

Appendix A
SEQR DOCUMENTATION

Scope

Yorktown Farms Subdivision, Somers Realty
Town of Yorktown

May 20, 2002

Prepared for Somers Realty Corporation

C.J. Capozza

P.O. Box 878

Chappaqua, NY 10514

(203) 264-1660

Prepared by Buckhurst Fish & Jacquemart, Inc.

115 Fifth Avenue, 3rd Floor

New York, NY 10003

(212) 353-7476

Scoping Document

Yorktown Farms, Somers Realty
Town of Yorktown

May 20, 2002

Lead Agency: Yorktown Planning Board
c/o Jeremiah Dineen, Chairman
Town of Yorktown
1974 Commerce Street
Yorktown Heights, NY 10598
(914) 962-6565

Description of Proposed Action

The Project Sponsor intends to subdivide a 43-acre parcel of property into 37 residential, single-family lots. The property is located in northeast Yorktown, adjacent to Route 6. It is on the border of Somers and approximately a mile and a half east of the Jefferson Valley Mall and the Taconic State Parkway. The parcel is currently undeveloped and is zoned for one-half acre development under the Town's Zoning Code. Land to the west has already been developed for homes on 20,000 square foot lots. The 37 houses that are proposed for the site will be adequately supported by the existing infrastructure including water and sewage.

The proposed subdivision provides for a ball field and access to Gay Ridge Road and Route 6. The site layout, as well as alternative options, which have been discussed with the Planning Board, has been included with this document.

The proposed action includes all local, regional, and state approvals necessary to authorize the development of the site in accordance with the proposed development plans.

General Guidelines

The DEIS should cover all items in this Scoping Document. Narrative discussions should be accompanied by appropriate tables, charts, graphs and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight information presented graphically. All plans and maps showing the site should include adjacent properties (if appropriate), neighboring uses, structures and roads.

Information should be presented in a manner which is readily understood by the public. Efforts should be made to avoid the use of technical jargon.

Scoping Checklist
Proposed Subdivision, Somers Realty
Town of Yorktown

DEIS will be required to include all specific requirements of SEQR including:

Cover Sheet

Table of Contents

Summary including:

- Project Description
- Alternatives
- Environmental Impacts and Mitigation Measures
- Federal, State, and local approvals and other matters pending

I. Description of Proposed Action

A. Location

1. Geographic boundaries of the project site
2. Relationship to surrounding neighborhood
3. Description of surrounding area, roads and proposed site access

B. Description of Existing Zoning

C. Project Purpose, Need, and Benefits

1. Background and history
2. Public need for the project and the Town's objectives based on adopted land use policies
3. Objectives of the project sponsor
4. Benefits of the proposed action

D. Subdivision Layout

E. Reviews and Approvals

1. Reviews by Yorktown Planning Board, including site plan review
2. Other reviews and approvals by Westchester County and New York

State Department of Transportation

II. Existing Environmental Conditions, Anticipated Impacts and Mitigation

A. Land Use, Zoning and Public Policy

1. Existing conditions

a. Regional location

b. Surrounding land uses

c. Zoning of the site and adjacent properties

d. Land use studies, plans and reports

e. Patterns for Westchester

2. Anticipated impacts

a. Relationship to surrounding development

b. Conformance with policies of Patterns for Westchester, in particular, those relating to centers, corridors, and open space

3. Mitigation

B. Land Resources

1. Existing conditions

a. Soils data

b. Vegetation

c. Wildlife

2. Anticipated impacts, including limits of disturbance

3. Mitigation

C. Water Resources

1. Existing conditions

a. Groundwater

b. Surface water

c. Wetlands

2. Anticipated impacts
 3. Mitigation
- D. Air Resources
1. Air quality
 2. Noise
- E. - Traffic and Transportation
1. Existing conditions
 - a. Inventory of road conditions, AM, PM weekday peak hour traffic volumes, and other factors on area roadways
 - b. The following intersections should be analyzed:
 - Route 6 and Curry Road
 - Route 6 and Windsor
 - Gomer and Curry
 - Gay Ridge and Curry
 - Curry and Jefferson Valley Road
 - c. Analyze information available from Edwards and Kalcey on the Route 6 corridor in Somers from Mahopac Avenue to Yorktown at the Jefferson Valley Mall
 - d. Availability and usage of public transit
 2. Anticipated impacts
 - a. Increase in traffic on surrounding State and County Roads
 3. Mitigation
- F. Community Facilities and Services
1. Existing conditions
 - a. Emergency services (police, fire, ambulance)
 - b. Schools
 - c. Recreation
 - d. Solid waste disposal
 2. Anticipated impacts

3. Mitigation
- G. Utilities
1. Existing conditions
 - a. Water supply
 - b. Sanitary sewage
 - c. Neighborhood connections
 2. Future conditions without the proposed action
 3. Anticipated impacts
 4. Mitigation
- H. Cultural Resources
1. Existing conditions
 - a. Visual
 - b. Historical
 2. Anticipated impacts
 3. Mitigation
- I. Socioeconomic
1. Existing conditions
 - a. Demographics
 - b. Surrounding neighborhood context and population
 2. Anticipated impacts
 3. Mitigation
- III. Alternatives

The following alternatives to the Proposed Action are to be evaluated.

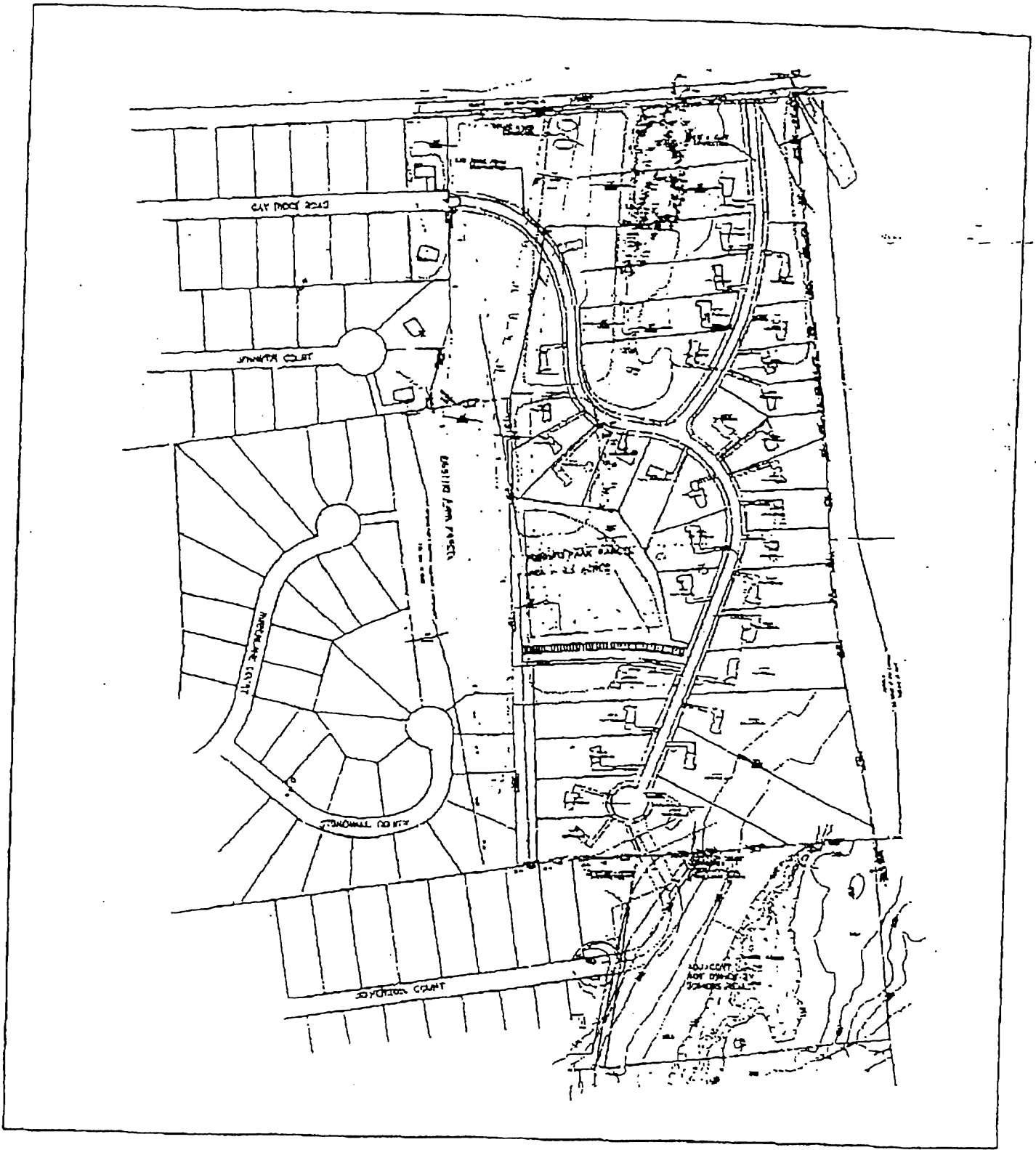
- A. No Build
- B. Design Alternatives
 1. Cluster Park Option

This option is a cluster development, which allows for two ball fields and access from Gay Ridge Road and U.S. Route 6.

