

State Environmental Quality Review

Full Environmental Assessment Form (FEAF)

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

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

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

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

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: 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
Zone Change & Subdivision for Legacy Ridge, Lots 3-1-11 and 12.5

Name of Action

Town of Woodbury Town Board

Name of Lead Agency

Sheila Conroy

Supervisor

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

11/11/04
Date

PART 1--PROJECT INFORMATION
Prepared by Project Sponsor

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

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

Name of Action Zone Change & Subdivision for Legacy Ridge, Lots 3-1-11 and 12.5

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

Town of Woodbury, Trout Brook Road, Between Smith Clove and Route 32

Name of Applicant/Sponsor Legacy Ridge c/o Alan Pines

Address 16 Microlab Road, Suite D

City / PO Livingston State NJ Zip Code 07039

Business Telephone 973-422-9198

Name of Owner (if different) Same - Contract Owner from Shinya

Address _____

City / PO _____ State _____ Zip Code _____

Business Telephone _____

Description of Action:

Request a Zone change from R3A to R2A for Lots 3-1-11 and 3-1-12.5, totalling 700 +/- acres along Trout Brook Road between Smith Clove Road and Route 32.

The reasons for the zone change request are 1) because the site is adjacent to the municipal water and sewer districts, with upgrades and improvements; 2) the change is in keeping with the surrounding zones, and 3) the additional number of units potentially available would allow for the municipal upgrades and improvements, and allow for a clustered subdivision which would then create usable and desirable open space in the Town.

This proposal reflects the Town's long term goals and plans.

281 single family units are proposed, with over 300 acres of open space. A map and narrative is attached.

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

A. SITE DESCRIPTION

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

1. Present Land Use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other _____

2. Total acreage of project area: 707 +/- acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	<u>507</u> acres	<u>323</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	<u>100 +/-</u> acres	<u>100 +/-</u> acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	<u>100 +/-</u> acres	<u>100 +/-</u> acres
Roads, buildings and other paved surfaces	_____ acres	<u>35</u> acres
Other (indicate type) <u>wetland and rock numbers are estimates</u>	_____ acres	<u>Lawn 150</u> acres

3. What is predominant soil type(s) on project site?

- a. Soil drainage: Well drained 45 % of site Moderately well drained 45 % of site.
 Poorly drained 10 % of site

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

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

a. What is depth to bedrock 0-20 (in feet)

5. Approximate percentage of proposed project site with slopes:
 0-10% 31 % 10- 15% 24 % 15% or greater 45 %

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

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

8. What is the depth of the water table? 0-20 (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:

NYSDEC

Identify each species:

Copperhead snake. Possible Timber rattler.

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

Yes No

Describe:

ridge line

13. 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

Part of the property is in the ridge preservation corridor.

15. Streams within or contiguous to project area:

Trout Brook

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

Moodna

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

Wetlands

b. Size (in acres):

Approximately 100; currently being flagged and surveyed

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

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
- a. Total contiguous acreage owned or controlled by project sponsor: 707 +/- acres.
- b. Project acreage to be developed: 400 acres initially; 400 acres ultimately.
- c. Project acreage to remain undeveloped: 307 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 662
- g. Maximum vehicular trips generated per hour: 264 (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|-------------------|-------------------|-------------------|
| Initially | <u>281</u> | <u> </u> | <u> </u> | <u> </u> |
| Ultimately | <u>281</u> | <u> </u> | <u> </u> | <u> </u> |
- i. Dimensions (in feet) of largest proposed structure: 35 height; 200 width; 200 length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 9,000 ft.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 100,000 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?

road/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? 70 acres.

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

Yes No possible

6. If single phase project: Anticipated period of construction: 36 months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated n/a (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

9. Number of jobs generated: during construction 100; after project is complete 20

10. Number of jobs eliminated by this project _____.

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 Sewage 124,000 gpd

b. Name of water body into which effluent will be discharged Valley Forge STP

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

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

If yes, explain:

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

16. Will the project generate solid waste? Yes No

a. If yes, what is the amount per month? 70 tons

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

c. If yes, give name Town refuse district; location yearly contract

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 temporary noise during construction

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

If yes, indicate type(s)

Residential Gas & Electric

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

23. Total anticipated water usage per day 112,500 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	<u>Yes - Zone Change</u>	<u>11/2004</u>
			_____	_____
			_____	_____
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>Subdivision</u>	<u>11/2004</u>
			_____	_____
			_____	_____
City, Town Zoning Board	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
City, County Health Department	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>Realty Subdivision</u>	_____
			_____	_____
			_____	_____
Other Local Agencies	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<u>O.C. Highways</u>	_____
			_____	_____
			_____	_____
Other Regional Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>Yes - Orange County</u>	<u>11/2004</u>
			<u>Dept. of Planning</u>	_____
			_____	_____
			_____	_____
State Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>DOH, DEC</u>	_____
			_____	_____
			_____	_____
Federal Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____

