

LAW OFFICES OF
SNYDER & SNYDER, LLP

94 WHITE PLAINS ROAD
TARRYTOWN, NEW YORK 10591

(914) 333-0700

FAX (914) 333-0743

WRITER'S E-MAIL ADDRESS

e mail to **RGaudioso@Snyderlaw.net**

NEW YORK OFFICE
445 PARK AVENUE, 9TH FLOOR
NEW YORK, NEW YORK 10022
(212) 749-1448
FAX (212) 932-2693

LESLIE J. SNYDER
ROBERT D. GAUDIOSO

DAVID L. SNYDER
(1956-2012)

NEW JERSEY OFFICE
ONE GATEWAY CENTER, SUITE 2600
NEWARK, NEW JERSEY 07102
(973) 824-9772
FAX (973) 824-9774

REPLY TO:

Tarrytown office

January 30, 2019

Honorable Chairman Michael Reardon
and Members of the Planning Board
1 Temple Drive
Tuxedo, NY 10987

Re: Homeland Towers, LLC and T-Mobile Northeast LLC
Wireless Telecommunications Facility
581 State Highway 17A, Tuxedo, NY

Dear Honorable Chairman Reardon
and Members of the Board:

We represent Homeland Towers, LLC and T-Mobile Northeast LLC in connection with the enclosed special permit and site development plan application to locate a wireless telecommunication services facility (the "Facility") at the above captioned property (the "Site"). The Facility includes a proposed 150-foot monopole, together with related equipment at the base thereof.

By way of background, kindly note that T-Mobile is a provider of personal wireless services, and licensed by the Federal Communications Commission to provide wireless telecommunications services throughout the New York metropolitan area, including the Town of Tuxedo.

All "wireless communications facilities" are regulated in the Town pursuant to Article XIV of the Zoning Code. Pursuant to Sections 98-47 and 98-48(A)(2) of the Zoning Code, we believe special use permit and site plan approval are required from the Planning Board. The enclosed materials demonstrate that the needed coverage and capacity cannot be achieved, or that it was otherwise not feasible, by collocation or by locating the Facility on a property in the FP-1, FP-2, SR, NB, HB, RO or LIO zoning districts.

In furtherance of the foregoing, enclosed please find the \$1,500.00 application fee, and seven (7) copies of the following materials:

1. Application Forms;
2. Long Environmental Assessment Form;
3. Radio Frequency Report prepared by PierCon Solutions;

4. Area analysis of feasibility of alternate existing structure sites or collocation opportunities prepared by Klaus Wimmer;
5. Radio Frequency Exposure Report, prepared by Pinnacle Telecom Group;
6. Viewshed Map with proposed viewpoints for visual renderings, prepared by Saratoga Associates;
7. FAA Aeronautical Evaluation, prepared by Wireless Applications Corp., confirming that the Facility will not be a hazard to air navigation and that no FAA lighting or marking is required;
8. Structural Design Letter, prepared by APT Engineering; and
9. Site Plan, prepared by APT Engineering.

I have also enclosed the Moratorium Waiver request being simultaneously filed with the Town Board.

We thank you for your consideration, and look forward to discussing this matter with the Planning Board at the February 12, 2019 meeting.

If you have any questions or require any additional documentation, please do not hesitate to contact me.

Respectfully submitted,
SNYDER & SNYDER, LLP

By: 
Robert D. Gaudio, Esq.

Enclosures

RDG/dac

cc: Homeland Towers, LLC
T-Mobile

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Town of Tuxedo Planning Board Application

1 Temple Drive, Tuxedo NY 10987
845-351-4421

Project File # _____ Date: _____

Name of Applicant Homeland Towers, LLC and T-Mobile Northeast LLC

Address c/o Snyder & Snyder, LLP

94 White Plains Road, Tarrytown, NY 10591

Telephone # (914) 333-0700

Property Location 581 State Highway 17A

Section: 1 Block: 1 Lot: 52.26 Zone: R-1 and R-2

Approximate Acreage 89.4±

Owner of Record Faire Partners LLC

Address 4855 North Mesa Suite 120

El Paso, TX 79912

Telephone # _____

Name of Licensed Engineer/Surveyor

Scott M. Chasse P.E.

