
Draft Environmental Impact Statement
Overton Subdivision

Camp Comfort Road and Mountain Farm Road
Village of Tuxedo Park
Orange County, New York

Volume I of III

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Date Accepted for Public Review: _____

Date of Public Hearing: _____

Comments Must be Submitted By: _____

Prepared By:



Prepared For:

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Tuxedo Park, New York 10987

Draft Environmental Impact Statement
Overton Subdivision

Village of Tuxedo Park
Orange County, New York

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Proposed Action:

Subdivision of two parcels of land that total 69.34± acres into a 10-lot residential subdivision with site plan approval for a home site on each lot, to be served by municipal water and sewer.

Applicant and Participating Consultants

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- Appendix 9.8: Engineering Plans
- Appendix 9.9: Phase I Cultural Resources Investigation

1.0 EXECUTIVE SUMMARY

1.1 Overview of SEQRA Process

This section presents a general overview of the State Environmental Quality Review Act (SEQRA) (6 NYCRR Part 617) process and describes the process as it specifically relates to the proposed action. In addition, this section summarizes the SEQRA history and present status of the proposed project.

SEQRA sets forth a review process designed to ensure the consideration of environmental concerns in the planning and design stages of projects that are deemed to have the potential to cause significant impacts on the environment. By reviewing projects in the planning phase, environmental concerns can be addressed and projects can be modified as needed to avoid potentially adverse environmental impacts.

An Environmental Impact Statement (EIS) is an informational document prepared by the Lead Agency and used by the Lead Agency, Involved agencies, and the general public in assessing the environmental issues of a proposed project. The DEIS for the Overton Subdivision Project will provide a means for the Involved and Interested agencies, the applicant, and the public to systematically consider potential environmental impacts, alternatives, and mitigation measures associated with the project. The Lead Agency will weigh each of the social, economic, and environmental factors as part of the decision making process. The Overton Subdivision DEIS was prepared by a number of individuals with professional backgrounds in various disciplines to address the environmental and socioeconomic concerns identified by the Lead Agency.

In accordance with the SEQRA, the following elements of the SEQRA process have been undertaken:

- The Village of Tuxedo Park Planning Board, (hereafter, 'Planning Board') was designated as Lead Agency for this action on June 15, 2009.
- The proposed project is a Type 1 Action under SEQRA because the Village of Tuxedo Park is listed on the National Register of Historic Places and, consequently, all otherwise Unlisted Actions within the Village are classified as Type 1 Actions, pursuant of 6 N.Y.C.R.R. Section 617.4(b)(9). The anticipated impacts of the action being considered are primarily of local significance, *i.e.*, the Village of Tuxedo Park. However, the proposed action requires a coordinated review and approval by other municipal agencies.
- The Planning Board issued a Positive Declaration on August 17, 2009 and determined that a DEIS was required, and that scoping would be required.
- A public scoping session was held on January 4, 2010, at which time the public and interested and involved agencies were given the opportunity to comment on the proposed contents of the DEIS. A written comment period was also provided.

- A Final Scoping Document was adopted by the Planning Board on March 1, 2010 (see Appendix 9.1) that outlined the issues to be analyzed in the DEIS. Upon adoption of the Final Scope, the Applicant began the preparation of the DEIS and commissioned a number of plans, reports, and studies, including, but not limited to: Stormwater Management Report, Phase 1 Cultural Resources Investigation, Traffic Impact Assessment, Water Supply Concept Report, and Sewage Report.

Upon acceptance of the DEIS for public review, the Lead Agency will issue a Notice of Completion, post the DEIS on its website and provide that copies of the DEIS and the Notice of Completion are circulated to the Involved and Interested agencies and made available to the public for review. At a minimum, a 30-day public comment period is required. During the comment period, a public hearing may be conducted where oral comments are heard. Written comments may be submitted by Involved and Interested agencies and by the public during the comment period, which must continue at least 10 days after the public hearing.

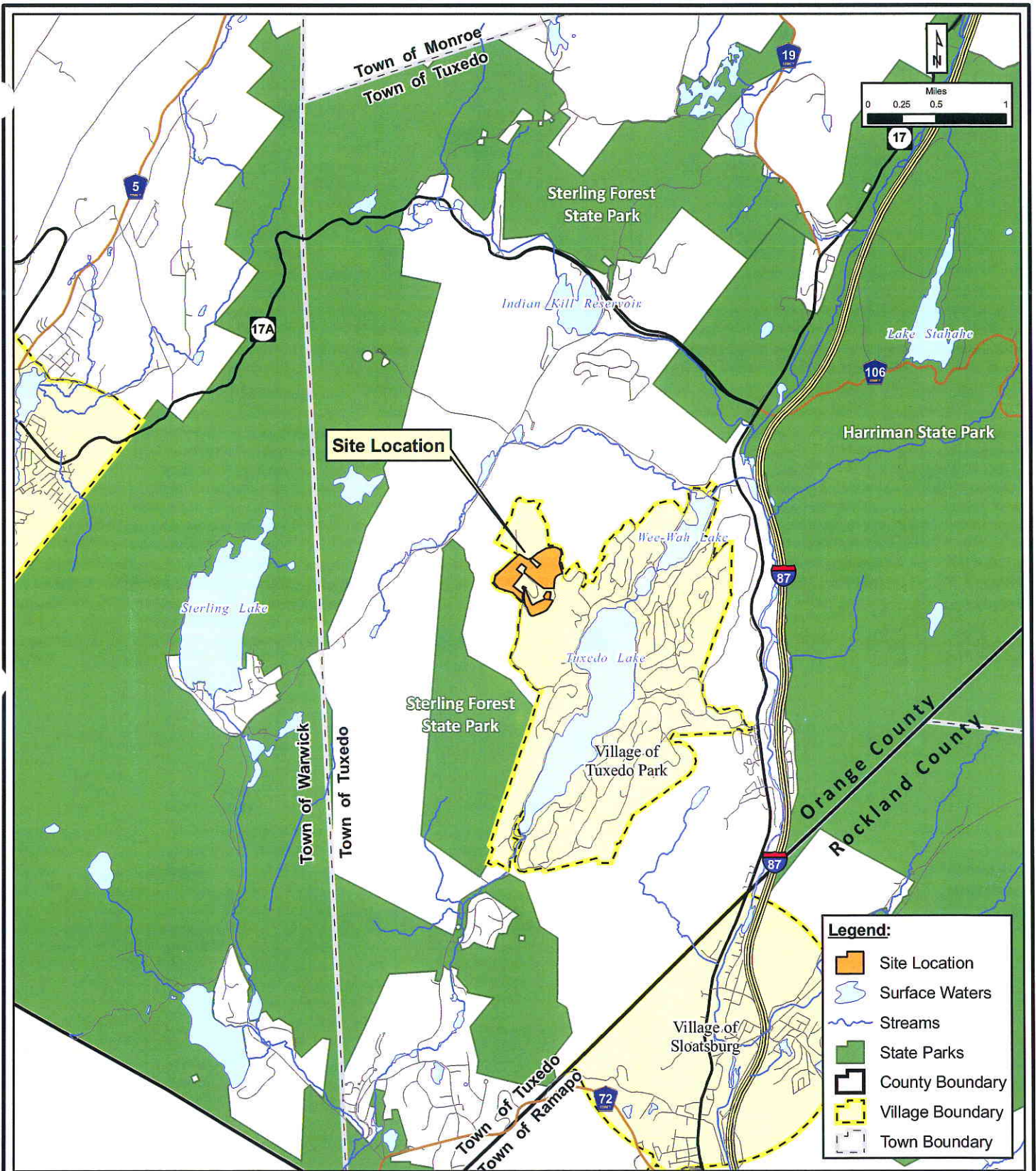
Thereafter, the Lead Agency will cause a Final EIS (FEIS) to be prepared, which will include the Lead Agency's responses to all of the substantive comments on the DEIS, and any revisions to the DEIS. A Notice of Completion of the FEIS is then prepared and the documents circulated as provided by law.

