

**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

Agency Use Only [If applicable]

Project :   
 Date :

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. Impact on Land</b> Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet. <span style="color: red;">No.</span>	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater. <span style="color: red;">Small Impact</span>	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface. <span style="color: red;">Small impact</span>	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material. <span style="color: red;">No.</span>	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases. <span style="color: red;">No.</span>	D1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides). <span style="color: red;">Small Impact.</span>	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area. <span style="color: red;">No.</span>	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**2. Impact on Geological Features**

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

NO

YES

*If "Yes", answer questions a - c. If "No", move on to Section 3.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**3. Impacts on Surface Water**

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

NO

YES

*If "Yes", answer questions a - l. If "No", move on to Section 4.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

**4. Impact on groundwater**

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.  NO  YES  
(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)  
*If “Yes”, answer questions a - h. If “No”, move on to Section 5.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells. <b>Small Impact.</b>	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. <b>No.</b> Cite Source: <u>NRI 2023 - Drinking Water Resource</u>	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services. <b>Small impact.</b>	D1a, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater. <b>Small impact</b>	D2d, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated. <b>No.</b>	D2c, E1f, E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer. <b>No.</b>	D2p, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources. <b>No.</b>	E2h, D2q, E2l, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**5. Impact on Flooding**

The proposed action may result in development on lands subject to flooding.  NO  YES  
(See Part 1. E.2)  
*If “Yes”, answer questions a - g. If “No”, move on to Section 6.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

6. Impacts on Air			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> ) ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> ) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site. <b>No.</b>	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government. <b>Small Impact.</b>	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site. <b>No.</b>	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government. <b>No.</b>	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect. <b>No.</b>	E3c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. <b>No.</b> Source: _____	E2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site. <b>No.</b>	E2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. <b>No.</b> Habitat type & information source: _____	E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides. <b>No.</b>	D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>8. Impact on Agricultural Resources</b>			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System. <b>Small Impact.</b>	E2c, E3b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc). <b>No.</b>	E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land. <b>No.</b>	E3b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District. <b>No.</b>	E1b, E3a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system. <b>No.</b>	E1 a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland. <b>No.</b>	C2c, C3, D2c, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan. <b>No.</b>	C2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>9. Impact on Aesthetic Resources</b> The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>		
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

<b>10. Impact on Historic and Archeological Resources</b> The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>		
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>		

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property’s setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

<b>11. Impact on Open Space and Recreation</b>			
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>12. Impact on Critical Environmental Areas</b>			
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**13. Impact on Transportation**  
 The proposed action may result in a change to existing transportation systems.  NO  YES  
 (See Part 1. D.2.j)  
*If "Yes", answer questions a - f. If "No", go to Section 14.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**14. Impact on Energy**  
 The proposed action may cause an increase in the use of any form of energy.  NO  YES  
 (See Part 1. D.2.k)  
*If "Yes", answer questions a - e. If "No", go to Section 15.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

**15. Impact on Noise, Odor, and Light**  
 The proposed action may result in an increase in noise, odors, or outdoor lighting.  NO  YES  
 (See Part 1. D.2.m., n., and o.)  
*If "Yes", answer questions a - f. If "No", go to Section 16.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation. <b>Small Impact</b>	D2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home. <b>No.</b>	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day. <b>Small Impact</b>	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>



d. The proposed action may result in light shining onto adjoining properties. <b>No.</b>	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions. <b>No.</b>	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>16. Impact on Human Health</b>			
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

<b>17. Consistency with Community Plans</b> The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>18. Consistency with Community Character</b> The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**STATE ENVIRONMENTAL QUALITY REVIEW**  
**ENVIRONMENTAL EVALUATION NARRATIVE**  
**CLEAR 5-LOT SUBDIVISION**

**INTRODUCTION:**

This Narrative is intended to assist the Planning Board in its capacity as SEQR Lead Agency in evaluating the Part 2 Full EAF, in assessing the nature, size and magnitude of any potential impacts, and in determining their significance in order to make a Determination of Significance. It has been formatted to align with Parts 2 and 3 of the Full EAF, and discusses and explains the analysis of various environmental topics. Such an analysis is appropriately set forth in a Narrative of this type, even where impacts are identified as “none” or “small” within the Part 2 form of the EAF, in order to explain the reasoning in support of the analysis.

**UPDATED PROJECT NARRATIVE:**

**Introduction:**

This is an application for the subdivision of a property on Woodstock Rd that would split a 90+ acre old estate into four relatively large parcels (average lot size over 20 acres) and one smaller parcel (5.349 acres) containing the property’s original farmhouse, which is in need of sensitive restoration. To maintain the existing look and feel of the land, the proposed subdivision has followed existing old stone walls, tree lines and natural breaks between the different fields and forests on the property. It has also designated “building envelopes” on the 3 new building lots to control the placement of the three new homes. The size of the building envelopes are: 2 acres on Lot 1; 1.48 acres on Lot 2; and 1.05 acres on Lot 5. These building envelopes are currently shown on the Constraints Map. The building envelopes will also be shown on the subdivision plat to be filed in the Dutchess County Clerk’s Office. The subdivision design also protects the views of the main field (views south along Woodstock Road, which is a designated scenic road), since this view is outside the designated building envelopes.