2. Connection of Gay Ridge Road to Jefferson Court
The connection to Jefferson Court would require acquiring land that the applicant does not own. The owner has been contacted but an agreement of sale has not been reached.
3. Connection of Gay Ridge Road to Stonewall Court
This option links the new 37-unit subdivision to a cul de sac of an existing subdivision west of the site.
4. Loop Road Option
This option allows primary access from Gay Ridge Road, with emergency access to Stonewall Court.
5. Office/Lab Use
In the 1983 Yorktown Town Development Plan, the parcel is mapped in a Laboratory/Office, College Campus and Planned Industry district.

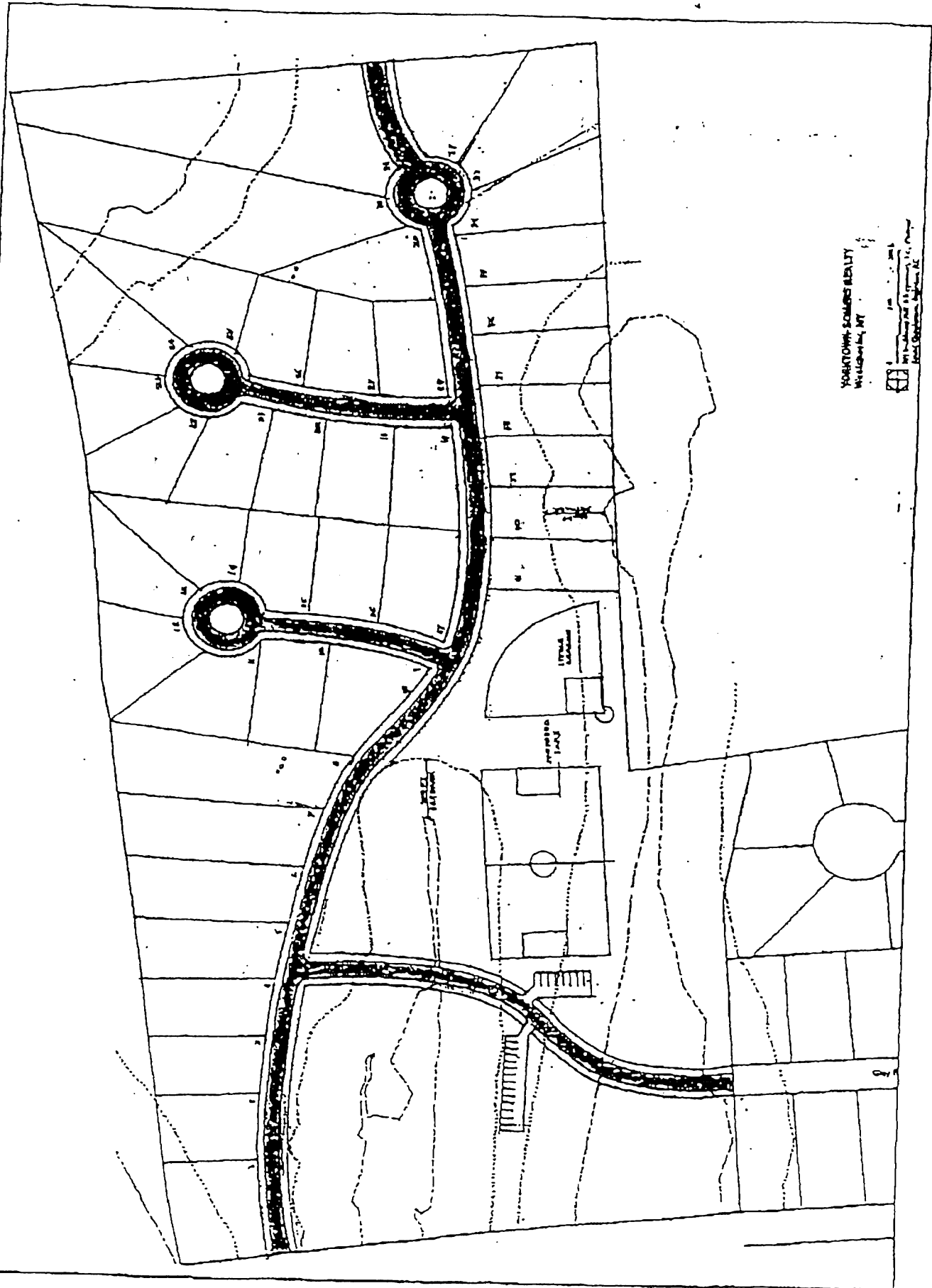
IV. Short and Long Term Effects

- A. Construction Impacts
- B. Growth Inducement
- C. Use of Energy
- D. Irretrievable and Irreversible Commitment of Resources
- E. Cumulative Impacts