The last step in the SEQR process is the preparation of a Findings Statement. Every agency involved in a particular action addressed in a FEIS is required by law to make written Findings before making a decision on the application(s) before it.

1.2 Project Site

The project site is located within the gated community of the Village of Tuxedo Park in southern Orange County, New York. It is located northwest of Tuxedo Lake. Figure 1.0-1 illustrates the project site's regional location, and Figure 1.0-2 illustrates the site's location more specifically in relation to Tuxedo Lake.

The project site consists of two tax parcels totaling approximately 69.34± acres. The larger of the two is approximately 68.07± acres and is identified as parcel 101-1-6.21. The smaller parcel is 1.27± acres and is identified as parcel 101-1-6.22. Vehicular access to the site is provided via the existing roadway network, which directly accesses NYS Route 17 outside the gated entrance to Tuxedo Park. The site is bounded to the north by Mountain Farm Road. The eastern border of the site is formed by Mountain Farm Road and Camp Comfort Road. The southern border is partially formed by Camp Comfort Road and by the Town of Tuxedo/Village of Tuxedo Park boundary. The Town/Village boundary also forms the site's western border.



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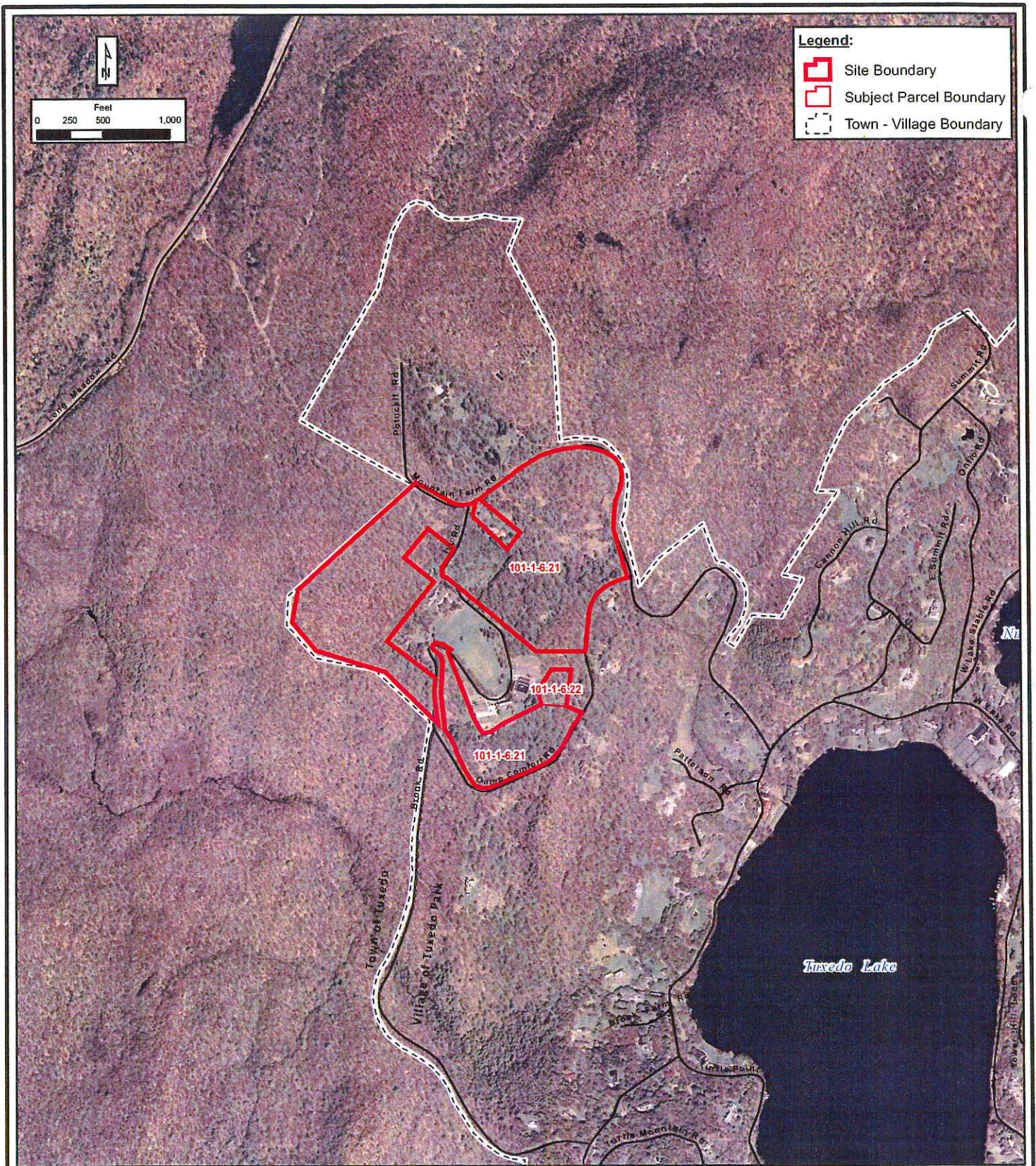
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Overton Subdivision

Regional Location Map

Village of Tuxedo Park
Orange County, New York

Drawn:	CLC
Date:	08/02/2010
Scale:	1 inch = 5,000 feet
Project:	70402.00
Figure:	1.0-1



Legend:

- Site Boundary
- Subject Parcel Boundary
- Town - Village Boundary



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Overton Residential Subdivision

Project Site Location Map

Village of Tuxedo Park
 Orange County, New York

Drawn:	CLC
Date:	08/02/2010
Scale:	1 in = 1,000 ft
Project:	70402.00
Figure:	1.0-2

The overall topography of the project site is comprised of rolling hills. The site ranges in elevation from approximately 740 feet above mean sea level (msl) to 985 feet msl. Slopes generally range from zero to 35% throughout the site. The highest point of land is a knoll located in the northwestern section of the site. The project site consists primarily of undeveloped, second-growth forested lands. The site is dominated by scrub-shrub and forested land that is in different stages of succession. Several emergent marshes and forested wetlands are also located on-site. There are series of old cart paths and carriage trails that cross the property that are no longer in use. The site is currently vacant but portions of the site appear to have been previously impacted by human disturbances such as landscaping, orchards, and gardens. The site was once part of a larger estate known as the John Insley Blair estate, the main house of which was previously conveyed by the owner's family to, and is now used by, the Tuxedo Park School (and the present school site is not part of the project site). Some portions of the site are at an elevation and location which provides potential visibility from some locations throughout the greater Tuxedo Lake watershed.

