

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.

Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project:

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

* A Conditioned Negative Declaration is only valid for Unlisted Actions
TOWN OF ORANGETOWN ALIENATION OF PARKLANDS (BROADACRES GOLF COURSE)

Name of Action

TOWN BOARD OF THE TOWN OF ORANGETOWN

Name of Lead Agency

ANDREW Y. STEWART

TOWN SUPERVISOR

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

June 11, 2013

Date

website

PART 1--PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action TOWN OF ORANGETOWN ALIENATION OF PARKLANDS (BROADACRES GOLF COURSE)

Location of Action (Include Street Address, Municipality and County)

2 MIDRISE CIRCLE, ORANGEBURG, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK 10962 (ON THE GROUNDS FORMERLY A PART OF THE ROCKLAND PSYCHIATRIC CENTER)

Name of Applicant/Sponsor TOWN OF ORANGETOWN

Address 62 ORANGEBURG ROAD

City / PO ORANGEBURG State NEW YORK Zip Code 10962

Business Telephone 845-359-5100

Name of Owner (if different) _____

Address _____

City / PO _____ State _____ Zip Code _____

Business Telephone _____

Description of Action:

THE PROPOSED ACTION CONSISTS OF THE ALIENATION OF APPROXIMATELY 64.8743 ACRES OF EXISTING, TOWN OWNED PARKLANDS, PRESENTLY BEING USED AS A 9-HOLE GOLF COURSE, AND REPLACING SUCH ALIENATED LANDS WITH COMPENSATING LANDS OF AN EQUAL, OR NEAR EQUAL, SIZE ALONG AND ADJACENT TO NEARBY LAKE TAPPAN, ON WHICH A WALKING TRAIL WITH OTHER AMENITIES WILL BE CONSTRUCTED.

THE LANDS SOUGHT TO BE ALIENATED WERE PURCHASED FROM THE STATE, IN 2003, AS PART OF A LARGER PARCEL OF SURPLUSSED STATE OWNED PROPERTY ON THE CAMPUS OF THE ROCKLAND PSYCHIATRIC CENTER, SPECIFICALLY FOR REDEVELOPMENT, TO INCLUDE NOT ONLY ADDITIONAL RECREATIONAL AMENITIES, BUT, MORE IMPORTANTLY, ECONOMIC REDEVELOPMENT AS WELL.

APPROXIMATELY 41+ ACRES ALREADY HAVE BEEN REDEVELOPED INTO STATE OF THE ART ATHLETIC FIELDS. THE PROPOSED LAKE FRONT WALKING TRAIL WOULD FILL AN ALTERNATIVE, PASSIVE RECREATIONAL NEED, ALLOWING THE 9-HOLE GOLF COURSE -- WHICH IS SURPLUS TO A LARGER 27-HOLE TOWN OWNED GOLF COURSE LOCATED LESS THAN 1-MILE AWAY -- TO BE INCLUDED FOR USE IN THE TOWN'S ECONOMIC REDEVELOPMENT PLAN.

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other THE LANDS TO BE ALIENATED ARE PRESENTLY BEING USED FOR A 9-HOLE GOLF COURSE; THE COMPENSATING LAKE FRONTAGE IS VACANT LANDS

2. Total acreage of project area: 64.8743 acres.

APPROXIMATE ACREAGE

	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	_____ acres	_____ acres
Other (Indicate type) <u>IMPROVED 9-HOLE GOLF COURSE</u>	<u>64.8743</u> acres	<u>64.8743</u> acres

3. What is predominant soil type(s) on project site? WeC, WETHESFIELD GRAVELLY

- a. Soil drainage: Well drained 90 % of site Moderately well drained 10 % of site.
 Poorly drained _____ % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? NA acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No

a. What is depth to bedrock > 6.5 (in feet)

5. Approximate percentage of proposed project site with slopes:

- 0-10% 50 % 10-15% 40 % 15% or greater 10 %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No

8. What is the depth of the water table? 1.5 - 2.5 (in feet)

9. Is site located over a primary, principal, or sole source aquifer? Yes No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No

According to:

Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

Yes No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes No

If yes, explain:

GOLF COURSE

14. Does the present site include scenic views known to be important to the community? Yes No

YES, TO ON SITE POND

15. Streams within or contiguous to project area:

UNNAMED

a. Name of Stream and name of River to which it is tributary

UNNAMED

16. Lakes, ponds, wetland areas within or contiguous to project area:

UNNAMED POND

b. Size (in acres):

APPROX. 0.03 ACRES

17. Is the site served by existing public utilities? Yes No
- a. If YES, does sufficient capacity exist to allow connection? Yes No
- b. If YES, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).