**Parcel location, size, and setting:**

Timothy and Johna Clear own a 90.87acre parcel, located in the northwest quadrant of the Town of Washington. The Parcel is within an RL-5 zoning district, where the minimum residential lot size is 5 acres.

The Parcel is located at the eastern end of Woodstock Road at its terminus at Stanford Road. Woodstock Road, a Town Road by use, runs through the Parcel in an east-west direction, effectively dividing the Parcel into a northern portion of approximately 39 acres (“Site 1” on Parcel Access) and a southern portion of approximately 52 acres (“Site 2” on Parcel Access). The eastern boundary of the Parcel has substantial frontage along Stanford Road

From its beginning at the intersection with Stanford Road, Woodstock Road extends west for 2.74 miles to its western terminus at NYS Route 82. Most of Woodstock Road has a gravel surface, with a roadbed width of approximately 18 feet with a 3 foot shoulder.<sup>1</sup> However, the portion of Woodstock Road that approaches Stanford Road is paved and becomes wider near the intersection.

Two single-family residences already exist on the Parcel, one north of Woodstock Road, and one south of Woodstock Road. The main farmhouse is located north of Woodstock Road, in the eastern portion

---

<sup>1</sup> Based on New York State Department of Transportation Local Roads Listing. DOT ID # 186438.

of the Parcel. A ranch-style house built in 2005 is located south of Woodstock Road in the westerly portion of the Parcel.

Please consult Drawing EX-1 Existing Conditions, Drawing PL-1 Proposed Preliminary Plat, and Drawing CS-1 Constraints Map, for further details about the Parcel and the proposed subdivision plan.

**Details of Proposed Subdivision:**

The Applicant proposes to divide the property north of Woodstock Road, into three lots:

<b>Lot #</b>	<b>Size</b>	<b>Dwelling (future/existing)</b>	<b>Access (future/existing)</b>	<b>Frontage Road</b>
Lot 1	23.490 acres	Future	Existing Farm Road Access	Woodstock Rd
Lot 2	10.092 acres	Future	Future	Stanford Rd
Lot 3	5.349 acres	Existing	Existing	Woodstock Rd

The applicant proposes to divide the property south of Woodstock Road into two lots:

<b>Lot #</b>	<b>Size</b>	<b>Dwelling (future/existing)</b>	<b>Access (future/existing)</b>	<b>Frontage Road</b>
Lot 4	23.516 acres	Existing	Existing	Woodstock Rd
Lot 5	28.425 acres	Future	Existing Farm Road Access	Woodstock Rd

Thus, the proposed subdivision will result in the creation of 5 residential lots, but two of the lots are occupied by existing dwellings and accessory structures. Only three of the lots will allow for additional future homes in the area. The average lot size of the subdivided lots is 18.17 acres.

**Lot sizes in context of neighborhood setting:**

The lots sizes are also congruent with the lot sizes of existing lots that surround the Clear Parcel, as shown in the map on the following page, entitled “Proposed lot sizes: neighborhood context.”

