GLENN L. SMITH, P.E.
Consulting Engineer, P.C.

PARTS 1, 2 & 3

FULL ENVIRONMENTAL ASSESSMENT FORMS (E.A.F.)

KEREN FIELDS, LLC (SHIMMIE HORN)

12 – LOT SUBDIVISION

Sunset Drive Extension & Sackett Lake Road

Town of Thompson * Sullivan County * New York

LEAD AGENCY:
(T) Thompson Planning Board
Lou Kiefer, Chairman
4052 Route 42
Monticello, NY 12701

Date: December 21, 2018
Rev: 1-February 5, 2020

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

A. Project and Sponsor Information.

Name of Action or Project: Keren Fields 12-Lot Subdivision		
Project Location (describe, and attach a general location map): Sunset Drive and Sackett Lake Road, (T) Thompson		
Brief Description of Proposed Action (include purpose or need): Subdivide a 44 acre vacant and wooded parcel into 12 lots including ten (10) residential lots varying from 1.2 to 1.5 acres, one (1) "cluster housing" lot of 24 acres containing 5 single-family cottages; and one community lot of ±4 acres containing a community building, pool and recreation courts; with on-site septic systems and wells.		
Name of Applicant/Sponsor: Shimmie Horn, Owner Keren Fields, LLC	Telephone: 917-697-1188 E-Mail:	
Address: 1633 Broadway, 46th Floor		
City/PO: New York	State: NY	Zip Code: 10019
Project Contact (if not same as sponsor; give name and title/role): SAME	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): SAME	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Council, Town Board, ☒Yes☐No or Village Board of Trustees	Zoning Change by Town Board	Completed May 2018
b. City, Town or Village ☒Yes☐No Planning Board or Commission	Site Plan Approval of Subdivision and Cluster Development	January 2018
c. City Council, Town or ☐Yes☒No Village Zoning Board of Appeals		
d. Other local agencies ☐Yes☒No		
e. County agencies ☒Yes☐No	Sullivan County Planning 239 Review	October 2018
f. Regional agencies ☐Yes☒No		
g. State agencies ☒Yes☐No	1) NYSDOH Subdivision Approval 2) NYSDEC SPDES Permit 3) DEC Stormwater Permit	1) November 2018 2) November 2019 3) June 2020
h. Federal agencies ☐Yes☒No		
i. Coastal Resources. *i.* Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☒No *ii.* Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☒No *iii.* Is the project site within a Coastal Erosion Hazard Area? ☐Yes☒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? • **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	☐Yes☒No
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?) If Yes, identify the plan(s): NYS Major Basins: Upper Delaware	☒Yes☐No
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? If Yes, identify the plan(s):	☐Yes☒No

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?
SR-Suburban Residential and RR-2

b. Is the use permitted or allowed by a special or conditional use permit? ☒Yes☐No

c. Is a zoning change requested as part of the proposed action? ☒Yes☐No
If Yes,
i. What is the proposed new zoning for the site? A 10 acre portion of total site rezoned to RR-2 to allow farm animals.

C.4. Existing community services.

a. In what school district is the project site located? Monticello CSD

b. What police or other public protection forces serve the project site?
Sullivan County Sheriff & NYS Police

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

d. What parks serve the project site?
(T) Thompson Town Park, Old Liberty Road

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)?
12 lot residential subdivision

b. a. Total acreage of the site of the proposed action? 43.8 acres
b. Total acreage to be physically disturbed? 11.8 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 43.8 acres

c. Is the proposed action an expansion of an existing project or use? ☐Yes☒No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☒Yes☐No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential
ii. Is a cluster/conservation layout proposed? ☒Yes☐No
iii. Number of lots proposed? 12
iv. Minimum and maximum proposed lot sizes? Minimum 1.15 ac. Maximum 24 ac.

e. Will proposed action be constructed in multiple phases? ☐Yes☒No
i. If No, anticipated period of construction: 12 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☒Yes ☐No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	15	0	—	—
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☒Yes ☐No

If Yes,

i. Total number of structures 2

ii. Dimensions (in feet) of largest proposed structure: 18' height; 40' width; and 65' length

iii. Approximate extent of building space to be heated or cooled: 2,600 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☒Yes ☐No

If Yes,

i. Purpose of the impoundment: "Possible" Stormwater Detention

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☒ Other specify: Periodic Stormwater

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: 0.4 million gallons; surface area: 1/4 acres

v. Dimensions of the proposed dam or impounding structure: ±5 height; T.B.D. length

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

D.2. Project Operations

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

If Yes:

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

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

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

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

iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No

If yes, describe.

v. What is the total area to be dredged or excavated? acres

vi. What is the maximum area to be worked at any one time? acres

vii. What would be the maximum depth of excavation or dredging? feet

viii. Will the excavation require blasting? ☐Yes ☐No

ix. Summarize site reclamation goals and plan:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☒No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐Yes☐No
If Yes, describe:

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☒Yes☐No
If Yes:

i. Total anticipated water usage/demand per day: 9,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes☒No
If Yes:

- Name of district or service area:
- Does the existing public water supply have capacity to serve the proposal? ☐Yes☐No
- Is the project site in the existing district? ☐Yes☐No
- Is expansion of the district needed? ☐Yes☐No
- Do existing lines serve the project site? ☐Yes☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes☐No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes☐No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project: On-site drilled wells on individual lots

vi. If water supply will be from wells (public or private), maximum pumping capacity: +15 gallons/minute.

d. Will the proposed action generate liquid wastes? ☒Yes☐No
If Yes:

i. Total anticipated liquid waste generation per day: 9,000 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? ☐Yes☐No
- Will 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):

On-site septic systems

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☒Yes☐No

If Yes:

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

_____ Square feet or 3 acres (impervious surface)

_____ Square feet or 43.8 acres (parcel size)

ii. Describe types of new point sources. Drainage ditches and swales off lots and along proposed access road.