- a. Total contiguous acreage owned or controlled by project sponsor: APPR. 2.5 acres.
- b. Project acreage to be developed: 0 acres initially; 64.8743 acres ultimately.
- c. Project acreage to remain undeveloped: 0 acres.
- d. Length of project, in miles: NA (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. NA %
- f. Number of off-street parking spaces existing NA; proposed NA
- g. Maximum vehicular trips generated per hour: NA (upon completion of project)?
- h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Ultimately	<u>UNKNOWN</u>	<u>UNKNOWN</u>	<u>UNKNOWN</u>	<u>UNKNOWN</u>

- i. Dimensions (in feet) of largest proposed structure: UNKNOWN height; UNKNOWN width; UNKNOWN length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 1029.4 ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? NA tons/cubic yards.
3. Will disturbed areas be reclaimed Yes No N/A

a. If yes, for what intended purpose is the site being reclaimed?

THERE IS NO DEVELOPMENT OF THE ALIENATED LANDS PRESENTLY PROPOSED. HOWEVER, SAID LANDS MAY BE DEVELOPED, IN THE FUTURE, AND, IF SO, MOST LIKELY FOR A COMMERCIAL, OFFICE OR LIGHT INDUSTRIAL USE

- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? NA acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

Yes No

6. If single phase project: Anticipated period of construction: UNK months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated UNK (number)

b. Anticipated date of commencement phase 1: UNK month UNK year, (including demolition)

c. Approximate completion date of final phase: UNK month UNK year.

d. Is phase 1 functionally dependent on subsequent phases? Yes No

8. Will blasting occur during construction? Yes No

9. Number of jobs generated: during construction UNK; after project is complete UNK

10. Number of jobs eliminated by this project 3.

11. Will project require relocation of any projects or facilities? Yes No

if yes, explain:

EXISTING GOLF COURSE

12. Is surface liquid waste disposal involved? Yes No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount _____

b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? Yes No Type _____

14. Will surface area of an existing water body increase or decrease by proposal? Yes No

if yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? Yes No

16. Will the project generate solid waste? Yes No

a. If yes, what is the amount per month? _____ tons

b. If yes, will an existing solid waste facility be used? Yes No

c. If yes, give name _____; location _____

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No

e. If yes, explain:

17. Will the project involve the disposal of solid waste? Yes No

a. If yes, what is the anticipated rate of disposal? _____ tons/month.

b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? Yes No

19. Will project routinely produce odors (more than one hour per day)? Yes No

20. Will project produce operating noise exceeding the local ambient noise levels? Yes No

21. Will project result in an increase in energy use? Yes No

If yes, indicate type(s)

THE ALIENATION PRESENTLY PROPOSED WILL NOT RESULT IN AN INCREASE IN ENERGY USE. IN THE FUTURE, DEPENDING UPON THE ACTUAL USE, IF ANY, OF THE ALIENATED LANDS, THERE MAY BE AN INCREASE IN ENERGY USE. (THE SAME IS TRUE FOR SOLID WASTE DISPOSAL REFERENCED IN QUESTIONS 16 & 17 ABOVE.

22. If water supply is from wells, indicate pumping capacity ___NA___ gallons/minute.

23. Total anticipated water usage per day ___UNK___ gallons/day.

24. Does project involve Local, State or Federal funding? Yes No

If yes, explain:

25. Approvals Required:

	Yes	No	Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TOWN BOARD HOME	JUNE 11, 2013
City, Town, Village Planning Board	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
City, Town Zoning Board	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
City, County Health Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Other Local Agencies	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Other Regional Agencies	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
State Agencies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SPECIAL STATE	
Federal Agencies	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No

If Yes, indicate decision required:

- Zoning amendment Zoning variance New/revision of master plan Subdivision
- Site plan Special use permit Resource management plan Other

2. What is the zoning classification(s) of the site?

PRESENTLY RPC-R (RECREATIONAL)

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

ENTIRE SITE; PRESENTLY USED AS A 9-HOLE GOLF COURSE

4. What is the proposed zoning of the site?

NO NEW ZONING IS YET PROPOSED. FOR OTHER THAN A RECREATIONAL USE, A FUTURE ZONING AMENDMENT WOULD BE REQUIRED.

