

~~12-1-05~~, 12/5/05

TOWN OF ORANGETOWN
STATE ENVIRONMENTAL QUALITY REVIEW
NEGATIVE DECLARATION
NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

December 5, 2005

**Lead
Agency :**

The Town Board of the Town of Orangetown
Orangetown Town Hall
26 Orangeburg Road
Orangeburg, New York 10962

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

The Lead Agency has determined that the proposed action described below will not have a significant effect on the environment.

Title of Action :

Amendment to Town Zoning law and Zoning Map / Zone Change Application from OP (Office-Park) to PAC (Planned Adult Community).

SEQR Status :

Type I Action

**Description of
the Action :**

The action consists of a proposed change to the Zoning Law and Zoning Map of the Town of Orangetown, affecting a 44.81 ± acre parcel of land, changing the parcel's present zoning classification from Office-Park (OP) to Planned Adult Community (PAC), the latter

being a recently created "floating" zone designation applicable to parcels deemed suitable for improvement with Senior / Adult housing.

Location:

The proposed action affects property located in the Hamlet of Pearl River, on the South side of Veterans Memorial Drive, East of the Existing Blue Hill Office Complex and West of Blue Hill South Drive, and shown on the Tax Map of the Town of Orangetown as SBL 73.10 - 1 - 4, 5 and 6 (partial)

**REASONS SUPPORTING
THIS DETERMINATION**

I. Information Reviewed and Relied Upon

In making its determination, the Town Board, acting in its capacity as Lead Agency, considered the following:

- (1) The application of the Petitioner / Petitioner, including a project description and Illustrative Site Plan;
- (2) A Traffic Impact Analysis by Atlantic Traffic & Design Engineers, Inc. dated April 14, 2004;
- (3) Additional traffic evaluations of the Veterans Memorial Drive corridor and other adjacent or near-by streets and intersections conducted for the Town and/or other petitioners in connection with other projects, including,
 - (i) A Traffic Evaluation by John Collins, P.C., dated March 16, 2004;
 - (ii) A Supplemental Traffic Analysis by John Collins, P.C., dated July 14, 2004;
 - (iii) Additional traffic studies previously filed with the Town in connection with the Town's recent adoption of the RPC-R recreation zoning district located in relatively close proximity to the site of the proposed zone change, including a Traffic Evaluation by John Collins, dated September 3, 2003, last revised May 20, 2004;
 - (iv) An independent review of Petitioner's traffic studies prepared for the Town by Adler Consulting, dated July 30, 2004.
- (4) A Demographic Analysis Report, prepared by New Home Marketing Services, dated March 31, 2004;

- (5) A Demographic Analysis Report, prepared by New Home Marketing Services, dated April 5, 2004;
- (6) A Tax Impact Report, prepared by CB Richard Ellis, Inc., dated April 21, 2004, supplemented by an amended tax impact analysis dated November 14, 2005;
- (7) Additional Market Analyses, prepared in connection with other near-by projects, including reports by :
 - (i) Cushman & Wakefield, Inc; and
 - (ii) Treacy Sayers.
- (8) An independent market analysis prepared for the Town by Brecht Associates, Inc., dated November 7, 2005;
- (9) Descriptive information relating to the proposed housing units, including the proposed costs of the units.
- (10) The Full Environmental Assessment Form for the action, consisting of :
 - Part 1, prepared by the Petitioner Pearl River Veterans LLC, dated April 20, 2004;
 - Part 2, prepared by the Project Petitioner and reviewed by Saccardi & Schiff, Inc., the Town's Planning Consultant and by the Town Board as Lead Agency;
 - Part 3, prepared by the Project Petitioner and reviewed by Saccardi & Schiff, Inc., the Town's Planning Consultant and by the Town Board as Lead Agency;
- (11) The jurisdictional response of the N.Y.S. Department of Environmental Conservation, dated September 7, 2004;
- (12) The comments of the Rockland County Planning Department pursuant to GML § 239, dated August 6, 2004;
- (13) The comments of the Town of Orangetown Planning Board dated June 30, 2004;
- (14) The comments of the County of Rockland Sewer District No. 1, dated June 16, 2004;
- (15) The comments of the County of Rockland Department of Highways, dated June 29, 2004 and July 23, 2004;
- (16) The comments of the Township of River Vale, New Jersey, dated July 1, 2004;