Address APT Engineering

3 Saddlebrook Drive, Killingworth, CT 06419

Telephone # _____

Attorney Robert D. Gaudioso of Snyder & Snyder, LLP

Address 94 White Plains Road

Tarrytown, NY 10591

Telephone # (914) 333-0700

Type of Action: A. Land Development Plan _____
B. Minor Subdivision _____
C. Major Subdivision _____
D. Site Plan ☒ (describe below)
E. Lot Line Change _____

Construction of a wireless telecommunications facility consisting of a 150-foot monopole together with a multi-carrier equipment compound at the base thereof.

Notice to all Applicants

The Planning Board meets the second Tuesday of the month at 7:00 pm at the Tuxedo Town Hall, One Temple Drive, Tuxedo, New York. In order to be placed on the Agenda, the applicant and/or a representative for the applicant must appear at a Planning Board TAC Session. The application with the required fees shall be filed with the secretary of the Board at least **10 days prior** to the Board's meeting.

Orange County Department of Public Works requests that when a final approval of any project having an impact on the County Road Systems occurs, one copy of the final plans and any other final approval documents containing the chairpersons original stamp and approval date, be forwarded to this office for our records. **These final documents will be used in issuing any future permits.**

Date: 12/18/2018

HOMELAND TOWERS, LLC

T-Mobile Northeast LLC

By: _____

By: _____

Signature of Person Completing Application



PLANNING BOARD
ONE TEMPLE DRIVE, TUXEDO PARK, NEW YORK 10987
TEL.: (845) 351-4421
FAX: (845) 351-2190

Fee Schedule
Town of Tuxedo Town Code
Section 48 H

The Town Board and the Planning Board, in the review of any application described above, may refer any such application presented to it to such engineering, planning, legal, technical and environmental consultants as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town and such consultant. The Town Board shall approve all such charges before they are incurred. All such charges shall be paid upon submission of a town voucher.

The applicant shall reimburse the town for the cost of such consultant services upon submission of a copy of the voucher thereof, receiving full credit for all money paid pursuant to any per-acre, -unit or -space charge required herein to the extent not utilized for the project.

In the event an application is required to be reviewed by both the Town Board and the Planning Board, then, in such event and to the extent applicable, both Boards shall use the same consultants, who shall, in such case, prepare one (1) report providing the data, information and recommendations requested by both Boards. In all instances, duplications of consultants' reports shall be avoided wherever possible in order to minimize the cost of such consultants' reports to the applicant.

Read and understood by me on 12/18/2018

T-Mobile Northeast LLC

Homeland Towers, LLC

By: [Signature]

Signature

By: [Signature]

Project ID Number _____

Section: 1 Block: 1 Lot: 52.26



www.tuxedogov.org

One Temple Drive, P.O. Box 725, Tuxedo Park, New York 10987

TOWN OF TUXEDO POLICY STATEMENT

The Town of Tuxedo Building Inspector shall not take a conclusive action relative to the granting of an approval, permit or other similar official acceptance when the applicant, lessee, lessor, property owner and/or property location has an outstanding violation of Code pending, monies and/or fees outstanding, or unsatisfied conditions of approval against said applicant or property. The Building Inspector may conduct such preliminary procedures that it may deem necessary or appropriate to assure conformance with Code requirements and/or law with the understanding that final approval and/or acceptance will not be taken until such time as any and all violations, outstanding monies and fees and conditions are satisfied.

Read and understood by me on 12/18/2018
Homeland Towers, LLC T-Mobile Northeast LLC
By: [Signature] By: [Signature]
Signature of applicant

Printed name of applicant

Project ID Number _____

Section: 1 Block: 1 Lot: 52.26

Area Code 845

Town Supervisor — 351-2265
Fax — 351-2190

Building & Highway — 351-4421
Fax — 351-2190

Town Assessor — 351-5602
Fax — 351-2190

Town Court — 351-5655
Fax — 351-2018

Town Clerk — 351-4411
Fax — 351-5593

Highway Garage — 351-2594
Fax — 351-4147

Receiver of Taxes — 351-5658
Fax — 351-5662

Recreation — 351-5598
Fax — 351-2190

ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS
APPLICATIONS FOR MANDATORY REVIEW
OF LOTS, SUBDIVISIONS BORDERING COUNTY ROAD R.O.W.
OR REQUESTING ACCESS TO SAME

APPLICATION: TO BE COMPLETED BY LOCAL BOARD HAVING JURISDICTION.
TO BE SIGNED BY LOCAL OFFICIAL.