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)?

On-site stormwater management practices, per SWPPP.

- If to surface waters, identify receiving water bodies or wetlands: On-site ACOE wetland, tributary to Sackett Lake.
- Will stormwater runoff flow to adjacent properties? ☒Yes☐No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes☒No

If Yes, identify:

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

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

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

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes☒No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes☐No

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

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

_____

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

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

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes☒No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend

☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

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

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

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

_____

_____

_____

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

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

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

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

If Yes:

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

_____

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

_____

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

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

i. During Construction:

- Monday - Friday: 7:30 am - 5:00 pm
- Saturday: 8:00 am - 12:00 noon
- Sunday: —
- Holidays: —

ii. During Operations:

- Monday - Friday: 24 hours
- Saturday: 24 hours
- Sunday: 24 hours
- Holidays: 24 hours

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

If yes:

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

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

Describe: Clearing of trees and brush within project parcel to allow construction of roads, homes and septic systems.

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:

±18 high pole lights along proposed private road serving lots #1-4, with shielded lens.

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

Describe: Clearing of site vegatation to allow construction of homes, drives and septic systems.

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

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

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐Yes ☒No

If Yes:

i. Product(s) to be stored

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

iii. Generally describe proposed storage facilities:

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

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

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

- Construction:
- Operation:

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

- Construction:
- Operation:

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

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

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	3.2	+3.2
• Forested	32.1	16.2	-15.9
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	1.8	1.0	-0.8
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	9.9	9.9	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Lawns & Landscaped Areas	0	13.5	+13.5

c. Is the project site presently used by members of the community for public recreation? ☐Yes☒No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐Yes☒No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐Yes☒No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes☒No

If Yes:

i. Has the facility been formally closed? ☐Yes☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

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

a. What is the average depth to bedrock on the project site? +5 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:

Wellsboro gravelly loam	93 %
Palms Muck	7 %
	%

d. What is the average depth to the water table on the project site? Average: 1 to 8 feet

e. Drainage status of project site soils:

☒ Well Drained:	32 % of site
☒ Moderately Well Drained:	42 % of site
☒ Poorly Drained	26 % of site

f. Approximate proportion of proposed action site with slopes:

☒ 0-10%:	36 % of site
☒ 10-15%:	60.5 % of site
☒ 15% or greater:	3.5 % of site

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? ☒Yes☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

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

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

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Unnamed ACOE wetland Approximate Size 9.9 acres
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes☒No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes☒No
If Yes:

i. Name of aquifer: _____

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

Deer	Racoon	Squirrel
Bears	Woodchuck	Crows
Coyote	Fox	

n. Does the project site contain a designated significant natural community? ☐Yes ☒No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐Yes ☒No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☒No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☒No

If yes, give a brief description of how the proposed action may affect that use: _____

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

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☒Yes ☒No

If Yes, provide county plus district name/number: SULL 001

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☒No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☒No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☒No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places? ☐Yes☒No

If Yes:

i. Nature of historic/archaeological resource: ☐Archaeological Site ☐Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐Yes☒No

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐Yes☒No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐Yes☒No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐Yes☐No

F. Additional Information

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

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 Shimmie Horn for Keren Fields, LLC Date September 26, 2018 Rev. 1 - February 5, 2020

Signature _____ Title Owner

PART 2 E.A.F.

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) ☐NO ☒YES
If "Yes", answer questions a - j. If "No", move on to Section 2.

	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	☒	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☒	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☒	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☒	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☒	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☒
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☒	☐
h. Other impacts: _____		☐	☐

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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	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

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	☒	☐
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	☒	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☒	☐
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	☒	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☒
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☒	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☒	☐
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	☐	☒
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☒	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☒	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☒	☐

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l. Other impacts: _____ _____		☒	☐

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)

☐ NO ☒ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☒
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☒
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☒
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☒
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	☒	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☒	☐
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	☒	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☒ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

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

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g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D,2,h, D.2.g)

☒ NO ☐ YES

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)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
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	☐	☐
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	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

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	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐

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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	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
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	☐	☐
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	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☒NO ☐YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	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	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
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	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

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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.)

☒ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	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	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
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	☐ ☐	☐ ☐
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	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____		☐	☐

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.)

☒ NO ☐ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	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	☐	☐
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	☐	☐
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	☐	☐

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d. Other impacts: _____ _____		☐	☐
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	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
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	☐	☐

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

☒ 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 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	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____ _____		☐	☐

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

☒ 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 a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
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	☐	☐
c. Other impacts: _____ _____		☐	☐

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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	☒	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☒	☐
c. The proposed action will degrade existing transit access.	D2j	☒	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☒	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☒	☐
f. Other impacts: Change to L.O.S. rating of Sunset Drive Extension - Sackett Lake Road Intersection		☐	☒

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	☐	☐
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	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____		☐	☐

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	☒	☐
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	☒	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☒	☐

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d. The proposed action may result in light shining onto adjoining properties.	D2n	☒	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☒	☐
f. Other impacts: Illumination by proposed street light along new dead-end road to Lots #1-4		☒	☐

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.) ☒ NO ☐ YES

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

	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	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
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	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____		☐	☐

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17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.)