- (17) The comments of the Town of Orangetown Office of Building, Zoning and Planning, dated May 24, 2004 and June 23, 2004;
- (18) U.S. Army Corp of Engineers Jurisdictional Determination, dated September 2, 2003

In addition to the aforesaid, the Town Board has also considered the following studies, reports and /or other assessments and reviews relating more generally to conditions in and about the area of the proposed development:

- (1) Town of Orangetown Comprehensive Plan, adopted by the Town Board on May 12, 2003, and, in particular, Section V, relating to innovative zoning techniques for Senior Housing;;
- (3) Public Hearings, meetings and documentation including an Environmental Assessment prepared by Saccardi & Schiff, Inc., for the adoption Local Law No. 1 of 2004, creating the PAC zoning district as a floating zoning district in the Town;

A public hearing also was conducted on the proposed zone change, at which the Project Sponsor provided testimony from several consultants and experts regarding various aspects of the senior housing project proposed for the site under consideration, including consultants on traffic, demographics, market absorption and taxes, as well as comments from members of the public, almost all of whom spoke in favor of the proposed zone change

II. Familiarity with the Site

The members of the Town Board, in general terms, are also each personally familiar with the location of the proposed development, including its proximity to the nearby roadways as well as other development in the area.

III. Potential Impacts Ultimately Determined Not to Be Significant

In the course of its review, the Town Board, with the assistance of its professional consultants, identified a number of potential impacts that required further analysis beyond the Part 2 of the Full EAF, which analysis was prepared by the Applicant and supplied as an expanded Part 3 to the EAF (with studies). The potential impacts identified included traffic, land issues, water drainage and flow, sewer and wastewater disposal, the need for adult community housing, possible historical or archeological significance, possible endangered fish, fauna and wildlife impacts. Each of the above possible impacts, when

considered in the light of the further studies undertaken with respect to each, was determined not to be significant in the long, or in the short, term.

With specific respect to traffic, the Town Board, as Lead Agency, has received from the Project Sponsor a traffic study from Atlantic Traffic & Design Engineers, Inc., intended to determine the nature and extent, if any, of the traffic impact that might result from the change in zone from PO to PAC (Planned Adult Community) and a proposed project consisting of approximately 142 senior units.

The Atlantic report, dated April 14, 2004, among other things, included a review of the existing roadway and traffic conditions in the vicinity of the site, including roadway geometrics, traffic volumes and nearby land uses; an estimate of the traffic volumes expected to be generated by the proposed development; and an analysis of existing and future roadway capacities in light of the addition of the proposed site generated traffic.

The study further provided a comparison of the proposed development traffic with the estimated traffic that would be generated were the property developed in accordance with existing zoning.

In addition to the Applicant's traffic study, the Town Board had the benefit of, and considered, other traffic studies, received at or about the same point in time, also relating to the Veterans Memorial Drive corridor, and near-by roadways and intersections that might be affected by development along the referenced corridor (identified above). The various reports evaluated by the Town Board included the following intersections:

- Orangeburg Road / Lester Drive / Edgewood Drive;
- Orangeburg Road and Old Orangeburg Road;
- Orangeburg Road and Blaisdell Road;
- Orangeburg Road and Old Orangeburg Road / Hunt Road;
- Veterans Memorial Drive and Blue Hill Road;
- Veterans Memorial Drive and South Blue Hill Road;
- Veterans Memorial Drive and Gilbert Avenue;
- Gilbert Avenue and Old Middletown Road;
- Old Orangeburg Road and the Rockland Psychiatric Center Access Road;
- Convent Road and the Rockland Psychiatric Access Road;
- Convent Road and Blue Hill Road; and
- Convent Road / Sickletown Road and Gilbert Avenue.

The Town Board also considered the findings of an independent traffic consultant, Adler Consulting, retained by the Town to review the Collins reports and findings. In a report dated July 30, 2004, Adler Consulting concluded that “. . . the subject development will not have a significant impact on the surrounding roadway network and that the Traffic Impact Study submitted by the Applicant is accurate and complete.”