*Lots north of Woodstock Road:*

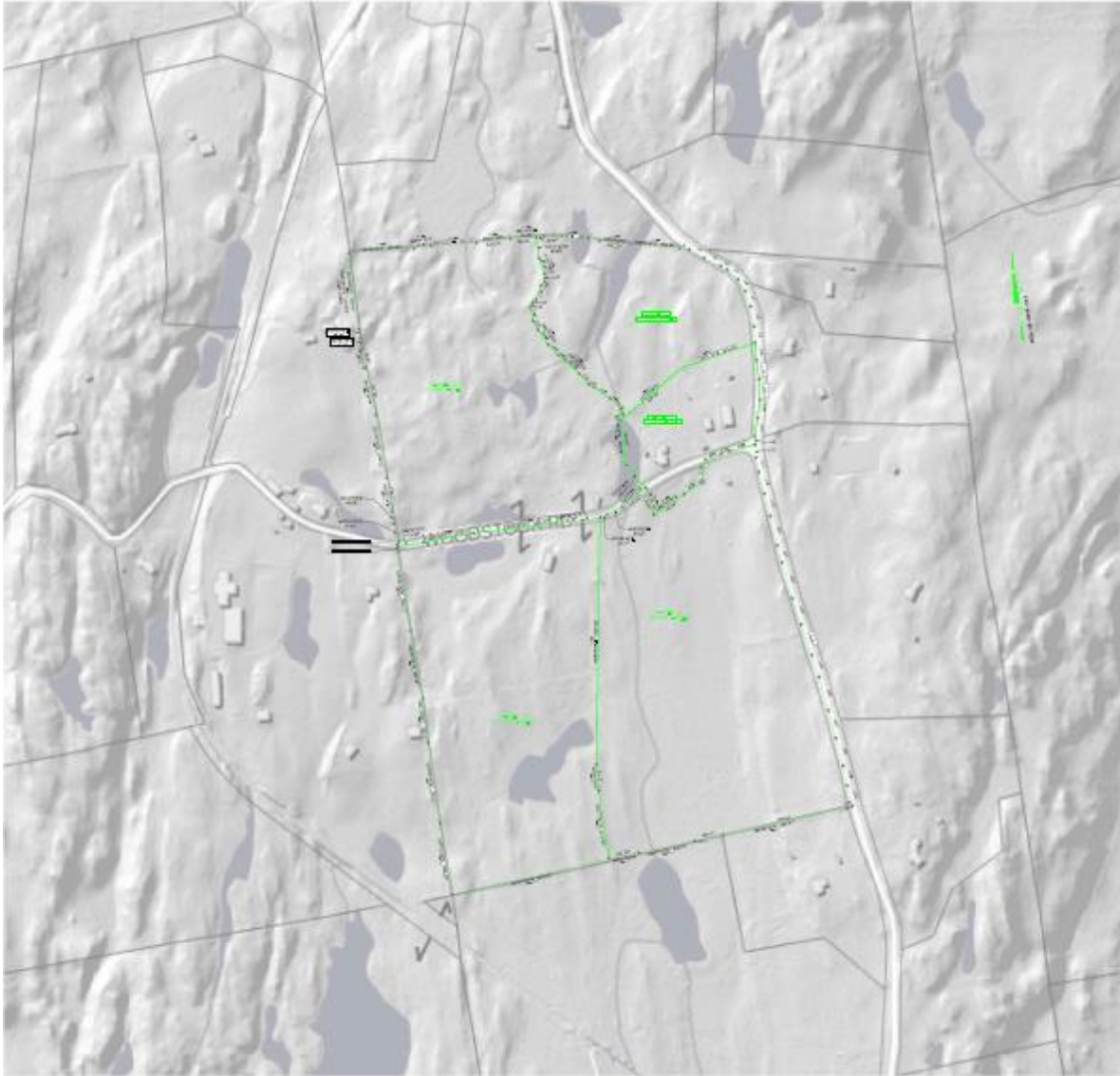
Proposed Lot 1 is 23.49 acres in size. The neighboring properties that abut it are 16.6 acres (to the north) and 15.03 acres (to the west).

Proposed Lots 2 and 3 are respectively 10.09 acres and 5.349 acres in size, both with orientation toward Stanford Road. The closest neighboring properties are those on the eastern side of Stanford Road. Those lots are (from north to south) respectively 12.1 acres, 5.0 acres, and 7.5 acres in size.

*Lots south of Woodstock Road:*

Proposed Lot 4 is 23.516 acres in size. The neighboring parcel to the west is 29.75 acres in size. This parcel is a farm operation within an agricultural district. No physical changes are proposed for Lot 4. The neighboring parcel to the south is a 61.37 acres, which is part of the much larger Orvis holdings.

Proposed Lot 5 is 28.425 acres in size. The neighboring parcel to the east (across Stanford Road), along the Lot 5's 1,515 feet of frontage on Stanford Road, are (from north to south) 21.4 acres, and 10 acres in size. The neighboring parcels to the south of Lot 5 are, from east to west, a 7.0 acre single-family residential parcel and a portion of the Orvis parcel listed above.



**Placement of homes and protection of privacy for neighbors with adjoining parcels:**

The Clears are proposing a conventional subdivision layout of their property, which conforms to the layout of all neighboring parcels. The applicants will further designate placement of improvements on the property by providing “Building Envelopes,” which are shown on the Constraints Map, and will also be shown on the filed subdivision plat.

The “Building Envelope” on the three new lots would be the designated area for the principal residential and accessory buildings, including the main house with decks or porches, related outbuildings, possible swimming pool or other recreational structures, and parking areas, all as permitted by the Town zoning law and newly adopted Code.

The underground utilities (principally well and septic) may be located either within the building envelope, or outside the building envelope, but as close to the building envelope as reasonably possible considering the design of the system and the applicable Health Department guidelines. The flexibility is provided to allow for the optimum siting location for the utilities. Each of the three new building lots is substantially

larger than 5 acres. Thus, the subdivision is considered a “non-realty subdivision” by the Dutchess County Department of Health. Specific sites for well and septic will be chosen by the new homeowners, in conjunction with their engineers, and approved by the Dutchess County Health Department prior to issuance of a building permit.