Figure 1.0-3 shows the existing conditions of the site. A full-scale version of the existing conditions survey is included as Sheet SP1 in Appendix 9.8.

1.3 Project Description

The proposed project is a 10-lot subdivision with site plan approval for a single-family home on each lot. Refer to Figures 1.0-1 and 1.0-2 above for maps illustrating the project location. The Applicant is proposing to subdivide the property and sell the resulting lots individually; homes will be constructed by individual purchasers and not by the Applicant. The approved site plan will dictate the placement of the building on the lot, the driveway location, and the area of disturbance for each lot. The approved site plan will address any mitigation or conditions required to address visual impacts, including any factors dealing with architectural features (for example, roof color, building height). In addition, each home will require approval by the Planning Board as well as the Board of Architectural Review at the time that it is designed by the lot purchaser. Such design will have to comply with all site plan approval conditions, unless an amended site plan approval were to be issued.

The preliminary subdivision plat is shown on Figure 1.0-4 and the overall site plan is shown on Figure 1.0-5. Full-scale plans are included as Sheets SP2 and SP3, respectively, in Appendix 9.8, Engineering Plans. Site improvement plans have been prepared for each proposed lot; see Sheets SP5 through SP14 in Appendix 9.8. Each plan shows a proposed building footprint, driveway location, proposed limits of disturbance, areas of wetland disturbance (if any), locations of proposed retaining walls (if any), trees to be removed, proposed water and sewer lines, and proposed stormwater management features. The overall site improvements, including overall utilities and grading, are shown on Sheet SP4, Infrastructure Improvements.

Each lot will be served by an individual driveway. Lots 1, 4, 5, 6, and 7 will have access from Mountain Farm Road, Lots 2 and 3 will have access from Ivy Road, and Lots 8 through 10 will have access from Camp Comfort Road. No new roadways will be created and no change in

ownership or maintenance of the existing roads is being proposed. Mountain Farm and Camp Comfort Roads will continue to be Village roads, while Ivy Road will remain private.



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TAZEWELL, VA 22982

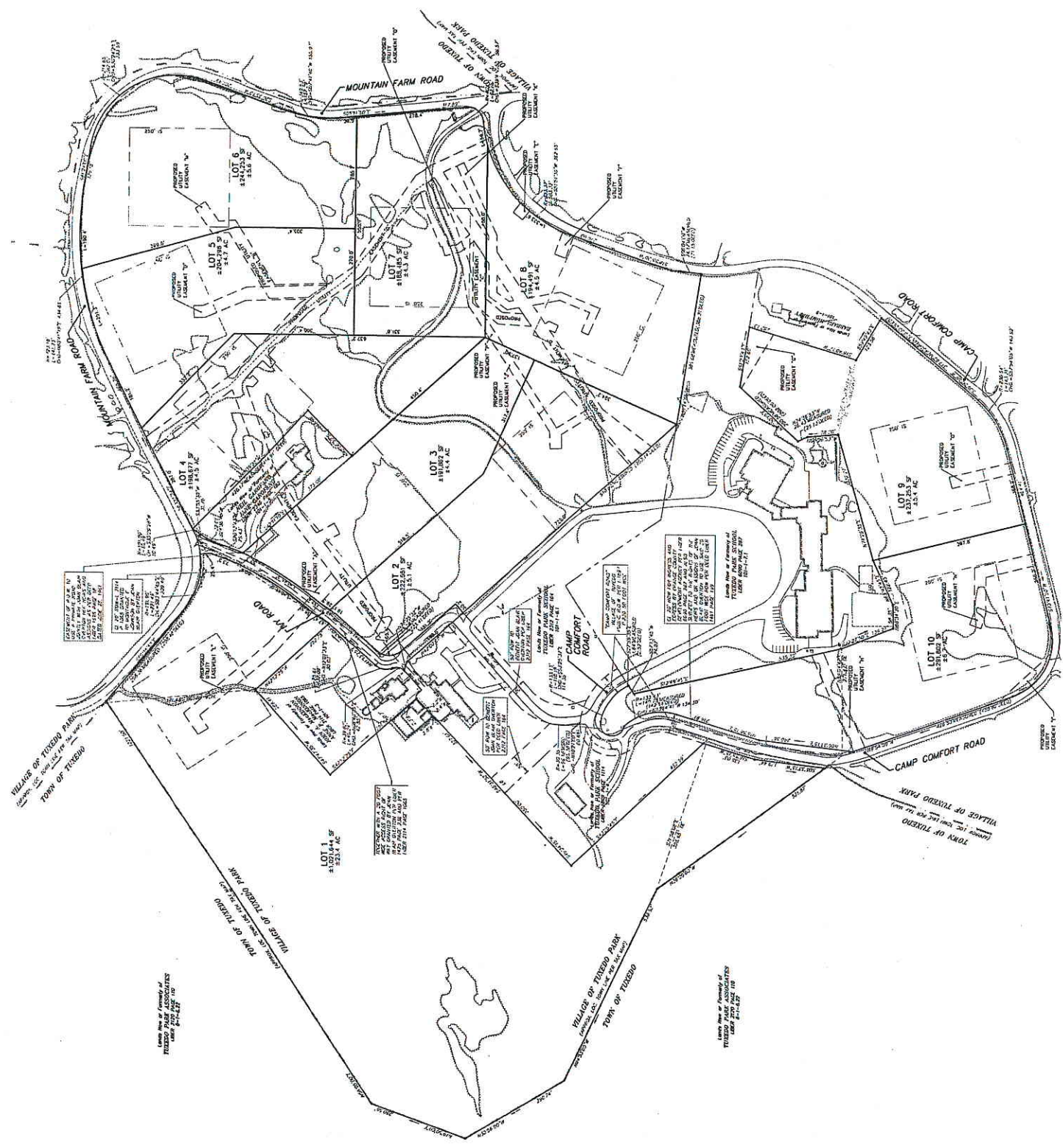
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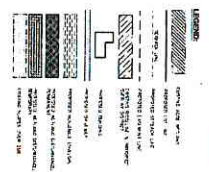
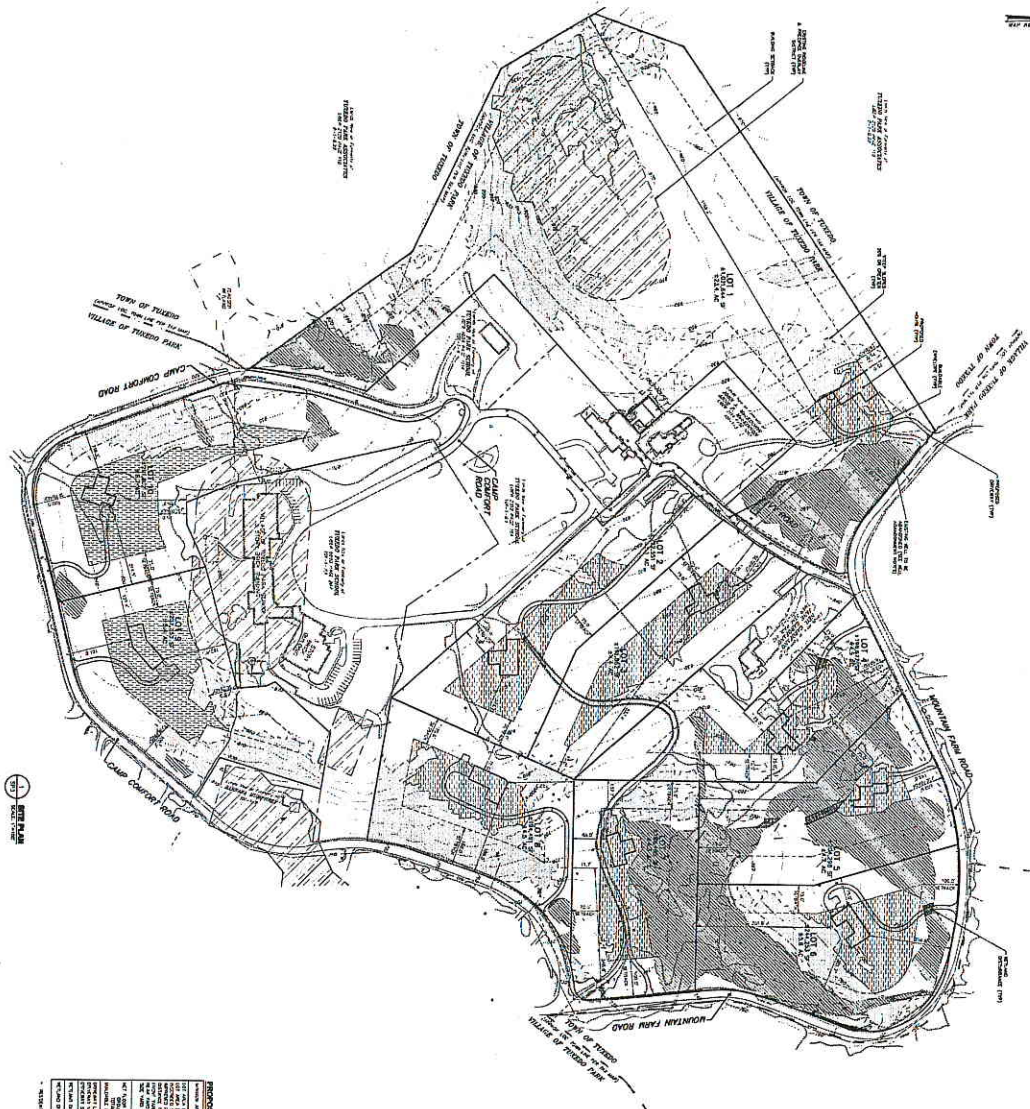
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DEMOLITION NOTES:

