

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Adoption of Update Comprehensive Plan		
Project Location (describe, and attach a general location map): Entire area of the Town of Washington, Dutchess County, NY		
Brief Description of Proposed Action (include purpose or need): In 2022, a comprehensive review, analysis, and planning process was undertaken related to hospitality uses in the Town of Washington. As a result of that effort, the Town of Washington has updated their comprehensive plan to establish new policies related to hospitality uses in the Town and to incorporate the hospitality study as part of their 2015 Comprehensive Plan. This action is to update the 2015 Plan pursuant to Town Law 272-a.		
Name of Applicant/Sponsor: Town of Washington, Town Board		Telephone: 845-677-3419 E-Mail: malex@washingtonny.org
Address: PO Box 667		
City/PO: Millbrook	State: NY	Zip Code: 12545
Project Contact (if not same as sponsor; give name and title/role): Gary Ciferri, Town Supervisor		Telephone: 545-677-3419 E-Mail: gc928@optimum.net
Address: PO Box 667		
City/PO: Millbrook	State: NY	Zip Code: 12545
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Board	January 2023
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Dutchess County Planning	February 2023 for GML 239-m review
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 checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" 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? 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):
 Hudson River Greenway

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?
The project includes the entire Town of Washington and all its zoning districts: HM, RH-1, RM-2, RL-5, RS-5, RR-10, LC

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? The Comprehensive Plan update does recommend creation of a Hospitality Overlay District

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 the 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? Yes 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)? Yes No

If Yes,

- i. Total number of structures _____
- 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? Yes No

If Yes,

- i. Purpose of the impoundment: _____
- ii. If a water impoundment, the principal source of the water: Ground water Surface water streams 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No

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? Yes 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? Yes 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? Yes 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 the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the 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), what is the 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

- Do existing sewer lines serve the project site? Yes No
- Will a line extension within an existing district be necessary to serve the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

- iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

- 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):

- vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

- 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? Yes No

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

- ii. Describe types of new point sources. _____

- 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)?

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No

- iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

- 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? Yes No

If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

- 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? Yes No

If Yes:

- 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) Yes No

- ii. In addition to emissions as calculated in the application, the project will generate:

- _____ 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)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

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? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<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: _____
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration: _____

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No

Describe: _____

n. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

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? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s): _____

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- 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 the 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.

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	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: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

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? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

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? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

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? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

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? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- 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? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? Yes 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: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- 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? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____

 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

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? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____

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? Yes No
 If Yes:
 i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

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? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site 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? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

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? Yes No

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? Yes 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? Yes No

F. Additional Information

Attach any additional information which may be needed to clarify your project.


See Attached Section F.

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 Town of Washington Date February 9, 2023

Signature  Title Town Supervisor

PRINT FORM

Section F of the Full Environmental Assessment Form (FEAF) for the 2023 Update to the Town of Washington Comprehensive Plan Adopted 2015

Section F Narrative, FEAF Part I.

Instructions for Section F from FEAF: 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.

This Section F provides additional information about the current action: the Town of Washington Update to the Comprehensive Plan. It offers background and summary information about why this Update is proposed, what it is to accomplish for the Town, and why the action is in and of itself a measure to avoid or minimize adverse environmental impacts when future hospitality land uses are proposed in Town.

A. Environmental Setting: The action covers all land areas within the Town of Washington, excluding the Village of Millbrook. Physical, historical, agricultural, and natural resources are fully described and mapped in the 2015 Town of Washington Comprehensive Plan, which remains fully incorporated into this proposed Update. The environmental setting of the Town was further identified, mapped, and analyzed in the 2022 Hospitality Study, which is also being incorporated into this Comprehensive Plan Update.