☒ NO ☐ YES

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	☐	☐
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	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
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	☐	☐
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	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3)

☒ NO ☐ YES

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	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
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	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

RESET FULL FORM

PART 3 E.A.F.
NARRATIVE

Part 3 Narrative – Full Environmental Assessment Form

(Evaluation of Magnitude and Importance of Project Impacts)

Project: Keren Fields, LLC (Shimmie Horn) 12-Lot Subdivision
Sunset Drive Extension & Sackett Lake Road
(T) Thompson, Sullivan County

Date: December 21, 2018

INTRODUCTION:

In conformance with State Environmental Quality Review (SEQR) procedures relating to a proposed "action" within the State of New York; The Town of Thompson Planning Board has designated itself as "Lead Agency" in the matter of application review and approval for the above-noted project. A "Part 1" Full E.A.F. was prepared and submitted by the applicant for review. A "Part 2" Full E.A.F. was jointly completed by the Lead Agency and applicant. That document identified several aspects of the proposed action as having a "Moderate To Large Impact" under SEQR guidelines. These actions are, therefore, subject to further detailed evaluation as part of this Part 3 E.A.F. Narrative to determine the degree of significance.

The following "Moderate To Large Impacts" were identified on the Part 2 Full E.A.F., prepared in accordance with Part 1 E.A.F. dated September 26, 2018, revised February 5, 2020.

1. IMPACT ON LAND

f. Proposed action may result in increased erosion, whether from physical disturbance or vegetation removal.

3. IMPACTS ON SURFACE WATER

e. Proposed action may create turbidity in a waterbody, either from upland erosion, runoff or disturbing bottom sediments.

h. 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.

4. IMPACT ON GROUNDWATER

a. Proposed action may require new water supply wells or create additional demand on supplies from existing water supply well.

b. Water supply demand from proposed project may exceed safe and sustainable withdrawal capacity rate of local supply or aquifer.

c. Proposed action may allow or result in residential uses in areas without water and sewer services.

d. Proposed action may include or require wastewater discharged to groundwater.

13. IMPACT ON TRANSPORTATION

f. Change to L.O.S. rating at Sunset Drive – Sackett Lake Road intersection.

NARRATIVE RESPONSE / DISCUSSION ON POTENTIAL PROJECT IMPACTS IDENTIFIED AS "MODERATE TO LARGE"

LAND Item 1 (f) - Sitework construction could result in erosion of disturbed soils during rainfall or snowmelt conditions, although the majority of site slopes are less than 10% to 15% and less prone to experiencing erosive velocities. The project site is situated on the westerly side of a sloping hillside that drops in elevation from the Sunset Drive easterly high side of 168.0 ft. to the westerly bounds, low side of 60.0 ft. A ±10 acre USACOE protected wetland lies along the westerly bounds in an area of poor drainage, to remain undisturbed.

Site construction would include clearing of trees and brush on each of the 12 lots for new homes and septic system construction, driveways and the proposed dead-end road and cul-de-sac. Earthwork will include stripping of topsoil in all construction locations, followed by excavation and stockpiling of soils from home foundations. Both cuts and fills will be performed along the new road to establish design grades and drainage courses.

The majority of the soils disturbance areas are situated well away from the westerly side wetland, with significant existing natural vegetation to be maintained in place. State and Federal regulations require preparation of a Sediment and Erosion Control Plan as well as a Stormwater Pollution Prevention Plan to address any site runoff as it relates to possible contamination of adjacent water bodies and downstream impacts caused by increased runoff flows for various storm conditions. Sediment settling basins will be utilized in conjunction with siltation fence, vegetation filter strips, hay bale dams, stone check dams and mulching to trap and capture sediment.

The proper construction, implementation and operation of these facilities in conjunction with site construction work, including the necessity that all sediment control facilities be in place before any earthwork commences, will significantly reduce the likelihood of silt or sediment contamination of the downslope areas to the construction phase.

If all required measures are implemented during the construction process, the potential for discharges of contaminated waters to the downgrade wetland on this property would be substantially reduced.

SURFACE WATER Item 3 (e) – Actions taken to address possible turbidity to the ACOE wetlands from upland erosion or runoff was addressed in the preceding item 1 (f). The site soils in the project area that may be disturbed by construction activities are primarily a "Wellsboro gravelly loam". This soil consists of a sandy gravelly/silt loam that is considered moderately well drained and which formed on hillsides. The silt and some fine sand components in that soil is more conducive to erosive runoff during rainfall or snowmelt events, which would be addressed by proper implementation of the projects erosion and sediment control plan as well as the SWPPP.

Item 3 (h) – This item also pertains to possible soil erosion based upon stormwater discharges that could lead to siltation or degradation of downstream receiving wetlands or waterbodies. Refer to items 1(f) and 3(e) above for proposed mitigation procedures.

GROUNDWATER Item 4 (a) & (b) – Refer to attached "Report on Existing Water Supply Wells in Vicinity of Keren Fields, LLC", dated 11/5/18. This included known data on 4 existing drilled bedrock wells in close proximity to the project site, as originally collected in 2007 for evaluating local aquifer conditions for the prior J & G Homes (Perrello) subdivision on this same property along Sunset Drive. A 5th well was drilled in 2008 on the current parcel #48-1-22.30 (former Sush property), with a 5-6 gpm yield and 375' depth.

