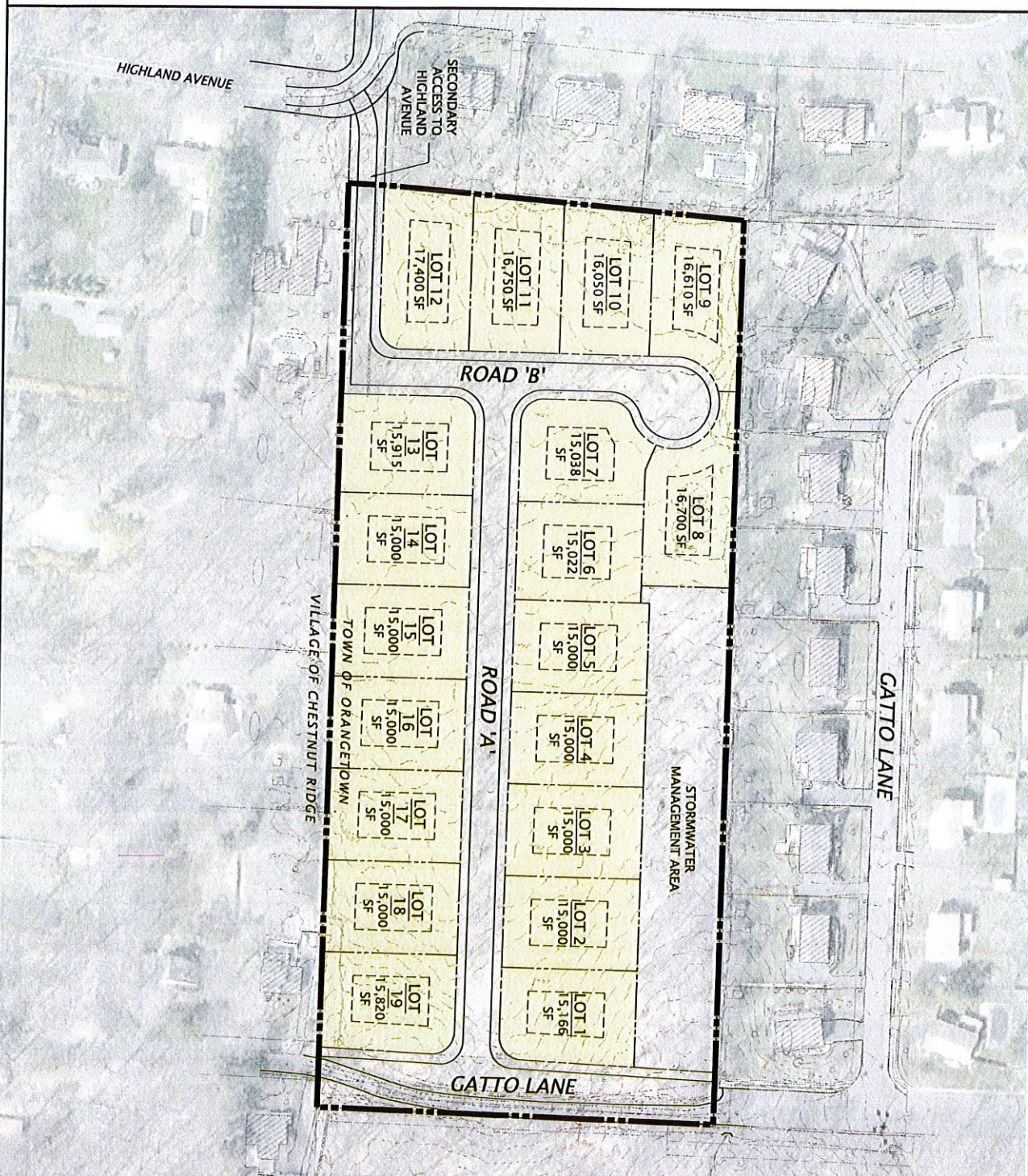
PROPERTY DATA:
 TOTAL SITE AREA: ± 10,052 AC
 - MINUS EXISTING GATTO LANE R.O.W.: ± 6,012 AC
 NET SITE AREA: ± 3,940 AC