1. MUNICIPAL PLANNING BOARD Town of Tuxedo PUBLIC HEARING DATE _____

2. APPLICANT: NAME: Homeland Towers, LLC and T-Mobile Northeast LLC

ADDRESS: c/o Snyder & Snyder, LLP, 94 White Plains Road, Tarrytown, NY 10591

ATTORNEY, ENGINEER

ARCHITECT: Robert D. Gaudioso of Snyder & Snyder, LLP

3. LOCATION OF SITE: 581 State Highway 17A
Street - County Road Number

TAX MAP IDENTIFICATION: SECTION 1 BLOCK 1 LOT 52.26

4. TYPE OF REVIEW:

☒ SPECIAL PERMIT USE _____

☒ SITE DEVELOPMENT USE Wireless Telecommunications Facility

AREA _____

____ SUBDIVISION MAJOR _____ MINOR _____

12/28/18
DATE



Attorney
SIGNATURE AND TITLE

ONE COPY OF MAPS MUST BE SUBMITTED FOR REVIEW, COMMENT AND/OR APPROVAL
UNDER SECTION 239-K OF THE GENERAL MUNICIPAL LAW.

Town of Tuxedo
1 Temple Drive
Tuxedo, NY 10987

Owner's Consent Affidavit

File #: _____

Section: 1 Block: 1 Lot: 52.26

Project Type: Wireless Telecommunications Facility

Name of Fee Owner: Faire Partners LLC

Address: 4855 North Mesa Suite 120

<u>El Paso</u>	<u>TX</u>	<u>79912</u>
City	State	Zip

Telephone #: _____

Name of Applicant: Homeland Towers, LLC and T-Mobile Northeast LLC

Address: c/o Snyder & Snyder, LLP, 94 White Plains Road

<u>Tarrytown</u>	<u>NY</u>	<u>10591</u>
City	State	Zip

Telephone #: (914) 333-0700

State of New York)
County of Orange, ss.:
Town of Tuxedo, NY)

Stephen Feinberg Being duly sworn, deposes and says that they
Owner/Owner's Representative
reside at Santa Fe in the County of Santa Fe, in the State of
New Mexico that they are the owner in fee of the above-entitled premises or the official
representative of the owner of the afore-said premises and that they hereby authorize the within
application on their behalf and that the statement of fact contained in said application are true, and
agrees to be bound by the determination of the Board.

Stabley

Owner or Owner's Representative

Sworn to before me

12th day of December

KJ KRS

Notary Public

Kenny K. Kalap
Notary Public, State of New York
No. 01KA6334510
Qualified in New York County
Commission Expires December 21, 2019

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 project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
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 Council, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input 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 type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input 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? ☐ Yes ☐ No

- **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? ☐ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Discussed as "Renaissance Faire properties", pages 58-59 of 2018 Comp. Plan update (pages attached) ☐ Yes ☐ 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?) ☐ Yes ☐ 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? ☐ Yes ☐ 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?

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? _____

C.4. Existing community services.

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

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

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

d. What parks serve the project site?

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)?

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

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned
or controlled by the applicant or project sponsor? _____ 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 proposed action be constructed in multiple phases? ☐ Yes ☐ No

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

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Total number of structures _____ Monopole 150' in height 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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 proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will 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? ☐ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ 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: _____
- 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: _____
- Source(s) of supply for the district: _____

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), maximum pumping capacity: _____ gallons/minute.

