

**PARTS 1 AND 2 OF THE
FULL ENVIRONMENTAL ASSESSMENT FORM (EAF)
FOR
GARRISON PROPERTIES, LLC
AND
HUDSON VALLEY SHAKESPEARE FESTIVAL**

October 2020
Revised February 2021
Revised April 30, 2021
Revised June 3, 2021

Garrison Properties, LLC
P.O. Box 348
2015 U.S. Route 9
Garrison, New York 10524

And

Hudson Valley Shakespeare Festival
143 Main Street
Cold Spring, New York 10516

Prepared By:

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**KELLARD
SESSIONS**

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(prepared by the applicant for the Planning Board's consideration)
- 3.0 PART 3 OF THE FULL ENVIRONMENTAL ASSESSMENT FORM (EAF) – SCOPE OUTLINE**

CIVIL DRAWINGS (civil drawings to be submitted at a later date)

Sheet 1: Cover Sheet

Sheet 2: Subdivision Plan

Sheet 3: Existing Conditions Plan

Sheet 4: Constraints Plan

Sheet 5: Removal Plan

Sheet 6: Overall Site Plan (Grading and Drainage)

Sheet 7: Overall Erosion and Sediment Control Plan

Sheet 8: Sight Distance Profiles

The following scopes of work (Appendices A – C) are provided for the Board's review and confirmation

APPENDIX A LANDSCAPE ARCHITECTURE EXHIBITS

- Parcel Map
- Concept Plan
- Proposed Viewshed Analysis Locations
- **Lighting Precedents**
- **Tent Precedents**

APPENDIX B TRAFFIC REPORT (full traffic report to be submitted at a later date)

- Traffic Study Scope Memorandum, dated **May 25, 2021**

APPENDIX C ACOUSTICAL SURVEY (full acoustical survey to be submitted at later date)

- Memorandum from SoundArts, dated **May 24, 2021**

APPENDIX D CUT & FILL MAP AND SOIL TABLE

APPENDIX E CORRESPONDENCE – NYSDEC NATURAL HERITAGE PROGRAM AND SHPO

PART 1 OF THE FULL ENVIRONMENTAL ASSESSMENT FORM (EAF)

**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: Garrison Golf Club Planned Development District (GGCPDD)/Hudson Valley Shakespeare Festival (HVSF)		
Project Location (describe, and attach a general location map): 2015 US Rt. 9, Garrison, NY - GGCPDD is located on the west side of U.S. Route 9 and between Philipse Brook Road and Snake Hill Road		
Brief Description of Proposed Action (include purpose or need): The applicant is proposing an amendment to the Garrison Golf Club Planned Development District (GGCPDD) and the Rural Conservation District (RC) District to allow the HVSF to relocate its facility from Boscobel (also in Philipstown), to The Garrison. HVSF's long-term plan includes the installation of a permanent theater tent and accompanying structures (back of house structure, welcome center, concessions and restrooms); parking expansion; creation of meadows and gardens; lodging for artists and guests; a year-round theater building; rehearsal barn; and pavilion. The existing restaurant and banquet hall would remain; however, the 18-hole golf course will be eliminated. The application includes the relocation of the Snake Hill Road access driveway, improvements to the intersection of the site driveway and Route 9, and upgrades to the Route 9 and Snake Hill Road intersection. Modifications may be needed to the existing earthen dam located at the existing Snake Hill Road access drive. The proposed action also includes a 3-lot subdivision whereby the HVSF use will be contained to one (1) ±97.26 acre lot, a separate ±29.5 acre lot would be developed as a private residence, and a third ±17.28 acre lot will be created and conveyed to a conservation organization, resulting in a total of ±73.83 acres to be permanently preserved; this includes the portion of the existing golf course located on the west side of Snake Hill Road and north side of Philipse Brook Road.		
Name of Applicant/Sponsor: Garrison Properties, LLC and Hudson Valley Shakespeare Festival	Telephone: (845) 424-3604	E-Mail: chipallemann@thegarrison.com
Address: 2015 U.S. Route 9		
City/PO: P.O. Box 348, Garrison	State: New York	Zip Code: 10524
Project Contact (if not same as sponsor; give name and title/role): Kate Liberman, Managing Director, Hudson Valley Shakespeare Festival	Telephone: (781) 424 7568	E-Mail: kliberman@hvshakespeare.org
Address: 143 Main Street		
City/PO: Cold Spring	State: New York	Zip Code: 10516
Property Owner (if not same as sponsor): Garrison Properties, LLC (as owner and co-applicant)	Telephone: (845) 424-3604	E-Mail: chipallemann@thegarrison.com
Address: 2015 U.S. Route 9		
City/PO: P.O. Box 348, Garrison	State: New York	Zip Code: 10524

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 Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Amendment to the GGCPDD & Rural Conservation District	October 2020
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Philipstown Planning Board - Subdivision, Site Plan Approval, Special Use Permit	October 2020
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Philipstown - Conservation Board - Wetland Permit	TBD
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PCDH (Septic); PCDHF (Highway Work Permit) Putnam County Planning Board - GML 239m & n	TBD
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYCDEP - Aqueduct Crossing Review	TBD
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDOT - Highway Work Permit NYSDEC - SPDES (stormwater/groundwater) NYSDEC - Protection of Waters Permit	TBD
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Army Corps of Engineers	TBD
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input 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):

The subject property is located within the Garrison Golf Club Planned Development District; the Town of Philipstown Open Space Conservation Overlay District; the Town of Philipstown Scenic Protection Overlay District, and the Town of Philipstown Aquifer Overlay District

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):

The subject property is located within the Town of Philipstown Open Space Conservation Overlay District and is listed on the Town's Open Space Index

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?

Garrison Golf Club Planned Development District (GGCPDD); Rural Conservation District (RC); the Town of Philipstown Open Space Conservation Overlay District; the Town of Philipstown Scenic Protection Overlay District, and the Town of Philipstown Aquifer Overlay District

b. Is the use permitted or allowed by a special or conditional use permit? Applicant proposing to amended allowable uses with the GGCPDD and RC Zones Yes No

c. Is a zoning change requested as part of the proposed action?

If Yes,

Yes No

i. What is the proposed new zoning for the site? Amendment to the GGCPDD and RC District's to allow uses not presently permitted

C.4. Existing community services.

a. In what school district is the project site located? Garrison Union Free School District

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

Putnam County Sheriff's Department and NYS Police

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

Garrison Fire Protection District; Garrison Volunteer Ambulance Corps and Philipstown Volunteer Ambulance Corps

d. What parks serve the project site?

Philipstown Park - 1239 Route 9D and Philipstown Community Center - 107 Glenclyffe Drive
Clarence Fahnestock State Park; Hudson Highlands State Park

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)? Amend the underlying zoning district to allow uses that will accommodate the relocation and expansion of the HVSF from Boscobel to The Garrison; the existing 18-hole golf course use will be eliminated in its entirety

b. a. Total acreage of the site of the proposed action? 200.6 acres

b. Total acreage to be physically disturbed? 39.3 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 298.5 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)? % 123% Units: s.f. of ground floor

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)

A 3-lot subdivision is proposed to separate single-family residential, performing arts and conservation uses

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? 3

iv. Minimum and maximum proposed lot sizes? Minimum 17.28 ac. Maximum 97.26 ac.

e. Will the proposed action be constructed in multiple phases? Yes No

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

ii. If Yes:

*Phase 1 completion by 2024

• Total number of phases anticipated 2

• Anticipated commencement date of phase 1 (including demolition) Sept month 2021 year

• Anticipated completion date of final phase May month 2031 year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

Phase 1: Permanent theater tent and accompanying structures (back of house structure, welcome center, concessions and restrooms), Snake Hill Road and Route 9 access and internal driveway improvements, upgrades to the Snake Hill Road and Route 9 intersection, parking, creation of meadows and gardens, and cessation of golf.

Phase 2: Lodging for artists and guests, year round theater, rehearsal barn, community pavilion, additional parking and private residence.

Phasing is dependent on funding; an anticipated phasing plan will be provided.

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	0	0	0	0
At completion of all phases	1*	0	0	0

*One (1) single-family residence is proposed and the existing golf course superintendent's residence will be converted to office use

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes, The proposed indoor theater would be the largest building and is estimated to be +/- 14,000 s.f.

i. Total number of structures +/- 22 Includes proposed single-family residence

ii. Dimensions (in feet) of largest proposed structure: TBD height; TBD width; and TBD length +/- 14,000 s.f.

iii. Approximate extent of building space to be heated or cooled: +/- 92,000* square feet *Existing & proposed at build-out

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: Existing dam provides a surface water feature and irrigation source

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: 6,400,000 million gallons; surface area: 3.79 acres

v. Dimensions of the proposed dam or impounding structure: 13 ft. height; 150 ft. length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

The existing earthen dam may require modification. The applicant has engaged a structural engineer to evaluate its existing condition

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? 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): Potential repair of the existing dam and relocation of the site access driveway off Snake Hill Road; this NYSDEC Class B (TS) stream is a tributary to the Philipse Brook. Other site related activities may take place within the Town of Philipstown regulated wetland buffer.

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: The project sponsor envisions that the existing dam at the Snake Hill Road site access driveway will require some modification; a structural engineer has been engaged to evaluate its condition. If modifications are needed, disturbance to the bed and banks of the stream may be required. The proposed relocated access driveway off Snake Hill Road will require a new crossing of this stream; however, our goal would be to span the stream to limit direct disturbance to its bed or banks. Additional information will be provided.

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

If Yes, describe: Dam modification and stream crossing may disturb bottom sediments

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: The extent of work is unknown at this time; additional evaluation is required
 - expected acreage of aquatic vegetation remaining after project completion: TBD
 - purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): TBD
 - proposed method of plant removal: TBD
 - if chemical/herbicide treatment will be used, specify product(s): TBD

v. Describe any proposed reclamation/mitigation following disturbance: TBD

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: 15,661* gallons/day *Does not include irrigation

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: Existing and proposed on-site potable water wells

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: >5 gallons/minute.

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

If Yes:

i. Total anticipated liquid waste generation per day: 15,661 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): Sanitary wastewater

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):
 Use of existing and proposed sanitary sewage treatment systems (septic) _____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____
 None proposed _____

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?
 133,294 Square feet or 3.06 acres (impervious surface)
 8,738,136 Square feet or 200.6 acres (parcel size)
 ii. Describe types of new point sources. Construction of new buildings, structures, driveways, and parking areas _____

 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)?
 A Stormwater Pollution Prevention Plan (SWPPP) will be prepared in compliance with Town and NYSDEC requirements during site plan review; new impervious surfaces will be conveyed and managed within approved on-site stormwater management facilities
 • 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: Typical construction related equipment will be used during the period of construction but only in compliance with Town requirements-approved hours of construction operation
 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 Hydrofluorocarbons (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 6pm to 11pm.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
 On average +/- 5 daily truck trips are anticipated; the majority of truck trips are made by box trucks, however, tractor trailers do deliver to the site

iii. Parking spaces: Existing 173 Proposed 522 Net increase/decrease +349

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:
 Relocate the site access driveway at Snake Hill Road; improve the intersection of the site access driveway with Route 9; upgrade the Route 9 and Snake Hill Road intersection; modify internal driveways

vi. Are public/private transportation service(s) or facilities available within 1/2 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: _____
 TBD

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
 Central Hudson currently supplies electricity to the subject property; this service will be expanded to support the new use

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. The applicant will abide by all Town noise regulations during construction

i. During Construction:		ii. During Operations:	
• Monday - Friday:	<u>8am-sunset</u>	• Monday - Friday:	<u>8am-11pm</u>
• Saturday:	<u>8am-12pm</u>	• Saturday:	<u>8am-11pm</u>
• Sunday:	<u>None</u>	• Sunday:	<u>8am-11pm</u>
• Holidays:	<u>None</u>	• Holidays:	<u>8am-11pm</u>

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:
 Live theatrical performances will take place within the proposed tent theater and year-round indoor theater; receptions will continue to occur within the existing banquet hall; a noise study will be conducted to further evaluate noise and to evaluate the anticipated noise compared to ambient noise levels

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:
 Outdoor lighting will be installed for safety and security purposes; a dark sky compliant lighting plan will be developed during the site plan approval process; non-essential site lighting will be turned off during non-operating hours

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 #2 heating oil

ii. Volume(s) 10,560 gal per unit time _____ year (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____
 Existing on-site buildings are heated with fuel oil; the above volume represents the actual amount used in calendar year 2017

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):
 The existing golf course utilizes herbicides, pesticides, insecticides and fungicides as part of ongoing golf course maintenance which will be eliminated at the end of the 2021 season. Proposed landscaping will require maintenance and the use of these products may be required from time to time to maintain the viability of the plant material. The use of such products will be significantly reduced when compared to the existing golf course use and will be in compliance with best management practices.