ZONING REQUIREMENTS - R-40 DISTRICT

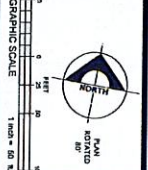
BULK REQUIREMENTS	REQ./PERMITTED	PROPOSED
MIN. LOT AREA:	15,000 SF	15,000 SF
MIN. LOT WIDTH:	100 FT	100 FT
MIN. LOT FRONTAGE:	75 FT	75 FT
MIN. FRONT SETBACK:	30 FT	30 FT
MIN. SIDE SETBACK:	25 FT	25 FT
MIN. REAR SETBACK:	35 FT	35 FT
MAX. E.A.B. (SHING AREA):	20	20
MIN. ROAD R.O.W.:	50 FT	50 FT
MIN. ROAD PAVED WAY:	30 FT	30 FT
CL. DESIG. LENGTH:	SERVICING 15 HOMES	SERVICING 3 HOMES



- SOURCES:**
- THE PLAN IS THE EXCLUSIVE PROPERTY OF BE CONSULTANTS INC. AND HEREBY IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF BE CONSULTANTS INC.
 - ALL INFORMATION IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE CLIENT'S REPRESENTATIVES. BE CONSULTANTS INC. DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT AND THE CLIENT'S REPRESENTATIVES.
 - THIS PLAN IS CONCEPTUAL IN NATURE AND MAY VARY WITH FURTHER SITE INVESTIGATION AND DESIGN DEVELOPMENT.



BY RIGHT DENSITY SKETCH - R-15 ZONING
 19 HOME LOTS
GATTO LANE
 TOWN OF ORANGETOWN, ROCKLAND COUNTY, NY



PLAN SUMMARY:
 (19) HOME LOTS, MIN. 15,000 SF
 TYP. LOT SIZE: 100' X 150'
 ± 1,350 LF ROAD

SITE DATA:
 ADDRESS: GATTO LANE
 TOWN: ORANGETOWN, NY 10965
 PROJECT NUMBER: 7855
 SCALE: 1/8" = 100'
 DRAWN BY: NEM

EXHIBIT "G"

Market Analysis

GATTO LANE
PLANNED ADULT COMMUNITY

MARKET DEMAND ANALYSIS

Town of Orangetown,
Rockland County, New York

November 24, 2020

Prepared for:
Toll Brothers, Inc.
42 Old Ridgebury Road, Danbury, CT 06810

Prepared by:
ESE Consultants, Inc.
1140 Virginia Drive, Fort Washington, PA 19034

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

Proposed Project:

Gatto Lane Planned Adult Community

The proposed "Gatto Lane Planned Adult Community (PAC)" is located in the eastern end of the Town of Orangetown, in the hamlet of Pearl River, Rockland County, New York. The property is bordered to the east by the Village of Chestnut Ridge in the Town of Ramapo, with easy access to both the Garden State Parkway and the Pearl Street commercial corridor. The site is 10 acres, with direct access to Gatto Lane across its southern frontage and secondary access to Highland Avenue via Grotke Road to the north. The wooded property slopes gently downhill from north to south.

The current zoning of the subject property is R-40, but the adjacent Gatto Lane loop-road neighborhood just west of the site is zoned R-15, and an older residential neighborhood to the north is zoned R-22. The applicant, Toll Brothers Inc., proposes rezoning the site to R-15, medium-density residential, consistent with the rest of the Gatto Lane area, in order to apply the Planned Adult Community (PAC) floating zone to allow for an age-restricted development of attached homes on the site for residents aged 55 and over. The PAC zone was adopted by the Town of Orangetown in 2004 with the intent to "address certain senior citizen housing needs in the Town of Orangetown by encouraging the development of a range of housing types and prices for active senior citizens consistent with the Town's Comprehensive Plan." The PAC is a floating zone to allow flexibility in site selection. Prior to adoption of the PAC, "Adult Housing" was permitted as a special permit use in the R-15 district, with a density of up to 5 units per acre. The proposed R-15/PAC use on the subject property is consistent with surrounding residential development.