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 Yonkers, NY

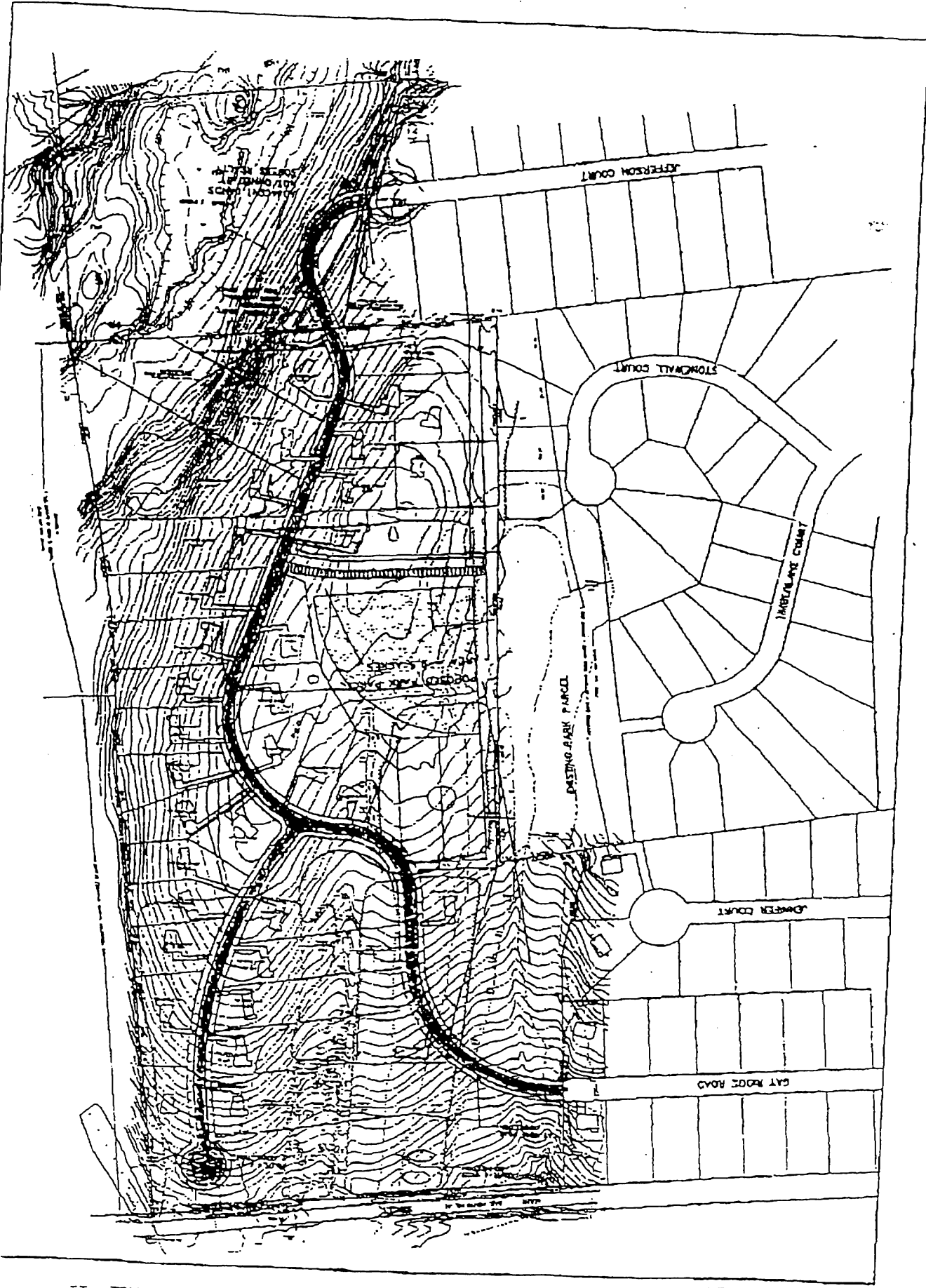
Proposed Subdivision



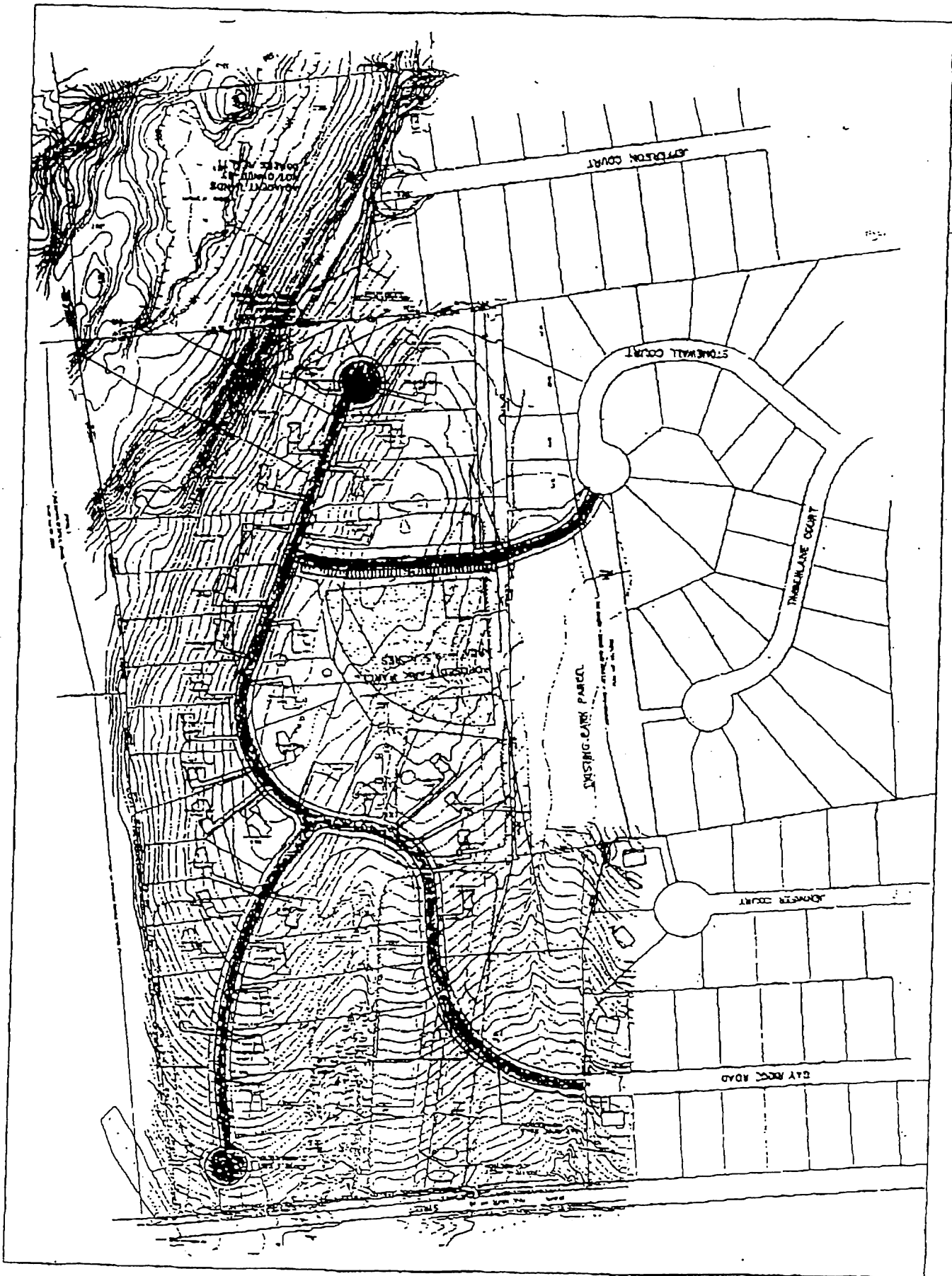
YORKTOWN-EDMUNDS REALTY
WILSONVILLE, VT

1/2" = 100' (Horizontal)
1/4" = 100' (Vertical)
Field Stationed, July 1964, A.C.

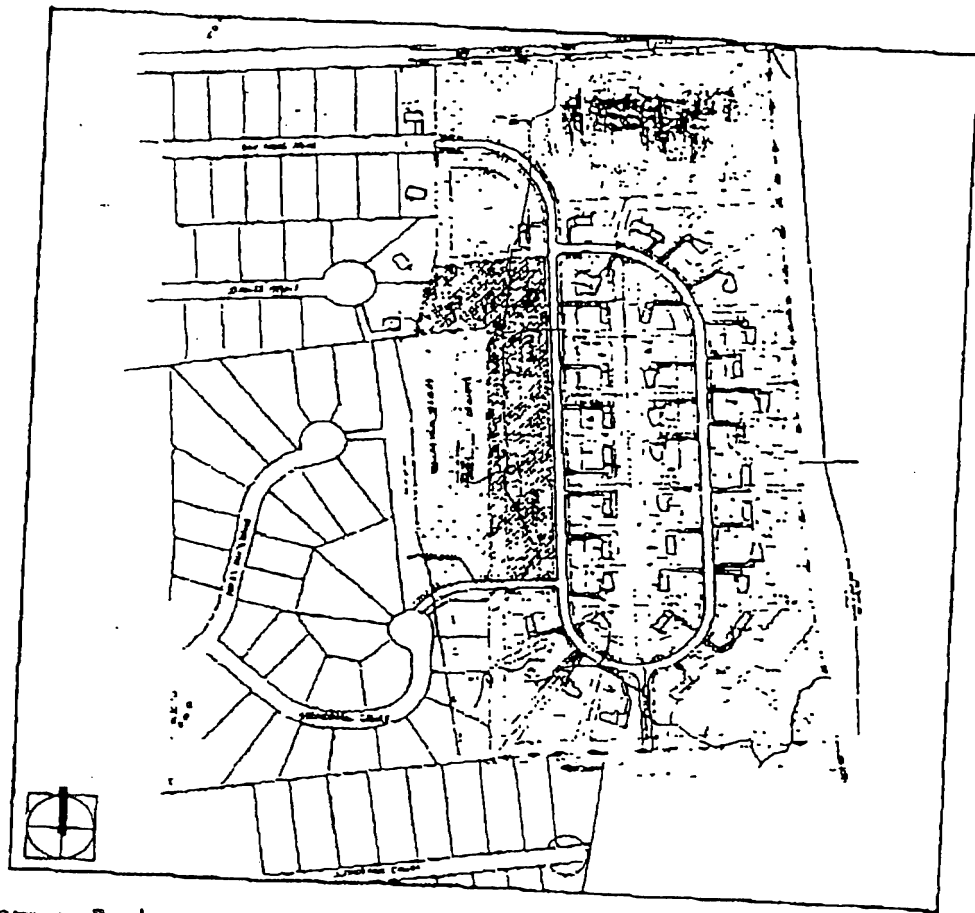
Gay Ridge Road and U.S. Route 6
Cluster Subdivision



Gay Ridge Road and Jefferson Court
Cluster Subdivision with Soccer Field



Gay Ridge Road and Stonewall Court



Somers Realty Corporation
Yorktown Subdivision, Yorktown, NY

Loop Road

Source: Keane Coppleman Engineers, P.C.

Appendix E
State Environmental Quality Review
POSITIVE DECLARATION
Notice of Intent to Prepare a Draft EIS
Determination of Significance
Notice of Public Scoping Session

This notice is issued pursuant to Part 617 of the implementing regulation pertaining to Article 8 (State Environmental Review Act) of the Environmental Conservation Law.

The Town of Yorktown Planning Board, as lead agency, has determined that the proposed action described below may have a significant effect on the environment and that a Draft Environmental Impact Statement will be prepared.

Name of Action: Yorkfarm Subdivision fka Somers Realty
SEQRA Status: Type I

Description of Action:

The proposal calls for the development of a 43 acre site with 37 residential single family homes. The site is located in an R1-20 zoning and is adjacent to Route 6.

Location: The site is situated in Northeast Yorktown on the border of the Town of Somers, adjacent to Route 6, Town of Yorktown, County of Westchester

Reasons supporting this Determination are based on the following:

- 1) Potential traffic impact on road system.
- 2) Potential impact on local infrastructure.
- 3) Potential impact on Town services.
- 4) Potential impact on local wetlands and soils.
- 5) Potential impact on ground water
- 6) Potential impact on storm quality and quantity.

The applicant has agreed to complete an Draft Environmental Impact Statement. The applicant has submitted a Draft Scoping Document pursuant to sections 617.8(a) and (b) of the SERQA regulations.

Public scoping session on the DEIS will occur as follows: A public scoping session will held on July 15, 2002 at 8:00 p.m., or as soon thereafter as possible, at the Yorktown Town Hall located at 363 Underhill Avenue, Yorktown Heights, New York 10598.

For Further Information: Contact Person: John Tegeder, Town Planner
Address: 1974 Commerce Street, Yorktown Heights, NY 10598
Telephone Number: (914) 962-6565

A copy of this Notice Sent to:

*Commissioner, Department of Environmental Conservation, 50 Wolf Road, Albany, New York 12233-0001

*Appropriate Regional Office of the DEC

*Office of the Chief Executive Officer of the political subdivision in which the action will be principally located. Linda G. Cooper

*Applicant

*Other involved agencies

*ENB

PUBLIC NOTICE

PLEASE TAKE NOTICE that a scoping session will be held by the Planning Board of the Town of Yorktown in Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598

on: July 15, 2002

at: 8:00 PM

or as soon thereafter as possible on the following matter:

to consider the proposed scope of work for the Draft Environmental Impact Statement in connection with the Application of Yorkfarm Subdivision fka Somers Realty The proposal calls for the development of a 43 acre site with 37 residential single family homes. The site is located in an R1-20 zoning and is adjacent to Route 6.