Also refer to "Water Supply System Engineering Report – Keren Fields LLC", dated August 25, 2019, revised February 5, 2020, which addresses the results of four (4) test wells drilled on the project site, as required by the NYS Department of Health during that agency's subdivision review process. These include Well #4 on lot #4 with an estimated yield of 30gpm, Well #10 on lot #10 with a 6gpm yield, Well #12a on lot #12 with an 80gpm yield and Well #12b on lot #12 with an 18gpm yield. Wells #12a and 12b were pump tested for 93 hrs. and 72 hrs., respectively, each at 8gpm; and Wells #4 and 10 were pump tested simultaneously for 27 hours, while monitoring drawdown in adjacent wells including the private Morganstein well off Sunset Drive. All wells were lab tested for water quality in conformance with NYSDOH requirements and found to exhibit satisfactory sanitary quality. Based upon this data as reviewed by NYSDOH, it has been determined that drilled water wells on lots #1-3 and 5-9 will provide the minimum required yield of 5gpm without creating any adverse impacts on surrounding properties water wells.

WASTEWATER DISPOSAL/SEPTIC SYSTEMS Item 4 (c) & (d) – The lack of municipal wastewater treatment plants in the vicinity of the project site, along with the lack of an acceptable receiving stream for a private on-site treatment facility, mandates the construction of on-site subsurface septic systems for each subdivision parcel, with discharge to groundwater.

The sites soils are classified as a "Wellsboro gravelly loam" in the Sullivan County Soils Survey which is a deep, moderately well-drained soil, found on hillsides; the upper ±23' is a brown gravelly loam, which becomes a more compacted fragipan to at least the 5' depth. Bedrock depth exceeds 5' and seasonal groundwater occurs above the fragipan in late Fall and Spring.

NYSDOH – Appendix "75A" design regulations for residential conventional septic systems stipulate the requirement for having at least 4 ft. of "suitable" soils before encountering any limiting sub-soil stratas such as bedrock, groundwater or compacted fragipan (hardpan).

Where the 4 ft. of suitable soils are not found available by test pit excavations in the proposed septic system areas, but a minimum of 2 ft. is, then Shallow Absorption Trench Systems (SATS) are another conventional system permitted. This requires placing a maximum of 24" of imported suitable soil over the proposed leachfield area, into which the absorption trenches are installed. (Fill depth varies from 12" – 18" – 24" depending on the depth of suitable in-situ soils found between 2' and 4' before grade.)

Extensive soils percolation testing and backhoe test pits logging has been completed throughout the project site of the current 12-lot subdivision in 2018 and 2019, in the locations of proposed septic systems on each lot. (Refer to project plansheet #6, dated November 12, 2019, which contains extensive soils percolation test and deep pit results.)

Site soils encountered consist of a sandy/gravelly loam with silts and some clay mixture, stoney, generally moist, no bedrock, with a more compacted "hardpan" at depths varying from 18" to 30". Slight groundwater seepage has been encountered at depths of between 10" and 40" on many of the proposed lots.

In regard to the above, all proposed septic systems will be SATS using up to 24" of soil fill, with upgrade curtain drains to intercept and convey any seasonal groundwater to the downgrade side of the leachfields.

Stabilized soils percolation rates on the 12 lots as tested at 12" depths required for Shallow Absorption Trench Systems were satisfactory and within NYSDOH design guidelines, ranging from 3 mins/inch to 51 mins/inch. Individual lot septic system designs were generally based upon their respective test results with all lots designed based upon DOH design percolation ranges. All systems will employ "Eljen" system modular geotextile units in trench configurations.

This resulted in proposed leachfield designs with between 168 ft. and 288 ft. of 4 ft. wide leachfield modular trench length for all 6-bedroom single-family homes. The Cluster lot #12 containing five individual "family" homes will share a single septic system with 1,056 ft. of Eljen absorption trench. All systems will utilize dosing siphons to periodically dose the leachfields, as required by NYSDOH Appendix "75A" design regulations. A precast concrete septic tank of minimum 1,750 gals. capacity will serve each 6-bedroom home, in accordance with DOH design standards. The Lot #12 cottages with 5-bedrooms each will utilize 1,500 gallon septic tanks.

In accordance with the above, it can be concluded that on-site conventional septic systems will properly serve each residential lot to dispose of domestic wastewater.

IMPACT ON TRANSPORTATION Item 13(f) – Refer to attached "Traffic Evaluation" narrative which summarizes estimated vehicles counts for weekly "peak hour" and total daily

use generated by the proposed 12-lot subdivision containing a maximum of 15 single-family seasonal homes.

The peak hour estimated count of 20 vehicle trip-ends distributed between the Sunset Drive – Sackett Lake Road intersection and the Sunset Drive – NYS Route 42 intersection equates to an average rate of one vehicle either entering or exiting the subdivision project every three (3) minutes during a peak hour.

The majority of these trips (approx. 75%) will be via the Sackett Lake Road intersection with Sunset Drive. The remainder will occur at the NYS Route 42 intersection.

No adverse impacts nor reduction in the Level of Service (LOS) "A" for both intersection will occur as a result of this project.

TRAFFIC EVALUATION

TRAFFIC EVALUATION

Introduction

Project will contain 11 residential parcels containing 15 single-family residences on Sunset Drive Extension, a ½ mile long 2-lane town road which intersects with NYS Route 42 at its easterly end and Co. Rd. #45 (Sackett Lake Road) at its westerly end. It is anticipated that approx. 75% of project traffic will utilize the Sackett Lake Road intersection and ±25% the NYS Route 42 intersection.

Existing Traffic Conditions

Current traffic on Sackett Lake Road generally peaks on Friday afternoons during summer months of July-August, between the hours of 4:00 and 6:00 pm, primarily as a result of numerous seasonal residences in the Sackett Lake, Swinging Bridge Reservoir and northern (T) Forestburgh areas. Sunday afternoon traffic between the hours of 4:00 and 6:00 pm also approaches the Friday afternoon counts, for the same reasons.