The remainder of the lands outside any applicable wetland adjacent area on the 3 new building lots will be used only for limited purposes, including: driveway to reach Woodstock Road or Stanford Road, mailbox and signage at the driveway entrance, storm drainage structures, accessory structures 100 sf or smaller (e.g. a shed for snowplowing equipment), fences/gates, landscaping walls, nature pathways, and accessory structures for farming.

### **Driveways:**

The existing driveways along Woodstock Road which serve the existing residences will remain in their current locations. The farmhouse driveway is approximately 275 feet west of the intersection with Stanford Road. The ranch house driveway is approximately 860 feet west of the intersection.

The subdivision proposes placement of two additional driveways on Woodstock Road, one to serve Lot 1 (northern side of Woodstock, western portion of property), and the other to serve Lot 5 (southern side of Woodstock, eastern portion of property). The entrance to the proposed driveway serving Lot 1 is in the location of an existing farm road entrance from Woodstock Road. The entrance to the proposed Lot 5 is in the location of an existing farm road entrance from Woodstock Road.

The proposed Lot 2 (10.092 acres) is the only lot that would derive access from Stanford Road. All driveway entrances will be approved by the Highway Superintendent before the final subdivision plat is signed by the Planning Board Chair.

## **DISCUSSION OF ISSUES RELATING TO THE FULL EAF PART 2:**

**I. Impacts on Land:** (answered Yes) The proposed action may involve construction on or physical alteration of the land surface of the proposed site, but the impacts are of small magnitude, and most are temporary and related to the period of construction.

The proposed action will involve construction and physical alteration of the land surface of the site, however, the impact that may occur is expected to be small. The applicant and applicant’s consultants have studied and reviewed the land inventory of the site in combination with the Town adopted NRI Maps and developed a Constraints Map for the site. The Constraints Map illustrates the constraints or sensitive resources on the site, the existing improvements on the site, and the location of the proposed building envelopes and access points for the three new residential homes. The proposed subdivision will create 5 lots, 2 of which already contain existing structures. Only 3 new single-family residences and permitted accessory structures will be constructed. This construction will require temporary disturbance during the construction period for the installation of the proposed driveways, residential buildings and structures, and supporting wells and sewage disposal systems.

The proposed action will not involve construction on land where the depth to water table is less than 3 feet.

The proposed action may involve construction on small areas where slopes are 15% or greater, but the impact will be limited. Town adopted NRI Map indicates the property contains a small portion of slopes in the 10-15 and 15-20 intervals. Sloped areas are not unusual in the Town of Washington. According to the NRI Report, steep slopes occur on approximately 21 % of the Town land area, with 11 % of land in

the 20% or greater slope range and 5 % of land in the very steep category (over 25%). The NRI Map 4 (Steep Slopes) shows a map of the entire Town, indicating steep slope areas by degree of slope. The Clear property is not in an area of the Town with a significant amount of steep slopes. There are, however, isolated areas of steep slopes within portions of the building envelopes. Per Town code, the Constraints Map provided shows steep slopes 20% or greater. The proposed building envelopes which contains isolated small portions of the steep slopes on site. The proposed action may involve construction on slopes of 15% or greater. But the nature and extent of the slopes within the building envelopes can be addressed with standard construction procedures and protective measures such as incorporation of a sediment and erosional plan, weekly inspections and other SWPPP related requirements to avoid adverse impacts.

Based on the soil map and soil descriptions per the USDA the average depth to bedrock on the subject site is less than 1ft. The proposed action may involve construction on land where bedrock is exposed, or generally within 5ft of existing ground surface. However, the impact will be small for several reasons. There are well-established construction techniques to address all types of soil conditions. Additionally, the size of the proposed building envelopes are small in size in comparison to the proposed lots, as shown on the Constraints Map, and also provide a range of alternatives for locating structures within the building envelope, allowing minimization or avoidance of steep slope construction. Additionally, the proposed disturbance related to the construction of the residential lots will be temporary. The overall scale of the project is small. The density is compliant with the applicable zoning, and is in the context of similar scale residential development in the area. Blasting is not anticipated as part of construction, and there is no proposed major excavation for roads, water and sewer lines, or gas and electric service.

The proposed action will involve new construction of three residential dwellings gradually overtime, as individual lot purchasers choose to develop their lots. The proposed action will not involve the excavation and removal of more than 1,000 tons of natural material given the size of the developable area. The proposed action will have little to no impact on erosion, as erosion and sediment controls such as preparation of a sediment and erosional plan, weekly inspections and other SWPPP related requirements will be in place as part of the plot plans for each individual lot.

The proposed action is not located within a Coastal Erosion hazard area.