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: 0.7 lbs per capita tons per _____ day (unit of time)
- Operation : _____ 24 tons per _____ month (unit of time)

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

- Construction: To the extent possible construction materials and demolition material will be recycled
- Operation: Glass, tin, plastics and cardboard will be recycled

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

- Construction: Construction debris will be transported off-site by the contractor to an approved facility
- Operation: Waste will be transported by a private hauler to an approved waste facility

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): Existing 18-hole golf course to be eliminated

ii. If mix of uses, generally describe:

The subject property is currently developed with an 18-hole golf course along with a restaurant, bar, and banquet hall

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	8.26	14.23	+5.97
• Forested	49.97	48.08	-1.89
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	11.63	28.27	+16.64
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	3.79	3.79	0
• Wetlands (freshwater or tidal)	1.45	1.43	-.02
• Non-vegetated (bare rock, earth or fill)	.45	.06	-0.39
• Other Describe: <u>Lawn/Porous Pavement</u>	66.49	46.18	-20.31

This table has been completed for the portion of the subject property to be redeveloped. This includes Tax Lots 60.1-59.2 and 60.-1-59.3, which total +/-142 acres

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: The subject property contains an 18-hole golf course which is open to the public

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:
Walter Hoving Home located at 40 Walter Hoving Road in Garrison; United Cerebral Palsy Assoc. located at 26 Coleman Road in Garrison

e. Does the project site contain an existing dam? Yes No
 If Yes:
i. Dimensions of the dam and impoundment:

- Dam height: _____ +/- 13 feet
- Dam length: _____ +/- 150* feet *Represents the approx. length of embankment along the driveway
- Surface area: _____ +/- 3.79 acres
- Volume impounded: _____ +/- 6,400,000 gal. gallons OR acre-feet

ii. Dam's existing hazard classification: The existing dam is currently not registered with the NYSDEC and does not have an official classification
iii. Provide date and summarize results of last inspection:
A structural engineer has been retained to evaluate the existing dam; additional information will be provided as it becomes available

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:

iii. Describe any development constraints due to the prior solid waste activities: _____

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 The following numerical values are associated with the portion of the property to be redeveloped. This includes Tax Lots 60.1-59.2 and 60.-1-59.3, which total +/-142 acres

a. What is the average depth to bedrock on the project site? _____ >6 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: Given the property size, the on-site _____ %
 soil types vary significantly; see _____ %
 Soil Table in Appendix D _____ %

d. What is the average depth to the water table on the project site? Average: _____ >6 feet

e. Drainage status of project site soils: Well Drained: _____ 89 % of site
 Moderately Well Drained: _____ 0 % of site
 Poorly Drained _____ 11 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 38 % of site
 10-15%: _____ 15 % of site
 15% or greater: _____ 47 % 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 862-52.1 Classification B(TS)
- Lakes or Ponds: Name Unnamed on-site pond Classification PUBHh (NWI)
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size 1.45 acres
- Wetland No. (if regulated by DEC) N/A

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? Floodplain associated with Philipse Brook; not located with proposed development area 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: Principal Aquifer (EAF Autofill)

m. Identify the predominant wildlife species that occupy or use the project site:		
whitetail deer	grouse	red tail hawk
turkey	raccoon	songbirds
gray squirrel	crow	other common species
n. Does the project site contain a designated significant natural community? Per available NYSDEC Mapping <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
If Yes:		
i. Species and listing (endangered or threatened): _____		
Northern Long-eared Bat, Bald Eagle		
Northern Long-eared Bat is listed federally and by NYS as being threatened; the Bald Eagle is listed as being threatened in NYS		
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? Per NYSDEC <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Species and listing: _____		

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes, provide county plus district name/number: _____		
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input checked="" type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: Eligible property: Brookmeade, Eligible property: South Highland United Methodist Church and Parsonage	
<i>iii.</i> Brief description of attributes on which listing is based: Church and Parsonage is located at 19 Snake Hill Road; both are eligible for listing per the NYSSHPO	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: Bear Mountain-Beacon Highway (US Route 9D) and the Appalachian Trail	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Scenic Byway and National Scenic Trail, respectively	
<i>iii.</i> Distance between project and resource: 1 and 2 miles, respectively miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

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

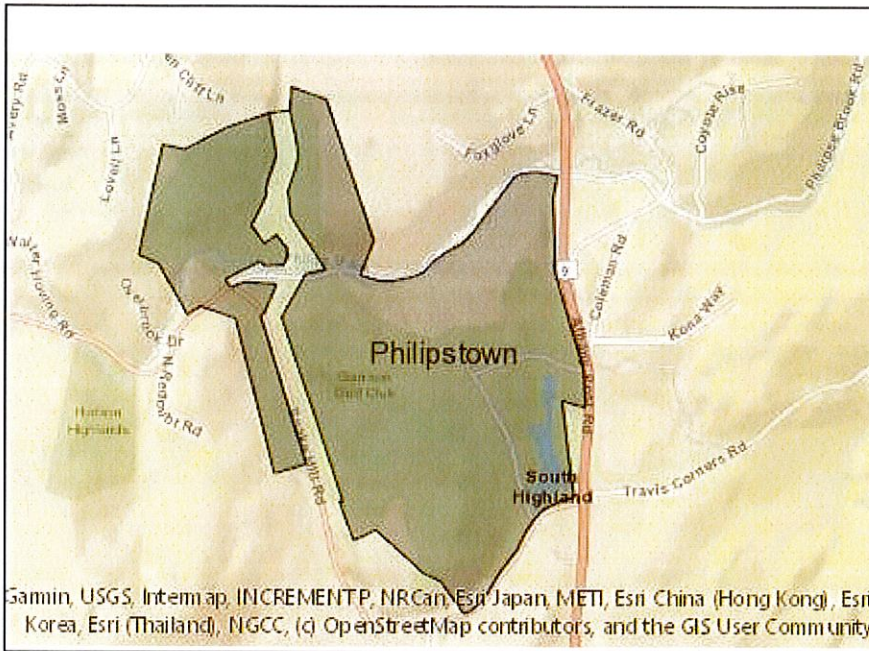
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Jan K. Johannessen, AICP Date 10/22/20; rev. 2/12/21; rev/ 4/30/21; rev. 6/3/21

Signature Jan K. Johannessen Title Principal, Kellard Sessions Consulting



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



Gamin, USGS, Intermap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Intermap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-52.1
E.2.h.iv [Surface Water Features - Stream Classification]	B(TS)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No

E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat, Bald Eagle
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property: Brookmeade, Eligible property: South Highland United Methodist Church and Parsonage
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

PART 2 OF THE FULL ENVIRONMENTAL ASSESSMENT FORM (EAF)
(prepared by the applicant for the Planning Board's consideration)

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

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.

1. Impact on Land 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.	E2d	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	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.	D2a	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>

l. Other impacts: The applicant shall further analyze stormwater quantity and quality impacts within the Part 3 EAF which shall be reviewed by the Town Engineer		<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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. (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.

NO YES

	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.	D2c	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: A groundwater impact analysis will be provided within the Part 3 EAF	D2c	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input checked="" 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.	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.	D2p, E2l	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	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. (See Part 1. E.2)
If "Yes", answer questions a - g. If "No", move on to Section 6.

NO YES

	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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input checked="" 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 checked="" type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input checked="" 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 checked="" type="checkbox"/>

g. Other impacts: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air
 The proposed action may include a state regulated air emission source. NO YES
 (See Part 1. D.2.f., D.2.h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

	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 ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) 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.) NO YES
If "Yes", answer questions a - j. If "No", move on to Section 8.

	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.	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.	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.	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.	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.	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. 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.	E2m	<input type="checkbox"/>	<input checked="" 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. 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.	D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: The applicant has consulted with the NYSDEC and a habitat assessment will be provided for the identified species within the Part 3 EAF		<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

9. Impact on Aesthetic Resources
 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.)
If "Yes", answer questions a - g. If "No", go to Section 10.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/> <input checked="" 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 checked="" type="checkbox"/> <input checked="" type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources
 The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)
If "Yes", answer questions a - e. If "No", go to Section 11.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Yes", 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>

11. Impact on Open Space and Recreation

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. NO YES

(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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"/>

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) NO YES

If "Yes", answer questions a - c. If "No", go to Section 13.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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 - g. 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 checked="" type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" 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 checked="" type="checkbox"/>
f. Other impacts: The applicant will complete a traffic impact analysis to determine if any improvements to the existing condition are required to mitigate impacts (if any)		<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 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.	D2m	<input type="checkbox"/>	<input checked="" 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.	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.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

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.)
If "Yes", answer questions a - m. If "No", go to Section 17.

NO

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 checked="" type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input checked="" 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 checked="" type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
m. Other impacts: <u>Given the historic golf course use, further environmental assessment is necessary and will be evaluated within Part 3 of the EAF</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

17. Consistency with Community Plans
 The proposed action is not consistent with adopted land use plans. NO YES
 (See Part 1. C.1, C.2. and C.3.)
If "Yes", answer questions a - h. If "No", go to Section 18.

	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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character
 The proposed project is inconsistent with the existing community character. NO YES
 (See Part 1. C.2, C.3, D.2, E.3)
If "Yes", answer questions a - g. If "No", proceed to Part 3.

	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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

PART 3 OF THE FULL ENVIRONMENTAL ASSESSMENT FORM (EAF) – SCOPE OUTLINE

**PART 3 OF THE
FULL ENVIRONMENTAL ASSESSMENT FORM (EAF)
EXPANDED PART 3 SCOPE OUTLINE**

Garrison Properties, LLC and
Hudson Valley Shakespeare Festival

February, 2021
Revised: April 30, 2021
Revised: June 3, 2021

1. Project Summary

- a. Project location and description of existing conditions, including description of the existing site, past site disturbances and character of the surrounding area.
- b. Discussion of past actions and approval history, particularly relating to the Garrison Golf Club Planned Development District (GGCPDD).
- c. Discussion of existing and proposed zoning.
- d. Description of the proposed action.
- e. Discussion of the approval process and list of involved and interested agencies and associated permits/approvals required.
- f. Describe the proposed action as it relates to the State Environmental Quality Review Act (SEQRA), identify the SEQRA classification (action type), discuss project phasing, the “build year/design year” (as applicable), and how the applicant intends on evaluating impacts relative to the existing condition, the hypothetical buildout of the 2005 GGCPDD plan, and the proposed action at full buildout.

2. Land Use, Zoning and Layout

- a. Discussion of existing and proposed zoning, including applicable overlay districts.
- b. Discussion of the 2005 GGCPDD zoning and site plan approval and related SEQRA process.
- c. Description of the business/operational plan for both HVSG.
- d. Discussion of the proposed subdivision and future use of each lot as well as consistency with the Town’s zoning and subdivision regulations.
- e. Describe consistency with the Town’s Comprehensive Plan (existing and draft versions).
- f. In tabular form, provide a comparison of existing conditions, what was approved in accordance with the 2005 GGCPDD and what is proposed; provide numerical values

to the extent possible so a comparison of impacts can be easily understood. Include items such as, but not limited to, the number of structures, gross floor area, maximum occupancy (including staff), number of events, hours of operation, water/sewer demand, number of parking spaces, number of peak traffic trips, tree removal, slope disturbance, wetland/wetland buffer disturbance, overall land disturbance, etc.

- g. The discussion of the 2005 GGCPDD shall summarize the environmental impacts and mitigation measures disclosed (and the timing of such measures) as part of the SEQRA process for that approved but unbuilt plan. To the extent that mitigation measures applicable to the 2005 GGCPDD would be needed for the proposed action, those measures shall be described with references pointing to expanded discussions in the applicable section(s) of the Part 3 EAF.
- h. Description of proposed buildings and structures, including size, scale, use, occupancy, proximity to neighboring parcels and uses and compliance with zoning. This will include a thorough discussion of the proposed lodging for artists and guests. Representative pictures or renderings of proposed buildings and structures will be provided and discussed.
- i. Discussion of overall site capacity and ability to accommodate simultaneous activities and events (i.e. theatrical performances, weddings, and other events which may overlap).
- j. The portions of the subject property to be conveyed or otherwise protected for conservation will be discussed, including the anticipated conservation organization that will be involved in such conservation efforts. A comprehensive description of activities that are anticipated to be permitted/prohibited on the conserved lands will be provided. Reference to the open space/recreation section of the Part 3 EAF will be provided, as necessary.
- k. Discuss mitigation measures, if needed.

3. Geology and Soils

- a. Discuss the site's subsurface geology including anticipated depth to bedrock. Portions of the site which contain exposed or shallow depth to bedrock and which are expected to be disturbed by the proposed action, will be identified; source material will be provided.
- b. Identify and map on-site soil classifications in accordance with the Soil Survey of Putnam and Westchester Counties, New York, and the United States Department of Agriculture (USDA) Web Soil Survey. Evaluate on-site soils in terms of distribution on-site, erosion potential, permeability, and depth to bedrock/water table. This shall include an examination of the suitability of the soils (stability, quality, etc.) and potential engineering limitations, if any, associated with the proposed action.

- c. Develop and graphically illustrate the proposed limits of land disturbance; identify the proposed area of disturbance within the various on-site soil categories.
- d. Describe the potential for rock removal, methods of rock removal, including the potential for blasting; this evaluation shall be based upon the proposed grading plan, cut and fill analysis, and available and reputable soil surveys (referenced above).
- e. Discussion of potential impacts from rock removal on noise, air, visual and community character, vegetation (including the potential of fragmentation of habitats), and erosion.
- f. Discuss mitigation measures, if needed.

4. Topography and Slopes

- a. Description of the site's topography including a discussion of any prominent or unique features.
- b. Provide a topographic map (2-foot contours) and graphically illustrate steep slopes for each steep slope category (0-15%, 15-25% and 25% and greater).
- c. Quantitative analysis of the projected disturbance to each steep slope category (0-15%, 15-25% and 25% and greater).
- d. Identify, quantify and map potential impacts to steep slopes (25% and greater) based upon the expected limits of disturbance.
- e. Describe the proposed grading plan.
- f. Provide a cut and fill analysis and assess impacts, if any, including off-site truck traffic.
- g. Discussion of the maximum area of land to be disturbed at one time.
- h. Describe compliance with the Town's steep slope regulations and standards as per Chapter 175-36 of the Town Code include analyzing the Town's regulatory slope categories of 0-20%, 20-35% and 35% and greater.
- i. Discuss modifications to the golf course and changes to the golf course topography/vegetation.
- j. Discussion of proposed erosion and sediment control measures.
- k. Discuss mitigation measures, if needed.