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

i. Total anticipated liquid waste generation per day: _____ 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): _____

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

- Name of wastewater treatment plant to be used: _____
- Name of 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

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>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): _____ _____ _____</p>		
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____</p>		
<p>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? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (impervious surface)</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____ _____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>		
<p>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? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>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? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ 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 Hydroflourocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade to, an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n.. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • 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 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. <input type="checkbox"/> Urban <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Rural (non-farm) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ ii. If mix of uses, generally describe: _____ _____			
b. Land uses and coverytypes on the project site.			
Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• 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: _____ _____			

<p>c. Is the project site presently used by members of the community for public recreation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>i. If Yes: explain: _____</p>
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes,</p> <p>i. Identify Facilities: _____</p> <p>_____</p>
<p>e. Does the project site contain an existing dam? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Dimensions of the dam and impoundment:</p> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <p>ii. Dam's existing hazard classification: _____</p> <p>iii. Provide date and summarize results of last inspection: _____</p> <p>_____</p>
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Has the facility been formally closed? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ <p>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____</p> <p>_____</p> <p>iii. Describe any development constraints due to the prior solid waste activities: _____</p> <p>_____</p>
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____</p> <p>_____</p>
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> <p>ii. If site has been subject of RCRA corrective activities, describe control measures: _____</p> <p>_____</p> <p>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, provide DEC ID number(s): _____</p> <p>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____</p> <p>_____</p>

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No Explain: _____ _____ 	
E.2. Natural Resources On or Near Project Site Soils & bedrock per USDA soil map for parcel	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____ % _____ % _____ %	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained _____ % of site (2.8% of site listed as water)	
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: _____ _____	
h. Surface water features. <ul style="list-style-type: none"> i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input type="checkbox"/> No ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No Wetlands are not in the project area; DEC and Federal wetlands maps attached iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input type="checkbox"/> Yes <input type="checkbox"/> No There are no wetlands within the project site, only adjoining the parcel. iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <ul style="list-style-type: none"> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input type="checkbox"/> No	
j. Is the project site in the 100 year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
k. Is the project site in the 500 year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <ul style="list-style-type: none"> i. Name of aquifer: _____ 	

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="text-align: center; margin-top: 20px;">As identified by the EAF mapper. Note: No tree removal is anticipated for this project.</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input type="checkbox"/> No CRIS map attached
If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No CRIS map attached
g. Have additional archaeological or historic site(s) or resources been identified on the project site? 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? If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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 _____ Date _____

Signature  _____ Title _____
 Matthew W. Allen, RLA Saratoga Associates
 Landscape Architects, Architects, Engineers, and Planners, P.C.



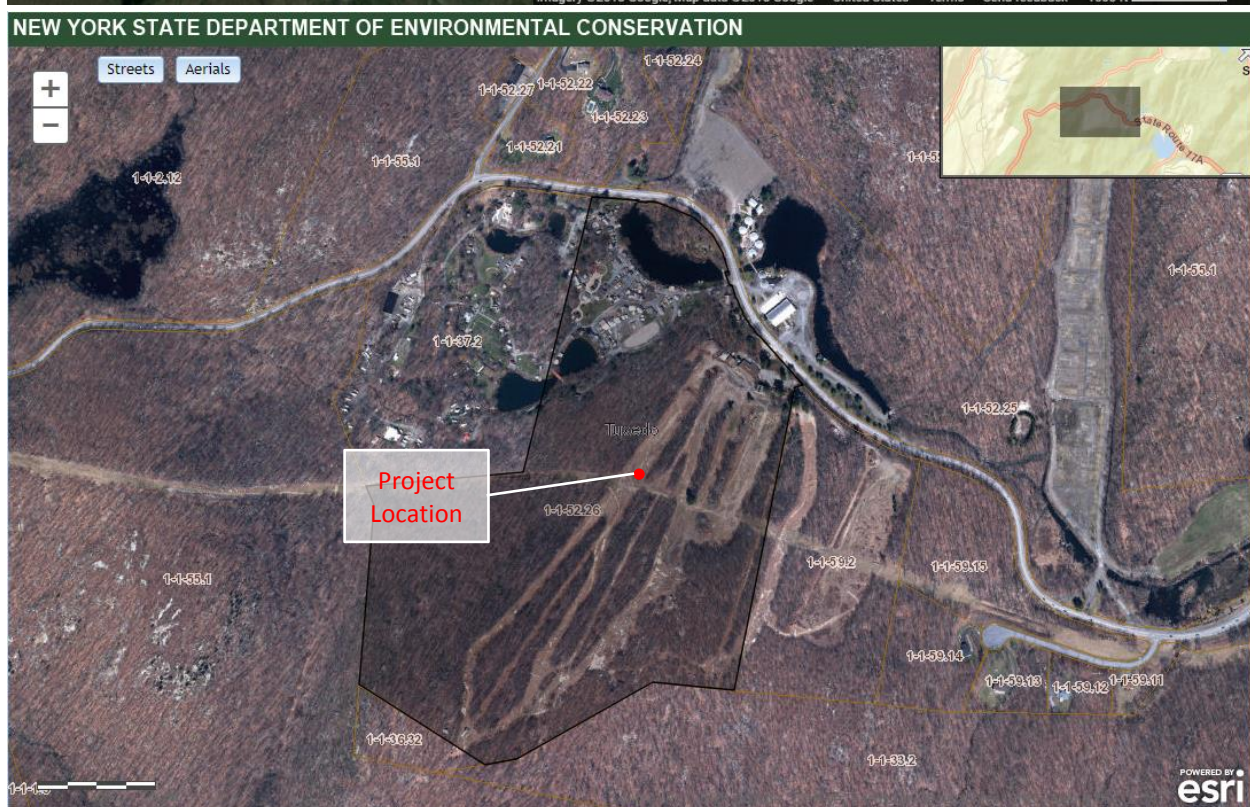
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.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]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names: Ramapo SSA
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Appalachian Oak-Hickory Forest, Chestnut Oak Forest, Hemlock-Northern Hardwood Forest