The Town of Orangetown's Comprehensive Plan, which was adopted by the Town Board in 2003, identified six primary goals for future residential development, one of which was to "help facilitate the development of a variety of housing options for an increasing senior population." The plan further suggested that the zoning for "adult housing" limited to persons 55 and older "should be increased to approximately 8 dwelling units per acre, responding to the need for this type of housing and the lesser impacts on traffic, community facilities, school age children, etc." The Town of Orangetown subsequently adopted the PAC zone based on these recommendations. The proposed Gatto Lane Planned Adult Community is consistent with the recommendations of the Comprehensive Plan. It is designed to respond to a very real need for active adult housing in the region and in the town.

Demand for Active Adult Communities in the U.S.

The need for distinctive, attractive, safe and convenient housing options for older Americans has increased at a dramatic rate over the last couple decades as the “Baby Boom” generation has entered retirement age. Adults aged 55 to 74 now number more than 74 million, more than 22% of the total US population.

According to 2015 American Community Survey data (US Census Bureau), 42% of all households in the US are now headed by people 55 or older. Of those households, 78% own their own homes. Homes continue to be the single greatest asset and investment for many households in America, and many older adults have a substantial amount of home equity, especially in wealthier metro regions with expensive housing markets such as New York’s Hudson Valley. There is a huge and growing demand for Active Adult communities that offer older homebuyers the options and amenities they seek.

The demand for Active Adult housing is also being driven by changes in family structure, changes in household incomes, career changes, and longer life expectancies resulting from healthier living and medical advances. People are increasingly living independent from their children and extended families for many years – even decades – after they retire. More women are working in the Baby Boom generation than ever before, which has allowed couples to afford a greater variety of housing options. According to AARP, 20% of seniors over 65 are still working, at least part time, many of them by choice rather than necessity. Many older adults can afford to spend more on housing as a result, and many are able to use their home’s equity to buy a new home that better suits their needs, with a smaller living area, less land to maintain, and features that allow them to age in place.

Though some data sources, including the Census and AARP, break down age-related data for those over 65, it’s helpful to look at housing data for those 55 and over because of the way age-restricted housing is regulated in the U.S. Amendments to the 1968 Fair Housing Act passed in 1988 and 1995 allow housing to be age-restricted when a master-planned community demonstrates the intent to house people age 55 or older, and has at least one person age 55+ in 80 percent of its occupied units, and complies with HUD guidelines for verifying the age of its occupants.

Demand for Active Adult Housing in Orangetown

The hamlet of Pearl River, New York, is just north of the border with New Jersey, within the municipal boundary of the Town of Orangetown, Rockland County. Just 20 miles north of Midtown Manhattan the town is an easy commute to New York City via public transit and major regional highways. The town benefits from a balanced mix of landscapes and land uses, including riverfront, parks, village shopping districts, major office uses, and a variety of old and new residential neighborhoods. With good schools and a sound tax base, Orangetown continues to attract new residents as it retains an aging population.

New York State's older adult population is growing even more than in other parts of the country as the "Baby Boom" of people born between 1946 and 1964 continues to age into retirement. According to 2019 Census data, the number of New Yorkers aged 65 and older increased 26% over the past decade, while the overall population of the state increased by only 3% in the same time period. In Rockland County, 46% of all households are now headed by persons 55 and older. Of those households headed by older adults, 80% are homeowners. Consistent with these trends, the Town of Orangetown has also seen a rise in the average age of its residents, with an average age of 39 and 32% of Orangetown residents now 55 and older.