1. ALL EXISTING BUILDINGS TO BE DEMOLISHED AND REMOVED FROM THE SITE.
2. ALL EXISTING DRIVEWAYS TO BE DEMOLISHED AND REPAVED TO ORIGINAL GRADE.
3. ALL EXISTING UTILITY LINES TO BE REMOVED AND REINSTALLED TO NEW LOCATIONS AS SHOWN ON THE PLAN.
4. ALL EXISTING TREES TO BE PRESERVED AND MAINTAINED THROUGHOUT THE PROJECT.
5. ALL EXISTING LANDSCAPING TO BE REMOVED AND REPLACED WITH NEW PLANTINGS.
6. ALL EXISTING FENCES TO BE DEMOLISHED AND REINSTALLED TO NEW LOCATIONS AS SHOWN ON THE PLAN.
7. ALL EXISTING SIGNAGE TO BE DEMOLISHED AND REPLACED WITH NEW SIGNAGE.
8. ALL EXISTING LIGHTING TO BE DEMOLISHED AND REINSTALLED TO NEW LOCATIONS AS SHOWN ON THE PLAN.
9. ALL EXISTING PAVING TO BE DEMOLISHED AND REPAVED TO ORIGINAL GRADE.
10. ALL EXISTING CONCRETE TO BE DEMOLISHED AND REPAVED TO ORIGINAL GRADE.
11. ALL EXISTING METALS TO BE RECYCLED.
12. ALL EXISTING WASTE TO BE PROPERLY DISPOSED AT AN APPROVED WASTE TREATMENT PLANT.
13. ALL EXISTING SOIL TO BE TESTED AND FOUND TO BE FREE OF CONTAMINATION.
14. ALL EXISTING WATER TO BE TREATED AND RECYCLED.
15. ALL EXISTING AIR TO BE FILTERED AND RECYCLED.
16. ALL EXISTING NOISE TO BE REDUCED TO ACCEPTABLE LEVELS.
17. ALL EXISTING VIBRATION TO BE REDUCED TO ACCEPTABLE LEVELS.
18. ALL EXISTING POLLUTION TO BE PREVENTED AND CONTROLLED.
19. ALL EXISTING CLIMATE TO BE MAINTAINED AND IMPROVED.
20. ALL EXISTING CULTURE TO BE PRESERVED AND PROMOTED.

PROPOSED ZONING TABLE:

Zone	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Min. Front Setback (ft.)	Min. Side Setback (ft.)	Min. Rear Setback (ft.)	Max. Building Height (ft.)	Max. Building Coverage (%)	Max. Floor Area Ratio (FAR)	Min. Parking Spaces
R-1	10,000	40	120	25	10	10	35	30	0.3	1
R-2	20,000	50	150	30	15	15	40	40	0.4	2
R-3	30,000	60	180	35	20	20	45	50	0.5	3
R-4	40,000	70	210	40	25	25	50	60	0.6	4
R-5	50,000	80	240	45	30	30	55	70	0.7	5
R-6	60,000	90	270	50	35	35	60	80	0.8	6
R-7	70,000	100	300	55	40	40	65	90	0.9	7
R-8	80,000	110	330	60	45	45	70	100	1.0	8
R-9	90,000	120	360	65	50	50	75	110	1.1	9
R-10	100,000	130	390	70	55	55	80	120	1.2	10

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Item	Description	Quantity	Unit	Price	Total
1	Site Plan	1	Sheet	100.00	100.00
2	Site Plan	1	Sheet	100.00	100.00
3	Site Plan	1	Sheet	100.00	100.00
4	Site Plan	1	Sheet	100.00	100.00
5	Site Plan	1	Sheet	100.00	100.00
6	Site Plan	1	Sheet	100.00	100.00
7	Site Plan	1	Sheet	100.00	100.00
8	Site Plan	1	Sheet	100.00	100.00
9	Site Plan	1	Sheet	100.00	100.00
10	Site Plan	1	Sheet	100.00	100.00

ISSUED FOR STATE ENVIRONMENTAL QUALITY REVIEW - NOT FOR CONSTRUCTION
 OWNER - MOUNTAIN FARM & CAMP COMFORT ROADS
OVERALL SITE PLAN
 SCALE OF MOUNTAIN FARM & CAMP COMFORT ROADS
 DATE: 10/15/2010
 BY: [Signature]

Figure 10-5

The project site, like all of the Village of Tuxedo Park, is zoned Four-Acre Single-Family Residence (A4) District. The A4 District permits single-family residential development on lots that are a minimum of 4 acres in size. The proposed project is consistent with this zoning designation, as proposed lot sizes will range from 4.3 acres to 23.4 acres, with most lots being between 4 and 5 acres in size. Portions of the project site lie within the Village's Ridge Line and Precipice Overlay (RPL-O) District; however, no home site is located within the RLP-O District. Figure 3.7-3 in Section 3.7, *Land Use, Zoning, and Community Character*, illustrates the areas of the project site within the RPL-O District.