To respond to concerns about the ability to locate a septic system in or near the building envelope boundary, the LRC Group performed preliminary soil testing on each of the three new building lots on October 18, 2024. The soil testing that was completed was in the immediate vicinity of the proposed building envelopes or within those envelopes, as depicted on the Constraints Map. The soil testing observations found the soils on site to be silty, sand and gravel with some cobbles. At the conclusion of testing, the LRC Group concluded that each of the three new building lots contained soils that support the construction of a suitable septic system meeting applicable County Health Department design standards.

Based on the foregoing information, the proposed action will not create a significant adverse environmental impact on land.

**2. Impact on Geological Features:** (Answered No) The proposed action will not result in modification or destruction of, or inhibit access to, any unique or unusual landforms on the site such as cliffs, dunes, minerals, fossils or caves as these features do not exist on site.



**3. Impact on Surface Water: (Answered No)** The proposed action will not affect one or more wetlands or other surface water bodies such as streams, rivers, ponds or lakes. The subject site was reviewed by Wetland Biologist, Michael Fishman of Edgewood Environmental Consulting, LLC for documentation of surface water. All wetlands on site were reviewed and delineated. A Wetland Delineation report dated July 18<sup>th</sup>, 2024, was provided to the board summarizing boundaries and observations of the wetlands on site. The conclusion of the delineation report provided there are 18 wetlands on site. None of the wetlands are federal or state regulated, however, 10 of the wetlands are regulated by the Town of Washington which require buffers from 50ft-100ft based on size. All proposed disturbance is outside of wetland buffers, and construction locations for the new homes are shown by the proposed building envelopes on the Constraints Map. The Constraints Map has been reviewed by Michael Fishman of Edgewood Environmental Consulting LLC, who has concurred in his provided letter dated November 15, 2024, that the Proposed Action does not create a significant adverse impact to the wetlands and wetland buffers.

Septic and well systems associated with the construction of the 3 new residential lots may be placed outside of the designated building envelopes but will be designed in compliance with DCDOH standards which maintain the wetland buffers.

See also discussion under Impacts on Land, and Impact on Groundwater.

**4. Impact on groundwater: (Answered Yes)** Since the proposed action is located in an area that does not offer public water and sewer supply for residential uses, the proposed action will introduce additional use of groundwater for three new single-family lots but will not introduce potential contaminants to ground water or aquifer. The proposed action will require new water supply wells for 3 residential dwellings. The average demand for a single-family home is between 5-10 GPM, approximately 1,320 GPD. This is an estimate based on each proposed lot with a new dwelling of average size, containing 3 bedrooms. A portion of proposed parcel 1 is shown on the Town NRI map of aquifer recharge areas (NRI Chapter 4,) as containing the outermost edge of a tertiary aquifer recharge area. Chapter 4, page 36, indicates that the aquifer recharge areas are “labeled 1-3 in order of sensitivity.” and the map accompanying it, confirm that none of the Clear property is in either a primary or secondary aquifer recharge area, nor within the limits of the recharge area for the Village of Millbrook water supply. Nor is it within any of the “most productive and most vulnerable” aquifers identified in Chapter 4, page 37, of the NRI. Water supply demand from the proposed action will not exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer.

Each of the three new building lots is proposed to have a sewage disposal system. Thus, the Proposed Action will result in three new residential septic systems, either underground or above ground (fill system). All septic systems must be designed according to the applicable NYS and Dutchess County requirements for such systems, and each system must be approved prior to issuance of a building permit. The design requirements impose standards to protect natural resources, including groundwater. Water used by the new buildings and discharged through the septic system will recharge the groundwater system, as discussed in the NRI. Concerns have been raised about the nature of the soils on the property, and whether they could support the proposed 3 new septic systems. First, the soil types on the Clear property are not unique. Map 7 of the NRI shows that the same soils are found in most of the residential areas in the northwest section of the Town. The proposed lot sizes in the Clear subdivision are similar to lot sizes near the site. The septic systems proposed for the Site meet the suggested septic system density requirements set forth in the Town NRI chapter 3, Soils Section, page 33 and Map 7. These standards suggest a sewage disposal system density of one septic system per 5.9 acres for the most difficult soil categories for soil runoff potential (D, B/D, C/D). The proposed sewage disposal system density for the three new building lots (which are 23.490, 10.092, and 28.425 acres in size) is 1 system per 20.945, almost

30 acres. If calculated to include the existing homes also, and using the entire site area, the sewage system density is 1 system per 18+ acres.

More importantly, broad categorizations of soil types, as shown on soil maps, is not adequate to assess the characteristics of an individual site. Within each major soil group, smaller areas of different soils may be found. There are 38 soil types or series found in the Town of Washington. (Town NRI, Soils section page 32). As the section notes, "General characteristics of these soils are summarized below, but should not be substituted for site-specific analysis."