On the basis of all of the information received, and notwithstanding that the Rockland County Planning Board recommends a more comprehensive study than that conducted by this Applicant, the Town Board concludes that there will be no significant traffic impact occasioned the zone change now being considered.

Other potential impacts, including sewer impacts, recreation impacts, impacts on potential historic sites and/or resources, impacts on open space, impacts on the availability of developable lands for office and other OP uses, as well as issues identified by the Rockland County Department of Planning, have been addressed in the Resolution With Findings, dated of even date herewith, which Findings are specifically incorporated herein by reference.

IV. Other Potential Impacts Considered and Determined Not to Be Significant

The Board has also considered the following issues and potential impacts, and has concluded that neither individually nor cumulatively will they have a significant impact on the environment:

- ***Agricultural Land Resources***

There are no anticipated impacts on agricultural lands.

Detailed designs for the senior units will be reviewed as part of the site plan process. The elevations and illustrative site plan submitted at this stage, however, show town home style houses distributed over the site in a "cluster plan" with individual "pods" of units intended to provide an aesthetically pleasing appearance from the internal roads. As such, the Town Board concludes that there will be no anticipated impacts on aesthetic resources.

- ***Historic and Archaeological Resources***

To the extent that a cultural survey report will need to be completed to the satisfaction of the State Historic Preservation Office (SHPO) prior to required DEC approvals regardless of whether the site is developed with senior housing under a PAC zoning classification or under the present PO zoning classification, the change in the zoning classification contemplated at this time will not have a significant adverse environmental impact.

- ***Critical Environmental Areas (CEAs)***

There are no significant anticipated impacts on any CEA.

- ***Energy***

There are no anticipated significant impacts the community's sources of fuel or energy supply.

- ***Public Health***

There are no anticipated significant impacts on the public health.

- ***Air Quality and Noise Levels***

The proposed actions are not expected to have a significant impact on local air quality or noise levels.

- ***Human Health***

The proposed actions will not create a hazard to human health.

V. Future Development of Adjacent and Nearby Lands

The Town Board, as part of its environmental review of the proposed action, has also considered and evaluated the action, and its potential impacts, in the light of other pending applications for PAC zone changes. It has considered the subject action paying specific attention to the cumulative traffic and market effects that would result from the proposed projects and has concluded, based on the studies and other documentary evidence generated in connection therewith, that such cumulative impacts will not result in significant environmental impacts.

In summary, after evaluating all of the potential environmental impacts relating to the proposed actions, the Town Board concludes that there will be no significant environmental effect caused thereby

For Further Information, Contact:

Town Supervisor Thom Kleiner
Town Hall, Town of Orangetown
26 Orangeburg Road
Orangeburg, New York 10962
(845) 359-5100

Copies of this Notice Sent to:

Commissioner, Department of Environmental Conservation
50 Wolf Road
Albany, New York 12233-0001

Mark Moran
Regional Director, Region 3
New York State Department of Environmental Conservation
21 South Putt Corners Road
New Paltz, New York 12561-1696

Doug Schutz, Acting Commissioner
Rockland County Department of Planning
Building T
50 Sanatorium Road
Pomona, New York 10970

Edward Devine, Executive Director
Rockland County Drainage Agency
23 New Hempstead Road
New City, New York 10956

Catherine Quinn
Environmental Health
Rockland County Health Department
50 Sanatorium Road
Pomona, New York 10970

12/1/05, 12/5/05

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.

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

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

Addition to Zoning Code to Allow "Planned Adult Community"

Name of Action

Town Board

Name of Lead Agency

Town of Orangetown

Thom Kleiner

Print or Type Name of Responsible Officer in Lead Agency

Supervisor

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

[Signature]
Signature of Preparer (if different from responsible officer)

Date

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the 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? 0-10 (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 Site Walkover
 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 _____
- Is the project site presently used by the community or neighborhood as an open space or recreation area?
 Yes No If yes, explain _____
14. Does the present site include scenic views known to be important to the community?
 Yes No
15. Streams within or contiguous to project area: Trib of
 a. Name of Stream and name of River to which it is tributary Lake Tappan (Hackensack)
16. Lakes, ponds, wetland areas within or contiguous to project area:
 a. Name Wetlands b. Size (In acres) 8.3
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