The first phase of construction will include all necessary grading and earthwork activities in order to provide the required infrastructure improvements on the project site, such as water and sewer connections and any necessary extensions. The home construction will take place gradually over time, as the lots are sold and individual homes are designed and developed based on market conditions.

1.4 Purpose and Need

The purpose of the proposed project is to provide estate-style residential development on a vacant 69.34-acre site in the Village of Tuxedo Park that is consistent with and complements the character of existing development and land use patterns within the Village. The project will provide tax revenues up to \$1 million annually to the Village of Tuxedo Park and Town of Tuxedo applicant, Orange County, and the Tuxedo Union Free School District.

1.5 Summary of Existing Conditions, Potential Impacts, and Proposed Mitigation

The table below summarizes potential impacts and recommended mitigation measures for all topics evaluated in the DEIS.

Table 1.0-1: Summary of Potential Impacts and Mitigation Measures

EIS Chapter	Potential Impacts	Mitigation Measures
3.1 Geology, Soils, and Topography	<ul style="list-style-type: none"> ▪ Approximately 9.3 acres of the site will be disturbed during construction. ▪ The majority of the disturbed area will be restored to landscaped and/or natural conditions, but approximately 2.28 acres of impervious surface area will remain. ▪ Grading activities associated with utilities will generate an estimated 341 cubic yards of fill. Grading activities associated with individual lot development will result in an excess of cut material in the amount of approximately 200 cubic yards per lot, totaling 1,804 cubic yards for the entire site. 	<ul style="list-style-type: none"> ▪ The Erosion and Sediment Control Plan for the proposed project has been designed in accordance with the New York State Department of Environmental Conservation's SPDES General Permit for Stormwater Discharges from Construction Activities (GP 0-10-001), and in accordance with the "New York State Standards and Specification for Erosion and Sediments Control." ▪ Utility improvements will occur first with minimal export of fill. Home sites will be developed individually over time, and any excess fill (cut)

Table 1.0-1: Summary of Potential Impacts and Mitigation Measures

EIS Chapter	Potential Impacts	Mitigation Measures
		<p>will be temporary staged on site to balance and minimize off site transport of materials. Soil staging areas have been designated on the project plans.</p> <ul style="list-style-type: none"> ▪ Methods to control dust during construction include the following: <ul style="list-style-type: none"> ○ Schedule construction operations to minimize the amount of disturbed areas at any one time. ○ Apply temporary soil stabilization practices, such as mulching, seeding, and spraying (water). ○ Structural measures (mulch, seeding) shall be installed in disturbed areas before significant blowing problems develop. ○ Water shall be sprayed as needed, but avoid excessive spraying, which could create runoff and erosion problems. ▪ In areas where development is proposed, erosion and sedimentation controls will be employed to limit off-site impacts and to effectively treat stormwater runoff. Permanent stormwater management features will be installed to control runoff quality and quantity from impervious surfaces in the long term.
<p>3.2 Surface Water and Wetland Resources</p>	<ul style="list-style-type: none"> ▪ The proposed project will permanently impact a total of 0.04 acres of wetland area, including 0.04 acres of Wetland A for driveway crossings to Lots 4 and 6 and 200 square feet of Wetland B to provide a driveway access to Lot 8. ▪ The proposed project will temporarily impact 0.12 acres of wetland area for utility crossings, including approximately 0.06 acres of Wetland L and 0.06 acres of Wetland A. ▪ Development of the proposed project will increase the amount of impervious surfaces on the project site. The stormwater analysis indicates that the post-development peak runoff rates will not be increased and applicable NYS 	<ul style="list-style-type: none"> ▪ A Nationwide Permit from the US Army Corps of Engineers will be required for the proposed permanent impacts to wetlands. Compensatory mitigation is not required since the project limits the permanent wetland impacts to less than 0.1 acre. ▪ Areas of temporary wetland impacts will be restored to their pre-construction condition once the temporary utility construction impacts have been completed. These areas will be replanted with a combination of native shrubs and herbs. No additional mitigation is required.

Table 1.0-1: Summary of Potential Impacts and Mitigation Measures

EIS Chapter	Potential Impacts	Mitigation Measures
	<p>water quality requirements will be met.</p>	<ul style="list-style-type: none"> ▪ Implementation of the stormwater control practices identified in the SWPPP will ensure that the proposed project is constructed in accordance with applicable stormwater regulations pertaining to runoff reduction, quality control, and quantity control. The Erosion and Sediment Control Plan identifies the temporary and permanent measures that will be utilized to protect the site and off-site areas from excess sedimentation and erosion during construction. No further mitigation measures are required.
<p>3.3 Groundwater Resources</p>	<ul style="list-style-type: none"> ▪ The proposed project will not utilize onsite water supply wells or individual subsurface septic disposal systems and therefore, it will not impact the Ramapo Sole Source Aquifer. ▪ Construction of the proposed project has the potential to create minor changes in groundwater quality and groundwater recharge, and a minor increase in surface water runoff due to the addition of impervious surfaces and maintained lawns. These changes are not significant and will be minimized by properly constructed stormwater control features. 	<ul style="list-style-type: none"> ▪ No mitigation is required. ▪ Installation of properly constructed stormwater control features will minimize or eliminate any minor increases in surface water runoff.
<p>3.4 Vegetation and Wildlife</p>	<ul style="list-style-type: none"> ▪ The proposed project will disturb approximately 9.3 acres on-site. None of the onsite habitat communities are considered rare. ▪ Timber rattlesnakes, a species that is considered "threatened" in New York State, have been identified on the project site. No dens are located on the project site. There is a den off-site, in the vicinity of the project site. Areas of the site are used for foraging and travel corridors. ▪ The proposed project will require an incidental take permit under the new Endangered Species Regulations in 6 NYCRR Part 182. ▪ Marginally suitable roosting habitat for Indiana bat and the small-footed bat was identified on-site. The NYSDEC has 	<ul style="list-style-type: none"> • The applicant has conducted a series of meetings with NYSDEC regarding the potential impacts to the timber rattlesnake and measures to avoid and minimize any impacts and to meet the applicable standards for issuance of an incidental take permit under Part 182. In order to issue an incidental take permit the NYSDEC must find that the proposal provides a net conservation benefit to the species. The following design measures have been discussed with that agency to date: <ul style="list-style-type: none"> • The project has been designed to avoid any impacts to basking areas. • The project will undertake the majority of land clearing activities in the winter (November to April) in order to limit the potential