To provide a specific on-site examination of the viability of septic systems on the 3 new building lots, LRC, applicants' planning and engineering consultant, did preliminary soil testing within the building envelope perimeters, and within 50 feet outside the perimeter. All tests followed Dutchess County Health Department (DCDOH) guidelines and avoided steep slopes and 100 feet wetland buffers. LRC concluded after the testing that each of the 3 new building lots offered several viable locations for the eventual design review and approval by the DCDOH for either below ground or above ground (with fill pad) septic system designs. The locations found are by no means the only suitable locations for septic systems serving the 3 new building lots, but they establish that a proper septic system may be located on each lot.

Based on all these circumstances, it is unlikely that there would be any impacts relating to groundwater, and any conceivable impacts would be expected to be small. The scale of the proposed land development is in keeping with surrounding low-density residential development, and the proposed density is low.

No contamination is known or suspected at the proposed site. Therefore, the proposed action will not result in the construction of water supply wells in locations where groundwater is or is suspected to be contaminated.

The proposed action does not require the bulk storage of petroleum or chemical products over ground water or an aquifer. The proposed action will not involve the commercial application of pesticides within 100 ft of potable drinking water or irrigation sources.

Based on the foregoing information, the proposed action will not create a significant adverse environmental impact on groundwater.

**5. Impact of Flooding:** (Answered No) The proposed action will not result in the development of lands subject to flooding. According to the information reviewed during SEQ, such as the FEMA Map and the Town NRI for Floodplains & Riparian Area, the subject site is not within a flood area.

The applicant's consultant reviewed flooding in order to respond to public concern on the east side of Stanford Road. The LRC Group studied the topography of the subject site and surrounding parcels in relation to the proposed project. The study concluded that the Clear property is at a lower elevation than Stanford Road and the properties directly to the east. Given the relative elevations, and the topography of the Clear property the proposed action will not cause any water to flow easterly across Stanford Road. A letter from the LRC Group describing the study was provided in the submission to the Planning Board dated October 22, 2024.

**6. Impacts on Air:** (Answered No) The proposed action will not result in any significant adverse impacts on air quality. The proposed action does not include a State regulated air emission source or involve any activity that will more than a minimal impact of air quality. Therefore, no significant localized air quality impacts are expected.

**7. Impact on Plants and Animals:** (Answered Yes) The proposed action may result in a loss of flora or fauna related to three new building lots for residential development. The extent of the clearing has been substantially reduced by providing building envelopes on each of the three new lots, and also by providing for use of existing access roads/drives on the property as the locations of driveway entrances where possible (as on Parcel 1 and Parcel 5). A new entrance point is required only on Parcel 2. Approximate driveway locations are included as part of the building envelopes depicted on the Constraints Map provided.

The applicant's consultants have evaluated the potential impacts of the Proposed Action on plants and animals. After consulting the NYSDEC EAF Mapper, the applicant retained Michael Fishman of Edgewood Environmental Consulting, LLC, to evaluate the Site and prepare a Habitat and Biodiversity Study. The Study field work was completed during April-May 2024, with written Report dated July 16, 2024.

**Bats:**

The Study concluded that the site contains potential habitat for the listed species Indiana Bat and Northern Long-eared Bat as well as the Tri-colored Bat, which is proposed for listing.

However, not all potential habitat for a species is necessarily occupied. Acoustic sampling performed in spring 2024 disclosed presence of five species of non-listed bats, but did not detect Indiana Bat, Northern Long-eared Bat, or Tricolored Bat (the last is a species is proposed for listing as endangered), collectively, "the Three Bat Species", on the property.

There is no documentation that these Three Bat Species occur in the area. The NYSDEC's, Northern Long-eared Bat Occurrences by Town (2022) indicates no known occurrence of this species within the Town of Washington. The NYSDEC's Environmental Resource Mapper does not indicate any bats listed as threatened or endangered within 5 miles of the Project Site. The northern long-eared bat is considered a forest interior-dwelling species, and there is no forest interior<sup>2</sup> habitat on the Project Site.

Nonetheless, because the site has potential bat habitat, including mature forest patches with open understory, live trees with exfoliating bark, dead limbs, and crevices suitable for bat roosting, standing dead trees ("snags") and fallen dead trees that can also provide potential roosting structure for bats, the Proposed Action has incorporated a number of measures to assure that no significant adverse impacts to listed bat species will result.

The Proposed Action incorporates the U.S. Fish & Wildlife Service's recommendation for seasonal restrictions on tree clearing. Trees will only be cleared in the winter months (October 31 through March 31), when bats are hibernating offsite. This is a protective measure that prevents direct take of any individual bat, since bats are not in the trees during the permissible cutting season. Tree clearing has also been limited to specific building envelopes and driveways, thereby avoiding large clearcuts or fragmentation of forested habitat. Forested habitat corridors will remain across the entire property in areas where they currently exist.