In addition to the existing data, maps and narrative included in the 2015 Plan, the proposed 2023 Updated Plan provided further details on the Town's environmental conditions as follows:

- Land use – showing all property class designations in the Town to show land use patterns;
- Agriculture and Forest Resources - showing prime farmland soils, soils of statewide importance, conserved lands, rivers and streams. This also shows surface waters, and the Hudson River Estuary Program's top 60% of forests and the Top 10% of forest habitats;
- Aquifers – showing Zones 1, 2, and 3 regulated by the Town of Washington;
- Habitat Resources – showing significant biodiversity areas, important areas for rare species, riparian buffers, and core forest habitats;
- Water resources – showing streams surface waters, flood hazard areas, NYS DEC regulated wetlands, NWI wetlands, and hydric soils;
- Viewsheds and Buildable Land – showing scenic roads identified in the Town of Washington Zoning Law and their viewsheds compared to buildable lands in those viewshed areas. Buildable lands were defined by excluding wetlands, watercourses, slopes exceeding 20% and flood hazard areas as mapped on the FEMA FIRM maps; and
- Resource Layers Map – showing all areas of the town with all above mapped layers overlaid together to create an image showing those areas having the least to the most environmentally sensitive features of the Town.

These maps further detail the environmental setting of the Town of Washington and were used to develop recommended strategies related to hospitality uses in the Town.

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B. Description of Action: The Town of Washington embarked on a planning process to evaluate the potential for a variety of hospitality uses in the Town of Washington. This process included significant public input efforts to determine the vision and goals the community has related to hospitality uses. The Committee charged to develop the Hospitality Study was charged with specific tasks to determine:

1. Whether the 2015 Town of Washington Comprehensive Plan should be amended to include and permit expansion of hospitality that aligns with the historic rural character of the Town of Washington; and
2. If it is determined that the 2015 Comprehensive Plan should be amended: (1) to assist the CPRC in formulating recommendations to the Town Board for specific changes to the Comprehensive Plan; and (2) draft proposed amendment(s) to the 2015 Comprehensive Plan to hand up to the Town Board.
3. For the purposes of the study, the term “hospitality uses” was defined as a range of potential lodging types for overnight accommodations including Hotels, Resorts, Motels, Inns, Bed & Breakfasts, Short-term rentals, Camping, Glamping, Farm-stays and related on-site accessory uses such as restaurants, bars or event facilities.

The Hospitality Study reaffirmed community commitment to the 2015 Plan’s vision, goals, and strategies, but concluded that the Plan did not provide adequate direction for hospitality land uses. It recommended that the 2015 Plan should be updated to provide direction to guide future growth and development of hospitality uses. The Hospitality Study further detailed specific strategies and actions the Town should take to allow for targeted hospitality use in Town in a manner consistent with the Town’s vision and goals.

The Town is beginning to implement the Hospitality Study by updating the 2015 Comprehensive Plan and incorporating new strategies and actions. This action, a direct result of that Study, is adoption of an updated plan pursuant to the requirements of Town Law 272-a. Once adopted, the Updated Plan will serve as a roadmap or blueprint for the community to follow in order to help focus future hospitality development in a manner consistent with the needs and desires of the community, including Washington’s environmental goals.

C. Summary of Updated Plan: The proposed 2023 Updated Comprehensive Plan includes the following elements:

- A new introduction outlining why the 2015 Plan was to be updated, the planning process, a summary of findings of the Hospitality Study, statements that reconfirm the 2015 Plan’s vision and goals, and a new set of goals and strategies specifically oriented to hospitality uses;
- The 2015 Plan in its entirety;
- The Hospitality Study Part I and its maps;
- Additional Hospitality Study analyses including mapping of lodging facilities in Dutchess County, an evaluation of traffic volume in the Town, a Hospitality Trends Analysis, and the Economic Impact of Potential Hospitality Development in the Town of Washington.
- The Hospitality Study Part II Maps, as described above.

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The Updated Plan continues to value and recognize the unique environmental features of Washington and seeks to continue to protect and enhance them. The vision remains to protect the environment, quality of life and small town and rural character of Washington. The Hospitality study reaffirmed that strong desire of the Washington community to preserve the Town's environment, open spaces, and rural character. It outlines a variety of programmatic and regulatory tools that will allow limited and targeted hospitality uses in a way that preserves the essential qualities of the Town's environment. Those sentiments are established via this Updated Plan and when implemented, will provide the Town with definitions, clarity of allowed uses, development standards and other tools and actions that will eliminate or mitigate adverse environmental impacts.