5. Vegetation and Wildlife

- a. Describe existing ecological communities on the subject parcel.
- b. List any rare, special concern, threatened, endangered, proposed and candidate plant or animal species, as well as significant natural communities and designated critical habitat, either located on or proximate to the subject property based upon the New York State Department of Environmental Conservation (NYSDEC) Natural Heritage Program and the U.S. Fish and Wildlife Service Information for Planning and Consultation (IPaC) databases.

- c. Describe potential impacts to ecological and significant natural communities, designated critical habitat, as well as protected wildlife and plant species.
- d. To the extent that portions of the subject property, which are currently undisturbed and are in a natural state, will be impacted by development activity and will result in the removal of mature/valuable vegetation, the applicant will be required to evaluate the conservation value of such areas and establish mitigation for the loss of said areas, if applicable and as necessary.
- e. Discuss mitigation measures, if needed.

6. Wetlands and Watercourse

- a. Identify all Town, NYSDEC and USACOE regulated existing surface waterbodies, wetlands, and intermittent and perennial streams, as well as FEMA mapped 100-year floodplains located on the subject property and immediately adjacent (within 100-foot from the property lines).
- b. On-site wetlands and watercourses within or proximate to the limits of land disturbance shall be delineated and mapped and FEMA floodplains shall be depicted graphically.
- c. Describe and quantify Town, State, and federally regulated wetland areas and Town and State regulated wetland buffer areas on the subject property.
- d. Describe the existing dam, its existing condition and regulatory status. The applicant will identify and describe, to the extent known, anticipated modifications to the dam and resulting impacts, if any, on adjacent surface waters and wetlands.
- e. Describe and quantify wetland, wetland buffer, and floodplain disturbance and impacts.
- f. Discuss naturalization efforts in connection with existing man-made ponds.
- g. Discuss permits required and mitigation measures, if needed.

7. Stormwater Management

- a. Describe the existing drainage patterns and discharge points of existing drainage systems.
- b. Provide an initial assessment of stormwater runoff quantity and quality impacts based upon the existing condition and proposed development. Conceptually illustrate and describe the proposed stormwater management plan from increased stormwater runoff from various project components.
- c. Describe Town and NYSDEC stormwater regulations and requirements that will be adhered to. While a Stormwater Pollution Prevention Plan (SWPPP) will not be required prior to a SEQRA determination, the applicant will provide a conceptual stormwater management design to demonstrate that compliance can be achieved;

this will include preliminary sizing of required stormwater treatment measures to assure that said practices can be located where intended on site.

- d. Discussion of potential impacts of past and/or future use of lawn fertilizers and pesticides on on-site waterbodies and watercourses.
- e. Discuss permits required and mitigation measures, if needed.

8. Utilities

Water Supply

- a. Describe and quantify daily water demand in the existing and proposed condition; identify existing and proposed well locations and regulatory requirements; provide a table to further explain and demonstrate how water demand/capacity values were determined.
- b. Graphically illustrate or otherwise describe the location of nearby private wells, as required by the Putnam County Department of Health (if any).
- c. Discuss provisions for fire protection including an evaluation of National Fire Protection Association (NFPA) guidelines for required fire flows (existing and proposed) as well as those flows available from existing fire protection sources on the site.
- d. Develop a water budget and assess impacts to the underlying aquifer to determine that a sufficient groundwater supply exists to support the proposed use. This evaluation shall include recharge of the aquifer from septic and stormwater management facilities. The purpose of this analysis is to ensure that project water usage will not result in significant water level drawdown of the existing and proposed-on-site wells. The demands of existing development within the identified recharge area of the supply wells, as well as potential impacts to other nearby private wells, will be considered.
- e. Demonstrate compliance with Putnam County Department of Health regulations.
- f. Discussion of permits required and mitigation measures, if needed.

Sanitary Sewage Disposal

- a. Identify and map all existing wastewater systems and capacities.
- b. Graphically illustrate or otherwise describe the location of nearby wastewater disposal systems, as required by the Putnam County Department of Health (if any).
- c. Demonstrate adequate separation distances to on-site and off-site wells.
- d. Estimate anticipated wastewater generation for the proposed project.
- e. Identify and map any proposed wastewater systems that will be required to serve the proposed use; demonstrate adequate capacity.

- f. Provide deep and percolation test results to demonstrate suitability of soils to accommodate septic.
- g. Demonstrate compliance with Putnam County Department of Health regulations.
- h. Evaluate the potential use of composting toilets.
- i. Discussion of permits required and mitigation measures, if needed.

Energy

- a. Describe existing and anticipated energy sources and change in the use of energy resulting from the project. Evaluate options to improve energy efficiency through design.
- b. Discuss mitigation measures, if needed.

9. Traffic, Transportation and Parking

- a. Prepare a traffic study in accordance with a memorandum prepared by the applicant's Traffic Engineer, Kimley Horn, last revised May 25, 2021, as submitted to the Town's Planning Consultant, Mr. Ronald Gainer, P.E. (see Appendix B).

10. Visual Resources and Community Character

- a. Identify and illustrate existing visual conditions on the site and as viewed from public streets and adjacent properties.
- b. Describe anticipated impacts to views to the site from said surrounding public streets and adjacent properties.
- c. Provide a combination of sight line profiles, photographs, photo-simulations, and precedent images, to evaluate visibility and potential impacts; locations to be analyzed will be identified on a map and agreed upon with the Planning Board.
- d. Provide representative pictures and/or renderings of various proposed buildings and structures.
- e. Assess impacts to the proposed tent theater from wind.
- f. Discuss existing on-site light sources and proposed conceptual lighting plan; provide precedent images of proposed lighting and evaluate proposed lighting and the visibility of proposed lighting at night.
- g. Discuss mitigation measures, including any proposed supplemental landscaping provided to screen views, if needed.

11. Noise

- a. Assess potential operational noise impacts on neighbors and surrounding uses when the facility is in full operation, including simultaneous on-site activities (theatrical

performances, rehearsals, wedding events, restaurant use, etc.) and impacts associated with construction related noise. Prepare an acoustical survey in accordance with a memorandum from Jaume Soler of SoundArts to the Town of Philipstown Planning Board, dated May 24, 2021 (see Appendix C).

- b. Noise measurement locations shall be illustrated on a map and described in text (addresses will be provided, as applicable).
- c. The methodology for conducting the acoustical study shall be consistent with the Town's noise ordinance, (Section 175-36C).
- d. Discuss mitigation measures, if needed.

12. Cultural Resources

- a. The applicant shall consult with the NYS Historic Preservation Office (SHPO) relating to potential impacts on historic and cultural resources and shall provide the findings of such consultation, including any written correspondence with said agency. This section will include an assessment of impacts to any resources as identified and directed by SHPO.
- b. Discuss mitigation measures, if needed.

13. Open Spaces and Recreation

- a. Discuss any proposed open space, conservation or recreational use of the property (public or private) and proposed use controls.
- b. Describe access to planned passive recreation opportunities, identify what facilities will be open to the public, if any, and use controls.
- c. Discuss mitigation measures, if needed.

14. Construction

- a. Describe proposed construction phasing and schedule.
- b. Describe potential temporary impacts to surrounding land uses due to construction activities such as traffic, noise, dust and erosion.
- c. The applicant shall identify (by address/land use) any sensitive receptors subjected to the temporary construction impacts and the anticipated intensity and duration of those impacts through the buildout of the proposed action.
- d. Refer to Section 16, Human Health/Site Assessment, as applicable.
- e. Discuss mitigation measures, if needed.

15. Community Services and Economy

- a. Describe the emergency service agencies that serve the subject property and potential impacts, if any, to said agencies from the proposed development; the applicant shall meet with the fire department and other emergency service providers, as necessary, to discuss the project and to obtain input; a written account of any meetings will be provided.
- b. Identify all applicable taxing jurisdictions and anticipated changes in tax revenue as a result of the proposed action; include a qualitative assessment of potential municipal costs to the applicable taxing jurisdictions.
- c. Include a qualitative discussion of anticipated changes to the local economy as a result of the proposed action, including the estimated number of on-site jobs.
- d. Discuss mitigation measures, if needed.

16. Human Health/Site Assessment

- a. The applicant shall prepare a Phase I Environmental Site Assessment (ESA), the scope of which shall be prepared to the satisfaction of the Town's Consulting Planner and Town Engineer. Depending on the findings of the Phase 1 ESA, a limited Phase II ESA may be required within the proposed areas of disturbance and in proximity to the proposed well sites. The scope of any future Phase II ESA shall be made in consultation with the Town Consulting Planner and Town Engineer.
- b. Discuss mitigation measures, if needed

APPENDIX A
LANDSCAPE ARCHITECTURE EXHIBITS

Parcel Plan

Parcels for Conservation

73.83 acres

60.-1-59.3	17.28 acres
Parcel C 60.-1-63	1.11 acres
Parcel E 60.-1-69	8.86 acres
Parcel E 60.-1-70	0.10 acres
Parcel F 60.-2-29.1	7.03 acres
Parcel F 60.-2-29.2	9.67 acres
Parcel G 60.-2-26.71	29.78 acres

Residence

29.50 acres

60.-1-59.2 (partial)	27.65 acres
60.-1-64	1.85 acres

Hudson Valley Shakespeare

97.26 acres

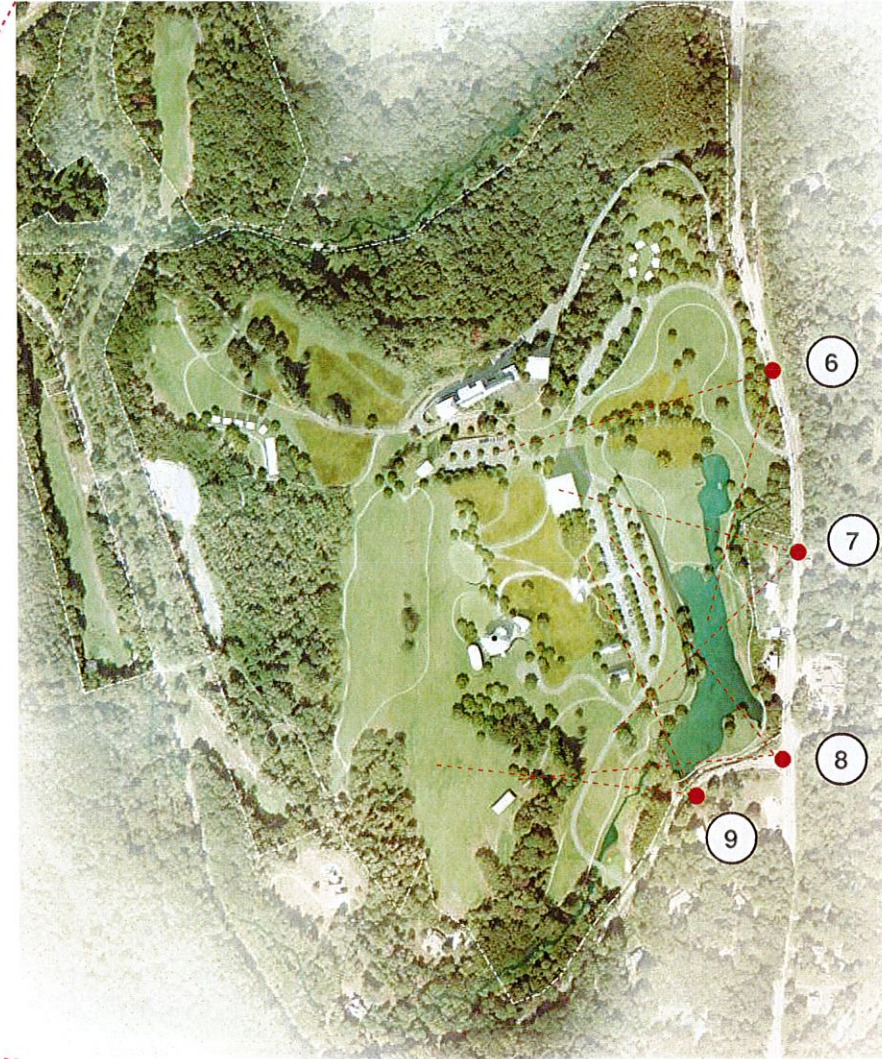
60.-1-59.2 (partial)	97.26 acres
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Enlarged Concept Plan