A copy of said application is on file in the Planning Department, 1974 Commerce Street (YCCC), Room 222, where same may be inspected during regular business hours,

ALL PERSONS INTERESTED in the above matter may appear before the Board in person, by agent or attorney and will be heard before any final determination is made.

BY ORDER OF THE PLANNING BOARD OF THE TOWN OF YORKTOWN, NEW YORK

JEREMIAH DINEEN
CHAIRPERSON

Town of Yorktown, Town Board *M*

Office of The Commissioner *X*
Westchester Cty Dept. Of Planning
432 Michealian Office Building
148 Martine Avenue
White Plains, New York 10601

NYS DEC *X*
Dept of Regulatory Affairs
21 S. Putt Corners Road
New Paltz, New York 12561

New York City Dept. Of *7*
Environmental Protection & B.W.S.
465 Columbus Avenue, Suite 350
Valhalla, NY 10595

NYS Office of Parks, Recreation and Historical Preservation *7*
Attn: Ruth Pierpont
Peebles Island, P.O. Box 189
Waterford, NY 12188-0189

Westchester County Board of Legislators *7*
148 Martine Avenue
White Plains, NY 10601

Westchester Cty. Dept. of Public Works *X*
518 Michealian Office Building
148 Martine Ave.
White Plains, NY 10601

Dept. of the Army *7*
NY District Corps of Engineers
Jacob K. Javits Federal Building
26 Federal Plaza
New York, NY 10278-0090

Mr Richard Peters *7*
NYS DOT
4 Burnette Blvd
Poughkeepsie New York 12603

Westchester Cty Dept. Of Health *7*
Bureau of Environmental Quality
145 Huguenot
New Rochelle, NY 10801

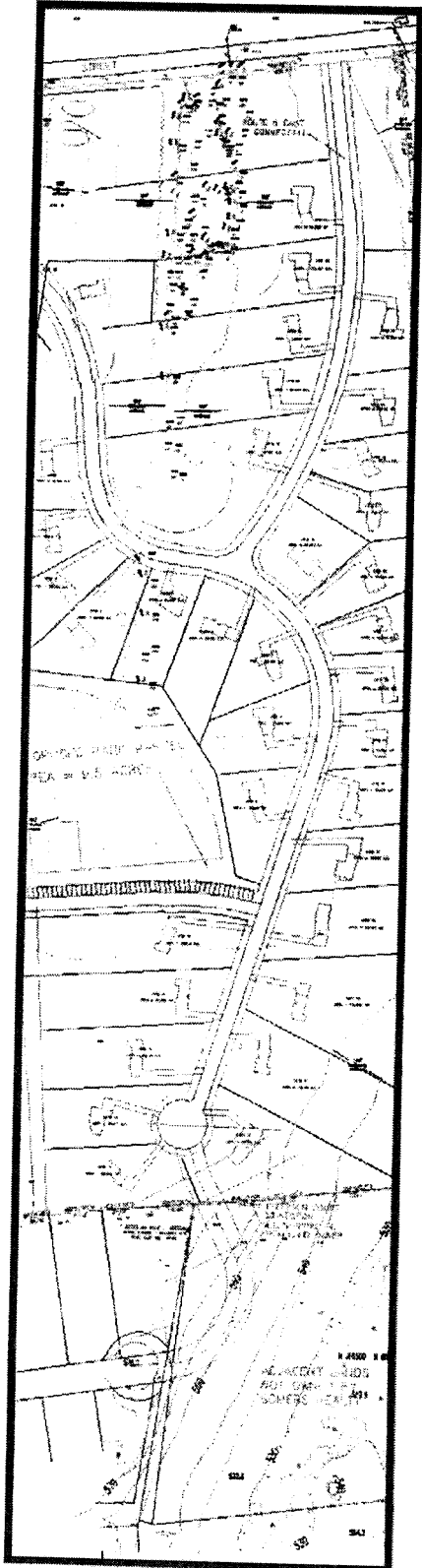
Westchester Cty Dept. of Soil & Water *X*
518 Michealian Office Building
148 Martine Ave.
White Plains, NY 10601

County Department of Planning *7*
841 Fair Street
Carmel, NY 10512

Connie King-Munday, Town Clerk *X*
Town of Carmel

60 McAlphin Ave.
Mahopac, NY 10541

Mary Quartironi, Town Clerk *7*
Town of Somers
335 Route 202
Somers, NY 10589



**Environmental Assessment
Somers Realty
Yorktown Farms**

Yorktown, NY

Buckhurst Fish & Jacquemart, I
Keane Coppleman Engineers, P

March, 2002

The Proposed Action

The New York State Environmental Quality Review Act (SEQRA) is a process designed to ensure that environmental concerns are considered during the planning and design stages of projects. This Environmental Assessment Form (EAF) evaluates the potential impacts associated with the subdivision of land into a 37-unit conventional subdivision in the Town of Yorktown, Westchester County, New York.

Background

The original proposal for the property was for a 45-lot subdivision. The plans contained a loop road providing access to the 45 lots. This original layout had also considered including a commercial parcel with separate access from Route 6. Discussion with the Town Board in the summer of 2001 did not indicate a clear consensus toward rezoning the Route 6 frontage to accommodate commercial uses. Additional wetlands mapping, done by the Town, indicated more extensive wetland areas than originally indicated. As a result, a new 37-lot subdivision plan is being submitted to indicate an as-of-right development consistent with existing zoning (see Figure 4) and wetlands mapping.

Property Location and Site Characteristics

The Somers Realty property is located in northeast Yorktown adjacent to Route 6 (See Figure 1 for site location). It is on the border of Somers and approximately a mile and a half east of the Jefferson Valley Mall and the Taconic State Parkway. The 43-acre parcel is currently undeveloped and is zoned for one-half acre development under the Town's Zoning Code. As Figure 1 indicates, the site has access to a state highway (U.S. Route 6) and also abuts Gay Ridge Road. This local road provides access to Curry Street, which connects to Route 6 at a signalized intersection.

As Figure 2 shows, land to the west of the site is already developed. These single-family neighborhoods are generally developed on lots of 20,000 square feet, reflecting the existing half-acre zoning.

Two wetland areas are present on the site, which have been considered in the subdivision design. There are no additional significant hydrologic or geologic features. The 37 houses that are proposed for the site will be adequately supported by the existing infrastructure. Public water is available from the adjacent subdivisions and newly constructed sewer mains in Route 6 will provide sewer connections to the Peekskill plant on the Hudson River.