E.2.n.i [Natural Communities - Acres]	8626.9, 2095.52, 1064.43
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat, Timber Rattlesnake
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 Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Tax Parcel 1-1-52.26 -- Town of Tuxedo, Orange County, NY



TOWN OF TUXEDO COMPREHENSIVE PLAN UPDATE

ORANGE COUNTY, NEW YORK



APRIL 2018

An update to the September 2011 Comprehensive Plan Update

Prepared By:

Town Board of the Town of Tuxedo, New York

With Technical Assistance Provided by:

Nelson, Pope, & Voorhis, LLC

Program. Consistent with the Town Center Study, the Plan Update seeks to:

- Preserve the integrity of existing residential neighborhoods on either side of the Route 17 corridor.
- Expand pedestrian access within the hamlet, especially providing linkages between the East Village and the Town Center proper.
- Develop a pedestrian and business-friendly environment.
- Market and promote the establishment of an “anchor”, specifically an expanded grocery store, as a draw for residents throughout the community.
- Complete improvements to the Town’s Powerhouse Park, which would directly benefit hamlet residents.
- As the hamlet sewage treatment plant undergoes expansion, analyze the need for additional capacity to accommodate future needs of potential multifamily development within the Town Center.
- Acquire/improve land along the Ramapo River within the hamlet for purposes of creating a linear river trail. The Town already owns numerous parcels along the river corridor. These would be linked via a walking trail. The trail would extend from Augusta Falls to the north, to an area south of the hamlet.
- Rezone the Tuxedo hamlet to achieve the objectives of the Plan Update and Town Center study.
- The Plan Update does not support the acquisition of residential properties by eminent domain to effectuate the objectives of the Town Center Study.

5. Faire Tourism-Oriented Mixed Use/Tourism Related Community

Much of the land area west and north of the Indian Kill Reservoir is now set aside as public parkland. However, approximately 232 acres of vacant and developable land remains in private ownership. Faire Partners, LLC, has acquired the former Sterling Gardens site, the ski center, and lands on either side of Route 17A. The property is used presently to support the Renaissance Faire, a fair recreating the Elizabethan (1590) period of history, which is held during the months of August and September. The property was the subject of a recent land use application to allow construction of an integrated casino and hotel use. However, the applicant lost its bid to secure a gaming permit from New York State, and the application was abandoned. A Gaming Overlay zoning district, which enabled the applicant to submit the application to the Town Board and Planning Board, is still in effect but will be eliminated by any zoning amendments.

The soils and topography of the site are mixed, with flat areas of the site adjoining Route 17A and higher elevations extending to the south. Some portions of the site, especially the higher elevations, are bedrock controlled and steep topography prevails on portions of the ski site. Since the site was developed as a ski center and gardens, there are portions of the property that have already been disturbed. The 100-year floodplain is present and is associated with the Indian Kill. Portions of the floodplain have already been disturbed to accommodate a former air strip on the property, now used as parking for the Renaissance Faire and ski center.