Legend

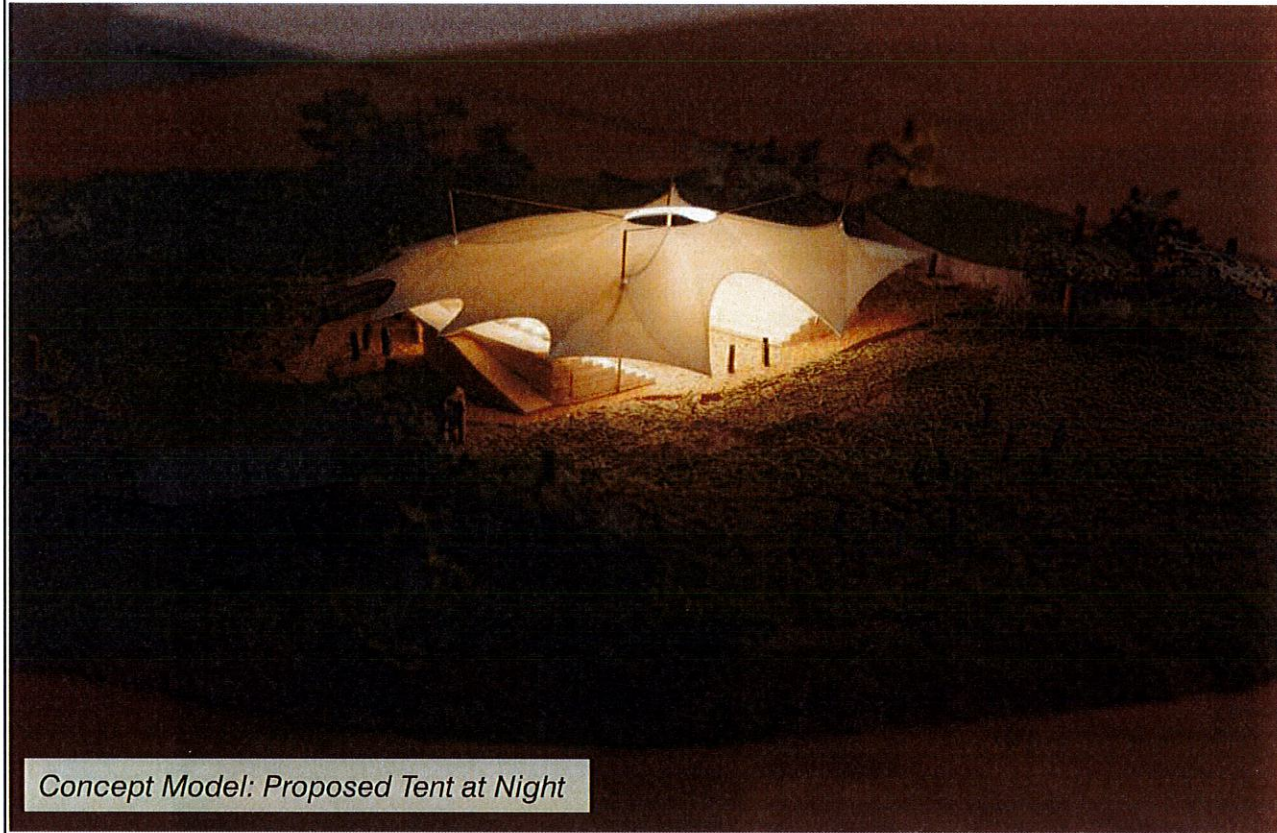
- ① Theater Tent
- ② Back of House
- ③ Concessions and Restrooms
- ④ Picnic Lawns
- ⑤ Entry Road
- ⑥ Previous Parking Lot (225 Spaces)
- ⑦ Welcome Center Box Office + Picnic Pickup
- ⑧ Welcome Garden
- ⑨ Rehearsal and Administration
- ⑩ Year-Round Theater
- ⑪ 6 Artists and Guest Lodging Buildings
- ⑫ Parking - Staff (45 Spaces)
- ⑬ 5 Artist and Guest Lodging Buildings + 1 Amenity Building
- ⑭ Pavilion
- ⑮ 20-Room Hotel
- ⑯ Previous Parking Lot (78 Spaces)
- ⑰ Wedding Venue
- ⑱ Valley Restaurant
- ⑲ Existing Guest Lodging
- ⑳ Existing Parking Lot (94 Spaces)
- ㉑ Future Residence
- ㉒ Previous Parking - Staff and Event Overflow (80 Spaces)
- ㉓ New Snake Hill Road Entrance



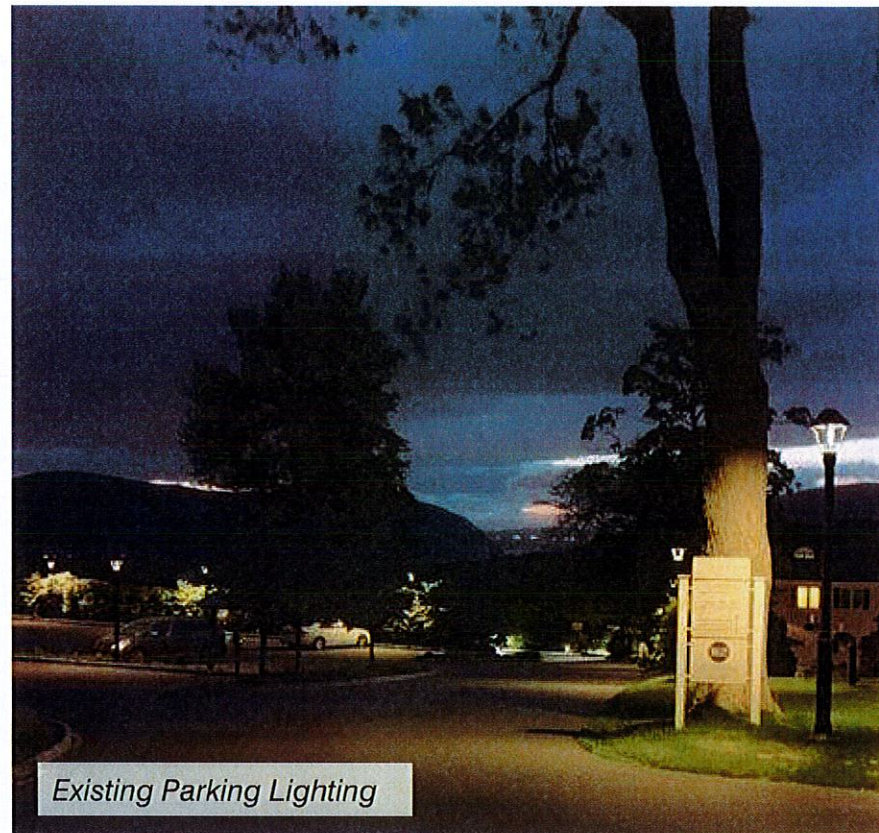


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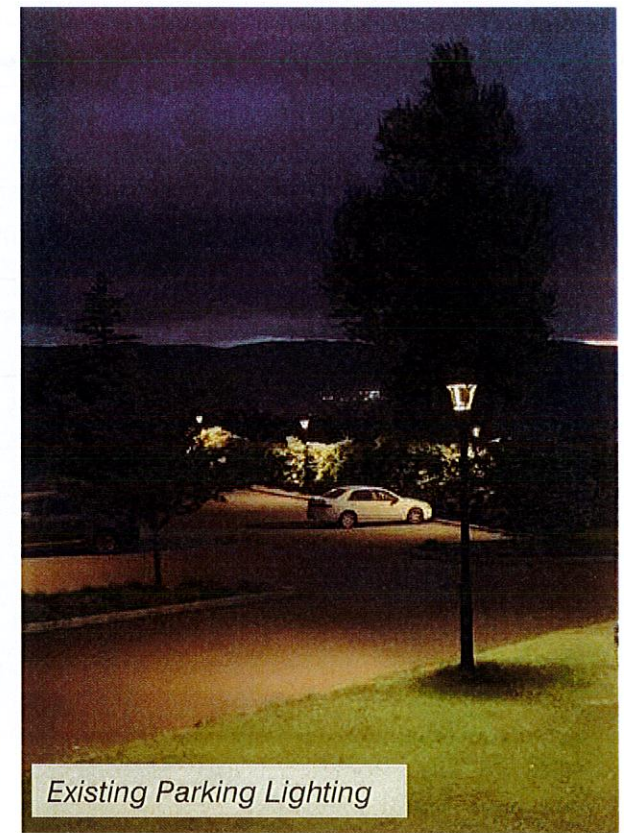
- ① Storm King Highway
- ② Howell Trail
- ③ Route 9W
- ④ Bull Hill, Washburn Trail
- ⑤ North Redoubt Trail
- ⑥ View from Route 9 looking south
- ⑦ View from Route 9 at Route 9 spur
- ⑧ View from Snake Hill Road at Route 9 looking northwest
- ⑨ View from Snake Hill Road looking northwest