C. Zoning and Planning Information

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

If Yes, indicate decision required:

- | | | | |
|--|---|--|---|
| <input checked="" type="checkbox"/> Zoning amendment | <input type="checkbox"/> Zoning variance | <input type="checkbox"/> New/revision of master plan | <input checked="" type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site plan | <input type="checkbox"/> Special use permit | <input type="checkbox"/> Resource management plan | <input type="checkbox"/> Other |

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

R3A - Three acre residential

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

164 +/- allowing 25% for roads

4. What is the proposed zoning of the site?

R2A - Two acre residential

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

281 +/- allowing 20% for roads

6. Is the proposed action consistent with the recommended uses in adopted local land use plans?

Yes

No

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

R1A, R2A, R3A, and C-R. Mostly residential and West Point lands.

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile?

Yes

No

9. If the proposed action is the subdivision of land, how many lots are proposed? n/a 281

a. What is the minimum lot size proposed? 1 acre (clustered)

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

Expansion of existing districts required

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

Yes No

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

Unknown - Project is in the Cornwall School District Increase in fire protection & police services. Each unit will pay Town parkland fee

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

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

Traffic Study required


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 Legacy Ridge Date 11/11/04

Signature Thomas B. Vanderbeen, P.E. 

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.

Town of Woodbury

Application for Preliminary/Subdivision Review & Approval

TOWN OF WOODBURY

PUBLIC HEARING
TOWN OF WOODBURY PLANNING BOARD
Application for Preliminary/Final Subdivision Review & Approval

APPLICANT: Legacy Ridge at Highland Mills, LLC TELEPHONE NO: 973-442-1666

APPLICANTS ADDRESS: 16 Microlab Road Suite D, Livingston, NJ 07039

RECORD OWNER OF PROPERTY: Hiromi and Mikyoko Shinya

ADDRESS: 305 East 55th Street Suite 102, New York, New York 10022

LOCATION OF PROPERTY: Northern portion of Town of Woodbury, along both sides of Trout Brook Road between Smith Clove Road and Route 32.

TAX MAP DESIGNATION: Section 3 Block 1 Lot 11 and 12.5

NO. OF ACRES IN PARCEL: 707 NO. OF LOTS IN SUBDIVISION: 281

NO. OF ACRES REMAINING IN TRACT IF ONLY PORTION BEING DEVELOPED: 289.9

NAME OF SUBDIVISION: Legacy Ridge at Highland Mills

IF owner of subdivision is corporation, give names and addresses of principal officer and names and addresses of all stockholders owning 10% or more of voting stock:

Owner of the subdivision will be Legacy Ridge at Highland Mills, a Limited Liability Company

NAMES and addresses of all adjoining property owners: (If additional space is needed, use separate sheet):

Attached

LIST any building now on the subdivision: Attached

DATE, book and page number of all deeds by which title to subdivision acquired by present owner:

Deed recorded for 3-1-11; property owner Hiromi and Mikyoko Shinya; Liber 02184, Page 0490. Deed recorded for 3-1-12.5; property owner Hiromi and Mikyoko Shinya, Liber 02142, Page 0737.

INDICATE whether in sewer district or individual septic system:

Project is not within a sewer district, but sewer district formation or expansion is proposed.

INDICATE whether in water district or private wells:

Project is not within a water district, but water district formation or expansion is proposed.

NAMES of electric, telephone, gas and other utility companies:

Telephone: Frontier/ Verizon

Electric: Central Hudson Gas and Electric Corp.

IF the tract is to be developed in sections, indicate approximate number of acres in each section:

N/A

NOTE: PLANNING BOARD MEETS 1st & 3rd WEDNESDAYS OF EVERY MONTH. TEN (10) SETS OF PRELIMINARY PLANS MUST BE SUBMITTED WITH THIS APPLICATION, CONTAINING ALL INFORMATION AS REQUIRED BY SECTION 272, PART 2 OF THE CODE OF THE TOWN OF WOODBURY. ALSO, PLEASE BE ADVISED THAT YOU WILL BE BILLED FOR CONSULTANT FEES FOR YOUR APPEARANCES BEFORE THIS BOARD.

DATE: _____ APPLICANTS SIGNATURE: _____

PROPERTY OWNERS SIGNATURE: _____