With their increasing numbers of older adults, Orangetown and Rockland County are seeing an increased demand for new housing types that will accommodate the needs of an aging population. Toll Brothers' proposal to build 40 Active Adult townhomes on Gatto Lane will help alleviate some of the demand for active adult homes in Rockland County. The small community will provide a pleasant and close-knit neighborhood of conveniently located homes for older adults who want to maintain their lifestyles, but with fewer home maintenance responsibilities and more recreational and social opportunities.

The Gatto Lane Planned Adult Community will benefit the town by providing new housing for the growing aging segment of the local population. The new community will also generously supplement the town's tax base by adding surplus tax revenue to the Pearl River School District each year, as the homes will not house any school children. The proposed community will have a low impact on surrounding neighborhoods and municipal services, as outlined further in this report.

Benefits of Active Adult Communities for Municipalities

“Active Adult” communities, when properly designed, allow mature homebuyers to enjoy smaller homes with such comfort features as first-floor bedrooms and single-story living, on small lots or in condominiums requiring less maintenance, in communities offering lifestyle amenities such as common open space and recreation facilities. Homebuilders have responded to the demand by designing a variety of new communities tailored to this independent older segment of the population.

Local municipalities have also recognized that as people reach retirement age they have unique and changing housing needs. Many towns such as Orangetown have adjusted their zoning and planning regulations to allow for and encourage Active Adult housing in recent years.

Active Adult communities have proven to be great neighbors. They offer peaceful, low-maintenance settings for residents. Homebuyers in Active Adult communities pay taxes, providing surplus income for schools and municipalities. They shop in local stores, support local professional services, volunteer in local facilities, watch over their neighborhoods throughout the day, and are overall positive additions to the communities in which they live.

The following sections outline some of the characteristics that distinguish Active Adult communities from typical single-family subdivisions and enumerates the benefits that municipalities and existing property owners can reap by providing land for such forms of residential development.

Education: Active Adults Boost School Budgets

Active Adult housing is typically “age-restricted” so that primary homeowners are at least 55 years of age and school-aged children are not residents. As a result, Active Adult communities do not incur costs for the public school districts in which they are located, and they supply substantial revenue surpluses through school tax payments.

In communities across America, public education is the single largest municipal or county budget item. Having an Active Adult community located in a community raises the quality of school services for all residents and may create lower property taxes through surplus revenue. Active adults also have time to volunteer in schools and support school activities, further boosting local education.

Public Safety: Active Adults Are Beneficial to Community Safety

Public Safety, which encompasses police, fire, and emergency services, is another large budget item for many towns. Active Adult communities have a low impact on public safety services, contrary to popular misconceptions.

Active Adult residents are some of the safest, most helpful people to have in a community because they are home more hours of the day, have time to volunteer their services, and are, demographically, in the lowest risk categories for all sorts of public safety concerns.

The majority of Active Adult community residents fall between the ages of 55 and 75, an age range which produces just as many *or fewer* ambulance trips than every other age category. According to the US National Center for Health Statistics 2001 National Hospital Ambulatory Medical Care Survey, even if all the households in a community were headed by persons 85 and older, a typical 100-home community would only produce 4 more ambulance calls per month, which would not significantly impact a municipality's public safety services.

While it probably comes as no surprise that adults over the age of 55 are far less likely to commit crimes - and that this number is even lower in households with higher incomes - it is also true that seniors suffer much less as victims of crime than the general population. According to the U.S. Bureau of Justice Statistics, persons between the ages of 55 and 64 are half as likely to be the victim of a property crime as persons under the age of 34, and the number of crimes per 1,000 households goes down steadily as the age of the household head goes up, for both property and personal crimes.

When looking at Active Adult *communities*, we see crime numbers go down even further, because many have restricted access and because more people are at home during more hours of the day to watch over their neighborhoods.

Overall, Active Adult communities have a positive impact on towns' Public Safety because they pay into the funding stream without using services at as high a rate as other types of development.