The Faire Partners property is located in the Monroe-Woodbury School District. The site maintains excellent highway access. However, during special seasonal events, such as fall apple picking in Warwick, or when the Renaissance Faire is in operation, traffic can back up from the fair site to Route 17, an inconvenience to residents of Clinton Woods and Laurel Ridge. United Water New York water service extends to the property, and the Faire site has its own package wastewater treatment plant. A limited number of single-family residential land uses have been introduced to the Route 17A corridor – Ski Side Villas is located just east of the RenFaire site, and a newly platted residential subdivision (Torsoe) exists at the corner of Route 17A and Benjamin Meadow Road. Thus, residential development pressure is being exerted along the Route 17A corridor.

Due to its proximity to a major highway corridor and availability of utilities, the Faire property is well situated to accommodate a variety of land uses, including nonresidential uses. The property is presently zoned R-1, R-2 and RO. R-1 and R-2 zoning allows single-family detached residences at low to low-medium densities; the density depends on the availability of central water and sewer – it ranges from one dwelling unit per 40,000-80,000 square foot of lot area.

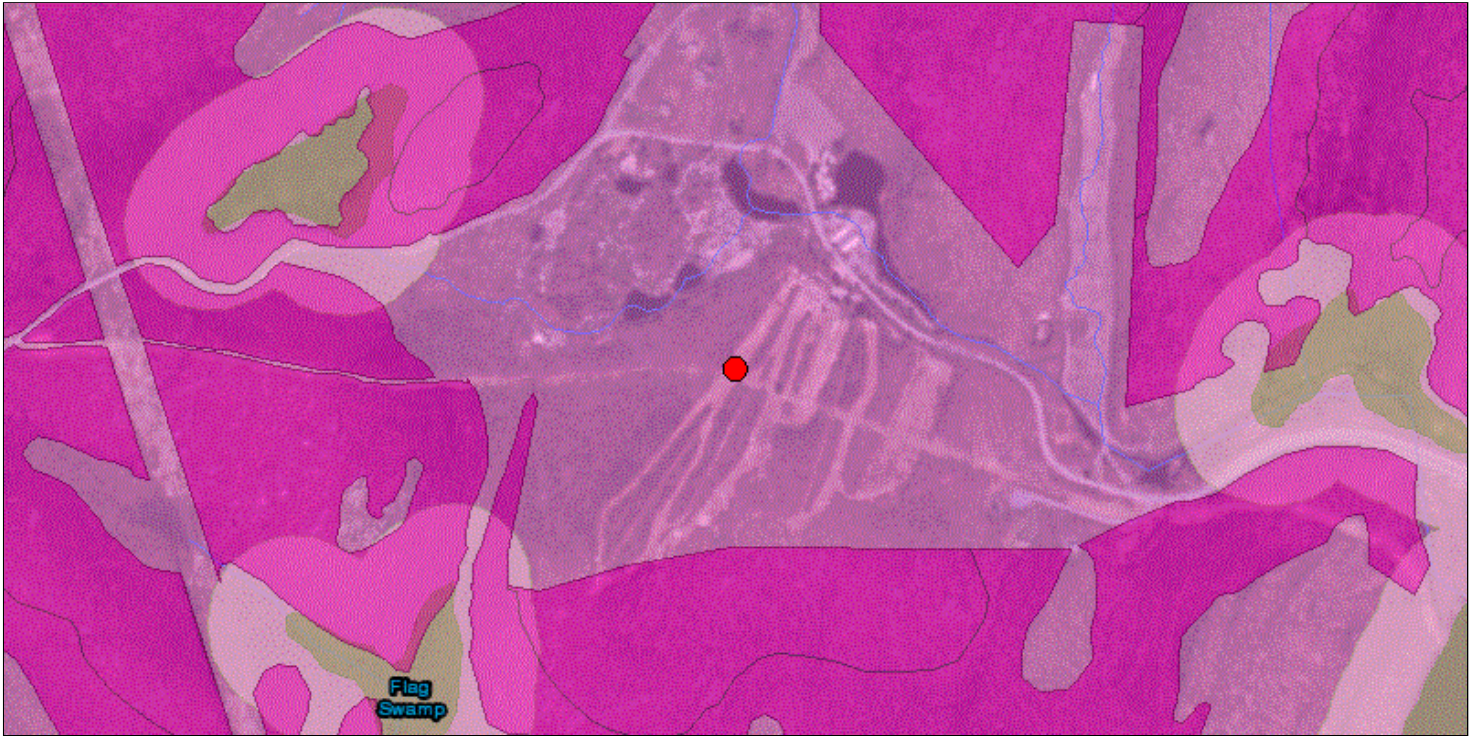
The Plan Update recommends that the RenFaire property be rezoned to accommodate tourist-oriented activities, including reactivation of the ski center, overnight accommodations such as a resort lodge with accessory recreational uses. Small-scale boutique shops and restaurants could also be accommodated but only in association with a lodge. A conference center and office space, cultural performing arts center, health fitness center, commercial recreation, landscape nursery and greenhouses, tourism related retail uses, winery, brewery or distillery, and sustainable business park could be introduced to the site. The feasibility of a golf course should be explored. However, it is noted that this type of use should only be considered where any potential water quality effects associated with a golf course could be mitigated since runoff from the RenFaire site would discharge to the Indian Kill, which drains to the Indian Kill reservoir. In summary, it is the intent of the Plan Update to encourage nonresidential uses along this corridor that would enhance the Town's ratable base. Given the existing limited amount of land available in the Town to develop nonresidential uses that would expand the Town's ratable base and offer employment opportunities, this area should be developed for nonresidential uses only which are compatible with the site's environs.