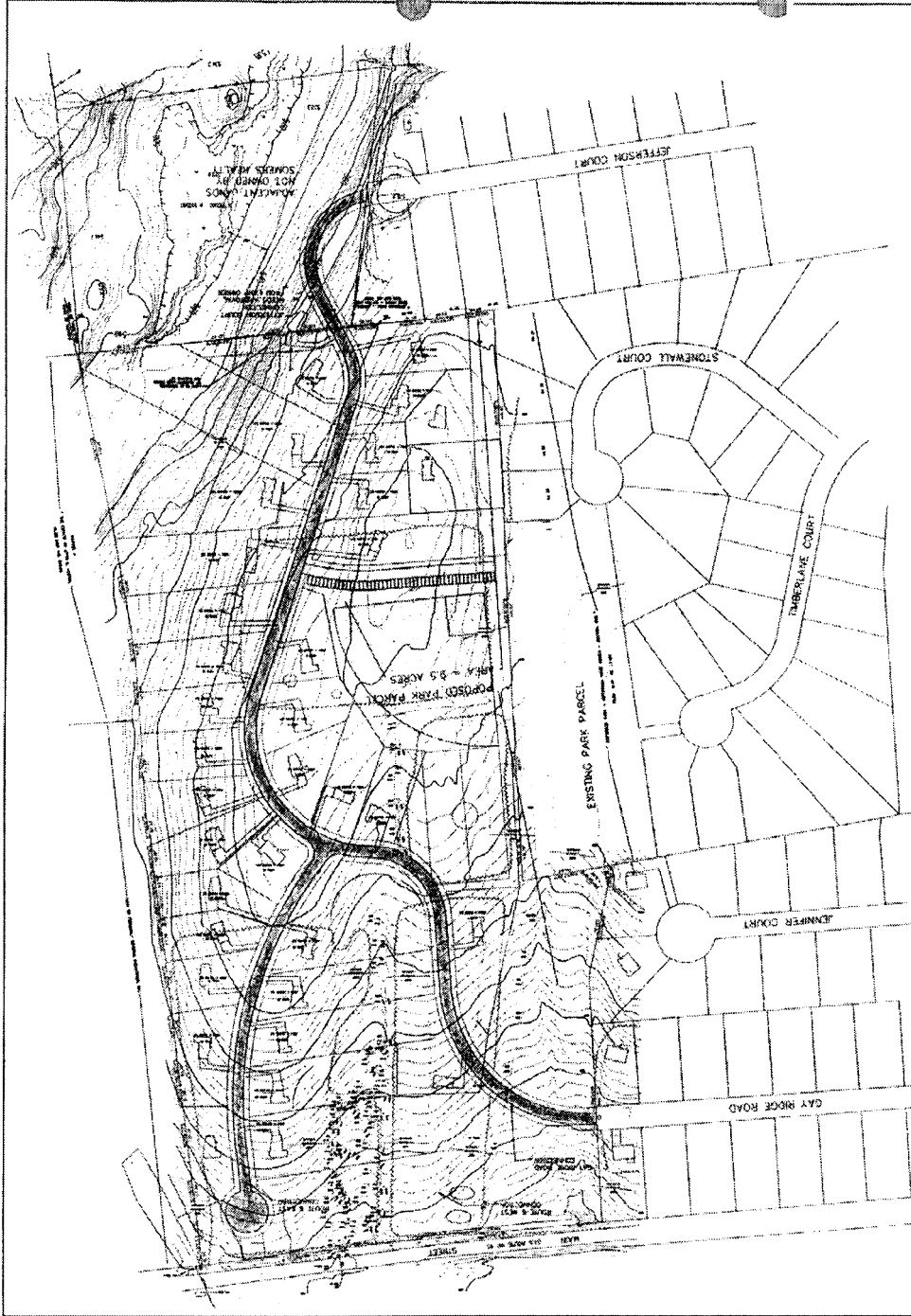
Project Description

The proposed application covers a property once used for corn fields. The aerial photograph in Figure 3 shows the remains of the fields. U.S. Route 6 is at the top of the map and Gay Ridge Road provides an existing local road connection at the northwest part of the site. Other local streets that currently end in cul de sacs can also be seen from the aerial.

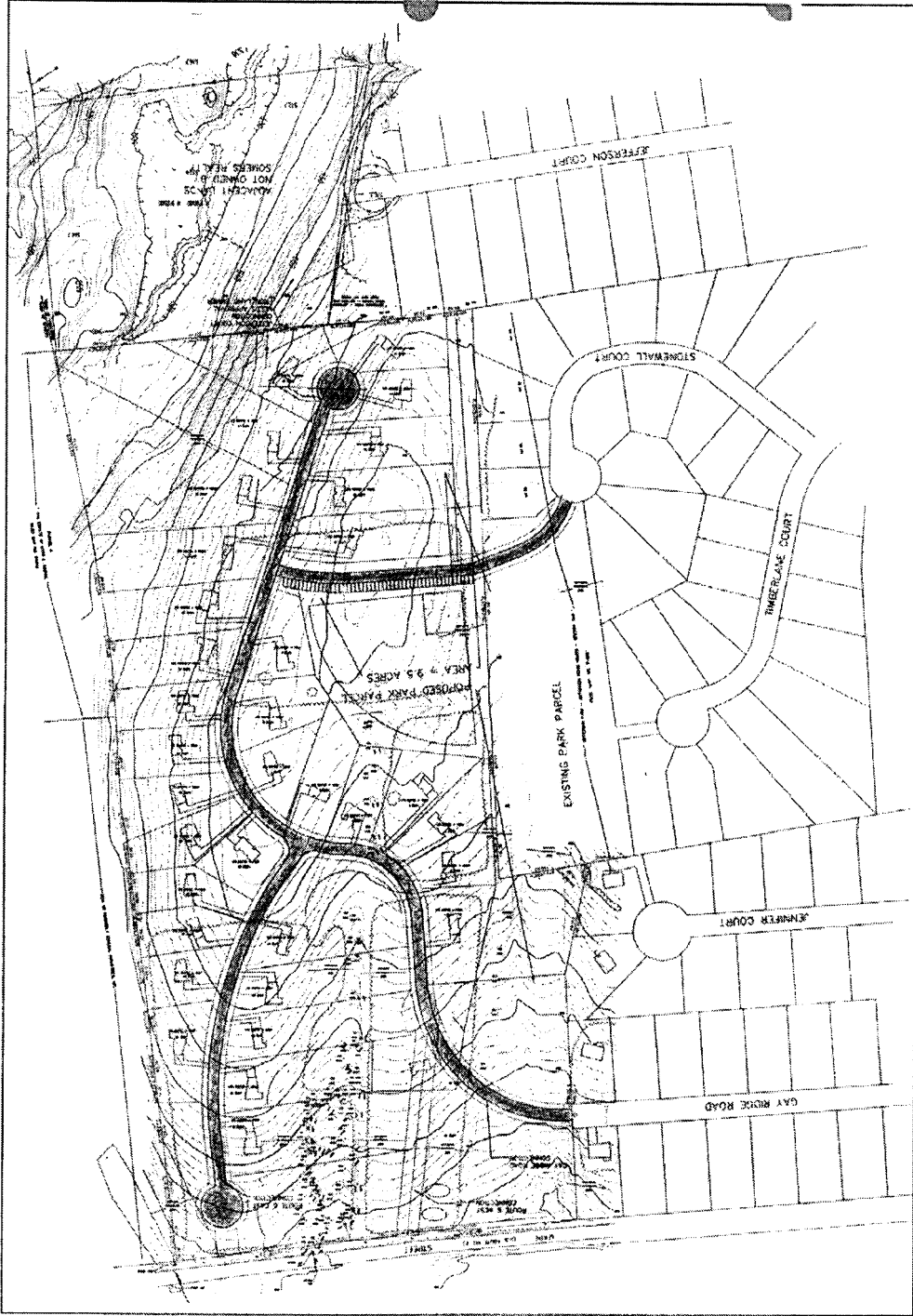
The proposed subdivision is shown in Figure 4. The subdivision provides for a ball field and access to Gay Ridge Road and Route 6. This represents what the applicant can currently achieve, closest to an as-of-right situation, i.e. with subdivision approval from the Planning Board and without reliance upon external factors beyond the applicant's ability. Other options have been discussed with the Planning Board and these are contained in Appendix A. The applicant understands that one possible option is access from Gay Ridge Road through to Jefferson Court, with a cluster development layout that can achieve two ball fields. This option relies on acquiring land that the applicant does not own. Should land be acquired or a road easement obtained, then this option could become viable. At present, the adjacent property owner has been contacted, but has not agreed upon any sale or easement.