Peak traffic counts on Sackett Lake Road in the project area were approx. 273 vehicles/peak hour in 2003 as indicated in a Traffic Impact Study by CME for a nearby project on Sacket Lake Road. Using a 20% increase for subsequent summer population growth, an estimated 2019 Friday and Sunday peak hour count is approx. 327 vehicles/hour.

Estimated Project Trip Generation

Refer to the "Institute of Traffic Engineers" (ITC) "Trip Generation" Manual, which provides trip generation data for various land uses. For purposes of this evaluation, we compared Single-Family Detached Housing" Use No. 210 and "Recreational Homes" Use No. 260. The single-family homes projected counts far exceed the "Recreation Homes" counts and were therefore used in this evaluation.

Peak Hour Traffic

Single-family Detached Housing – For weekday and weekend peak hour traffic estimates, the maximum average vehicle trip-ends per home on a weekday peak/pm hour is equivalent to 1.012 trip-ends/dwelling unit.

Then, 15 units x 1.012 trip-ends/unit = 15, Say 20 trip-ends per peak hour upon full development of project. (1 trip-end is 1 vehicle either entering or exiting the project site, therefore, 20 trip-ends/hour = 1 vehicle either entering or exiting the property every 3 minutes during the peak hour.

Based on the directional distribution estimate of 75% vehicles to Sackett Lake Road and 25% to Route 42, approximately 15 vehicle trips will access Sackett Lake Road and 5 vehicle trips to Route 42 during the peak hour.

Total Daily Traffic

Estimated total daily count for weekends is 10.15 trip-ends/dwelling, so 15 D.U. x 10.15 = 152 trip-ends/day, or approximately 10 trip-ends/hour average = 1 trip-end/every 6 minutes.

Conclusions

Peak hourly and average daily traffic counts generated by this project are 20 trip-ends/peak hour and 152 trip-ends/day, respectively, which are significantly lower than the Sackett Lake Road count of approximately 327 trip-ends/peak hour. Project traffic will create no adverse impacts on either highway (C.R. 45 and NYS Route 42). In addition, the current LOS "A" rating for both Sunset Drive intersections at the county and state highways will not be impacted nor downgraded as a result of this project.

LAND USE: 210
SINGLE-FAMILY DETACHED HOUSING

DESCRIPTION

Any single-family detached home on an individual lot is included in this category. A typical example of this land use is a home in a modern subdivision.

The average development density was 3.5 units per acre with 3.7 persons per unit. The average automobile ownership measured was 1.6 vehicles per unit.

TRIP CHARACTERISTICS AND DATA LIMITATIONS

The analysis of correlation between average weekday vehicle trip ends and all measured independent variables is shown in the tables.

Although the number of vehicles and number of residents have the highest correlations with average weekday trip ends, these variables have limited use. This is because: 1) The number of vehicles and residents is difficult to obtain and very few of the studies contained these data, and 2) these data are also difficult to predict. The number of units has a high correlation with average weekday vehicle trip ends. The variable is best because it is contained in most studies, it is easy to project and convenient to use.

AVERAGE WEEKDAY TRANSIT TRIP ENDS

No data available.

ADJUSTMENT FACTORS

This land use includes data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there could be as wide a variation in trips generated within this category as there is between different residential land uses. As expected, dwelling units that were larger in size, more expensive, or farther away from the central business district had a higher trip generation rate per unit than those smaller in size, less expensive, or closer to the CBD. However, other factors, such as geographic location and type of adjacent and nearby development, also had an effect on the trip generation rate.

Single-family detached units have the highest rate per dwelling unit of all residential uses because they are the largest units in size and have more residents and more vehicles per unit than other residential land uses; they are generally located farther away from shopping centers, employment areas, and other trip attractors than are other residential land uses; and they have fewer alternate modes of transportation available because they are not as concentrated as other residential land uses.

The Federal Highway Administration[1] developed adjustment factors for average weekday trip rates for residential land uses and their associated demographic characteristics. These characteristics included household size, vehicle ownership, and dwelling density. The adjustment factors shown below are to be added or subtracted from the average weekday trip rates, using dwelling units as the independent variable. Any combination of adjustment factors may be applied to the trip rate. However, if residential characteristics are not available, then the average rate or equation would be utilized. Peak hour trip rates can be adjusted by the ratio of the average weekday adjusted trip rate to the average weekday trip rate.

Characteristic	*Adjustment Factor*[2]
Household Size	
1–2	−3.4
2–3	−1.8
>3	0.0
Vehicles Owned	
0–1	−1.5
1–2	0.0
>2	+2.9
Density (Dwelling Units/Acre)	
0–3	0.0
3–5	0.0
>5	−0.1

SOURCE NUMBERS

1, 4, 5, 6, 7, 8, 11, 12, 13, 14, 16, 19, 20, 21, 24, 26, 34, 35, 36, 38, 40, 71, 72, 91, 98, 100, 105, 108, 110, 114, 117, 119, 157, 167, 177, 187, 192, 211

[1]U.S. Department of Transportation, Federal Highway Administration. *Development and Application of Trip Generation Rates.* Kellerco, January 1985.

[2]Adjustment factor to be added to (or substracted from) the mean daily trip rate per dwelling unit.