Transportation: Active Adults Own Fewer Cars and Drive Less

Typical single-family subdivisions create traffic increases at key intersections during peak commuting and school hours. Alternatively, Active Adult residents have very different commuting patterns because many are retired and they are not tied to a school day schedule, so they produce much less traffic and their vehicular travel is spread throughout the day.

According to the Institute of Transportation Engineers, age-restricted communities produce an average of only 21 trips per 100 households during morning rush hour, whereas typical single family homes produce an average of 75 trips per 100 households. Active Adult housing has a lesser impact on local roads than typical subdivisions.

On average, Active Adults typically own only one car per household, and therefore their communities require less paved area for parking than typical single-family developments do, which frees up land within the community for open space and other amenities.

While conventional subdivisions are often held to parking standards based on the number of bedrooms in a home, Active Adult homes typically house between one and two residents per household and can therefore require fewer parking spaces per home.

Water and Sewer Services – Smaller Households Mean Less Usage

Because Active Adult households are smaller than typical single family households, they use less potable water and produce less wastewater. The average household size for Active Adult homes is 1.9 residents per household (according to Toll Brothers' Inc. homebuyer statistics), whereas the average household size for all households in America (according to the 2000 US Census) is 2.6. As a result, Active Adult households have a lower impact on these services.

Fiscal and Economic Benefits – Active Adult Housing is the New “Ratable” Land Use

Active Adult communities have a lower overall impact on municipal services than typical single-family housing, and they do not add children to local schools, but they pay school and property taxes just as other homeowners in their municipalities and school districts do.

In this way, Active Adult communities more closely fit the profile of non-residential land uses than of typical residential developments. Active Adult homes are more desirable than most non-residential land uses, such as industrial parks, offices, and shopping centers, though. Whereas non-residential land uses create traffic congestion, decrease the value of homes located near them, and induce increases in all forms of development, Active Adult communities make good, low-impact neighbors.

As a result, Active Adult homes have become the new desirable “ratable,” or taxable land use category, for many municipalities, as they are proven to benefit the overall fiscal and economic health of the communities and school districts in which they are located.

EXHIBIT "H"

Site Traffic Comparison

December 21, 2020

Mr. Kenneth DeGennaro, P.E. C.F.M.
Associate
Brooker Engineering, PLLC
75 Lafayette Avenue
Suffern, New York 10901

**Subject: Site Traffic Comparison – Current/Proposed Zoning – Proposed Senior Housing,
Gatto Lane, Orangetown, New York**

Dear Mr. DeGennaro:

This letter provides a comparison of the potential level of site traffic for the current zoning of the Subject Property and the proposed change in zoning. The site is currently zoned R-40 and would likely result in 9 single family, detached units. Under a R-15 zone it would result in 25 units. The proposed senior, attached, units would permit 40 units.

Using trip rates provided by the Institute of Transportation Engineers (ITE) and published in "Trip Generation" Handbook, 10th Edition, published in 2017, Table 1 was prepared to provide the comparison of estimates for site traffic during the typical weekday morning and afternoon peak hours.

A 9-unit single family layout would generate 11 and 10 vehicle trip ends during the weekday morning and afternoon peak hours, respectively. The 25-unit single family development would generate 23 and 27 vehicle trip ends during the weekday morning and afternoon peak hour hours, respectively. The proposed senior housing with 40 units would result in 8 and 12 vehicle trip ends during the same two peak hours noted above.

A comparison of the current zoning and the proposed 40-unit, senior attached housing, would result in a reduction of 3 trips during the weekday morning peak hour and an increase of 2 trips during the weekday afternoon peak hour. A development of 25-units under a R-15 zone would result in 23 and 27 vehicle trips during peak hours and be significantly higher than current zoning and more units of senior housing.

A senior housing development, with more units, would have the same impact as current zoning. We trust this information will assist the Town in an evaluation of the proposed zone change.