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

- a. Total contiguous acreage owned or controlled by project sponsor 92.6 acres.
- b. Project acreage to be developed: 36 acres initially; 92.6 acres ultimately.
- c. Project acreage to remain undeveloped - acres.
- d. Length of project, in miles: N/A (if appropriate).
- e. If the project is an expansion, indicate percent of expansion proposed N/A %.
- f. Number of off-street parking spaces existing 0; proposed 175.
- g. Maximum vehicular trips generated per hour 50 (upon completion of project).
- h. If residential, Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | <u>150</u> | _____ | _____ | _____ |
| Ultimately | <u>150</u> | _____ | _____ | _____ |
- i. Dimensions (in feet) of largest proposed structure 30 height; 30 width; 50 length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 2,500 ft.
2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? 0 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? Lawns

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? 15 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 18 months, (including demolition).

7. If multi-phased:

a. Total number of phases anticipated _____ (number).

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

c. Approximate completion date of final phase _____ month _____ year.

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

8. Will blasting occur during construction? Yes No

Number of jobs generated: during construction? 100; after project is complete? 2.

9. Number of jobs eliminated by this project? 0.

11. Will project require relocation of any projects or facilities? Yes No If yes, explain _____

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

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? 16 tons. 50 lb/wk per unit

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

c. If yes, give name R.C.S.W.M.A.; location Hillburn

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) Gas & Electric

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

23. Total anticipated water usage per day 22,500 gallons/day.

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

If yes, explain _____

25. Approvals Required:

		Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Zoning	4/03
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan	
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, County Health Department	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Other Local Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Drainage Agency	
Other Regional Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		
State Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Local Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	USACOE (possibly)	

C. ZONING and PLANNING INFORMATION

- Does proposed action involve a planning or zoning decision? Yes No
 If Yes, indicate decision required:
zoning amendment zoning variance special use permit subdivision site plan
new/revision of master plan resource management plan other _____
- What is the zoning classification(s) of the site? OP
- What is the maximum potential development of the site if developed as permitted by the present zoning?
557,568 sq. ft. of office (on 36 gross acres, 32 net acres)
- What is the proposed zoning of the site? PAC
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?
162 residential units
- Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
- What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?
Residential, Commercial, Office, Recreational
- Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? Yes No
- If the proposed action is the subdivision of land, how many lots are proposed? N/A
 a. What is the minimum lot size proposed? _____
 Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
- 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
- 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

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 ARC Equities Inc. Date 4/25/03
 Signature [Signature] Title Engineer

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.

IMPACT ON LAND

1. Will the proposed action result in a physical change to the project site?

Yes No

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%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil)per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts: _____

Forested land becomes residential

2. Will there be an effect to any unique or unusual land forms found on the site?(i.e., cliffs, dunes, geological formations, etc.) Yes No

• Specific land forms: _____

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

- Construction activity would excavate or compact the soil profile of agricultural land.
- 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.
- 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).
- Other impacts: _____

IMPACT ON AESTHETIC RESOURCES

11. Will proposed action affect aesthetic resources? Yes No
(if necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

Examples that would apply to column 2

- Proposed land uses, or project components obviously different from, or in sharp contrast to current surrounding land use patterns, whether man-made or natural.
- 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.
- Project components that will result in the elimination, or significant screening, of scenic views known to be important to the area.
- Other impacts: _____

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, pre-historic or paleontological importance? Yes No

Examples that would apply to column 2

- 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.
- Any impact to an archaeological site or fossil bed located within the project site.
- Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.
- Other impacts; _____

IMPACT ON OPEN SPACE AND RECREATION

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities? Yes NO

Examples that would apply to column 2

- The permanent foreclosure of a future recreational opportunity.
- A major reduction of an open space important to the community.
- Other impacts: _____

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

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 6 NYCRR 617.14(g)? Yes NO
 List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

- Proposed Action to locate within the CEA?
- Proposed Action will result in a reduction in the quantity of the resource?
- Proposed Action will result in a reduction in the quality of the resource?
- Proposed Action will impact the use, function or enjoyment of the resource?
- Other impacts: _____

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems? Yes No

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? Yes No

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: _____

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

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

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.