D. Potential Impacts: This Updated Plan is and of itself a measure designed to mitigate or avoid adverse environmental impacts and will provide more protection of the environment than currently exists. The Action will benefit Washington by providing research, analysis, mapped resources, and policy direction to the Town. The action of adopting a plan in and of itself does not adversely affect the environment. Plan adoption alone would not affect the environment as it involves no physical activity.

A key component of the Updated Plan and its attached Hospitality Study is to limit hospitality uses to one or two designated Hospitality Overlay Districts in Town. By so doing, that would prevent hospitality uses from adversely affecting environmental features in the vast majority of the Town. The overlay districts are proposed to be established in environmentally suitable locations: one in the Washington Hollow area and the other immediately adjacent to the Village.

These would be very narrowly defined overlay districts allowing only limited-size Inns and their accessory uses, with specific size, design, and siting performance standards. Hotels, motels, and similar more intensive uses would be prohibited within these overlays and in all other zoning districts. The Hospitality Study, incorporated into the Updated Plan, makes it clear that the overlay district is not intended to be expanded to other areas of town or other uses which are not supported by this planning process. This policy significantly reduces potential for adverse environmental impacts. The proposed overlay areas are:

Overlay Area 1: Outside the Village, the Washington Hollow area was a preferred location for new hospitality. This location is already a primarily commercial area now with a mix of uses, is where the Cottonwood is situated, and has access to existing main highways. It is envisioned that the overlay district for the Washington Hollow area would be limited roughly to parcels already within the RL-5 zoning district which have street frontage on Route 44, extending from the Town of Washington border east for some distance, possibly to Tyrrel Road but likely not further than the intersection of Sharon Turnpike. This location was one of the preferred locations identified by public input in the Hospitality Study. If implemented, it means that there are opportunities for reuse of the Cottonwood for hospitality use.

Overlay Area 2: A second hospitality overlay is envisioned to be adjacent to the Village, but outside of the regulated aquifer overlay and Millbrook Watershed in order to protect those resources. The Natural Resource Layers map offers insight as to where potentially

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environmentally acceptable areas might be for placement of this hospitality overlay district. East of the Village, land is constrained by several environmental features as well as being in the aquifer protection area. Parcels without significant environmental constraints do exist on the NW and SW edges of the Village along Route 343 that may be possible locations. A possible overlay area location would include properties on the south side of Route 82/343, across the street from Bennett College, extending from the area near College Lane southeast to the monument at the intersection of Old Route 82.

The Town developed this Updated Plan to guide future growth and development in the community in a manner that meets community goals and expectations. The recommendations included in the Updated Plan will benefit, and not adversely affect the environment. It does so by updating Plan goals and strategies related to hospitality uses by including and referring to the Hospitality Study..

It further accomplishes this by recommending the following subsequent actions specifically designed to limit or avoid adverse environmental impacts:

Establish targeted hospitality overlay districts at specifically located in areas that avoid sensitive environmental features and focused in already developed areas. The overlay will provide performance and development standards to ensure small scale, lower intensity hospitality uses occur within those areas and not outside in undeveloped portions of the Town. In so doing, large portions of the Town would not be opened up for hospitality uses beyond Bed and Breakfast and Short Term Rental uses.

Provide for density bonuses that incentivize certain hospitality uses in the overlay to also offer amenities that are desired by the Town including preserving open space, adaptively reusing existing buildings instead of new construction, providing architectural designs in keeping with the Town, and preventing development of water and sewer infrastructure that would be undesirable growth inducing actions. The Plan emphasizes that adaptive reuse of certain structures would be encouraged.

Provide details related to architectural and site design standards. The zoning law already emphasizes the importance of architectural and site design. But no specific details about what those should be are included. Because the zoning currently does not incorporate these details and does not offer other criteria upon which developers can use or Planning Board can judge against, the architectural review becomes more subjective. Incorporation of the Hospitality Study in an Updated Plan lays the foundation for the Town to establish specific design standards for non-residential uses, including hospitality. This will benefit the Town and its environment by promoting consistency of new development with community character.