Respectfully submitted,

Michael A. Galante /sc

Michael A. Galante
Director of Traffic
Hardesty & Hanover, LLC

Enclosure

Table 1
 SITE TRAFFIC GENERATION COMPARISON– PEAK HOURS
 Residential Development
 Gatto Lane
 Orangetown, New York

LAND USE	INTENSITY	TRAFFIC DIRECTION	VEHICLE TRIP ENDS	
			Weekday Morning	Weekday Afternoon
1) Existing Single-Family Detached Housing (R-40)	9 Units	Enter	3	6
		Exit	<u>8</u>	<u>4</u>
		Total	11	10
2) Proposed Single-Family Detached Housing (R-15)	25 Units	Enter	6	17
		Exit	<u>17</u>	<u>10</u>
		Total	23	27
3) Proposed Senior Adult Attached Housing	40 Units	Enter	3	7
		Exit	<u>5</u>	<u>5</u>
		Total	8	12
Net Difference in Vehicle Trip Ends (2-1)		Enter	3	11
		Exit	<u>9</u>	<u>6</u>
		Total	12	17
Net Difference in Vehicle Trip Ends (3-1)		Enter	0	1
		Exit	<u>-3</u>	<u>1</u>
		Total	-3	2

Sources:

- 1) "Trip Generation," 10th Edition, published by the Institute of Transportation Engineers (ITE), 2017 using Single-Family Detached Housing, Code #210 fitted curve equation.
- 2) "Trip Generation," 10th Edition, published by the Institute of Transportation Engineers (ITE), 2017 using Single-Family Detached Housing, Code #210 fitted curve equation.
- 3) "Trip Generation," 10th Edition, published by the Institute of Transportation Engineers (ITE), 2017 using Senior Adult Housing - Attached, Code #252 fitted curve equation.

Frederick P. Clark Associates/Hardesty & Hanover, LLC

Y:\Shared\Offices\NYRITraffic2010-11\F5103.00 Res. Dev. Gatto Lane, Orangetown\Word\20-001.rt.doc
 12/21/2020

Exhibit "I"

Full Environmental Assessment Form

Exhibit "I"

Revised Full Environmental Assessment Form

**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: Gatto Lane Site Plan		
Project Location (describe, and attach a general location map): Gatto Lane, Town of Orangetown, Rockland County, New York approximately 700 ft East of N. Highland Ave/Gatto Ln Intersection		
Brief Description of Proposed Action (include purpose or need): The project site is Tax Lot #68.07-2-1 in the Town of Orangetown and is currently in the R-40 Zone. The applicant seeks a zone change to R-15 by the Town Board and application to the Planning Board for site plan approval for a PAC overlay. The project is the utilization of a vacant 10.05 acre lot to accommodate the development of 40 townhouses. The townhouses will be single family attached residences intended for senior living. As per Town Code Article IV, Section 4.64, 36 two bedroom units (exceeds the 75% minimum requirement) and 4 three bedroom units (10% of the total unit count) are proposed. New roadways will be built to serve the townhouses with access to existing roads: Gatto Lane (main entrance) and Highland Avenue (emergency access). There will be a designated recreation area to serve the community.		
Name of Applicant/Sponsor: Toll Brothers		Telephone: (203) 616-4927 E-Mail: cdevlin@tollbrothers.com
Address: 42 Old Ridgebury Road		
City/PO: Danbury	State: CT	Zip Code: 06810
Project Contact (if not same as sponsor; give name and title/role): Ken DeGennaro, P.E., C.F.M.		Telephone: (845) 357-4411 x118 E-Mail: kdegennaro@brookerengineering.com
Address: 74 Lafayette Avenue		
City/PO: Suffern	State: NY	Zip Code: 10901
Property Owner (if not same as sponsor):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

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 of Orangetown Town Board: Zone Change	
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Town of Orangetown Planning Board: Site Plan Approval	
c. City, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	Town of Orangetown ZBA: Variances for front yard (100' min, 01.5' proposed), FAR (0.39 proposed, max 0.35 allowed)	
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Orangetown Building Department: Building Permit	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Orangetown DEME: Sewer Permit, RC Department of Health: Mosquito Permit	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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 type="checkbox"/> Yes <input checked="" 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?
The current zone for the lot is R-40. It is proposed to change zone to R-15 which allows for single family attached residences with Conditional Use approval from Planning Board. Once it is rezoned, applicant will apply for a PAC zone overlay.