Appendix A

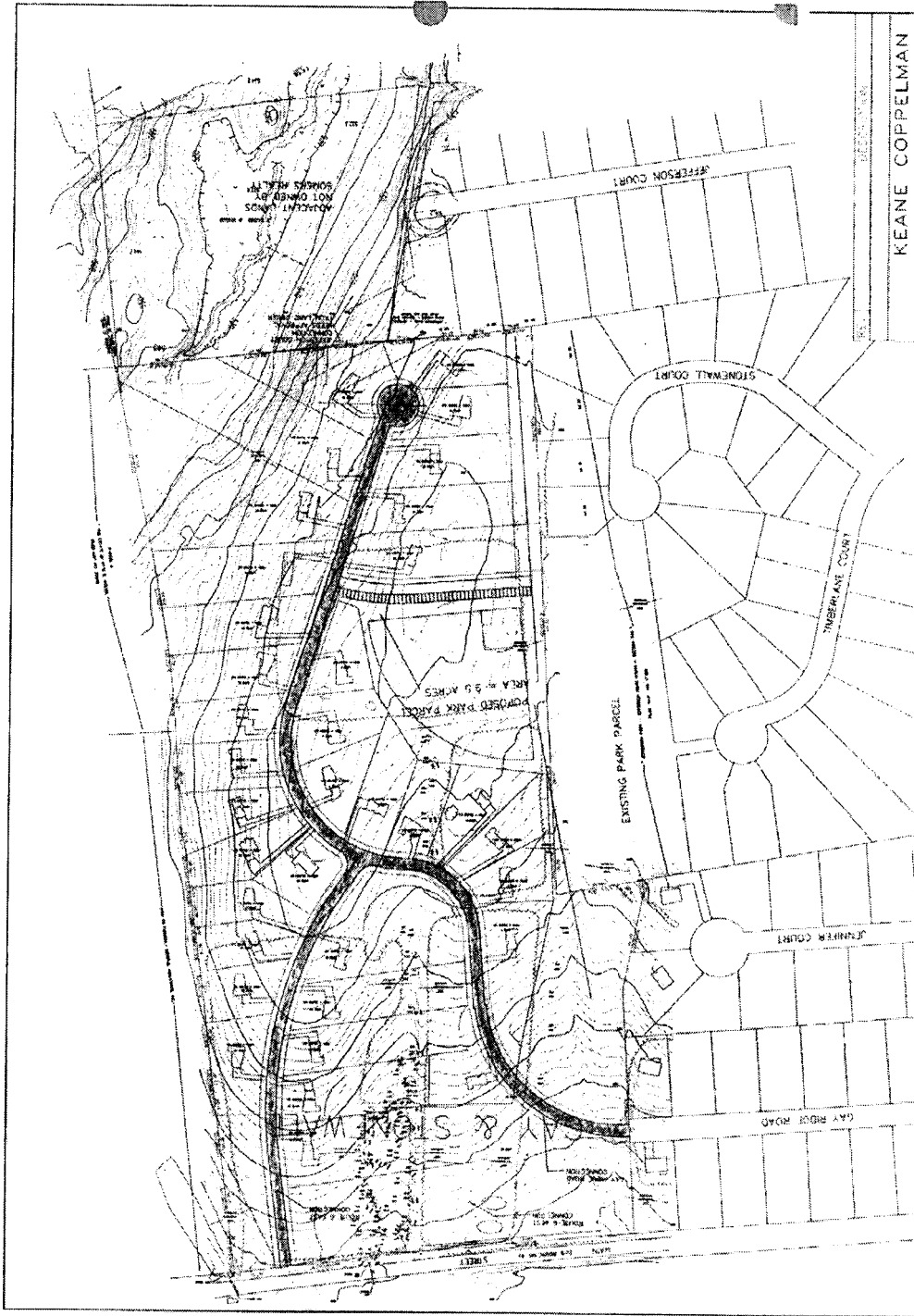
Alternative Subdivision Layouts



Gay Ridge Road and Jefferson Court
Cluster Subdivision with Soccer Field

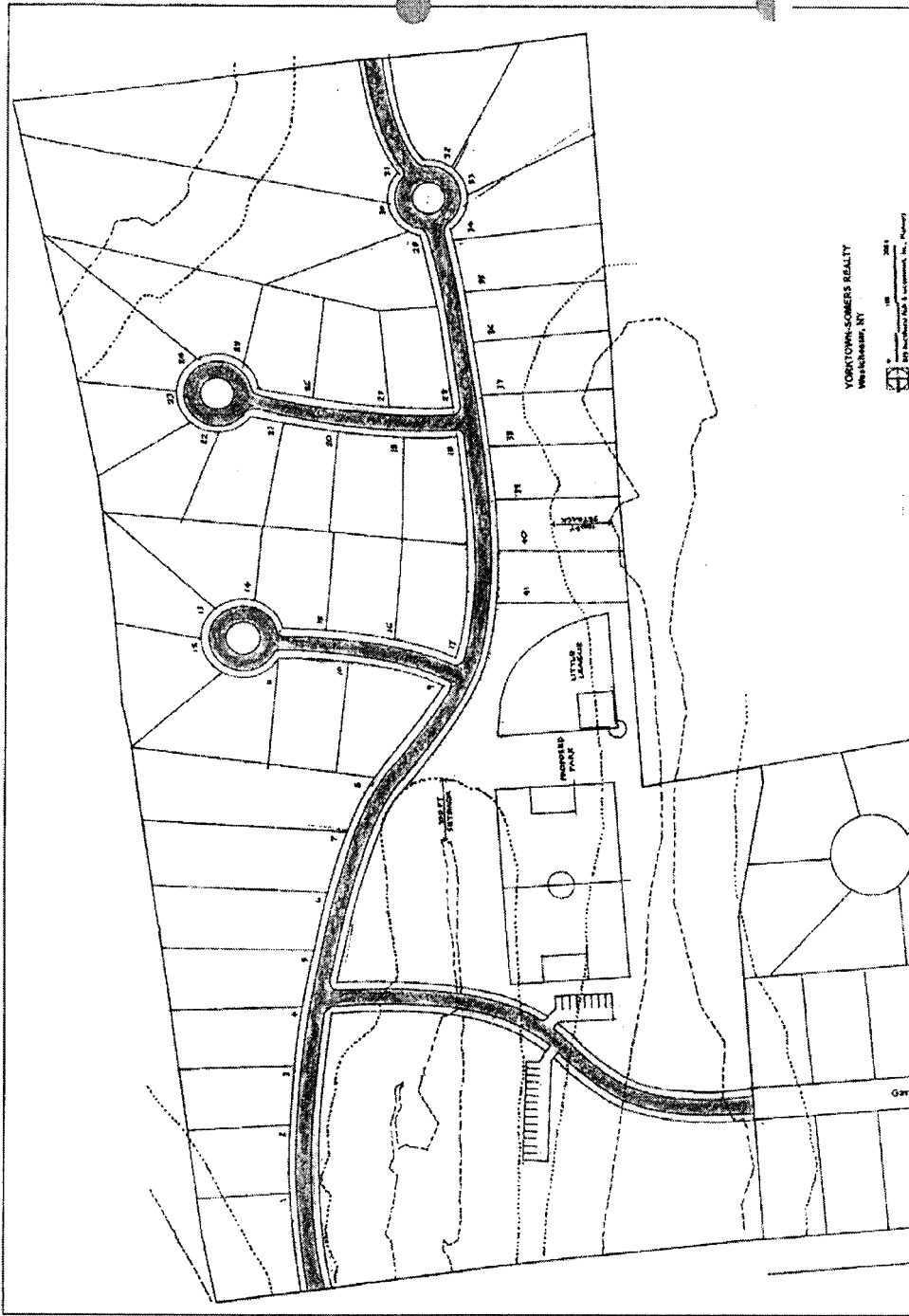


Gay Ridge Road and Stonewall Court

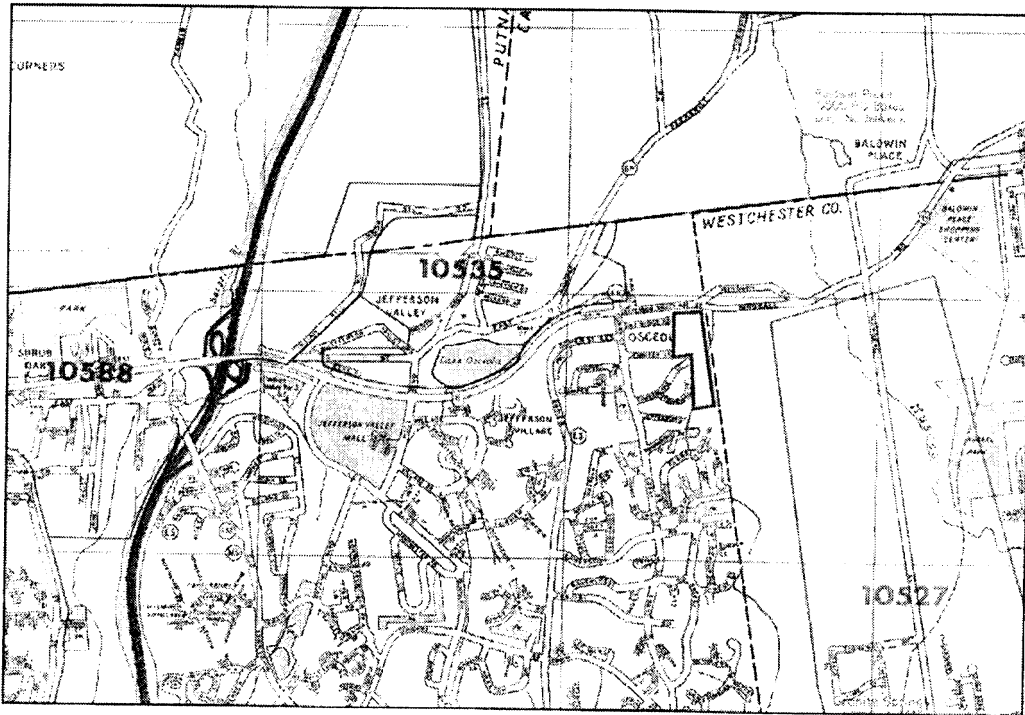


KEANE COPPELMAN
CONSULTING CIVIL ENGINEERS

Gay Ridge Road and U.S. Route 6

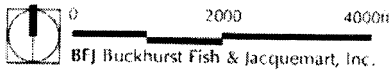


Gay Ridge Road and U.S. Route 6
 Cluster Subdivision

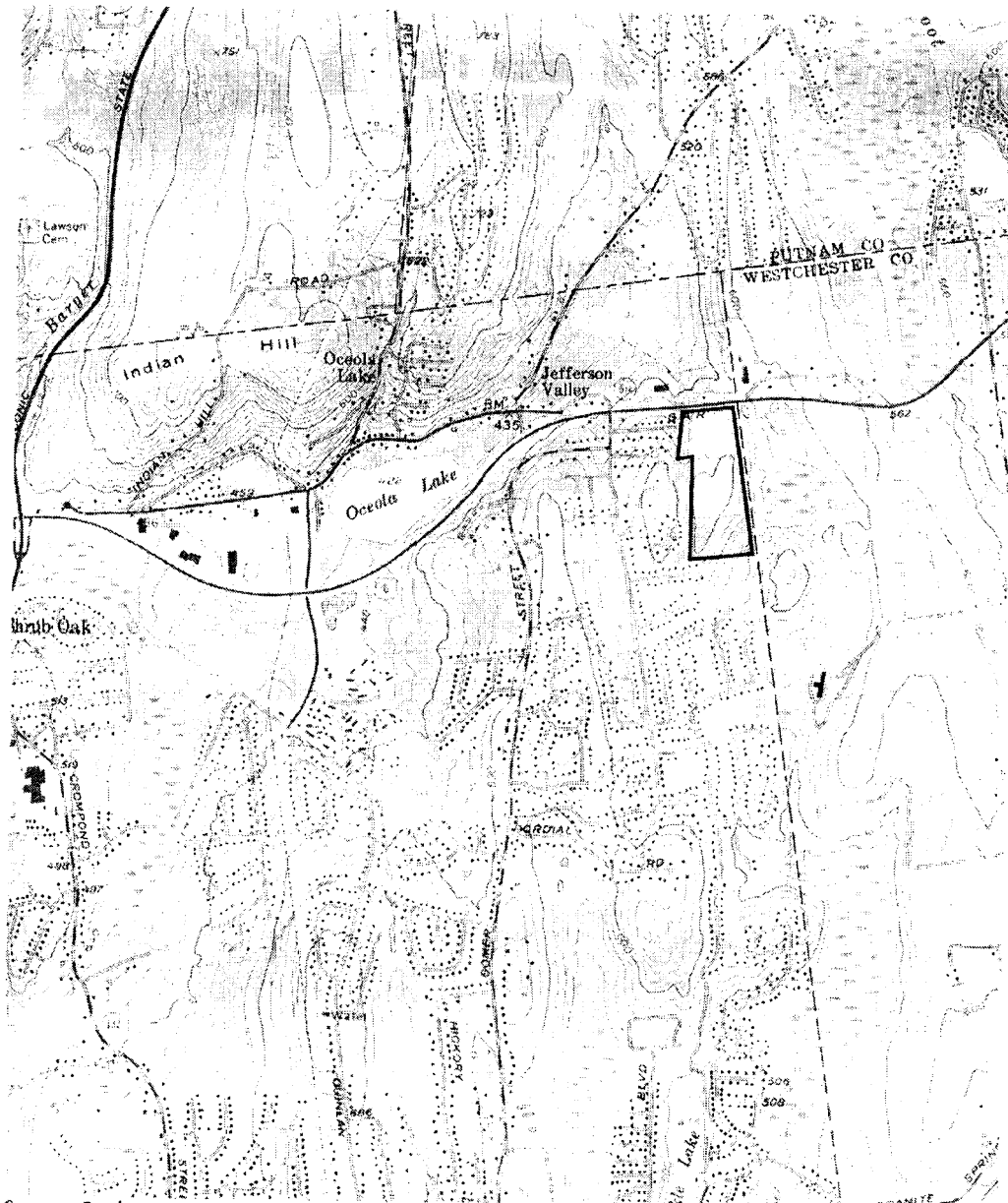