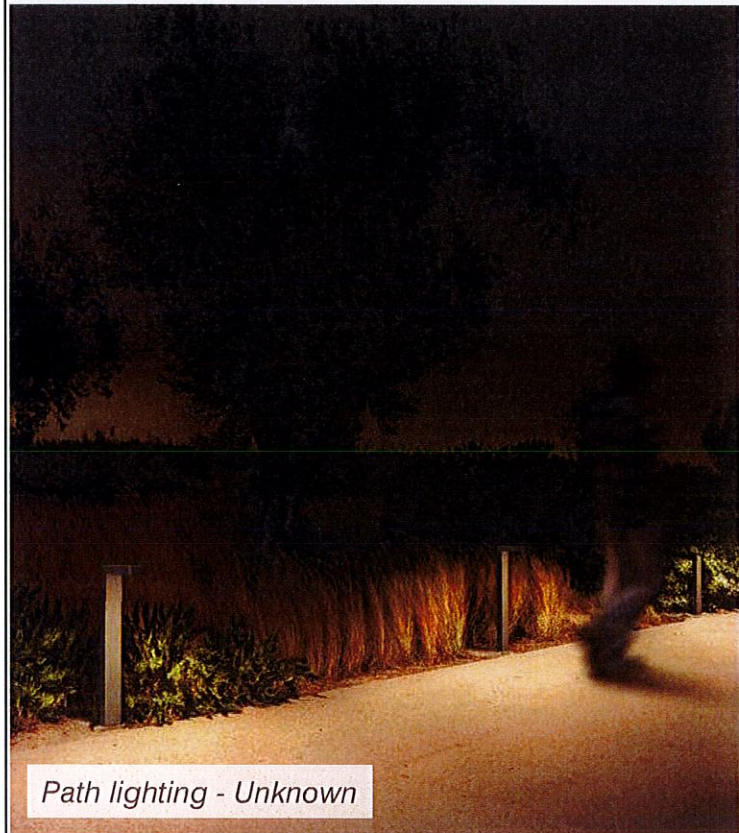
Concept Model: Proposed Tent at Night



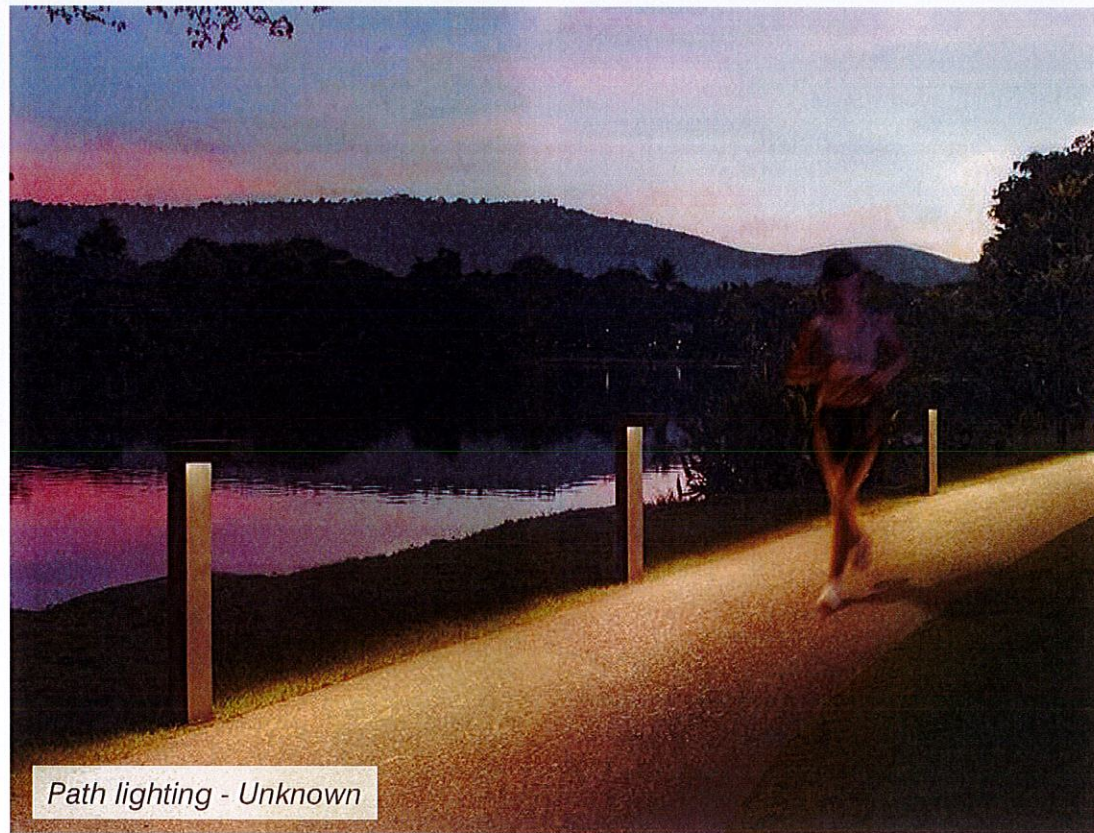
Existing Parking Lighting



Existing Parking Lighting



Path lighting - Unknown



Path lighting - Unknown



ENVIRONMENTAL ASSESSMENT FORM - PART 3

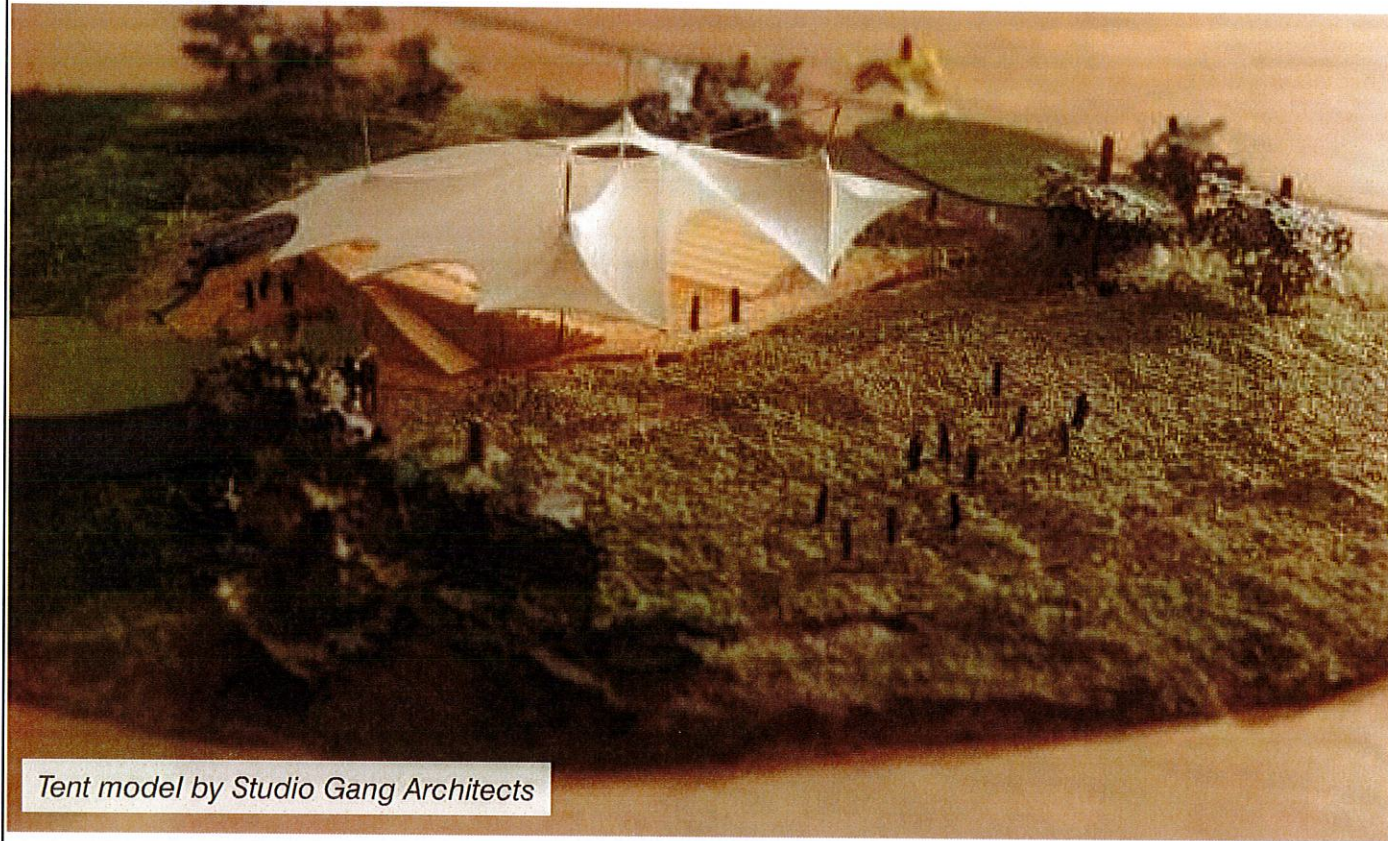
Lighting Precedents

THE GARRISON

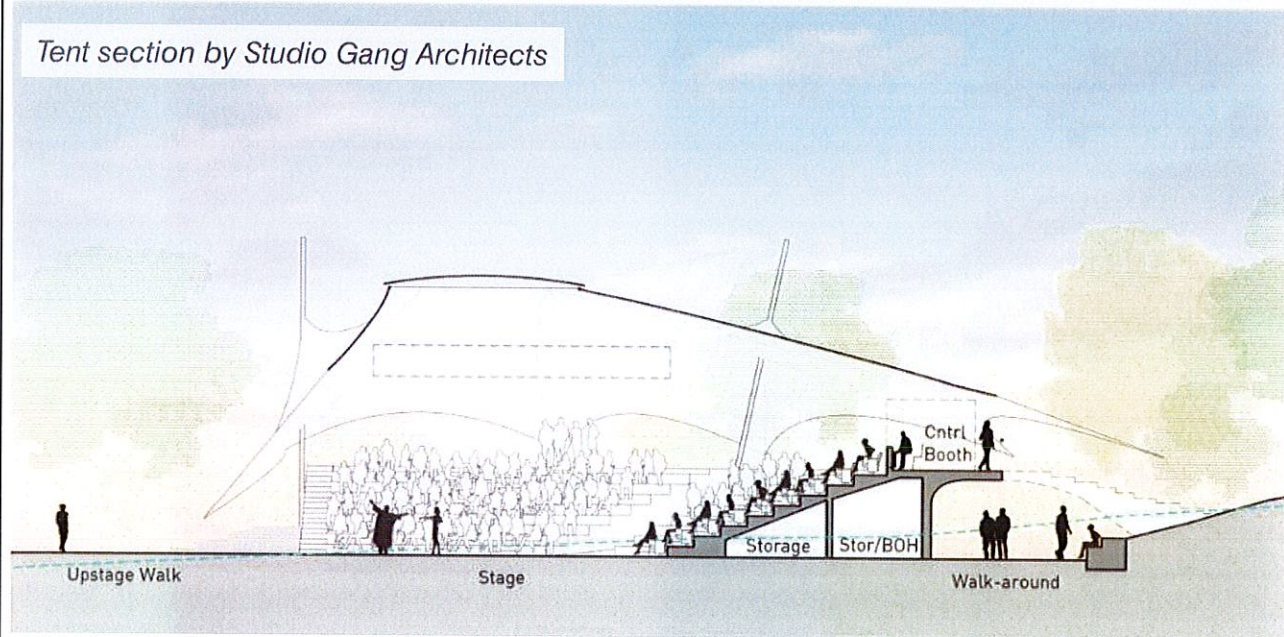
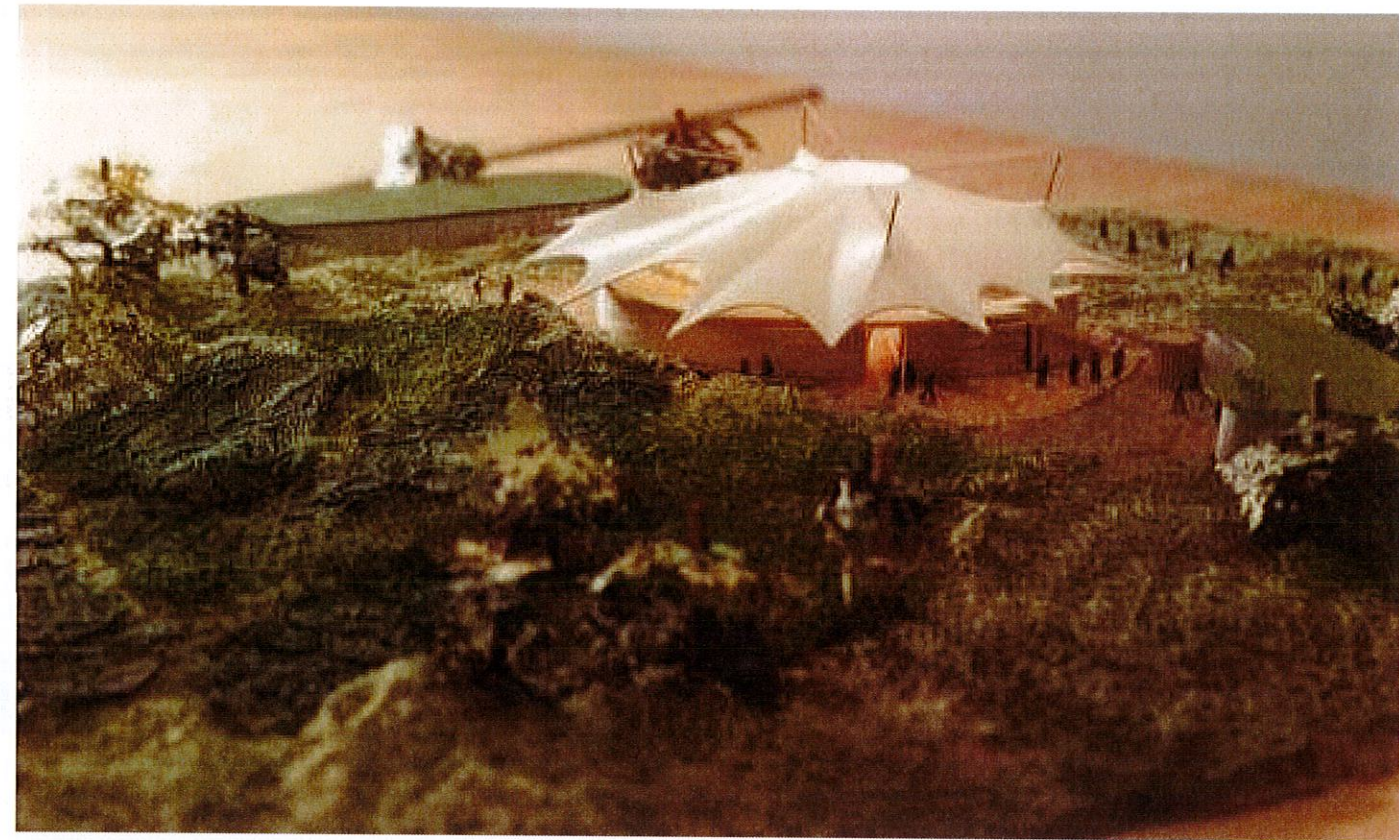
EXHIBIT

THE GARRISON - HUDSON VALLEY SHAKESPEARE FESTIVAL

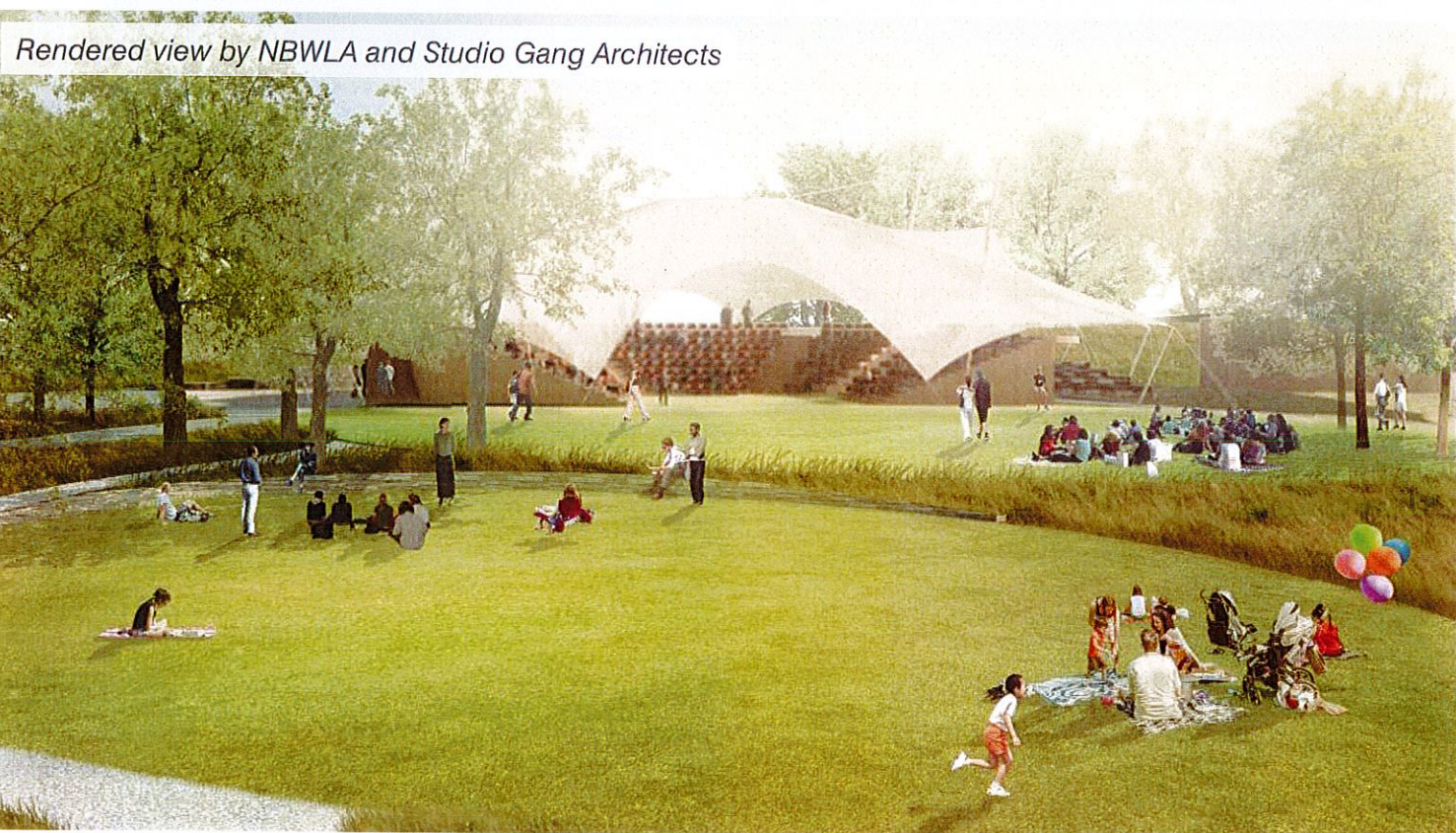
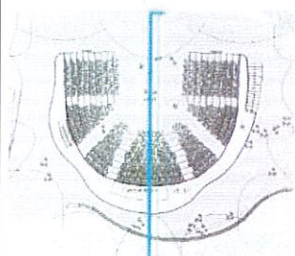
Precedents: Tent



Tent model by Studio Gang Architects



Tent section by Studio Gang Architects



Rendered view by NBWLA and Studio Gang Architects

HUDSON VALLEY SHAKESPEARE FESTIVAL

ENVIRONMENTAL ASSESSMENT FORM - PART 3

Precedents

THE GARRISON

EXHIBIT

THE GARRISON - HUDSON VALLEY SHAKESPEARE FESTIVAL

APPENDIX B
TRAFFIC REPORT



MEMORANDUM

To: Ronald Gainer, P.E.
Town of Philipstown Planning Consultant

From: John Canning, P.E.
Andrea Connell, RSP

Date: April 27, 2021
Revised May 25, 2021

Subject: Traffic Study Scope
Hudson Valley Shakespeare Festival
Garrison Golf Club Redevelopment
Town of Philipstown, NY

Kimley-Horn Engineering and Landscape Architecture of New York, PC ("Kimley-Horn") has been retained by the Hudson Valley Shakespeare Festival ("HVSF") to prepare a traffic impact study for the proposed relocation of the HVSF to a portion of the Garrison Country Club property in the Town of Philipstown. This Memorandum provides a description of the contemplated Project and a suggested scoping outline for the traffic study for your review and consideration. It is requested that your office and the Town's Planning/Traffic Consultant review the material presented in this memorandum and make appropriate recommendations as to the extent and scope of the traffic impact study.