6. Research Office Uses

The International Paper property and Emcon property are zoned LIO, Light Industrial Office. The small office building just south of the Sterling Forest firehouse and the Xicom building are zoned RO, Research Office. In addition, a vacant parcel adjoining Indian Kill Reservoir is also zoned LIO – it is now owned by the same owners of the former Emcon building.

The LIO zoning district also includes vacant land on the Tuxedo Farms Northern Tract that has been approved for the construction of nonresidential, office-type uses. The Plan Update recommends that one nonresidential zone be created that incorporates all of the properties listed above. It is the Town's objective for these properties to remain in office and research development use in order to provide a balanced ratable base. To that end, the zoning would be amended to

Environmental Resource Mapper



The coordinates of the point you clicked on are:

UTM 18

Easting: 564600.205

Northing: 4566440.438

Longitude/Latitude

Longitude: -74.229

Latitude: 41.247

The approximate address of the point you clicked on is:

10987, Tuxedo Park, New York

County: Orange

Town: Tuxedo

USGS Quad: SLOATSBURG

DEC Region

Region 3:

(Lower Hudson Valley) Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester counties. For more information visit <http://www.dec.ny.gov/about/607.html>.

Natural Communities in the Vicinity

Natural Community Name: Chestnut oak forest

Location: Blue Lake Highlands

Ecological System: Uplands

Natural Community Name: Appalachian oak-hickory forest

Location: Greenwood Lake

Ecological System: Uplands

Rare Plants and Rare Animals

This location is in the vicinity of Rare Plants Listed as Endangered, Threatened, or Rare by NYS

This location is in the vicinity of Bats Listed as Endangered or Threatened -- Contact NYSDEC Regional Office

This location is in the vicinity of Animals Listed as Endangered or Threatened - Contact NYSDEC Regional Office

If your project or action is within or near an area with a rare animal, a permit may be required if the species is listed as endangered or threatened and the department determines the action may be harmful to the species or its habitat.