The Proposed Action also limits clear-cutting and residential building construction to the designated Building Envelopes; and limits placing of underground utilities to the areas as close as possible to the Building Envelopes ("Building Envelope Areas"). The potential clearing to be performed as part of the Proposed Action will not cause a significant loss of habitat, including potential roosting habitat, on the site. Nor is the potential clearing substantial enough to impair movement of any bats through the site. The Building Envelope Areas are limited to approximately 4.73 acres of a 90.87-acre site. The Proposed Action

---

<sup>2</sup> Defined as closed canopy forest habitat more than 100 meters from an canopy opening or forest edge.

leaves most of the site in its existing condition. Bats may return yearly to an area of trees previously used as roosts, but they are adapted to the occasional loss of roost trees. Because their roost trees include snags and fallen dead trees, bats are accustomed such trees naturally senescing and falling. Therefore, bats continually seek new roosting trees in their territories, because standing dead trees inevitably fall over.<sup>3</sup>

The forest canopy on the Project Site is highly fragmented, and the Site contains no forest interior habitat. The proposed Building Envelope areas do not break any closed canopy forest areas, and thus do not cause further forest canopy fragmentation. The closed-canopy areas on the site remain undisturbed. It might also be noted that bat populations have plummeted in recent years, leaving a relative surfeit of habitat for the remaining populations.

### **Bog Turtles:**

The EAF Mapper indicates the potential presence of Bog Turtles, and the Edgewood Habitat and Biodiversity Survey Report, noted areas of potential habitat for Bog Turtles. However, a Phase I Bog Turtle study done by Edgewood Environmental Consulting, LLC dated October 18, 2024, concluded that there is no potential habitat for Bog Turtle and no Bog Turtles were seen during the field work study. The Town Wetland consultant, Steve Marino, of Tim Miller Associates, concurred with the conclusions of the study, after reviewing the report and visiting the site to confirm the characteristics of the site as reported in the study.

The proposed action will not cause a reduction in population or the loss of individuals of any threatened or endangered species or a reduction in population, or loss of individuals, or any species of special concern or conservation need, and will not result in reduction or degradation of any habitat used by any species of special concern and conservation due to the small building envelopes proposed and the mitigation efforts of being outside of the wetland buffers and tree removal only taking place between October 15 and March 31<sup>st</sup> per NYSDEC guidelines.

The proposed action will not diminish the capacity of a registered National Natural Landmark as there are none located on the subject site.

There are no significant natural communities present on site per the NYSDEC resource mapper, therefore, the proposed action will not result in the removal of, or ground disturbance in, any portion of a designated significant natural community.

The proposed action will not interfere with nesting/breeding, foraging or over-wintering habitat for the predominant species that occupy or use the project site given the small area of the Building Envelopes for the new residential structures as shown on the Constraints Map and the temporary disturbance related to construction.

The proposed action will not require the conversion of more than 10 acres of forest, grasslands or any other regionally or locally important habitat per the building envelopes provided on the Constraints Map.

Based on the foregoing information, the proposed action will create no significant adverse environmental impact on plants or animals.

**8. Impact on Agricultural Resources:** (Answered Yes) The proposed action may impact agricultural resources. Approximately 20% of the soils on the subject site are agricultural soils of both Prime and

---

<sup>3</sup> Each of the 3 species—Indiana bat, Northern Long-eared bat, and Tri-color bat—roost in standing dead trees. The Northern Long-eared bat also roosts in fallen dead trees.

Statewide Importance per the USDA and the Town adopted NRI Map for Agricultural Resources. (Map 18) Some areas of the Agricultural soils also have other constraints, such as wetlands. A portion of the Agricultural soils have previously been developed for residential use. The site is also within County Agricultural District #21. The Applicant has filed an Agricultural Data Statement, and the Planning Board will be considering potential impacts as part of its planning review, as well as under SEQR.

The Constraints Map depicts the areas of agricultural soil on site. The proposed action will have a minor impact on soils classified within soil group 1 through 4 of the NYS Land Classification System. Proposed Building Envelopes 1 and 2 do not impact agricultural soils on site, however, the driveway of proposed Building Envelope 5 would impact the soils. This location was chosen for the driveway since it is an existing farm access road, and using this access avoided the need for new disturbance on the property. The remainder of Building Envelope 5 is outside of the agricultural soil area.

Property in the Agricultural Overlay District is frequently used for family farming, or keeping of animals and for raising of crops. In response to expressed concerns about adverse impacts of the subdivision on such activities, the proposed subdivision has been designed to provide enough land in each parcel to provide for agricultural activities in conformance with applicable zoning and the size of the parcels.

The proposed action will not sever, cross or otherwise limit access to agricultural land as depicted on the Constraints Map. The Clear Property does not provide a connection between large areas of farmland.

The proposed action will not result in excavation or compaction of the soil profile of active agricultural land as the majority of the building envelopes are outside of the areas of the agricultural soils. Any disturbance to these soils will be temporary during the construction period with a small impact with the installation of a residential driveway.