Project Description

It is proposed to relocate the operations of the Hudson Valley Shakespeare Festival (HVSF) from its current summer home at Boscobel to a 97.26-acre portion of their 200-acre GCC site. HVSF proposes to continue its operations of a 530-seat outdoor theater venue and, ultimately, to add a 225-seat indoor venue. The existing GCC 18-hole golf course will be eliminated and the capacity of the existing GCC banquet facility will be reduced from 232 to 200. The full build out of the GCC site, which is anticipated by 2027, would also include additional, on-site guest accommodation and accessory uses. For a full description of the proposed action, please see the EAF Part 1.

Vehicular access to the GCC is currently provided by three active full movement driveways; the main entrance driveway on US Route 9, a secondary access on Snake Hill Road and a lightly-used rear entrance on Philipse Brook Road. There is also a maintenance driveway and a driveway serving an overflow parking area, both located on Snake Hill Road. All driveways will remain but will be improved as may be necessary (including the contemplated relocation of the Snake Hill Road from its current location, further to the west on Snake Hill Road to provide improved sightlines).

A prior approval for the GCC property in 2005 for rezoning to a Planned Development District (PDD) allowed a golf club, a banquet/meeting facility for 232 guests, a 72-seat restaurant, 36-hotel rooms, 4 guest rooms, a 20-person spa and a new private residence.

Table 1 summarizes and compares the 2005 approved uses, the existing uses and the current proposal for the site.

Table 1 – Development Comparison

Land Use ⁽¹⁾	2005 PDD Approval	Existing Development	Current Proposal	Change
Golf Course	18-holes	18-holes	No golf course	-18 holes
Banquet space	232 seats	232 seats	200 seats	-32 seats
Restaurant	72 seats	71 seats	72 seats	No change
Bar	25 seats	24 seats	25 seats	No change
Spa	20-person	N/A	N/A	No spa
Private residence	2 units	2 units	1 unit	- 1 unit
Guest and Artist Accommodations ²	40 rooms ⁽²⁾	8 guest rooms ⁽²⁾	65 rooms	+25 rooms
Outdoor tent theatre	N/A	N/A	530 seats	New
Indoor theatre	N/A	N/A	225 seats	New
Outdoor Pavilion	N/A	N/A	150 seats	New

Notes: (1). Land uses listed are for traffic and parking purposes only.
 (2). Artists are, typically, HSVF performers and staff.

As shown in the table, other than the removal of the golf course, the existing uses on the property will remain relatively unchanged under the proposed plan (although it is proposed to reduce the maximum capacity of the existing banquet facility from 232 to 200). Under the current proposal, the proposed number of rooms for artist and guest accommodations will be increased slightly over the previous hotel approval, however, the majority of artists will be working for HSVF (performers, stage design, costumes, etc.) and, therefore, will be working, not driving, during the periods of greatest traffic activity at the site (effectively, there will be no change in traffic associated with the increase in the number of hotel rooms from what was previously approved). Therefore, from a traffic perspective, the outdoor and indoor theatres, their accompanying back of house and concessions structures, and the outdoor pavilion are the only major new facilities planned for the property. The proposed use of these facilities and anticipated schedule is discussed below.

The HSVF outdoor theatre venue is anticipated to operate 6 days a week from June to October with performances typically at 7:30 p.m. on weekday evenings, at 2:00 p.m. and 7:30 p.m. on Saturdays and at 2:00 p.m. on Sundays. In the fall months, HSVF anticipates having some daytime school matinees at 11 a.m. on weekdays. The indoor theatre will operate intermittently throughout the year with the performances anticipated to occur on most weekday evenings, and on Saturday afternoons and Sunday afternoons and evenings. Simultaneous events at the indoor and outdoor theaters are contemplated and have been accounted for in the traffic projections.

The outdoor pavilion will serve as a pre-event space for the indoor and outdoor theaters and, therefore, will not generate any additional traffic on days when there are programmed activities at those facilities. The outdoor pavilion will be available for community events but, as indicated above, any traffic generated by these events will not occur at the same time that traffic will be generated by either of the theaters¹.

Traffic Study Scope

Based on the proposed redevelopment plan and schedule of events described above, the following provides a suggested scope for the traffic study to be undertaken for the Project. The scope effectively mirrors the traffic study that was performed for the 2005 PDD approval. Although the development is to be constructed in phases, the traffic study will evaluate the full build-out of the Project.

Study Locations

It is recommended that a quantitative analysis will be conducted at the following intersections:

- US Route 9 & Coleman Road
- US Route 9 & Site Driveway
- US Route 9 & Travis Corners Road/Snake Hill Road
- Snake Hill Road & Site Driveway
- NYS Route 9D & Snake Hill Road

These are the same intersections that were studied when the PDD was originally approved in 2005.

Study Hours

KH reviewed the expected project traffic by hour for a Friday and Saturday and compared them to the traffic volumes on Route 9 obtained from the NYSDOT website. Based on this comparison, it was determined that the proposed development would have the greatest potential to impact traffic during the following time periods.:

- Friday Peak PM Highway Hour (early arrivals for 7:30 pm start)
- Saturday Midday Peak Hour (arrivals for simultaneous matinee events starting at 2:00 p.m.)
- Saturday PM Event Hour (departures from matinee events and early arrivals for 7:30 pm start)

The above peak hours represent the hours when the combination of Project traffic and passing traffic on the surrounding roadway network would be greatest.

The following provides a description of the traffic volume projections and determination of the traffic to be generated by the Project.

Traffic Counts

Traffic counts were conducted in October 2020 at the above intersections for the above time periods. Due to the current pandemic, the counted traffic volumes are not considered representative of typical

¹ Therefore, there is no need to evaluate the use of the outdoor pavilion by groups other than HVSF as traffic from these activities will be substantially less than traffic generated by events at either of the theaters.

conditions (i.e., were the pandemic not occurring). Therefore, the counts were compared to historical NYSDOT traffic counts on US Route 9, NYS Route 9D and Snake Hill Road. Following guidelines established by the NYSDOT for adjusting pandemic-era counts, NYSDOT 2017 historical traffic counts on US Route 9 to the north and south of the site were increased by 9 percent to account for seasonality and the passage of time. These adjusted historical traffic volumes were compared to the 2020 counted traffic volumes on Route 9 and found to be 16 percent higher; therefore, the counted volumes were increased by 16 percent to represent 2020 existing (non-pandemic) volumes.

The traffic counts conducted for the 2005 PPD approval were also used to establish typical 2020 levels of traffic activity at the Garrison by adding traffic that can be generated from the existing 8 guest rooms that have been added since 2005².

Traffic Volume Projections

Future No-Build traffic volumes were developed by applying a background growth factor to the existing (adjusted) volumes, adding proposed vicinity development trips, adding traffic generated by certain elements approved for the Garrison PDD in 2005, and adding traffic from the existing HVSF at Boscobel³. The methodology used to develop the No-Build traffic volumes is described below.

Background Growth - The 2020 existing volumes have been projected to a 2027 design year based on growth rate information obtained from the NYSDOT which indicated a traffic growth rate of 0.38% for local roads in Putnam County. To provide a conservative analysis, it was decided to use an annual growth rate of 0.76% (twice the NYSDOT recommended value) from 2020 to 2027 (5.4% total).

Vicinity Developments - Traffic volumes from the following three proposed vicinity developments identified by the Town of Philipstown Planner were added to the grown volumes:

- Hudson Highlands Reserve,
- CRS Warehouse expansion,
- Magazzino Italian Art Foundation expansion

Garrison PDD – Traffic volumes from the following elements that were approved for the Garrison PDD in 2005 were included in the No-Build volumes:

- 20-person Spa
- 32 additional hotel rooms
- An additional 27 attendees at the afternoon dinner (bringing the total to the 72 approved max)⁴

² The traffic counts conducted for the 2005 PDD approval included traffic from a 100-person golf event in the morning, a 45-person dinner in the afternoon and a 125-person wedding on the Saturday.

³ The October 2020 traffic counts do not include trips from the existing HVSF at Boscobel which currently operates during the summer months.

⁴ 45 guests were at a dinner when the traffic counts were conducted for the 2005-approval traffic study.

- An additional 107 attendees at the Saturday wedding (bringing the total to the 232 approved max)⁵

ITE trip rates were used to establish the trips from the spa and hotel and a growth factor was applied to the counted restaurant and banquet trips to identify the number of additional trips from those expanded spaces.

Existing HVSF at Boscobel - The Hudson Valley Shakespeare Festival currently holds performances during the summer months at its outdoor theater venue on the grounds of Boscobel. Boscobel is located on NYS 9D, approximately 3 miles northwest of the HVSF's proposed site at the Garrison Country Club. The October 2020 traffic counts were conducted during the off-season for HVSF; therefore, no theater trips are included in the existing volumes. To account for the HVSF trips at its current location, traffic volumes for the existing venue were estimated based on 2019 attendance records for HVSF. The attendance data revealed that there was only one sellout (530 attendees) for the entire season and the average attendance was 400. Based on a review of the data, trips were projected for the 95th percentile events which was 493 attendees during the Friday PM hour, 521 attendees during the Saturday Midday hour and 505 attendees during the Saturday PM Event hour.

No-Build Traffic Volumes - The existing HVSF Boscobel trips, the Garrison PDD site trips and the vicinity development volumes were added to the Grown traffic volumes to represent the future No-Build conditions. The No-Build site trips (the approved PDD site trips and existing HVSF at Boscobel site trips) are shown in Table 2 below.

⁵ 125 guests were at a wedding when the traffic counts were conducted for the 2005-approval traffic study.

Table 2 - No-Build Site Trips ⁽¹⁾									
Land Use	Friday PM Hour			Saturday Midday Hour			Saturday PM Event Hour		
	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Restaurant - 72 seats									
Additional Restaurant Trips ⁽²⁾	13	6	7	12	5	7	24	14	10
Banquet - 232 seats									
Total Trips	65	43	22	77	45	32	54	34	20
Credit for Hotel guests at Banquet	-7	-4	-3	-8	-4	-4	-8	-4	-4
Additional Banquet Trips ⁽³⁾	58	39	19	69	41	28	46	30	16
Hotel - 40 rooms									
Total Trips	27	14	13	32	18	14	32	18	14
Credit for Spa guests at Hotel	-2	-2	0	-6	-4	-2	-3	-2	-1
Credit for Banquet guests at Hotel	-7	-3	-4	-8	-4	-4	-8	-4	-4
New Hotel Trips	18	9	9	18	10	8	21	12	9
Spa (20 person)									
Total Trips	7	1	6	25	9	16	13	5	8
Credit for Hotel guests at Spa	-2	0	-2	-6	-2	-4	-3	-1	-2
Total New Spa Trips	5	1	4	19	7	12	10	4	6
Private Residence (2 d.u.)									
Total Residence Trips	2	1	1	2	1	1	2	1	1
Existing HVSF Theater @ Boscobel (530-seat outdoor theater)									
Total Existing HVSF Trips	80	75	5	103	97	6	234	50	184
Total No-Build Boscobel & Site Trips	176	131	45	223	161	62	337	111	226

Note: (1) No-Build Site Trips consist of approved PDD site trips and existing HVSF at Boscobel trips.

(2) Fri PM & Sat Midday - increase counted restaurant trips by 40%; Sat PM - ITE rates for 72-seats

(3) Banquet events for 232 guests during the Friday PM and Saturday Midday periods and an additional 107 attendees at the Saturday PM period (bringing the total to the 232 approved max).

Build Traffic Volumes

For future traffic volumes with the proposed amendments to the PDD, traffic has been added for:

- The 530-seat outdoor theater
- The 225-seat indoor theater

Traffic has been subtracted for:

- The 32 banquet seats to be removed
- The removal of the golf course operations
- The elimination of the 20-person spa
- One less single-family home

As discussed above, because the outdoor pavilion will not be available for community events at the same time that traffic will be generated by either of the theaters, there is no need to evaluate the use of the outdoor pavilion by groups other than HVSF. Also, a small adjustment for trips associated with the mix of guest accommodations and artist housing will be applied, if needed. The trip generation methodology is described below.

Theater Trip Generations

Traffic to be generated by the proposed theatre components of the development was estimated based on the maximum attendance expected for each study hour, 2019 ticket sales data and estimated vehicle occupancies, as well as the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, Tenth Edition. The HVSF's outdoor theater will have a capacity of 530 seats while the indoor theater will have a capacity of 225 seats. A review of attendance records for the Summer of 2019, revealed that the existing HVSF facility at Boscobel, which also has a capacity of 530 seats, had only one sellout event for the entire season. The average attendance was just 400 attendees.