Somers Realty Corporation
 Yorktown Subdivision, Yortown, New York

Figure 1: Site Location

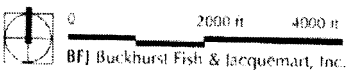


 Site Boundaries



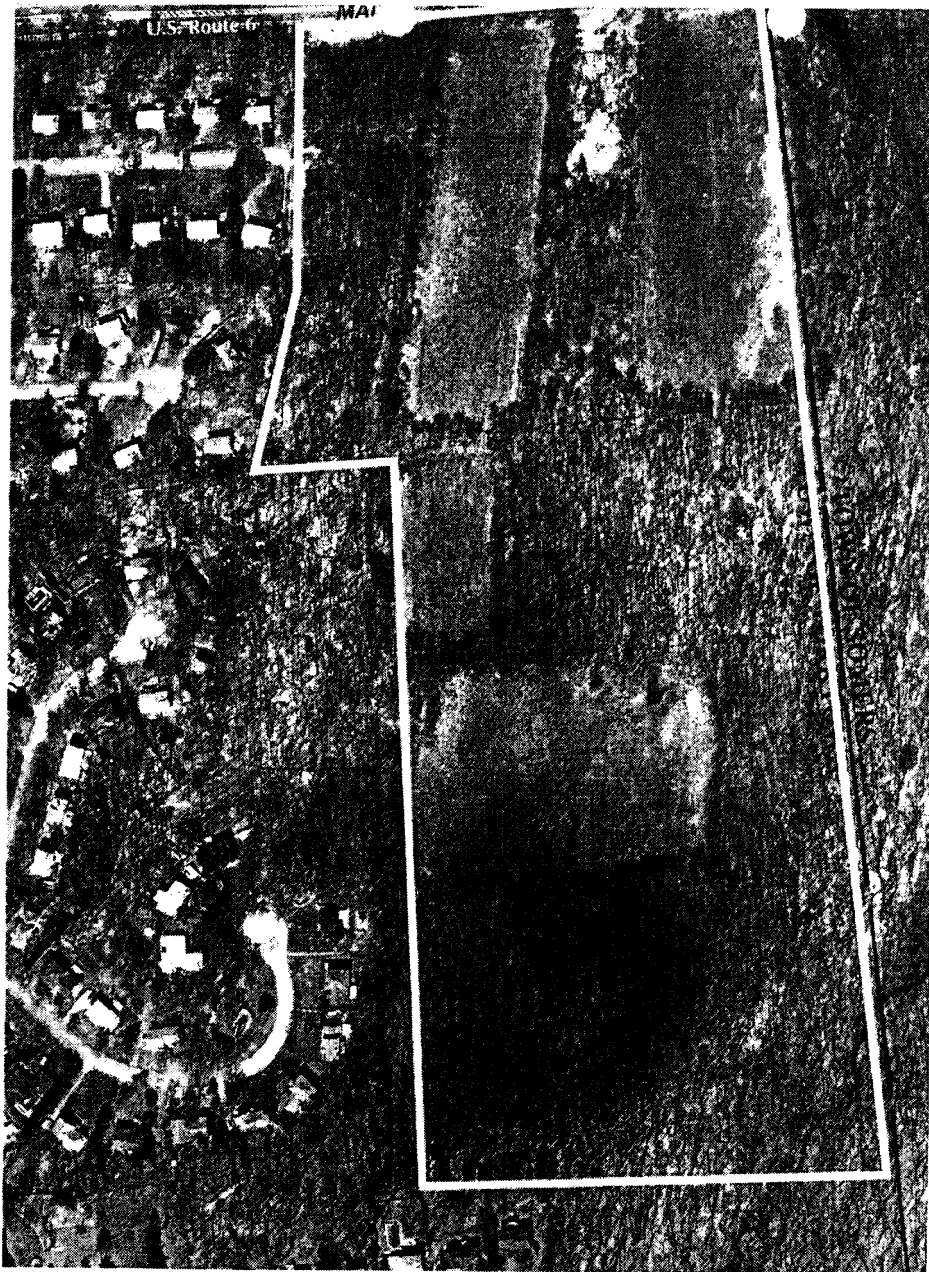
Somers Realty Corporation
Yorktown Subdivision, Yorktown, NY

Figure 2 : Environmental Setting



 Site Location

Source: USGS Topographic Maps, Mudgeon Lake Quadrangle



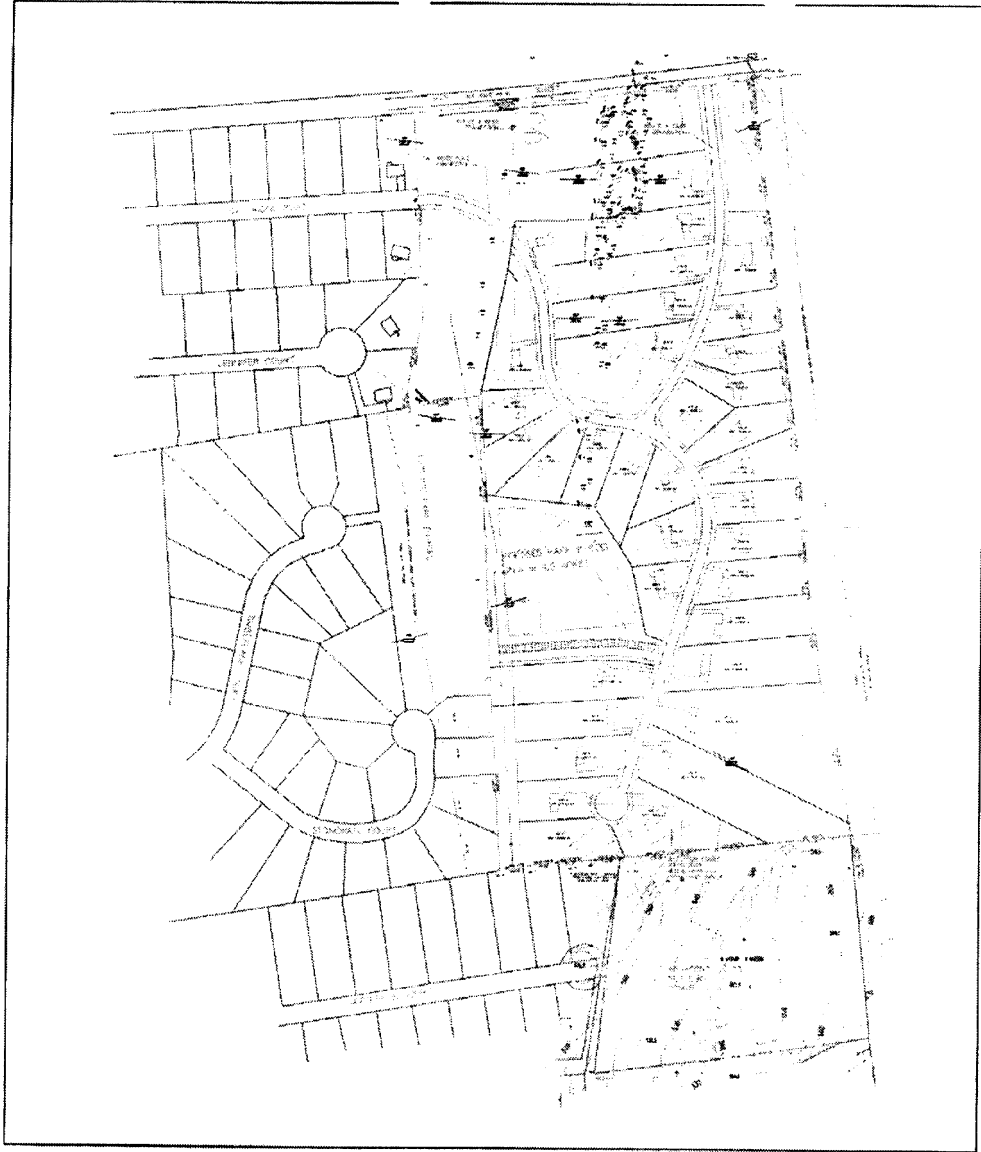
Somers Realty Corporation
Yorktown Subdivision, Yorktown, NY