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 & PAC

C.4. Existing community services.

a. In what school district is the project site located? Nanuet Union Free School District

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

c. Which fire protection and emergency medical services serve the project site?
Pearl River Fire District - Pearl River Hook and Ladder Company No. 1/Excelsior Engine Co Inc, Pearl River Alumni Ambulance Corps

d. What parks serve the project site?
Children's Park of Ramapo, Pasack Brook Town Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential, 40 units of single family attached residences (Planned Adult Community)

b. a. Total acreage of the site of the proposed action? 10.05 acres
 b. Total acreage to be physically disturbed? 8.7 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 10.05 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)

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

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.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	40			
At completion of all phases	40			

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 runoff detention basin
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Surface water runoff
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: 0.43 million gallons; surface area: 0.16 acres
 v. Dimensions of the proposed dam or impounding structure: 4' height; 115' length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Earth fill

D.2. Project Operations

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

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:

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: _____

c. Will the proposed action use, or create a new demand for water? 110 GPD/Bedroom x 84 Bedrooms = 9,240 GPD Yes No
 If Yes: *4 3-bedroom units, 36 2-bedroom units, 40 total units

i. Total anticipated water usage/demand per day: _____ 9,240 gallons/day

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

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

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

- Describe extensions or capacity expansions proposed to serve this project: _____
The water main within the Gatto Lane 50' R.O.W. will be extended to serve the townhouses proposed on site.
- Source(s) of supply for the district: Various wells throughout the county, Lake DeForest, Letchworth reservoirs

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

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

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

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

d. Will the proposed action generate liquid wastes? 110 GPD/Bedroom x 84 Bedrooms = 9,240 GPD Yes No
 If Yes: *4 3-bedroom units, 36 2-bedroom units, 40 total units

i. Total anticipated liquid waste generation per day: _____ 9,240 gallons/day

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

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

- Name of wastewater treatment plant to be used: Orangetown Wastewater Treatment Plant, Orangeburg NY
- Name of district: Town of Orangetown Sewer District
- 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: _____
The sanitary sewer main within the Gatto Lane 50' R.O.W. will be extended to serve the townhouses proposed on site.

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

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

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

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

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

- How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 3.81 acres (impervious surface)
 _____ Square feet or 10.05 acres (parcel size)
- Describe types of new point sources. Proposed townhouses, sidewalks, and roadways. Curbs, gutters, swales, and pipes.
- 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)?
Stormwater runoff will be directed to an on-site stormwater detention basin. Overflow to be discharged to existing stormwater system in Gatto Lane.
 - If to surface waters, identify receiving water bodies or wetlands: _____

- 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:

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

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

- Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (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 Hydrofluorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

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

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

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 ½ mile of the proposed site? Yes No

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
7,500,000 MBtu

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

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

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

i. During Construction:		ii. During Operations:	
• Monday - Friday:	Per Local Code/Ordinance	• Monday - Friday:	Residential Use
• Saturday:	Per Local Code/Ordinance	• Saturday:	Residential Use
• Sunday:	N/A	• Sunday:	Residential Use
• Holidays:	N/A	• Holidays:	Residential Use

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:
During construction, proposed action will produce intermittent noise exceeding the existing ambient noise levels from approximately 7 am - 4 pm.

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

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:
To be determined.

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:

The existing site is vacant and the coverage consists of a woods. The adjoining/surrounding properties are used for residential use or are vacant. There is heavy industrial land use within a half mile radius of the property.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.19	3.78	+3.59
• Forested	9.86	1.12	-8.74
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Landscaping/Grass/Pervious</u>	0.00	6.02	+6.02

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): 344017, 344003
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
 344017 - 25 Drums were removed, the site was reclassified to Class D2 in 1984. The Department has neither sought nor received additional info. regarding the site since it was deemed complete in 1984. 344003 - Numerous buildings, four landfills exist on the site which had been used for a variety of wastes, no appreciable contamination has been shown to be leaking from the landfills. Very low contamination levels in groundwater monitored.