Table 1.0-1: Summary of Potential Impacts and Mitigation Measures

EIS Chapter	Potential Impacts	Mitigation Measures
	<p>determined that there is no need for further consultation for these species in light of the factual circumstances.</p>	<p>interaction between construction equipment, workers and snakes. Where construction occurs from April to October, a qualified and licensed rattlesnake monitor would be retained to conduct surveys in the work areas prior to commencing disturbance activities and to relocate snakes as necessary.</p> <ul style="list-style-type: none"> • Deed restrictions for each lot will identify/define the areas that can be cleared further protecting the sensitive areas on the site associated with rattlesnake usage. • <u>The applicant will fund training of individuals to increase the number of local rattlesnake responders. This would ensure that rattlesnakes that may be handled to relocated snake in proximity to the project site and in the greater Village environs are handled in a manner that is legal (only licensed professionals are allowed to handle or supervise the handling of rattlesnakes) and minimizes harm to the snakes.</u> • As a component of the project the applicant will fund a study snake behavior that will focus on the snakes travel patterns in the local/regional environment. This study may include a summer study of local roadways to identify specific locations where snakes typically cross the roadways in order to identify the optimum locations for tunnels for snake crossings. This work will include a literature study of tunnel design for snake crossings. This will provide important long-term beneficial information to the NYSDEC on methodologies that could reduce existing roadway mortality. This work will be subject to the approval of the NYSDEC as a component of the Incidental Take permit conditions. ▪ Considering the tree clearing

Table 1.0-1: Summary of Potential Impacts and Mitigation Measures

EIS Chapter	Potential Impacts	Mitigation Measures
		<p>limitations for both the timber rattlesnakes and the Indiana and small-footed bats, it is recommended that tree clearing on the Overton property be limited to between October 31st and April 1st.</p>
<p>3.5 Visual Character</p>	<ul style="list-style-type: none"> ▪ During construction, some existing vegetation will be removed to make way for home sites, driveways, utilities, and other improvements. ▪ The viewshed analysis indicated that the project will be nominally visible from East Lake Road in the Village at a distance of approximately 1 mile. ▪ The proposed homes on Lots 2 and 3 will be visible from portions of the Map Documented Structures (MDS) on the site [i.e. the Blair home, the headmaster's house, the potting shed, and the former stable]. ▪ The proposed project will also be visible from certain of the Designated Landscape Features [DLF] on the property, i.e. DLF 1, the stone entryway and walls in the southeast corner of proposed Lot 7, DLF 2, the former entrance road into the Blair estate, commencing just inside the stone entryway, and DLF 4, an overgrown garden area, trellis and stone walkway on the northeast side of Ivy Road, where Ivy Road turns southeast onto the site. 	<ul style="list-style-type: none"> ▪ Several measures will be implemented to minimize adverse impacts to existing vegetation, as specified on Sheet SP4 of the engineering plans. For example, all trees, shrubs, and hedges targeted for protection must be boxed before any earth is placed against them, in order to protect them from harm. Any trees, shrubs, and/or hedges targeted for protection that are removed during construction must be replanted in as good a condition as they were in before they were removed; and any damaged trees, shrubs, and/or hedges must be replaced in kind at the contractor's expense. ▪ –Limits of disturbance (i.e., land clearing and vegetation removal) on site have been established to effectively preserve vegetation that will minimize the project views. The color of roofing materials on all of the homes may be prescribed by the Planning Board/Architectural review Board so as to effectively mitigate any perceptible color contrast with the landscape. ▪ To reduce the visibility of the homes on Lots 2 and 3 from the MDS, the Applicant will install additional landscaping along the boundaries of Lot 2 with Ivy Road and the Tuxedo Park School property, in conjunction with the proposed infrastructure improvements. ▪ A reduction in impacts to DLF 4, the trellis and garden walkway, can be achieved with the same additional landscaping along the boundaries of Lot 2 with Ivy Road and the Tuxedo

Table 1.0-1: Summary of Potential Impacts and Mitigation Measures

EIS Chapter	Potential Impacts	Mitigation Measures
		<p>Park School property as described above. Impacts to the other DLFs are unavoidable but the Applicant does not consider these to be significant impacts.</p> <ul style="list-style-type: none"> ▪ The NY State Office of Parks Recreation and Historic Preservation's State Historic Preservation Office has issued a letter of no effect finding that no additional survey or archeological resources is warranted and that the project will not impact properties in or eligible for listing on the National Register of Historic Place. No further mitigation is necessary
<p>3.6 Traffic and Transportation</p>	<ul style="list-style-type: none"> ▪ The proposed project will generate a total of 17 weekday AM peak hour trips, 13 weekday PM peak hour trips, and 19 Saturday peak hour trips. ▪ The required sight distance requirements assumed for 30 MPH are met in all but one instance (Lot 9 from the left). Lots 1 and 8 meet the required distance, but do not provide any excess beyond the requirements. ▪ Construction activities will have short-term impacts on traffic and roadway conditions in the vicinity of the project site, and must be timed to avoid interference with arrival and departure at the Tuxedo Park School. 	<ul style="list-style-type: none"> ▪ "Hidden Driveway" signs are recommended for Lots 1, 8, and 9. ▪ Construction-related measures include: <ul style="list-style-type: none"> ○ Secure staging areas for equipment and machinery shall be established on Lots 1 and 9/10. ○ All open trenches shall be adequately secured prior to ending the day's construction activities. ○ Trenches, excavation and construction sites, and all materials used in connection with such features, that are located within the right-of-way of a public thoroughfare within the Village, must be protected on all sides by a horizontal barricade of wood or other solid material, colored yellow or orange and not less than 48 inches in height. Each barricade is required to be equipped with battery-operated flashing signals not more than six feet apart along its entire length and attached no lower than 48 inches nor higher than 60 inches from ground level. ○ In accordance with Section 94-5B of the Village Code (use of roads by heavy or extra-wide vehicles, buses, or trucks; access), vehicles

Table 1.0-1: Summary of Potential Impacts and Mitigation Measures

EIS Chapter	Potential Impacts	Mitigation Measures
		<p>of more than two axles or with more than four road wheels and having an authorized purpose to operate within the Village are restricted to the hours of 8:00 AM and 4:30 PM, Monday through Friday. Friday hours will be 8:00 AM to 1:00 PM from Memorial Day to Labor Day. No such vehicles shall be operated within the Village on any other day or hour or any New York State recognized holiday. A maximum of up to eight deliveries per authorized day shall be permitted to any one property, work site, or building project.</p> <ul style="list-style-type: none"> ○ Material and equipment delivery and removal shall be confined to the hours between 9:00 AM and 2:00 PM on weekdays while school is in session. ○ Actual roadwork shall be coordinated so as not to conflict with school bus activity. Possibilities include working during the school's holiday periods, where possible, or limiting the hours of work while school is in session to minimize activities during arrival and departure times. ○ In accordance with Section 83-4B of the Village Code (time restrictions on roadwork), in all cases, roadwork will be completed within 60 days of commencement. ○ No road shall be closed for more than 24 hours, except as permitted by the Board of Trustees.
<p>3.7 Land Use, Zoning, and Community Character</p>	<ul style="list-style-type: none"> ▪ The proposed project is consistent with the A4 zoning designation on the project site. No development is proposed in areas of the site within the RLP-O District. ▪ The proposed project is consistent with the existing land use pattern in the Village of Tuxedo Park and is compatible with surrounding development, which consists of low-density residential development and the Tuxedo Park 	<ul style="list-style-type: none"> ▪ No mitigation is required.