In order to preserve resources and not overbuild, the engineering standard, including that of the NYSDOT, is to design for the 30th highest hour of traffic activity. Another common engineering standard (for sight distances and parking) is to design to the 85th percentile level. For the entire 2019 season, the 30th highest hour attendance for HVSF was 448 guests, while the 85th percentile attendance was 513 guests. To provide a conservative analysis, and based on a review of the 2019 data as well as discussing event schedules and durations with HVSF executives, it was determined to evaluate the impact of the Project at the following 95th percentile levels:

- Friday PM Peak Hour: 493 guests attending outdoor event and 209 guests simultaneously attending an indoor theater event, both starting at 7:30 p.m.;
- Saturday Midday Peak Hour: 521 guests arriving at an outdoor event and 221 guests simultaneously attending an indoor theater event, both starting at 2:00 p.m.;
- Saturday PM Event Hour: 218 guests leaving an indoor event at 4:00 p.m., and 513 guests leaving an outdoor event at 4:30 p.m., as well as 513 guests attending an outdoor event and 218 guests simultaneously attending an indoor theater event, both starting at 7:30 p.m.

With regard to the Saturday PM Event hour, understanding that there are only 28 days per year when there are likely to be dual indoor and outdoor matinee and evening performances, and that traffic associated with such overlapping events will be almost twice the level of other event combinations, the above-recommended 95th percentile values will capture all but the single largest event of the year. Further, the single largest event of the year will have an attendance that is only 3% greater. The above values, therefore, were considered very conservative by engineering standards.

To determine the number of vehicular trips generated by these events, event vehicle occupancy ratios were obtained from the September 2003 FHWA publication, *Managing Travel for Planned Special Events*. Table 5-15 of this publication indicates a weekday event average vehicle occupancy ratio of 2.55 guests per vehicle and an average weekend vehicle occupancy ratio of 2.79 guests per vehicle. The publication also notes that "A discrete/recurring event at a permanent venue that occurs on the weekend will likely have a higher vehicle occupancy factor due to families and groups". These values, which do not take any credit for the provision of shuttle service to and from the Metro North Railroad station two miles away in Garrison, were considered reasonable yet still conservative to apply to the number of guests and to determine the number of vehicles that would arrive at and depart from the various events.

For the Friday evening events, considering that many guests like to arrive early and enjoy a meal on the grounds and that the grounds are not opened to picnickers until 5:30 p.m., it was conservatively assumed that 42% of attendees would arrive in the hour when traffic passing the site is within 0.5% of its peak (i.e., from 5:00 to 6:00 p.m.). It is noted that traffic volumes on US Route 9 are 25% lower in the 6:00 to 7:00 p.m. hour than they are in the 5:00 to 6:00 p.m. hour, which is why the 5:00 to 6:00 p.m. hour was singled out for evaluation.

For the Saturday matinee events, again considering that many guests like to arrive early and enjoy a meal on the grounds, it was conservatively assumed that 55% of attendees would arrive in the busiest hour and that this hour would coincide with the hour when traffic passing the site is greatest (i.e., from 1:00 to 2:00 p.m.). For the dual overlapping Saturday evening arriving and Saturday afternoon departing events, based on a consideration of the prospective schedules, it was calculated that 82% of attendees departing from the matinee indoor and outdoor events would overlap with 27% of attendees arriving the evening indoor and outdoor events during the busiest hour of traffic generation. Again, it was conservatively assumed that the busiest hour at the Garrison would coincide with the hour when traffic passing the site approaches its maximum value (4:30 to 5:30 p.m.).

The theater trip generations during the peak hours are summarized in **Table 3**.

Table 3 – HVSF Theater Trip Generations								
Friday PM Peak Hour (5:00 to 6:00 p.m.)			Saturday Midday Peak Hour (1:00 to 2:00 p.m.)			Saturday PM Event Peak Hour (4:30 to 5:30 p.m.)		
Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
114	107	7	146	137	9	286	71	215

Note: Trips represent the total trips for both the outdoor and indoor theater venues, without credits applied for hotel guests attending the theater.

Trip Generations from Other Land Uses

To account for the maximum occupancies of the banquet and restaurant facilities and the elimination of the 18-hole golf course, the existing counted site trips were adjusted. ITE trip rates were used to determine trips to be generated by the new guest / artists housing. The trip generations and adjustments are described below.

Restaurant – Per the adjustments made for the PDD site trips for the No-Build conditions, the counted restaurant site trips were increased by 40 percent to represent a 72-person dinner for the Friday PM and Saturday Midday hours. For the Saturday PM Event hour, trip rates for ITE LUC 931 (Quality Restaurant) were used to generate trips for 72 restaurant seats as the restaurant was not open during the Saturday evening counts.

Banquet – The future banquet facility will have 200 seats, a reduction of 32 seats from the existing facility. As the banquet facility was not in use during the Friday PM and Saturday Midday counting periods, trips for the maximum 200 attendees were calculated based on ITE LUC 931 (Quality Restaurant). During the Saturday PM Event hour, the counted banquet trips for the 125-attendee banquet were increased by 60% to represent trips generated by 200 attendees.

Golf Course - The golf course will be eliminated; therefore, the counted golf trips have been removed.

Hotel and Artist Accommodations - The trips for the proposed 65 guest rooms (the 8 existing guest rooms were not occupied when the traffic counts were conducted), were calculated based on ITE trip rates for LUC 310 (Hotel). As discussed below, it was assumed that the vast majority of these trips were internal capture trips (either guests of HVSF, guests of the banquet facility, or HVSF resident artists).

Trip credits were applied to the theater, banquet, and hotel vehicular trips to account for expected interplay between those uses. The trip generations for the proposed Project are summarized in **Table 4** below.

Table 4 – Proposed Project Trips

Land Use	Friday PM Hour			Saturday Midday Hour			Saturday PM Event Hour		
	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Restaurant - 72 seats									
<i>New Restaurant Trips ⁽¹⁾</i>	13	6	7	12	5	7	24	14	10
Banquet - 200 seats									
Total Trips	56	38	18	66	39	27	38	22	16
Credit for Hotel guests at banquet	-6	-4	-2	-7	-4	-3	-7	-4	-3
<i>New Banquet Trips</i>	50	34	16	59	35	24	31	18	13
Hotel/Artist Housing - 65 rooms									
Total Trips	41	21	20	49	27	22	49	27	22
Credit for theater guests at Hotel	-11	-7	-4	-11	-7	-4	-18	-11	-7
Credit for banquet guests at Hotel	-6	-2	-4	-7	-3	-4	-7	-3	-4
<i>New Hotel/Artist Trips</i>	24	12	12	31	17	14	24	13	11
Theater 530-seat outdoor/295 seat indoor									
Total Trips	114	101	13	146	131	15	286	78	208
Credit for hotel guests at theater	-11	-4	-7	-11	-4	-7	-18	-11	-7
<i>New Theater Trips</i>	103	97	6	135	127	8	268	67	201
Private Residence (1 d.u.)									
<i>Total Residence Trips</i>	1	1	0	1	1	0	1	1	0
Trails Parking									
Trails parking lot trips	4	2	2	5	3	2	4	2	2
Golf Course									
<i>Trip Reduction (18-holes)</i>	-22	-10	-12	-29	-14	-15	-19	-9	-10
Total Project Trips	173	142	31	214	174	40	333	106	227
Comparison to No-Build Site Trips									
Total No-Build Site Trips	176	131	45	223	161	62	337	111	226
Net Change in Site Trips	-3	+11	-14	-9	+13	-22	-4	-5	+1

Note: (1) Fri PM & Sat Midday – trips represent 40% increase in counted restaurant trips; Sat PM Event restaurant trips based on ITE rates for LUC 931 Quality Restaurant for 72-seats.

Trip Assignments

Trip arrival and departure distributions, which determine how Project-generated trips for the restaurant, banquet, hotel and private residence will travel to and from the site, have been forecast by evaluating the existing driveway counts, traffic patterns and volumes on the study area roadways. For the theater trips, zip code data for Friday and Saturday evening performances from the 2019 season at Boscobel were reviewed to identify typical trip origins for attendees. As the proposed HVSF site is only 3 miles from the existing Boscobel site, it is anticipated that there will be similar geographic origins for future visitors. The trip origin percentages were then assigned to the surrounding roadways based on desktop travel time evaluations which identified the most expedient route to the site.

Build Traffic Volumes

The Project trips were added to the No-Build volumes (less the existing Boscobel trips and subtracting the net reduction in trips at the Garrison associated with the elimination of the spa and golf course and reduction in banquet capacity), resulting in the Build volumes (with the Project).

Capacity Analysis

Intersection capacity analyses will be conducted using Synchro 10 software for the Existing, future No-Build and future Build volume conditions. The Synchro analysis results for the Build condition will be compared to the No-Build condition to identify potential impacts related to the added Project traffic. If necessary, mitigation will be proposed to offset any significant traffic impacts and the Synchro analysis will be re-executed to confirm that the mitigation will be sufficient.

Summary

The traffic volume projections and Project trips identified in this Memo were used in the determination of the appropriate intersections and study hours to be analyzed. The data revealed that during the busiest hours (Saturdays between June and October from 4:30 to 5:30 p.m.) the project is projected to add at least 30 trips to all of the intersections listed below, except for the intersection of NYS 9D with Snake Hill Road, which will see a reduction in traffic.

- US Route 9 & Coleman Road
- US Route 9 & Site Driveway
- US Route 9 & Travis Corners Road/Snake Hill Road
- Snake Hill Road & Site Driveway
- NYS Route 9D & Snake Hill Road

The previously-studied (2005) intersection of NYS 9D with Snake Hill Road is projected to see a 126-trip reduction, because that section of NYS Route 9D is the primary avenue for access to HVSF's current activities which will be moved over from Boscobel.

Recommended Contents of Traffic Study

Based on the information provided herein and on previous public-meeting discussions with the planning board, it is recommended that the traffic study include the following:

- a. A description of roadways in the immediate area, as well as regional access and roadways serving the site. Roadway characteristics should describe their classifications, general condition, and number and width of lanes by direction, traffic control, etc. We have already gathered this material and will be providing shortly.
- b. Existing traffic conditions for the weekday evening peak highway hour, the Saturday afternoon pre-matinee hour and the peak hour between matinee and evening HVSF performances on a Saturday based on historical data and by conducting field counts at the following intersections (which were studied for the PDD approval):
 1. US Route 9 & Coleman Road
 2. US Route 9 & Site Driveway
 3. US Route 9 & Travis Corners Road/Snake Hill Road
 4. Snake Hill Road & Site Driveway
 5. NYS Route 9D & Snake Hill Road
- c. Capacity Analyses (Level of Service) for each of the nearby, impacted intersections.
- d. Queuing analysis results for the study intersections.
- e. A qualitative discussion of pedestrian and bicycle trips.
- f. Required sight distances at the proposed access driveways.
- g. An autoturn analysis at the main and service driveways for the largest vehicle anticipated to access the site.
- h. Required braking sight distance on northbound US Route 9 approaching Snake Hill Road.
- i. Mitigation measures, if any, needed to address potential traffic impacts:
 - Turn lanes on Route 9 & Snake Hill Road entrances
 - Multiple lanes for entrances onto Route 9 and Snake Hill Road
 - Mountable median islands in the driveways separating entering and existing traffic
 - Jitney service
- j. Signal warrant analyses to see if a signal can be approved by DOT
- k. A comparison of future traffic demand to the capacity of Snake Hill Road (as opposed to the capacity of individual intersections along the road)
- l. A Crash analysis
- m. A Parking analysis for peak conditions

- n. An Air Quality analysis relative to Mobile Source Emissions to provide a first level screening of traffic data for potentially impacted locations, in accordance with NYSDOT's *The Environmental Manual* (TEM) air quality screening procedures:
 - i. Analyze traffic data and provide summary language of findings
 - Traffic volumes
 - LOS tables
 - Triggering thresholds per the above data, with a review for CO and PM2.5 specifically
 - ii. Provide existing air quality narrative:
 - Using current data from monitoring stations
 - NAAQS
 - iii. Provide a No Impact statement from The Environmental Manual (TEM).
 - iv. Provide a qualitative discussion of potential construction impacts (i.e., dust).
- o. Bus, delivery and emergency vehicle access and circulation
- p. A discussion of pedestrian facilities proposed
- q. An event traffic and parking management plan

APPENDIX C
ACOUSTICAL SURVEY

Memo

To: Town of Philipstown Planning Board
AKRF

From: Jaume Soler, SoundArts

Date: May 24, 2021

Re: HVSF | Acoustic Survey – Proposed Methodology and Receivers

Pages: 2

The acoustic survey is key to determine the ambient noise levels around the site and to assist identifying potential noise impacts from future events at the proposed Hudson Valley Shakespeare Festival (HVSF) site.

This memo describes the proposed methodology and the revised receiver locations (based on the input provided by the Planning Board of the Town of Philipstown during the meeting on May 13th, 2021 and the comments provided by AKRF on May 19th, 2021) for the acoustic survey:

1.0 METHODOLOGY

Based on HVSF's anticipated rehearsal and performance schedule, we propose to conduct the acoustic survey at two different times (late May/early June and late June/early July) to determine the ambient noise levels during late Spring and Summer.

In order to determine the lowest ambient noise levels during these times, we propose to conduct the measurements on a Sunday night, between 7:30pm and 11pm¹, when traffic noise will be significantly reduced. Additionally, we propose to conduct one additional set of ambient noise measurements on a Saturday, in late June/early July, to assess the noise impact of increased traffic at the site during the busiest day of the week.