Average Vehicle Trip Ends vs: **DWELLING UNITS**
On a: **WEEKDAY**

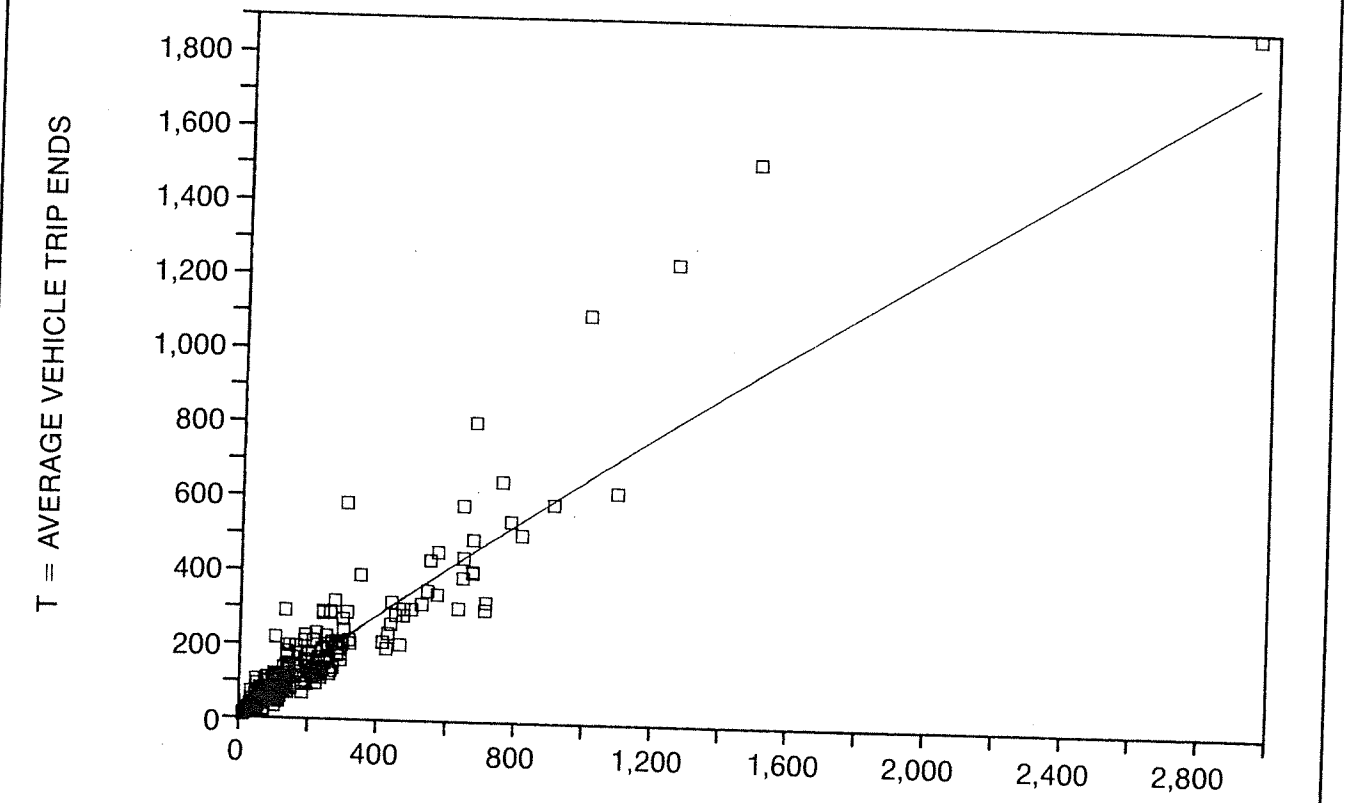
PEAK HOUR OF ADJACENT STREET TRAFFIC, ONE HOUR BETWEEN 7 AND 9 A.M.

TRIP GENERATION RATES

Average Vehicle Trip Ends (Weekday—Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 A.M.) per Dwelling Unit

Average Trip Rate	*Range of Rates*	*Standard Deviation*	*Number of Studies*	*Average Number of Dwelling Units*
0.754	0.333–2.271	*	228	239.4

DATA PLOT AND EQUATION



Fitted Curve Equation: $Ln(T) = 0.91\ Ln(X) + 0.20$

$R^2 = 0.885$

DIRECTIONAL DISTRIBUTION: 27% enter, 73% exit

SINGLE FAMILY DETACHED HOUSING (210)