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? _____ >14 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:

Cheshire gravelly fine sandy loam	88.7 %
Cheshire-Urban land complex	5.7 %
Wethersfield gravelly silt loam	5.5 %

d. What is the average depth to the water table on the project site? Average: _____ >14 feet

e. Drainage status of project site soils: Well Drained: 94.2 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained: 5.8 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: 94.4 % of site
 10-15%: 5.6 % of site
 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 _____ Approximate Size _____
- 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

Birds _____	Squirrels _____	Rabbits _____
Fieldmice _____	Deer _____	_____

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: Palisade Interstate Parkway

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

iii. Distance between project and resource: _____ 2.5 miles.

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

If Yes:

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

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

F. Additional Information

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

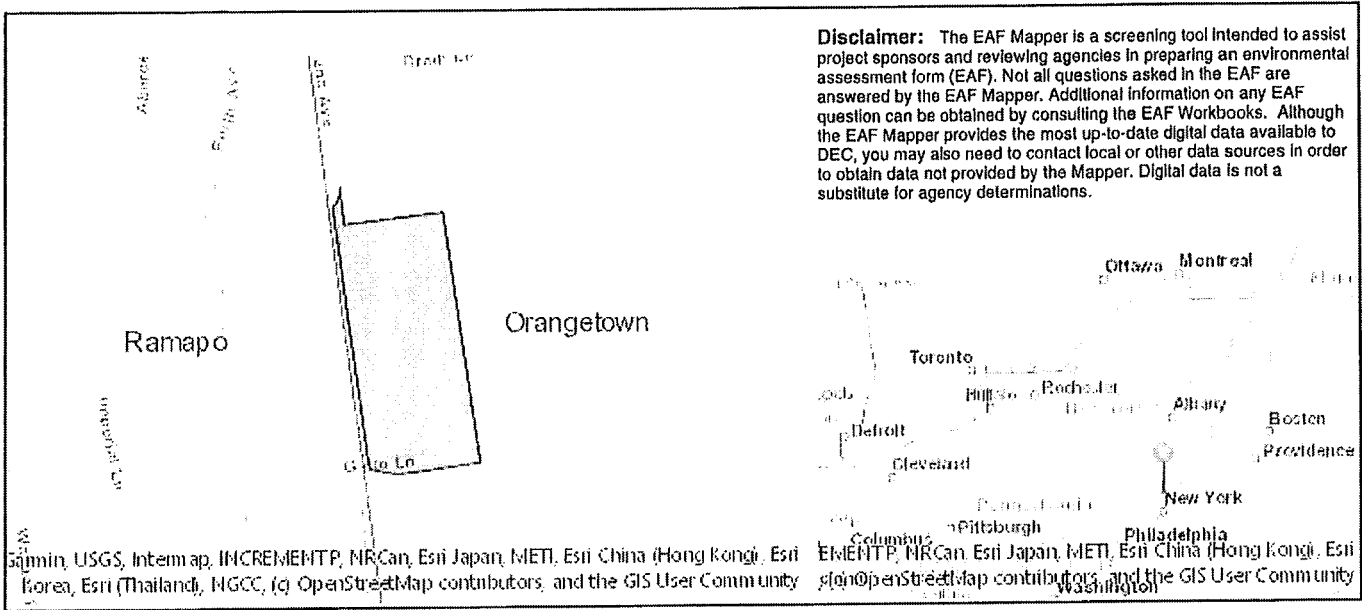
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Ken DeGiannaro Date 1.28.2021

Signature [Signature] Title Project Manager



B.1.i [Coastal or Waterfront Area]	No
B.1.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]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	344017, 344003
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
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.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No