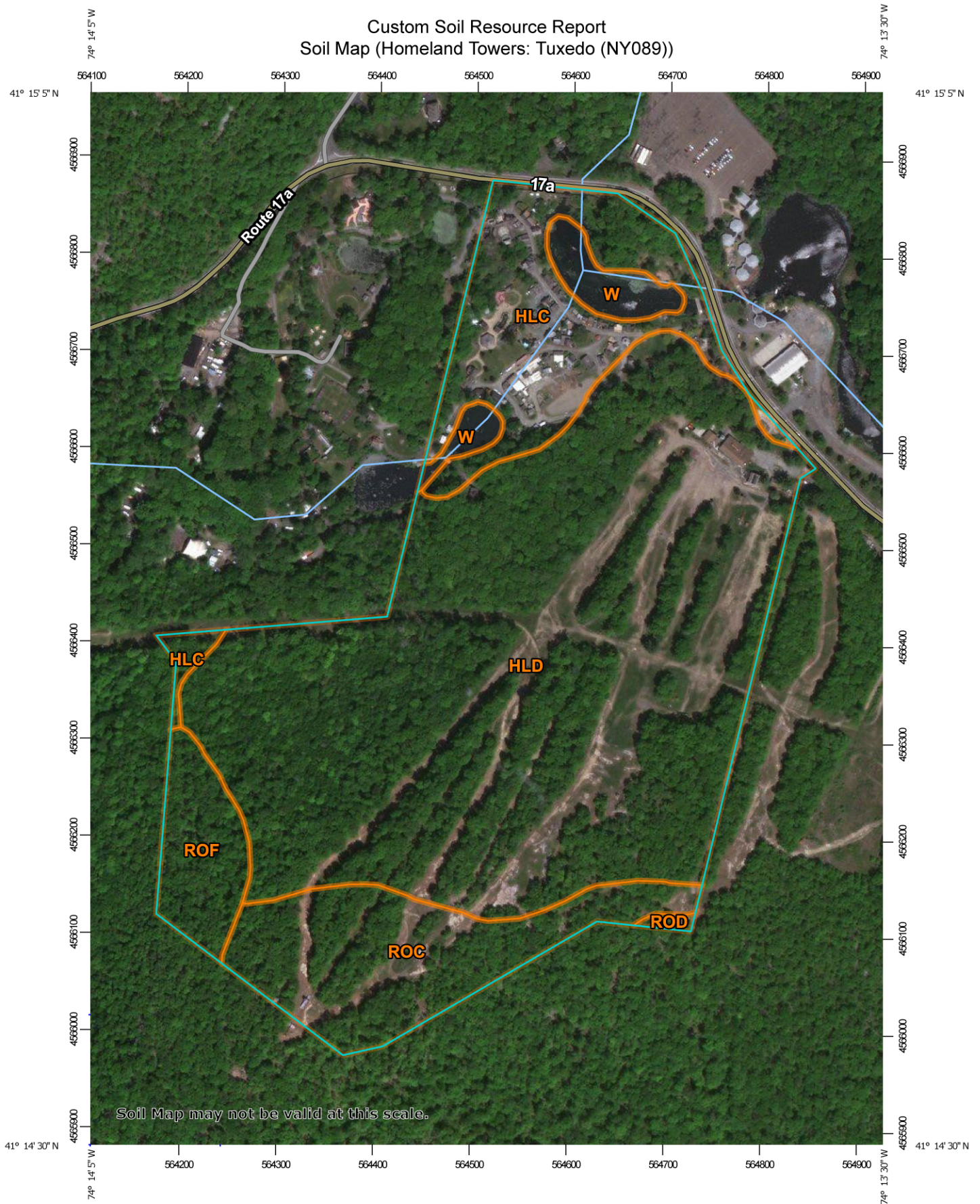
If your project or action is within or near an area with rare plants and/or significant natural communities, the environmental impacts may need to be addressed.

The presence of a unique geological feature or landform near a project, unto itself, does not trigger a requirement for a NYS DEC permit. Readers are advised, however, that there is the chance that a unique feature may also show in another data layer (ie. a wetland) and thus be subject to permit jurisdiction.

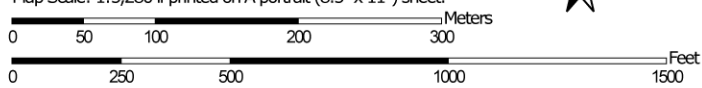
Please refer to the "Need a Permit?" tab for permit information or other authorizations regarding these natural resources.

Disclaimer: If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal Wetlands, and Wild, Scenic, and Recreational Rivers, are currently not included on the maps.

Custom Soil Resource Report
Soil Map (Homeland Towers: Tuxedo (NY089))



Map Scale: 1:5,280 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HLC	Hollis soils, sloping	11.9	13.7%
HLD	Hollis soils, moderately steep	58.2	66.6%
ROC	Rock outcrop-Hollis complex, sloping	10.6	12.1%
ROD	Rock outcrop-Hollis complex, 15 to 35 percent slopes	0.2	0.2%
ROF	Rock outcrop-Hollis complex, very steep	3.9	4.4%
W	Water	2.4	2.8%
Totals for Area of Interest		87.2	100.0%