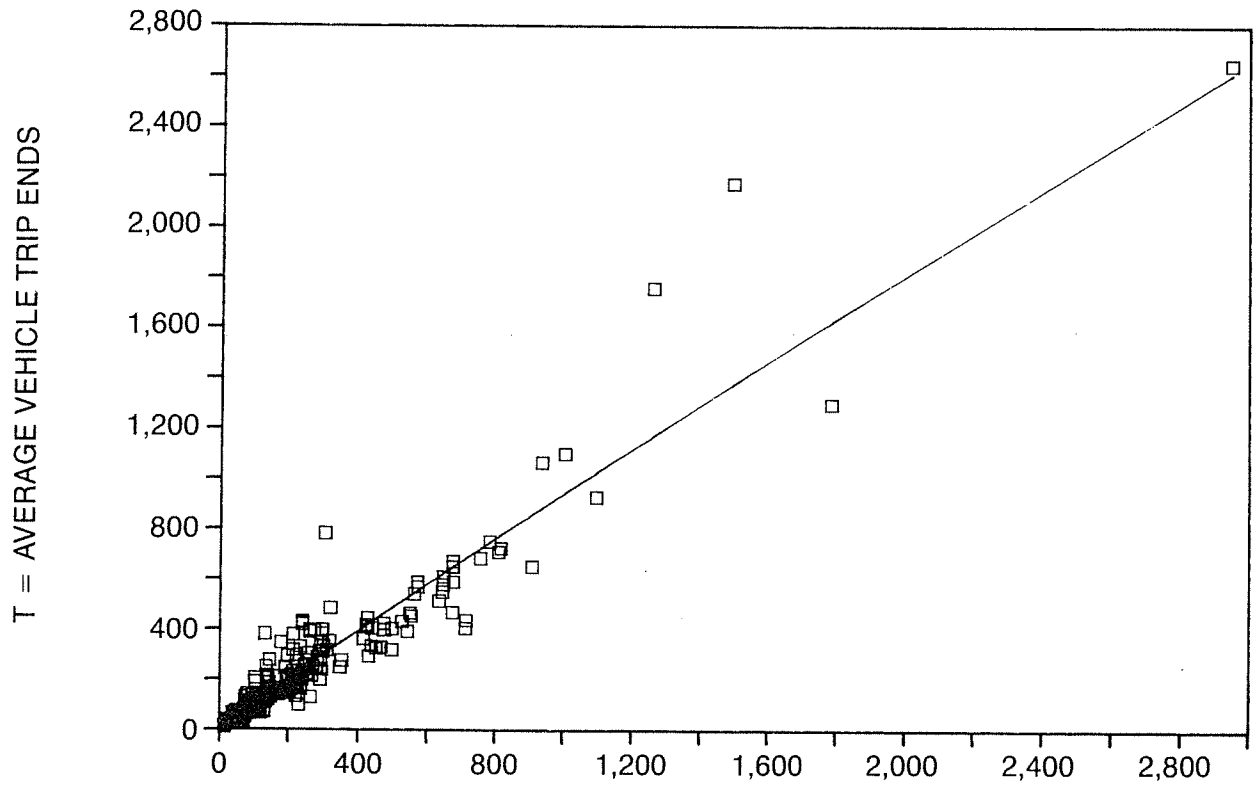
Average Vehicle Trip Ends vs: **DWELLING UNITS**
On a: **WEEKDAY**
PEAK HOUR OF ADJACENT STREET TRAFFIC, ONE HOUR BETWEEN 4 AND 6 P.M.

TRIP GENERATION RATES

Average Vehicle Trip Ends (Weekday—Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 P.M.) per Dwelling Unit

Average Trip Rate	*Range of Rates*	*Standard Deviation*	*Number of Studies*	*Average Number of Dwelling Units*
1.005	0.420–2.977	*	250	252.0

DATA PLOT AND EQUATION



Fitted Curve Equation: $Ln(T) = 0.94\ Ln(X) + 0.36$

$R^2 = 0.918$

DIRECTIONAL DISTRIBUTION: 63% enter, 37% exit

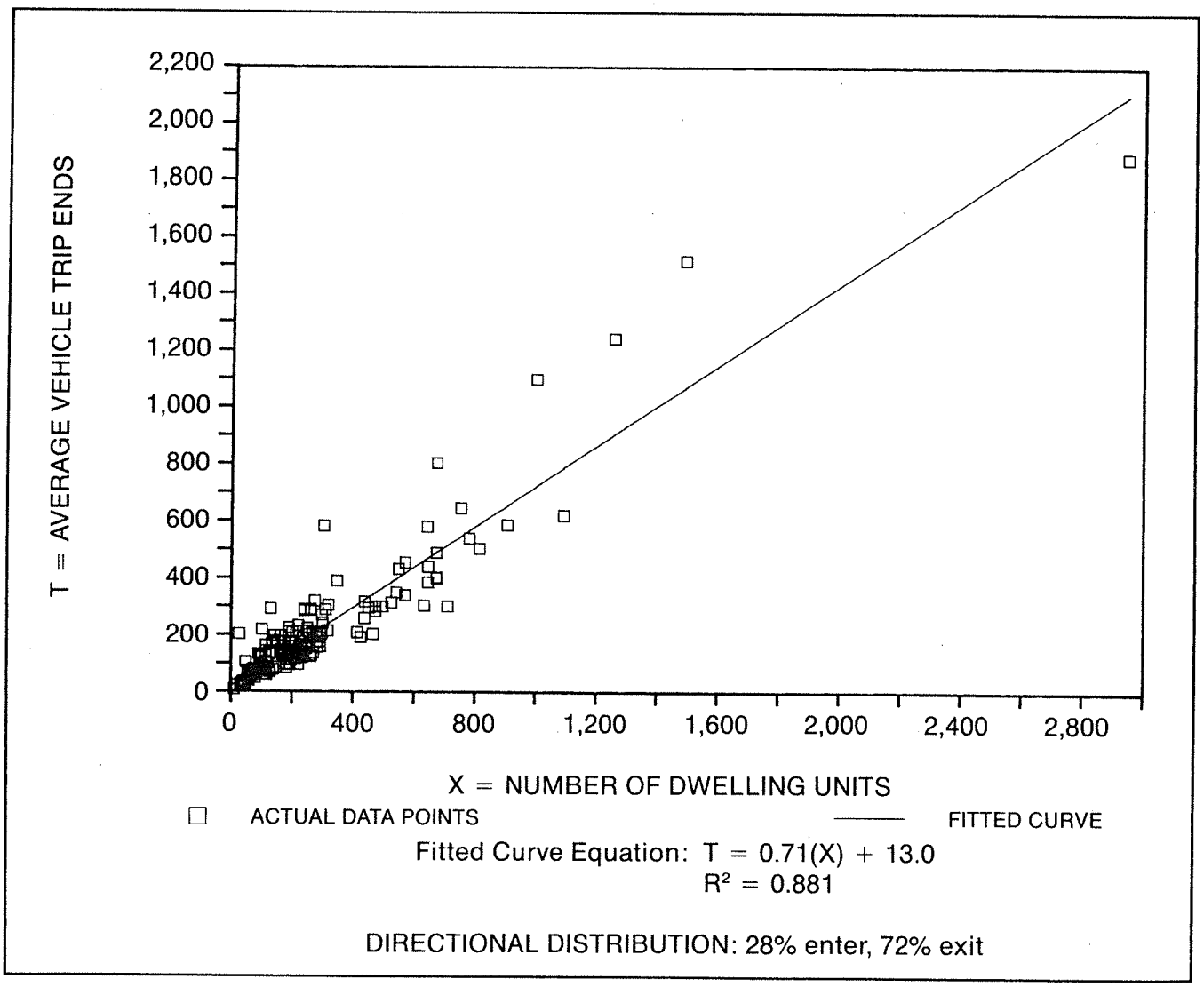
SINGLE FAMILY DETACHED HOUSING (210)