Survey will be conducted at six different locations (see following page for specific measurement points) and for a period of 10-15 min per point. We will collect the following data at each location:

- L_{EQ}
- L_{MAX} and L_{MIN}
- Percentiles: L_1 , L_{10} , L_{50} and L_{90}
- Spectra: at each Octave Band from 63 Hz to 8 kHz

¹ HVSF performances will typically start at 7:30pm and end around 10:15pm

2.0 MEASUREMENT LOCATIONS

The ambient noise levels will be measured at the following six (6) receivers. These locations characterize the typical noise levels at the different areas of the property line.



APPENDIX D

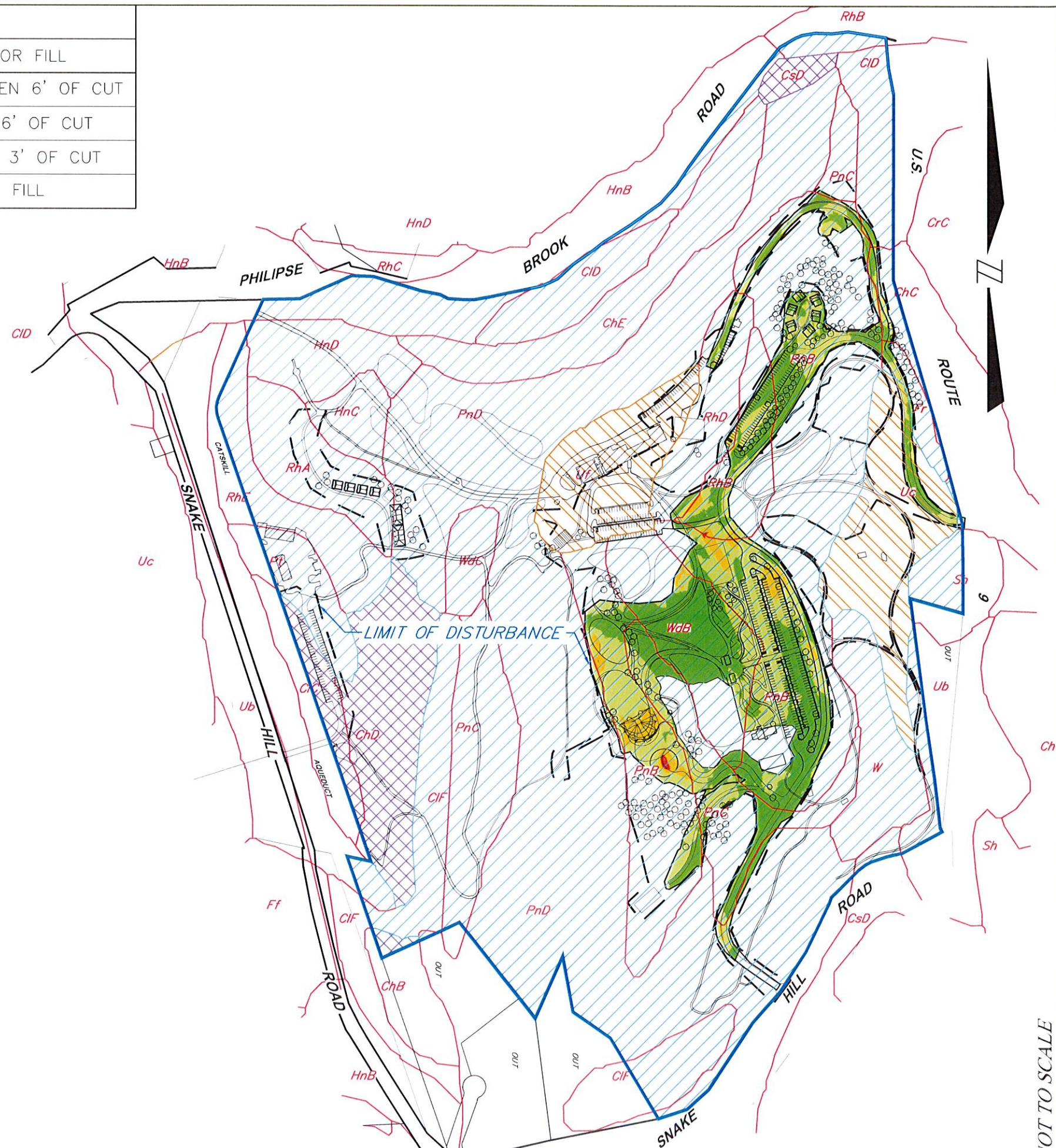
CUT & FILL MAP AND SOIL TABLE

CUT AND FILL				
Number	Minimum Elevation	Maximum Elevation	Color	CUT OR FILL
1	-8.7	-6.0	Red	GREATER THEN 6' OF CUT
2	-6.0	-3.0	Yellow	3' TO 6' OF CUT
3	-3.0	0.0	Light Green	0 TO 3' OF CUT
4	0.0	7.5	Dark Green	FILL

SOILS LEGEND

Map Symbol	Depth to Bedrock (ft)	Map Symbol	Depth to Bedrock (ft)
ChB ChC ChD CIC CrC CsD	bedrock typically found at 2 to 2 1/2 feet below the surface	ChE CID CIF Ff Fr HnB HnC HnD LeB PnB PnC PnD Pt RhA RhB RhC RhD RhE Sh WdB WdC W	bedrock typically greater than 6 feet below the surface
Ub Uc Uf	bedrock typically found at 4 feet below the surface		

WITH THE EXCEPTION OF THE RELOCATED ENTRANCE ROAD FROM ROUTE 9 ALL AREAS OF CUT ARE PROPOSED WHERE THE ANTICIPATED DEPTH TO BEDROCK IS GREATER THEN 6 FEET. THERE ARE TWO SMALL AREAS WHERE THE CUT IS EXPECTED TO BE GREATER THEN 6 FEET DEEP. IF ENCOUNTERED, MECHANICAL METHODS WILL BE USED TO REMOVE BEDROCK. THE RELOCATED ENTRANCE ROAD FROM ROUTE 9 PASSES THROUGH AN AREA WHERE THE DEPTH TO BEDROCK IS ANTICIPATED TO BE FOUR FEET AND THE PROPOSED CUT IS LESS THEN 3 FEET IN THIS AREA.



ENVIRONMENTAL ASSESSMENT FORM - PART 3

CUT FILL MAP

THE GARRISON

EXHIBIT

THE GARRISON - HUDSON VALLEY SHAKESPEARE FESTIVAL

NOT TO SCALE

**GARRISON GOLF CLUB AND HUDSON VALLEY SHAKESPEARE FESTIVAL
ON-SITE SOIL TABLE**

Soil Type	Hydrologic Soil Group	Soil Name	Area (acres)	Percent of site
ChB	B	CHARLTON loam , 2-8%, slopes	0.2	0.00135831
ChC	B	CHARLTON loam, 8-15% slopes	0.8	0.6%
ChD	B	CHARLTON loam, 15-25% slopes	5.9	4.2%
ChE	B	CHARLTON loam, 25-35% slopes	5.5	3.9%
CIC	B	CHARLTON loam, 8-15% slopes, very stony	1.2	0.9%
CID	B	CHARLTON loam, 15-25% slopes, very stony	4.8	3.4%
CIF	B	CHARLTON loam 35-45% slopes, very stony	4.6	3.3%
CsD	B	CHATFIELD-HOLLIS complex, hilly, very rocky	0.9	0.6%
Fr	B/D	FREDON slit loam	0.8	0.6%
HnB	A	HINCKLEY gravelly loamy sand, 3-8% slopes	3.5	2.5%
HnC	A	HINCKLEY gravelly loamy sand, 8-15% slopes	1.5	1.0%
HnD	A	HINCKLEY gravelly loamy sand, 15-25% slopes	2.9	2.1%
PnB	C	PAXTON fine sandy loam, 2-8% slopes	24.8	17.4%
PnC	C	PAXTON fine sandy loam, 8-15% slopes	9.8	6.9%
PnD	C	PAXTON fine sandy loam, 15-25% slopes	37.2	26.2%
Pt	-	Pits, gravel	1.9	1.3%
RhA	A	RIVERHEAD loam, 0-3% slopes	3.5	2.5%
RhB	A	RIVERHEAD loam, 3-8% slopes	3.3	2.3%
RhD	A	RIVERHEAD loam, 15-25% slopes	3.0	2.1%
RhE	A	RIVERHEAD loam, 25-50% slopes	3.1	2.2%
Sh	C/D	SUN loam	0.9	0.6%
Ub	B	UDORTHENTS smoothed	1.3	0.9%
Uc	A/D	UDORTHENTS wet substratum	6.1	4.3%
Uf	Ungrouped	URBAN LAND	4.7	3.3%
WdB	C/D	WOODBIDGE loam 3-8%	4.9	3.4%
WdC	C/D	WOODBIDGE loam 8-15%	1.3	0.9%
W	-	WATER	3.6	2.5%

TOTALS 142.0 100.0%

Notes:

The above table includes portions of the overall PDD on which land disturbance is proposed, specifically Tax Lot 60.-1-59.2 and 60.-1-59.3.

Source: USDA Soils Survey for Westchester & Putnam Counties, NY

APPENDIX E

CORRESPONDENCE – NYSDEC NATURAL HERITAGE PROGRAM AND SHPO

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife, New York Natural Heritage Program
625 Broadway, Fifth Floor, Albany, NY 12233-4757
P: (518) 402-8935 | F: (518) 402-8925
www.dec.ny.gov

December 1, 2020

Jan K. Johannessen, AICP
Kellard Sessions Consulting
500 Main Street
Armonk, NY 10504

Re: Garrison Golf Club and Hudson Valley Shakespeare Festival
County: Putnam Town/City: Philipstown

Dear Jan Johannessen:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

Enclosed is a report of rare or state-listed animals and plants, and significant natural communities that our database indicates occur in the vicinity of the project site.

For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our database. We cannot provide a definitive statement as to the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

The presence of the plants and animals identified in the enclosed report may result in this project requiring additional review or permit conditions. For further guidance, and for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the NYS DEC Region 3 Office, Division of Environmental Permits, at dep.r3@dec.ny.gov.

Sincerely,



Heidi Krahl
Environmental Review Specialist
New York Natural Heritage Program



**The following state-listed animals have been documented
in the vicinity of the project site.**

The following list includes animals that are listed by NYS as Endangered, Threatened, or Special Concern; and/or that are federally listed.

For information about any permit considerations for the project, please contact the NYSDEC Region 3 Office, Department of Environmental Permits, at dep.r3@dec.ny.gov, (845) 256-3054.

The following species has been documented within 0.75 mile of the project site.

<i>COMMON NAME</i>	<i>SCIENTIFIC NAME</i>	<i>NY STATE LISTING</i>	<i>FEDERAL LISTING</i>
Birds			
Bald Eagle <i>Breeding</i>	<i>Haliaeetus leucocephalus</i>	Threatened	12962

The following species has been documented within 4.5 miles of the project site. Individual animals may travel 5 miles from documented locations. The main impact of concern is the cutting or removal of potential roost trees.

<i>COMMON NAME</i>	<i>SCIENTIFIC NAME</i>	<i>NY STATE LISTING</i>	<i>FEDERAL LISTING</i>
Mammals			
Northern Long-eared Bat <i>Hibemaculum</i>	<i>Myotis septentrionalis</i>	Threatened	Threatened 14181

This report only includes records from the NY Natural Heritage database.

If any rare plants or animals are documented during site visits, we request that information on the observations be provided to the New York Natural Heritage Program so that we may update our database.

Information about many of the listed animals in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage's Conservation Guides at www.guides.nynhp.org, and from NYSDEC at www.dec.ny.gov/animals/7494.html.



Parks, Recreation and Historic Preservation

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

ARCHAEOLOGY COMMENTS

Phase IA/IB Archaeological Survey Recommendation

Project: Garrison Golf Club Planned Development District (GGCPDD)/Hudson Valley Shakespeare Festival (HVSF)

PR#: 20PR06784

Date: 10 November 2020

Your project is in an archaeologically sensitive location. Therefore, the State Historic Preservation Office/Office of Parks, Recreation and Historic Preservation (SHPO/OPRHP) recommends a Phase IA/IB archaeological survey for components of the project that will involve ground disturbance, unless substantial prior ground disturbance can be documented. A Phase IA/IB survey is designed to determine the presence or absence of archaeological sites or other cultural resources in the project's Area of Potential Effects (APE).

If you consider the entire project area to be disturbed, documentation of the disturbance will need to be reviewed by SHPO/OPRHP. Examples of disturbance include mining activities and multiple episodes of building construction and demolition. Documentation of ground disturbance typically consists of soil bore logs, photos, or previous project plans. Agricultural activity is not considered to be substantial ground disturbance.

Please note that in areas with alluvial soils or fill archaeological deposits may exist below the depth of superficial disturbances such as pavement or even deeper disturbances, depending on the thickness of the alluvium or fill. Evaluation of the possible impact of prior disturbance on archaeological sites must consider the depth of potentially culture-bearing deposits and the depth of planned disturbance by the proposed project.

Our office does not conduct archaeological surveys. A 36 CFR 61 qualified archaeologist should be retained to conduct the Phase IA/IB survey.

Please also be aware that a Section 233 permit from the New York State Education Department (SED) may be necessary before archaeological fieldwork is conducted on State-owned land. If any portion of the project includes the lands of New York State, you should contact the SED before initiating survey activities. The SED contact is Christina Rieth and she can be reached at christina.rieth@nysed.gov. Section 233 permits are not required for projects on private land.

If you have any questions concerning archaeology, please contact Philip Perazio at philip.perazio@parks.ny.gov.