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

NO CHANGE YET PROPOSED

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No

THE TOWN COMPREHENSIVE PLAN, AND THE TOWN'S RPC REDEVELOPMENT PLAN CONTEMPLATE THE DEVELOPMENT OF THE SITE FOR OTHER THAN RECREATIONAL USE

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

RG - GENERAL RESIDENCE (10,000 SQ. FT. LOTS)
R-80 - RURAL RESIDENCE (80,000 SQ. FT. LOTS)

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed? NA

a. What is the minimum lot size proposed? _____

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

Yes No

a. If yes, is existing capacity sufficient to handle projected demand? Yes No

THESE PROPOSED ACTION SEEKS ALIENATION, RESULTING IN NO INCREASED DEMAND ON SERVICES. TO THE EXTENT FUTURE DEVELOPMENT COULD RESULT IN ADDED DEMAND, THE COST OF SUCH WOULD BE OFFSET BY INCREASED TAX REV.

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No

a. If yes, is the existing road network adequate to handle the additional traffic. Yes No

THERE WILL BE NO CHANGE AS A RESULT OF ALIENATION. ANY INCREASE AS A RESULT OF FUTURE DEVELOPMENT WILL BE ADDRESSED AT THE TIME.

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

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

Applicant/Sponsor Name TOWN OF ORANGETOWN Date JUNE 11, 2013

Signature _____

Title DIRECTOR, TOWN OFFICE OF BUILDING ZONING PLANNING AND ENFORCE

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- ! In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.
- ! The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- ! The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- ! The number of examples per question does not indicate the importance of each question.
- ! In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be **any** impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
1. Will the Proposed Action result in a physical change to the project site?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
Examples that would apply to column 2			
• Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction on land where the depth to the water table is less than 3 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction of paved parking area for 1,000 or more vehicles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction that will continue for more than 1 year or involve more than one phase or stage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Construction or expansion of a sanitary landfill.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)

NO YES

• Specific land forms:

Yes No

Impact on Water

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

NO YES

Examples that would apply to column 2

- Developable area of site contains a protected water body. Yes No
- Dredging more than 100 cubic yards of material from channel of a protected stream. Yes No
- Extension of utility distribution facilities through a protected water body. Yes No
- Construction in a designated freshwater or tidal wetland. Yes No
- Other impacts: Yes No

4. Will Proposed Action affect any non-protected existing or new body of water?

NO YES

Examples that would apply to column 2

- A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease. Yes No
- Construction of a body of water that exceeds 10 acres of surface area. Yes No
- Other impacts: Yes No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
<input type="checkbox"/> NO <input type="checkbox"/> YES			
Examples that would apply to column 2			
• Proposed Action will require a discharge permit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction or operation causing any contamination of a water supply system.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will adversely affect groundwater.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action would use water in excess of 20,000 gallons per day.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will allow residential uses in areas without water and/or sewer services.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

5. Will Proposed Action affect surface or groundwater quality or quantity?

NO YES

Examples that would apply to column 2

- Proposed Action will require a discharge permit.
- Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.
- Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.
- Construction or operation causing any contamination of a water supply system.
- Proposed Action will adversely affect groundwater.
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.
- Proposed Action would use water in excess of 20,000 gallons per day.
- Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.
- Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.
- Proposed Action will allow residential uses in areas without water and/or sewer services.
- Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.
- Other impacts:

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

6. Will Proposed Action alter drainage flow or patterns, or surface water runoff? NO YES

Examples that would apply to column 2

- Proposed Action would change flood water flows Yes No
- Proposed Action may cause substantial erosion. Yes No
- Proposed Action is incompatible with existing drainage patterns. Yes No
- Proposed Action will allow development in a designated floodway. Yes No
- Other impacts: Yes No

IMPACT ON AIR

7. Will Proposed Action affect air quality? NO YES

Examples that would apply to column 2

- Proposed Action will induce 1,000 or more vehicle trips in any given hour. Yes No
- Proposed Action will result in the incineration of more than 1 ton of refuse per hour. Yes No
- Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour. Yes No
- Proposed Action will allow an increase in the amount of land committed to industrial use. Yes No
- Proposed Action will allow an increase in the density of industrial development within existing industrial areas. Yes No
- Other impacts: Yes No

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species? NO YES

Examples that would apply to column 2

- Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site. Yes No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Removal of any portion of a critical or significant wildlife habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

9. Will Proposed Action substantially affect non-threatened or non-endangered species?

NO YES

Examples that would apply to column 2

- Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species. Yes No
- Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation. Yes No
- Other impacts: Yes No

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will Proposed Action affect agricultural land resources?

NO YES

Examples that would apply to column 2

- The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.) Yes No
- Construction activity would excavate or compact the soil profile of agricultural land. Yes No
- The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land. Yes No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
<ul style="list-style-type: none"> The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff). 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> Other impacts: 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

NO YES

Examples that would apply to column 2

<ul style="list-style-type: none"> Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> Project components that will result in the elimination or significant screening of scenic views known to be important to the area. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> Other impacts: 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?