The proposed action will not irreversibly convert 2.5 acres or more of agricultural land to non-agricultural land.

The proposed action will not disrupt an agricultural land management system, and an installation of an agricultural management system would not be appropriate for the proposed use of the property.

Based on the foregoing information, the proposed action will not have a significant adverse impact on agriculture or agricultural resources.

**9. Impact on Aesthetic Resources:** (Answered No) The proposed action is not obviously different from or are not in sharp contrast to current land use patterns. The proposed parcels ranging from 5.3 acres to 28.4 acres are of similar size to the surrounding existing parcels, which range from 5 acres to 61 acres. A similar subdivision action has occurred just north of the subject parcel less than 1 mile away on Stanford Road.

The proposed action will not obstruct any officially designated scenic views. The project is compatible with the scenic road provisions and the designation of Woodstock Road as a Scenic Road. The layout of the driveway access has resulted in only two new driveways entering Woodstock Road, one on the north and one on the south side. The building envelope for Lot 5 assures that it will not block views in a southerly direction from Woodstock Road over the main field area.

The proposed action is not located in or adjacent to any NYS Scenic Areas of Statewide Significance.

**10. Impact on Historic and Archeological Resources:** (answered No) The proposed action will not occur in or adjacent to a historic or archeological resource. No historic buildings or sites listed on the

State national Registers of Historic Places are located on or near the property. A submission was made to SHPO OPRHP and a letter of no impact was received from OPRHP dated August 22, 2024.

Based on the foregoing information, the proposed action will not create any significant adverse impact to cultural resources. Concerns have been raised about the existing house, now placed on proposed parcel 3 of the subdivision. While this house is not eligible for listing, as confirmed by OPRHP, the design of the subdivision, which places the house and barns on Parcel 3 on a smaller lot, is intended to create a parcel that would allow a purchaser to concentrate on the restoration of the house, rather than on managing a large landholding. The house has suffered significant alterations over the years.

**11. Impact on Open Space and Recreation:** (Answered No) The proposed action will not result in a loss of recreational opportunities or reduction of open space resources as designated in an adopted municipal open space plan. The lands are privately owned. The subdivision is at a density substantially below that permitted under zoning. The views to the south from Woodstock Road are being protected by the design of the building lot on proposed parcel 5.

**12. Impact on Critical Environmental Areas:** (Answered No), The subject site is not located within a CEA, therefore the proposed action is not located within or adjacent to a critical environmental area.

**13. Impact of Transportation:** (Answered No) The proposed action will not result in a change to existing transportation systems. The proposed subdivision action and creation of 3 new building lots is consistent with the community's adopted plan and zoning, it does not change the intensity of the land use in the area, it does not change the quality of the existing community or its character, it does not change or impact environmental resources or infrastructure or create a hazard to human health.

**14. Impact on Energy:** (Answered No) The proposed action will not result in any significant increase in the use of any form of energy, however, the proposed action may result in the construction of 3 new residences which will require the minimal amount of energy required to run a single-family dwelling.

**15. Impact on Noise, Odor, and Light:** (Answered Yes) The proposed action may result in an increase in noise, odor or outdoor lighting. However, this impact is expected to be small in scale and magnitude, given the action would only result in 3 new single-family residences and their accessory structures. The density of the proposed housing is similar Ambient noise levels will be exceeded temporarily during the construction period. No blasting is expected or proposed as part of this action. Odors may occur for more than one hour per day temporarily during the construction period. Any lighting proposed associated with the eventual constructed houses would be little to no impact to the adjoining properties and would not be significant enough to create sky-glow.

Based on the foregoing information, the proposed action will not create a significant adverse impact involving noise, odor or light.

**16. Impact on Human Health:** (Answered No) No significant impacts to human health are anticipated from the proposed action because all construction and operational activities will be undertaken in accordance with an in compliance with all pertinent environmental and land development regulations and related permit and approvals procedures and requirements. Furthermore, according to the NYSDEC there are no reported contaminants on site and no contaminants are proposed to be introduced, therefore, the proposed action will not have an impact on human health from exposure to new or existing source contaminants.

**17. Consistency with Community Plans:** (Answered No as to inconsistency) The proposed action is consistent with the adopted land use plans. The proposed subdivision action and creation of 3 new single-

family residential lots is consistent with the community's adopted plan and zoning. It does not change the intensity of the land use in the area. It does not change the quality of the existing community or its character. It does not change or adversely impact environmental resources or infrastructure or create a hazard to human health. Therefore, the action is consistent with community plans.

**18. Consistency with Community Character:** (Answered No as to inconsistency)

The proposed action is consistent with the existing community character. The proposed subdivision creates parcels of similar size to the surrounding neighborhood. These lots are compatible with the context of uses already in the neighborhood, including varied lot sizes, but overall rural and low density development, with varied rural uses, including family farm operations on nearby properties located within 500 feet.