Table 1.0-1: Summary of Potential Impacts and Mitigation Measures

EIS Chapter	Potential Impacts	Mitigation Measures
3.8 Utilities	<p>School.</p> <ul style="list-style-type: none"> ▪ The total average daily water use for the proposed activity is 4,400 gpd. The water demands for the potable supply will be met through the existing water supply and treatment capacity. Lots 1-8 can readily be connected to the existing water distribution system. A short extension of the existing water distribution system on Camp Comfort Road is required to reach Lots 9 and 10. ▪ Existing water pressure in this area of the Village is low. ▪ The total average daily wastewater flow for the proposed activity is 4,400 gpd. Lots 1-8 can readily be connected to the existing sewer collection system. A short extension on Camp Comfort Road is required to reach Lots 9-10. ▪ NYSDEC prohibits extension of the wastewater collection system to Lots 9 and 10 without mitigation of existing I/I on a 3:1 basis. 	<ul style="list-style-type: none"> ▪ The applicant will pay the costs of the extension of the water lines to serve Lots 9-10. ▪ The plumbing of each proposed residence will include internal water storage and a booster pump system, thus effectively minimizing impacts on existing infrastructure. ▪ The applicant will pay for and install an altitude control <u>valve</u> to be located at the upstream end of the water supply piping on the Applicant's property, toward the tank. The control valve will allow for a higher system pressure downstream of the valve, and will also be adjusted to ensure the storage tank remains at a desired level. This will effectively increase/improve water system pressures in the pressure zone. ▪ The Applicant will reduce I/I in an amount equal to three times the total amount of new flow for Lots 9 and 10. This reduction will be achieved by proportional contribution to a project as identified on the Village's I/I mitigation plan.
3.9 Community Services	<ul style="list-style-type: none"> ▪ The proposed project is estimated to generate approximately 25 new residents, including up to 15 school-aged children. ▪ The proposed project will not significantly affect the provision of police, fire, or emergency medical services within the Village of Tuxedo Park. ▪ The project will have a positive fiscal impact on local taxing jurisdictions. It will generate a surplus in property tax revenue of approximately \$170,500 to the Village of Tuxedo Park and \$230,464 to the Tuxedo Union Free School District. 	<ul style="list-style-type: none"> ▪ No mitigation is required.
3.10 Historic and Cultural	<ul style="list-style-type: none"> ▪ The proposed project will not directly affect any of the buildings associated 	<ul style="list-style-type: none"> ▪ To reduce the visibility of the homes on Lots 2 and 3 from the buildings

Table 1.0-1: Summary of Potential Impacts and Mitigation Measures

EIS Chapter	Potential Impacts	Mitigation Measures
Resources	<p>with the former Blair Estate.</p> <ul style="list-style-type: none"> ▪ The proposed project will have some direct impacts on the entrance road to the former Blair Estate, part of which will be utilized for the driveway to Lot 2. The Applicant does not consider this to be a significant impact, given that a portion of the entrance road will remain intact in its current condition, and that the road is being reutilized to maintain the historic integrity. The stone pillars at the entrance to the road will be preserved. ▪ The proposed homes on Lots 2 and 3 will be visible from the buildings associated with the former Blair Estate. ▪ Some of the proposed homes may also be visible from three of the four landscape features (DLFs) that are associated with the former Blair Estate. ▪ There is the potential for filtered views of the project from various scattered, small areas in Tuxedo Park at a distance of approximately 1 mile. 	<p>associated with the former Blair Estate, additional landscaping along the boundaries of Lot 2 with Ivy Road and the Tuxedo Park School property will be incorporated on the site plans. This landscaping will also reduce views from DLF 4, the Trellis and Garden Walkway.</p> <ul style="list-style-type: none"> ▪ The color of roofing material for all the homes will also be prescribed so as to effectively mitigate any perceptible color contrast with the landscape. ▪ The NY State Office of Parks Recreation and Historic Preservation's State Historic Preservation Office has issued a letter of no effect finding that no additional survey or archeological resources is warranted and that the project will not impact properties in or eligible for listing on the Nation Register of Historic Places.
3.11 Noise	<ul style="list-style-type: none"> ▪ Short-term increases in noise will occur as a result of construction and earth-moving activities associated with the proposed project. ▪ The closest sensitive receptors are the Garafano residence located approximately 75 feet from an area of planned disturbance (land clearing) of vegetation on Lot 4 and the Tuxedo Park School located approximately. Noise levels at these location could reach 82 dB(A) and 72dB(A) respectively. These impacts would be temporary and short term impacts attributable to construction activities. ▪ The proposed project will not have a significant impact on noise levels in the long term. 	<ul style="list-style-type: none"> ▪ Noise-generating construction activities will be limited to weekdays between 8:00 AM and 4:30 PM, in accordance with the Village of Tuxedo Park Code. ▪ Land Construction contractors will be required to use the following effective noise mitigation techniques: <ul style="list-style-type: none"> ○ Use equipment with mufflers, on-board shields, exhaust silencers, and any other sound reduction equipment maintained to their original specification. ○ Air compressors shall have critical environmental silencers with maximum noise attenuation. ○ Equipment with the lowest noise rating will be selected to accomplish each task, especially in construction areas closest to the school and nearby residences. ○ Equipment will not be allowed to idle when not in use.

Table 1.0-1: Summary of Potential Impacts and Mitigation Measures

EIS Chapter	Potential Impacts	Mitigation Measures
		<ul style="list-style-type: none"> ○ Any equipment for which there is a choice of locations, such as electrical generators and air compressors, will be situated as far as possible from the closest receptors. In particular, equipment will be situated as far as possible from the residences along Mountain Farm Road and the Tuxedo Park School. ○ Loose engine parts or other parts with loose or missing screws, bolts, or metal plates will be repaired so that vibration and noise generation will be reduced.

1.6 Alternatives Considered

The Final Scoping Document required the consideration of the No Build Alternative, which assumes that the site remains as vacant land. Also considered is the development of one home on each of the two lots that currently comprise the project site, i.e., two single-family homes

1.7 Miscellaneous Impacts

1.7.1 Construction-Related Impacts

The first phase of construction will include all necessary grading and earthwork activities in order to provide the required infrastructure improvements on the project site, such as water and sewer connections and extensions. The Applicant is not proposing to construct any of the proposed homes; rather, lots will be sold individually and will be developed by the lot purchasers. Therefore, build-out of the subdivision will occur over time, with one or more lots being developed at a time, depending on market conditions.

Grading and earth-moving activities have the potential to generate dust, which could present a short-term nuisance to adjacent properties. Dust control measures are summarized in Table 1.0-1 and in Section 3.1.3 of this DEIS.

Two locations of roadway intrusion are proposed for the installation of utilities and infrastructure associated with the proposed project: the crossing of Ivy Road, providing service to Lot #1, and the traversing of Camp Comfort Road for a distance of 400± feet in the vicinity of Lot #9 and 10. In these instances measures will be taken to prevent and minimize any negative impacts to efficiency of vehicular movement, particularly with regard to maintaining access for bus service to the Tuxedo Park School. Mitigation measures for construction activities are summarized above in Table 1.0-1 and listed in Section 3.6.3 of this DEIS.

The Applicant will work with the Village Mayor, Board of Trustees, school administrators, the Village Department of Public Works, and the Police Department to implement the mitigation measures and comply with Village Code provisions during infrastructure construction.

Short-term increases in noise will occur as a result of construction and earth-moving activities associated with the proposed project. Construction contractors will be required to use effective noise mitigation techniques as recommended by the Federal Highway Administration (FHWA) (see Table 1.0-1 and Section 3.11).