Develop a Natural Resource Inventory to provide more detail on all natural resources in Washington to help the community to weigh and prioritize specific natural resources and offer landowners and review boards detailed environmental information. To this end, the Town of Washington has already begun implementing this recommendation. The Town, along with the Village of Millbrook and Town of Clinton plied to the NYS DEC and was awarded a technical assistance grant for creating a joint Natural Resource Inventory.

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Map the Environmental Protection Overlay which is established in current zoning, but not mapped. Defining and mapping this will activate the already existing development standards included in the zoning's Environmental Protection Overlay District and the Updated Plan will provide the analysis and base maps upon which the Town can develop a new Environmental Protection Overlay. Integration of the new natural resource maps and the Natural Resources Gradient Map from the Hospitality Study are critical tools to accomplish this task.

Prohibit commercial campgrounds, glamping operations and RV Parks as these were determined through public input and analysis not to be a desired uses in the Town nor consistent with the environmental or community setting due to their scale and intensity and impacts on traffic, noise, water resources, and other environmental features.

Adopt an Aquifer Protection map at the Town level that is the same as the one adopted by the Village of Millbrook to protect Millbrook's water source. In this way, regulations for this critical resource are consistent with each other. This is critical because it will provide better protection from land uses that are inconsistent with maintenance of quality water.

Limit the size of Inns in the proposed overlay districts. A significant conclusion of the Hospitality Study was that hospitality uses should be limited in size, scale and intensity to limit adverse impacts to the environment and community character. The Hospitality Study had extensive public input on this aspect, and included analysis of buildable areas, and an economic study to evaluate what size, scale and intensity would be consistent with Washington's environment. The Study concluded that a 20 room inn was the preferred intensity of use felt to be consistent with both community values and environmental conditions. The Updated Plan establishes a strategy and goal to limit the size of Inns but with a sliding scale to allow for flexibility in the number of allowed rooms based on location, site specific conditions (such as adaptive reuse of a former Inn), and use of density incentives. The Updated Plan, with the Hospitality Study included, provides the rationale for this recommendation.

Develop short term rental regulations to allow for such uses in a manner that preserves the environment, the quiet and peaceful rural atmosphere of the town, limits traffic and noise impacts, and ensures the safety of visitors.

Implement the many land use recommendations contained within the 2015 Plan. These remain valid and important to further the goals of the Town.

Summary:

The Town recognizes the need for and desires to accommodate new hospitality uses provided they are consistent with the essential values of the community and the environment. These are detailed in the Updated Comprehensive Plan and its Hospitality Study Appendix. The Updated Plan, when implemented as recommended, will guide hospitality land use growth in a manner that eliminates or mitigates adverse impacts. The Update is essentially a smart-growth plan based upon environmental protection and best management principles oriented towards hospitality uses. It is designed to build on and provide more detail about these land uses because the 2015 Plan did not adequately provide

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direction for them. Adoption of the Updated Plan will provide additional goals, direction and actions that will promote preservation of the Town's environmental resources. The Hospitality Study itself was a comprehensive planning process and by adding that Study into the Updated Comprehensive Plan is appropriate and provides the Town with concrete projects, policies and strategies that can be implemented as next steps.

Implementation of its recommended projects and programs will take time, but when completed will allow for responsible growth consistent with the environment and character so valued by Washington residents. The Updated Comprehensive Plan establishes policies and criteria that will govern new hospitality land uses and are ones that clearly support the Town's goal to protect its environment.

Adoption of the Updated Plan will help the Town reduce or mitigate environmental impacts. Implementation of its recommendations will allow for development of effective land use regulations, careful and comprehensive project reviews, and transformative recognition of the importance the Town gives to its environmental resources and community character. The Town views the Updated Plan and its' associated Hospitality Study as an important tool to ensure resiliency, sustainability and protection of Washington's environment.