Figure 3: Aerial Photograph



BFI Buckhurst Fish & Jacquemart, Inc.

Source: Westchester County Department of Planning, 2000



GDC CONSTRUCTION DEV CORP ENVIRONMENTAL ASSESSMENT
Yonkers, NY

Figure 4. Proposed Subdivision




 BFI Buckhurst Fish & Jacquemart, Inc.

Source: Keane Copleman Engineers, P.C.

Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

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

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

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

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

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions	
Identify the Portions of EAF completed for this project: <input checked="" type="checkbox"/> Part 1 <input type="checkbox"/> Part 2 <input type="checkbox"/> Part 3	
Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:	
<input checked="" type="checkbox"/> A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a negative declaration will be prepared.	
<input type="checkbox"/> B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a CONDITIONED negative declaration will be prepared.*	
<input type="checkbox"/> C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a positive declaration will be prepared.	
*A Conditioned Negative Declaration is only valid for Unlisted Actions	
37 lot subdivision	Name
of Action	
Yorktown Planning Board	Name
of Lead Agency	
Jeremiah R. Dineen, III	Chair
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)
3-25-02	
Date	

PART 1--PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3. It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Subdivision		
Location of Action (include Street Address, Municipality and County) Northeast Yorktown, Westchester County		
NW corner of parcel at cross section of Rte 6 and Curry Street		
Name of Applicant/Sponsor C.J. Capozza, Somers Realty Corporation	Business Telephone (203) 264-1660	
Address P.O Box 878		
City/PO Chappaqua	State NY	Zip Code 10514
Name of Owner (if different) N/A	Business Telephone () N/A	
Address		
City/PO	State	Zip Code
Description of Action 45-unit subdivision		

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

A. SITE DESCRIPTION

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

- Present land use: Urban Industrial Commercial Residential (suburban) Rural (non-farm) Forest Agriculture Other Vacant, with abutting residential development on 20,000 square foot lots.
- Total acreage of project area: 43 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>41</u> acres	<u>18</u> acres
Forested	<u>0</u> acres	<u>0</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0</u> acres	<u>0</u> acres
Wetland(Freshwater or tidal as per Articles 24,25 of ECL)	<u>2</u> acres	<u>2</u> acres
Water Surface Area	<u>0</u> acres	<u>0</u> acres
Not vegetated (Rock, earth or fill)	<u>0</u> acres	<u>0</u> acres
Roads, buildings and other paved surfaces	<u>0</u> acres	<u>8</u> acres
Other (Indicate type) <u>Open space/recreation</u>	<u>0</u> acres	<u>6</u> acres
<u>Lawns and Yards</u>	<u>0</u> acres	<u>9</u> acres
- What is predominant soil type(s) on project site? Paxton-Woodbridge (Source: 1994 USDA SCS Soils Maps)
 - Soil drainage: Well drained 90 % of site Moderately well drained 5 % of site Poorly drained 5 % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? NA acres (See 16 NYCRR 370).
4. Are there bedrock outcroppings on project site? Yes No
- a. What is depth to bedrock? > 7 (in feet)
5. Approximate percentage of proposed project site with slopes: 0-10% 80 % 10-15% 10 %
 15% or greater 10 %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? Yes No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No
8. What is the depth of the water table? 1.5 - > 10 (in feet)
9. Is site located over a primary, principal, or sole source aquifer? Yes No NA
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
 Yes No According to Westchester County Dept. of Planning, The Wildlife Resources of West County, May 1987
 Identify each species _____
12. Are there any unique or unusual land forms on the project site?(i.e., cliffs, dunes, other geological formations)
 Yes No Describe _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
 Yes No If yes, explain Not to the applicants knowledge
14. Does the present site include scenic views known to be important to the community?
 Yes No
15. Streams within or contiguous to project area: None
 a. Name of Stream and name of River to which it is tributary NA
16. Lakes, ponds, wetland areas within or contiguous to project area:
 a. Name Wetlands b. Size (in acres) circa 2
17. Is the site served by existing public utilities? Yes No
 a) If Yes, does sufficient capacity exist to allow connection? Yes No
 b) If Yes, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No NA

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor 43 acres.
- b. Project acreage to be developed: 43 acres initially; 43 acres ultimately.
- c. Project acreage to remain undeveloped 20 acres. (wetlands/buffers, ball field)
- d. Length of project, in miles: NA (if appropriate).
- e. If the project is an expansion, indicate percent of expansion proposed NA %.
- f. Number of off-street parking spaces existing None; proposed 74.
- g. Maximum vehicular trips generated per hour 44 (upon completion of project). (Source: ITE Trip Generation Manual, 6 Ed.)
- h. If residential, Number and type of housing units:
- One Family Two Family Multiple Family Condominium

Initially 37

Ultimately 37

i. Dimensions (in feet) of largest proposed structure 30 height; 35 width; 55 length.

j. Linear feet of frontage along a public thoroughfare project will occupy is? 925 ft.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? None tons/cubic yards.

3. Will disturbed areas be reclaimed? Yes No

a. If yes, for what intended purpose is the site being reclaimed? lawns, landscaping

b. Will topsoil be stockpiled for reclamation? Yes No

c. Will upper subsoil be stockpiled for reclamation? Yes No

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 15 acres will be

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

Yes No

6. If single phase project: Anticipated period of construction 24 months, (including demolition).

7. If multi-phased: NA

a. Total number of phases anticipated _____ (number).

b. Anticipated date of commencement phase 1 _____ month _____ year, (including demolition).

c. Approximate completion date of final phase _____ month _____ year.

d. Is phase 1 functionally dependent on subsequent phases? Yes No

8. Will blasting occur during construction? Yes No

9. Number of jobs generated: during construction? 50 after project is complete? 0.

10. Number of jobs eliminated by this project? 0.

11. Will project require relocation of any projects or facilities? Yes No If yes, explain _____

12. Is surface liquid waste disposal involved? Yes No

a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____

b. Name of water body into which effluent will be discharged _____

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

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

Explain _____

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

16. Will the project generate solid waste? Yes No

a. If yes, what is the amount per month? 9 tons.

b. If yes, will an existing solid waste facility be used? Yes No Licensed carting to approved lan

c. If yes, give name _____; location _____

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No

e. If Yes, explain Recycled items

17. Will the project involve the disposal of solid waste? Yes No

a. If yes, what is the anticipated rate of disposal? _____ tons/month.

b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? Yes No, except for routine lawn care

19. Will project routinely produce odors (more than one hour per day)? Yes No

20. Will project produce operating noise exceeding the local ambient noise levels? Yes No

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

If yes, indicate type(s) Demand for public utilities and water associated with residential homes will increase. infrastructure is adequate for the increase in demand and no new facilities will be required.

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

24. Does project involve Local, State or Federal funding? Yes No

If yes, explain _____

25. Approvals Required:

	Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Planning Board Approval</u> <u>3/25/02</u>
City, Town Zoning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Cluster Subdivision (if applicable)</u>
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Sewer Connection</u>
		<u>Water Connection</u>
Other Local Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>County Planning Department</u>
		<u>(Referral)</u>
Other Regional Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>NYCDEC for a Portion of the</u>
		<u>Site Drainage</u>
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>DOT for Curb Cut Entrance</u>
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

2. ZONING and PLANNING INFORMATION

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

If Yes, indicate decision required:

- zoning amendment zoning variance special use permit subdivision site plan
 new/revision of master plan resource management plan other _____

2. What is the zoning classification(s) of the site? R-20

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

4. What is the proposed zoning of the site? Same

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
48

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No

7. What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?
Residential

8. Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed? 37

a. What is the minimum lot size proposed? 20,000 sq ft

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

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes No

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

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

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

3. Informational Details

Attach any additional information as may be needed to clarify your project. If there are, or may be, any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

4. Verification

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

Applicant/Sponsor Name Somers Realty Corp Date 3/25/02
Signature [Signature] Title President

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