NO YES

Examples that would apply to column 2

<ul style="list-style-type: none"> Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> Any impact to an archaeological site or fossil bed located within the project site. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1	2	3
	Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON OPEN SPACE AND RECREATION

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

- NO YES

Examples that would apply to column 2

- The permanent foreclosure of a future recreational opportunity. Yes No
- A major reduction of an open space important to the community. Yes No
- Other impacts: Yes No

THE ACTION WOULD RESULT IN THE CLOSURE OF A 9-HOLE GOLF COURSE. SUCH LANDS WERE INITIALLY PURCHASED, HOWEVER, FOR FUTURE REDEVELOPMENT. THE TOWN OWNS A NEARBY 27 HOLE COURSE

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?

- NO YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Action to locate within the CEA?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Action will result in a reduction in the quantity of the resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Action will result in a reduction in the quality of the resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Action will impact the use, function or enjoyment of the resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1	2	3
	Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?
 NO YES

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts:

IMPACT ON ENERGY

16. Will Proposed Action affect the community's sources of fuel or energy supply?
 NO YES

Examples that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts:

NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?
 NO YES

Examples that would apply to column 2

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts:

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety?
 NO YES

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Yes	No
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Yes	No
- Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Yes	No
- Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Yes	No
- Other impacts:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Yes	No

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will Proposed Action affect the character of the existing community?
 NO YES

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Yes	No
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Yes	No
- Proposed Action will conflict with officially adopted plans or goals.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Yes	No
- Proposed Action will cause a change in the density of land use.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Yes	No
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Yes	No
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Yes	No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Proposed Action will set an important precedent for future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will create or eliminate employment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

THE ACTION WILL ELIMINATE AN EXISTING FACILITY, I.E., A 9- HOLE GOLF COURSE, ALBEIT WITH LITTLE IMPACT AS THE TOWN OWNS ANOTHER NEARBY 27 HOLE COURSE.

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?
 NO YES

If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3

Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions (if you need more space, attach additional sheets)

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- ! The probability of the impact occurring
- ! The duration of the impact
- ! Its irreversibility, including permanently lost resources of value
- ! Whether the impact can or will be controlled
- ! The regional consequence of the impact
- ! Its potential divergence from local needs and goals
- ! Whether known objections to the project relate to this impact.

THE PROPOSED ACTION CONTEMPLATES THE ALIENATION OF EXISTING TOWN OWNED PARKLANDS, REPLACING THE ALIENATED PROPERTY WITH COMPENSATING LANDS OF EQUAL, OR NEAR EQUAL, SIZE ALONG AND ADJACENT TO NEARBY LAKE TAPPAN, ON WHICH A PASSIVE WALKING TRAIL WITH OTHER AMENITIES WILL BE CONSTRUCTED.

THE LANDS SOUGHT TO BE ALIENATED WERE PURCHASED FROM THE STATE, IN 2003, AS PART OF A LARGER PARCEL OF SURPLUSED STATE OWNED PROPERTY ON THE CAMPUS OF THE ROCKLAND PSYCHIATRIC CENTER, SPECIFICALLY FOR REDEVELOPMENT, TO INCLUDE NOT ONLY ADDITIONAL RECREATIONAL AMENITIES, BUT, MORE IMPORTANTLY, ECONOMIC REDEVELOPMENT AS WELL.

APPROXIMATELY 41+ ACRES ALREADY HAVE BEEN REDEVELOPED INTO STATE OF THE ART ATHLETIC FIELDS. THE PROPOSED LAKE FRONT WALKING TRAIL WOULD FILL AN ALTERNATIVE, PASSIVE RECREATIONAL NEED, ALLOWING THE 9-HOLE GOLF COURSE -- WHICH IS SURPLUS TO A LARGER 27-HOLE TOWN OWNED GOLF COURSE LOCATED LESS THAN 1-MILE AWAY -- TO BE INCLUDED FOR USE IN THE TOWN'S ECONOMIC REDEVELOPMENT PLAN.

AT THE PRESENT TIME, PRECISELY WHAT USE WILL BE MADE OF THE ALIENATED PROPERTY IS NOT KNOWN, EXCEPT TO THE EXTENT THAT THE TOWN IS WORKING IN COORDINATION WITH THE NY EMPIRE STATE DEVELOPMENT CORPORATION ("ESDC"), IN A JOINT RFP PROCESS, SEEKING TO ATTRACT COMMERCIAL AND LIGHT INDUSTRIAL ECONOMIC DEVELOPMENT, IN A COORDINATED AND COMPATIBLE MANNER, ON BOTH THE REMAINING TOWN LANDS (INCLUDING THE ALIENATED PROPERTY) WITH REMAINING SURPLUSED (OR SOON TO BE SURPLUSED) ADJACENT STATE LANDS.