Impacts associated with construction related traffic will be effectively minimized through compliance with Section 94-5B of the Village Code (use of roads by heavy or extra-wide vehicles, buses, or trucks; access), vehicles of more than two axles or with more than four road wheels and having an authorized purpose to operate within the Village are restricted to the hours of 8:00 AM and 4:30 PM, Monday through Friday. Friday hours will be 8:00 AM to 1:00 PM from Memorial Day to Labor Day. No such vehicles shall be operated within the Village on any other day or hour or any New York State recognized holiday. Additional discussion of construction-related traffic impacts is provided in Section 3.6.

Blasting is not anticipated to be required during construction of the proposed project. Any rock encountered during construction will be removed by mechanical methods such as ripping. However, a blasting note has been included on the site plans should unforeseen conditions require the need for blasting during construction (see Sheet SP4 in Appendix 9.8). If blasting is found to be necessary, all blasting operations will adhere to New York State ordinances governing the use of explosives. Proper program guidelines will be established between the State, Village, and the blasting contractor, prior to undertaking this activity.

Construction contractors will be encouraged to recycle construction and demolition debris (off-site) where possible.

1.7.2 Potential Growth Inducing Factors

It is anticipated that future residents of the 10 new homes will patronize a variety of retail and commercial establishments off-site. Local businesses are expected to provide many of the goods and services that future residents will require. The additional population from the project will help sustain these existing local businesses, but will not be large enough to create significant demand for new goods and services that would result in induced growth in the area.

1.7.3 Unavoidable Adverse Impacts

The proposed project will have some adverse impacts on the environment that cannot be avoided. Some of these are short-term impacts that will occur during construction, which generally arise from the alteration of existing site conditions. There are, however, others that would have permanent or long-term environmental impacts. Most of these are an unavoidable consequence of the development process. Adverse impacts that cannot be avoided if the project is implemented are identified below:

- Disturbance of approximately 8.4 acres of the 69.34-acre site for grading, excavation, construction activities, paving, and landscaping (short-term impact);
- Increase in the amount of impervious surface and alteration of stormwater runoff patterns (long-term impact);
- Generation of traffic: During the construction phase, trucks, machine transport vehicles, supply vehicles, and work crew vehicles would add to the present traffic (short-term impact). When lots are eventually purchased and homes are built and occupied, there will be additional trips generated by residents (long-term impact);
- Increase in dust particles generated at the site during construction (short-term impact);
- Increase in water usage and wastewater generation (long-term impact);
- Increase in solid waste and recyclable material generated at the site (long-term impact);
- Increase in lighting generated at the site, once homes are constructed and occupied (long-term impact);
- Change in visual character of the site (long-term impact); and
- Increase in energy usage, specifically electricity and heating fuels (long-term impact).

1.7.4 Project Impact on Energy Use and Solid Waste Management

As with all development projects, energy will be consumed during construction and will continue to be consumed upon completion and use of the proposed buildings. The main energy sources used by the proposed homes will be electricity and natural gas.

During construction of the proposed project, energy will be used to power equipment and various construction vehicles. Once construction is completed and the homes are occupied, energy will be required for heating, air conditioning, lighting, and the use of household appliances. The design and plans for all energy conservation systems within the development will take into account the New York State Energy Code. It is expected that all systems will be modern, energy efficient units.

Solid waste generated by the proposed homes will be collected by the Village. The Village also picks up recyclable materials, including glass, plastic, papers, and cardboard.

1.7.5 Irreversible and Irrecoverable Commitment of Resources

The proposed project, like any land development project, will cause the short-term and long-term commitment of environmental resources. The construction of buildings, roads, and utilities, and the human, mechanical, and industrial activities associated with construction will alter the landscape and the pre-development environment.

On the project site, areas of existing undeveloped land will be committed to the development of roads and landscaped areas. Existing soils will be altered and replaced with paving, and some wildlife habitat as it presently exists will be lost during development.

Resources consumed during construction of the development, including fossil fuels, electricity, and construction materials, will be committed for the life of the project. Non-renewable fossil fuels will be irretrievably lost through the use of gasoline and diesel powered construction equipment during construction. Commitments will also be made for the use of renewable and/or recyclable resources such as construction and building materials including timber, copper, ductile iron, concrete, and glass. The need for construction jobs will be an irretrievable commitment of labor resources.

1.8 List of Involved and Interested Agencies

Various permits and approvals are required for this project from Involved Agencies, as shown in Table 1.0-2. In addition, Table 1.0-3 shows a list of Interested Agencies who will receive all submittals and notices. Also, in addition to the Involved and Interested Agencies, copies of all submittals will be sent to (1) Carl W. Stone, PE, Village Engineer, at Weston and Sampson, 301 Manchester Rd #201A, Poughkeepsie, NY 12603-2587, (2) Bonnie Franson, AICP, at ~~Tim Miller and Associates, Inc., 10 North Street, Cold Spring, NY 10516~~ H2M Architects & Engineers, 245 South Main Street, Suite 400 New City, NY 10956, (3) the Planning Board attorney Richard B. Golden, Esq., at Burke, Miele, Golden, LLP, 40 Matthews Street, Suite 209, P.O. Box 216, Goshen, New York 10924, and (4) the Village Building Inspector John C. Ledwith IV, 80 Lorillard Road, P.O. Box 31, Tuxedo Park, New York 10987.

Table 1.0-2: Involved Agencies

Approval/Permit	Agency
Village of Tuxedo Park	
Subdivision Approval, Site Plan Approval for a home site on each lot	Planning Board
Terrain Alteration (Village Code §§ 85-28, 100-31)	Board of Architectural Review
Potential Acceptance of Offer to Dedication of Roadways and Other Improvements, Terrain Alteration (Village Code § 85-24 28), Potential Blasting Permit (§100-23), Potential Issuance of Performance Bonds, Clearing Filing and Grading Permit (Chapter 40)	Board of Trustees

Work within Village roads and right-of-way (Potential) Variances/interpretations	Village Highway Department Village Board of Zoning Appeals
Orange County	
Water supply and distribution designs Realty Subdivision	Department of Health
New York State	
Sewage collection system design & sewer main extension	Department of Environmental Conservation
Stream Disturbance Permit	Department of Environmental Conservation
SPDES Permit(s) for Stormwater Discharges	Department of Environmental Conservation
401 Water Quality Certification	Department of Environmental Conservation
Federal Agencies	
Nationwide or Individual Wetlands Permit	US Army Corps of Engineers

Table 1.0-3: Interested Agencies

Review	Agency
N.Y. General Municipal Law §239-f Referral	Orange County Department of Public Works
Review and Comment	Orange County Soil and Water Conservation District
N.Y. General Municipal Law §239-l & m Referral	Orange County Department of Planning
Consultation pursuant to inter-agency agreements with NYSDEC and others	NYS Office of Parks, Recreation, and Historic Preservation
Review and Comment	Local Ambulance, Police and Fire Departments
Review and Comment	Village of Tuxedo Park Building Department
Review and Comment	Village of Tuxedo Department of Public Works
Review and Comment; N.Y. General Municipal Law Sec. 239-nn Referral	Town of Tuxedo
Review and Comment	Tuxedo Union Free School District
Review and Comment	Tuxedo Park School