(Continue on attachments)

The proposed zone change to PAC is by Special Permit. This gives the Town Board discretion as to review of each application that is received, and its merits for PAC on a case by case basis.

According to the digital GIS tax map data available from the County of Rockland, there are a total of 55 lots in the Town of Orangetown (out of approximately 14,700) which have areas greater than 30 acres, the proposed minimum PAC lot size. Many of these lots are town owned or parkland. Most of the balance are developed, but should not be excluded from the analyses.

SCHEDULE "A"

Beginning at a point in the northerly sideline of Blue Hill West Drive (a.k.a. County Highway Route 23A) at the dividing line between Lot 2, Block 1 and Lot 6, Block 1, and from said Point or Place of Beginning, running thence;

1. Along the northerly sideline of Blue Hill West Drive, North $85^{\circ} 01' 48''$ West – 23.26 feet to a point, thence;
2. Still along the same, North $83^{\circ} 54' 05''$ West – 283.21 feet to a point, thence;
3. Crossing over Blue Hill West Drive, South $22^{\circ} 09' 47''$ West – 42.67 feet to a point, thence;
4. Running along the dividing line between Lot 2, Block 1 and Lot 4, Block 1, South $22^{\circ} 09' 47''$ West – 230.00 feet to a point, thence;
5. Still along the dividing line between Lot 2, Block 1 and Lot 4, Block 1, North $84^{\circ} 17' 28''$ West - 434.06 feet to a point, thence;
6. Crossing over Blue Hill West Drive, North $84^{\circ} 56' 10''$ West – 43.13 feet to a point, thence;
7. Along the dividing line between Lot 1, Block 1 and Lot 6, Block 1, North $84^{\circ} 17' 28''$ West – 805.46 feet to a point, being at the northwest corner of Lot 1, Block 1, thence;
8. Crossing over Lot 6, Block 1 and creating the Zone Line between the PAC/Overlay Zone District to the easterly side and the OP Zone District to the westerly side of the line, North $24^{\circ} 35' 48''$ West – 252.39 feet to a point, thence;
9. Still along the same, North $04^{\circ} 19' 44''$ East – 277.98 feet to a point, thence;
10. Still along the same, North $29^{\circ} 59' 45''$ East - 240.22 feet to a point, thence;

11. Still along the same, North 37° 00' 07" East – 565.12 feet to a point, thence;
12. Still along the same, South 63° 57' 52" East – 48.99 feet to a point of curvature, thence;
13. Still along the same, running northeasterly along a curve to the left having a radius of 140.00 feet, an arc length of 225.98 feet and a chord bearing and distance of North 69° 47' 40" East – 202.23 feet to a point of tangency, thence;
14. Still along the same, North 23° 33' 12" East – 89.05 feet to a point in the southerly sideline of Veteran Memorial Drive (a.k.a. County Highway Route 20), thence;
15. Along said southerly sideline of Veteran Memorial Drive (a.k.a. County Highway Route 20), South 66° 26' 48" East – 1075.48 feet to a point, thence;
16. Still along the same, South 65° 39' 43" East – 157.89 feet to a point, thence;
17. Still along the same, South 64° 18' 58" East – 97.20 feet to a point, thence;
18. Running along the dividing line between Lot 3, Block 1 and Lot 6, Block 1, South 04° 12' 44" West – 375.72 feet to a point, thence;
19. Still running along the dividing line between Lot 3, Block 1 and Lot 6, Block 1, South 27° 29' 49" West – 327.65 feet to the Point or Place of Beginning.

The above described parcel contains 44.820 acres of land, subject to easements and/or restrictions of record and is drawn in accordance with plans entitled "Proposed Development at Lot 6, Block 1, Sheet 73.10, Pearl River, New York, Town of Orangetown, Rockland County, New York, dated November 21, 2003 and prepared by SNS Architects and Engineers, Montvale, New Jersey.

The above description is intended to describe that portion of Lots 4 and 6, Block 1 and that portion of Blue Hill West Drive, falling within the PAC/Overlay Zone District. This description should not be used for any conveyance, subdivision or financing purposes.