THE ALIENATION AND DISCONTINUANCE OF AN EXISTING 9-HOLE GOLF COURSE WILL HAVE LITTLE IMPACT ON THE TOWN'S RECREATIONAL AMENITIES. THE TOWN HAD AT THE TIME IT PURCHASED THE BROADACRES PROPERTY, AND CONTINUES TO HAVE, A LARGER, 27-HOLE GOLF COURSE.

TOWN OF ORANGETOWN ALIENATION OF PARKLANDS (BROADACRES GOLF COURSE

FULL EAF - PART 3 CONT.

THE PUBLIC CONTROVERSY THAT MAY DERIVE WILL COME FROM A VARIETY OF QUARTERS. THERE WILL BE A SMALLER PUBLIC GROUP THAT USES THE GOLF COURSE AND PREFERS IT TO THE LARGER BLUE HILL GOLF COURSE. THE TOWN BOARD APPRECIATES THEIR PREFERENCE, WITH THE CORRESPONDING RECOGNITION THAT BROADACRES RUNS AT A CONSIDERABLE FINANCIAL DEFICIT TO THE TOWN, MAKING IT NEARLY IMPOSSIBLE TO OPERATE WITHIN THE 2% TAX LEVY CAP. THERE WILL ALSO BE THOSE CONCERNED OVER THE UNKNOWN, NAMELY, THE POTENTIAL FUTURE DEVELOPMENT OF THE PROPERTY.

SINCE THE TIME OF THE TOWN'S PURCHASE OF THE ROCKLAND PSYCHIATRIC PROPERTY, IN 2003, THE TOWN BOARD HAS GONE TO GREAT LENGTHS TO INVOLVE THE PUBLIC - AND PARTICULARLY THE NEARBY RESIDENTS -- IN ANY POTENTIAL DEVELOPMENT PLAN, MITIGATING THEIR CONCERNS, AND IT WILL CONTINUE TO DO SO AS IT MOVES FORWARD NOW, IN CONCERT, WITH THE ESDC.

PRIOR TO THE ECONOMIC DOWNTURN IN 2008, THE TOWN HAD FORMULATED A REDEVELOPMENT PLAN FOR APPROXIMATELY 80 ACRES OF THE STILL UNDEVELOPED RPC LANDS, WHICH INCLUDED THE CONSTRUCTION OF 500+ AGE-RESTRICTED RESIDENTIAL UNITS, AND UTILIZING PART OF THE GOLF COURSE. AT THAT TIME, ACTING AS LEAD AGENCY, THE TOWN BOARD HELD PUBLIC HEARINGS, ENGAGED IN SCOPING, AND PREPARED A DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT IN WHICH IT ANALYZED ALL OF THE POTENTIAL ENVIRONMENTAL IMPACTS ASSOCIATED WITH THAT PROPOSED PLAN, INCLUDING, AMONG OTHERS, TRAFFIC, NATURAL RESOURCES, AIR AND WATER QUALITY, ETC. (A FINAL EIS WAS NEVER ADOPTED BECAUSE THE DEVELOPER WITHDREW IN THE FACE OF THE STAGNANT ECONOMIC CLIMATE.) ALL OF THE THEN IDENTIFIED IMPACTS, IN THE BOARD'S OPINION, WERE CAPABLE OF ADEQUATE MITIGATION. THE BOARD INCORPORATES THAT DGEIS BU REFERENCE HEREIN.

IT IS NOT PRESENTLY ANTICIPATED THAT RESIDENTIAL USE OF THAT MAGNITUDE WILL OCCUR, GOING FORWARD, ON THE ALIENATED PROPERTY. IN FACT, IT IS PRESENTLY UNCLEAR WHAT USE WILL BE MADE. BUT WHATEVER USE MAY BE MADE, IT IS MOST LIKELY THAT IT WILL NOT INVOLVE THE VOLUME OF TRAFFIC THAT WOULD HAVE BEEN GENERATED BY THE

PREVIOUSLY STUDIED USE, OR HAVE NEARLY AS GREAT A DEMAND OR IMPACT ON PUBLIC SERVICES, NATURAL RESOURCES OR OTHER ENVIRONMENTAL FACTORS OR CONSIDERATIONS AS THAT EARLIER PLAN, ALL OF WHICH WERE CAPABLE OF ADEQUATE MITIGATION.

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