Average Vehicle Trip Ends vs: **DWELLING UNITS**
On a: **WEEKDAY**
A.M. PEAK HOUR OF GENERATOR

TRIP GENERATION RATES

Average Vehicle Trip Ends (Weekday—A.M. Peak Hour of Generator) per Dwelling Unit				
Average Trip Rate	*Range of Rates*	*Standard Deviation*	*Number of Studies*	*Average Number of Dwelling Units*
0.773	0.333–7.286	*	290	210.0

DATA PLOT AND EQUATION



Fitted Curve Equation: $T = 0.71(X) + 13.0$

$R^2 = 0.881$

DIRECTIONAL DISTRIBUTION: 28% enter, 72% exit

SINGLE FAMILY DETACHED HOUSING (210)

Average Vehicle Trip Ends vs: **DWELLING UNITS**
On a: **WEEKDAY**
P.M. PEAK HOUR OF GENERATOR

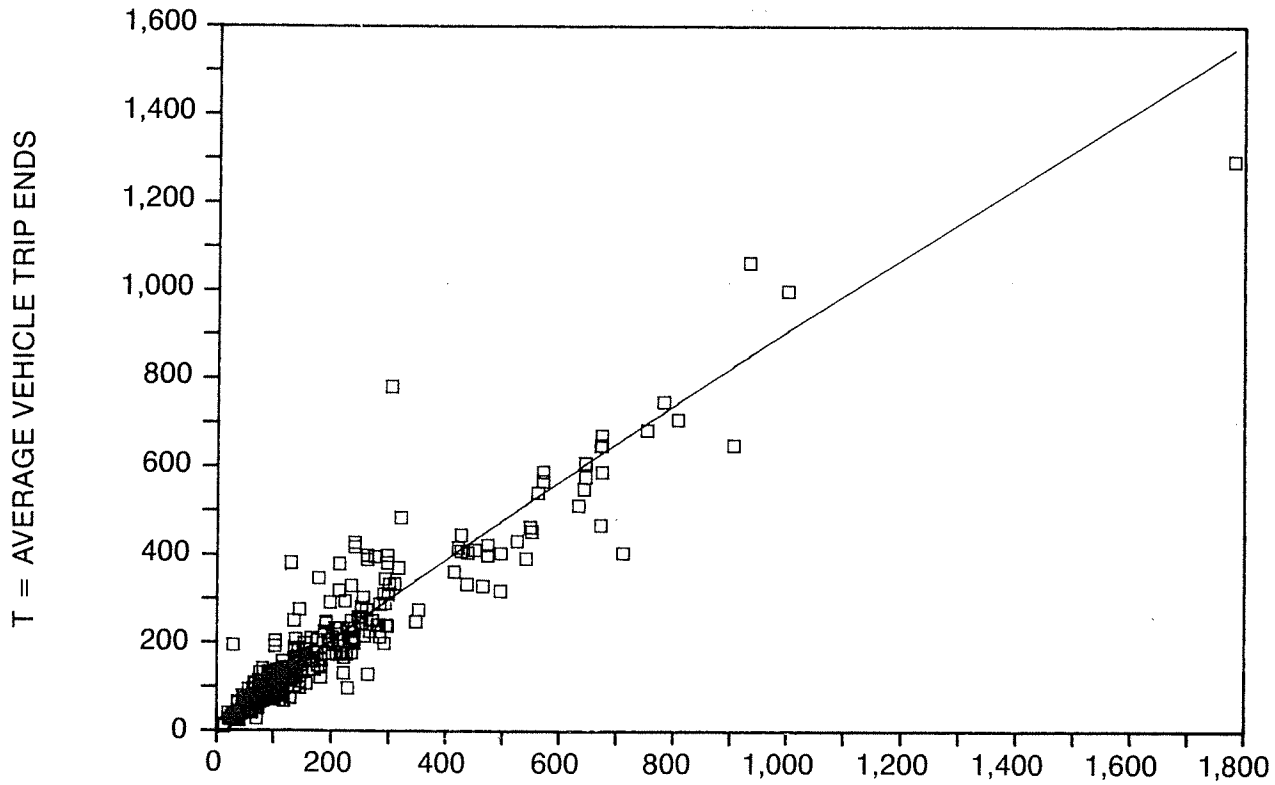
TRIP GENERATION RATES

Average Vehicle Trip Ends (Weekday—P.M. Peak Hour of Generator) per Dwelling Unit

Average Trip Rate	*Range of Rates*	*Standard Deviation*	*Number of Studies*	*Average Number of Dwelling Units*
1.012	0.420–7.536	*	307	201.1

use highest trip-end count for this catagory

DATA PLOT AND EQUATION



Fitted Curve Equation: $Ln(T) = 0.92\ Ln(X) + 0.46$
$R^2 = 0.898$

DIRECTIONAL DISTRIBUTION: 64% enter, 36% exit

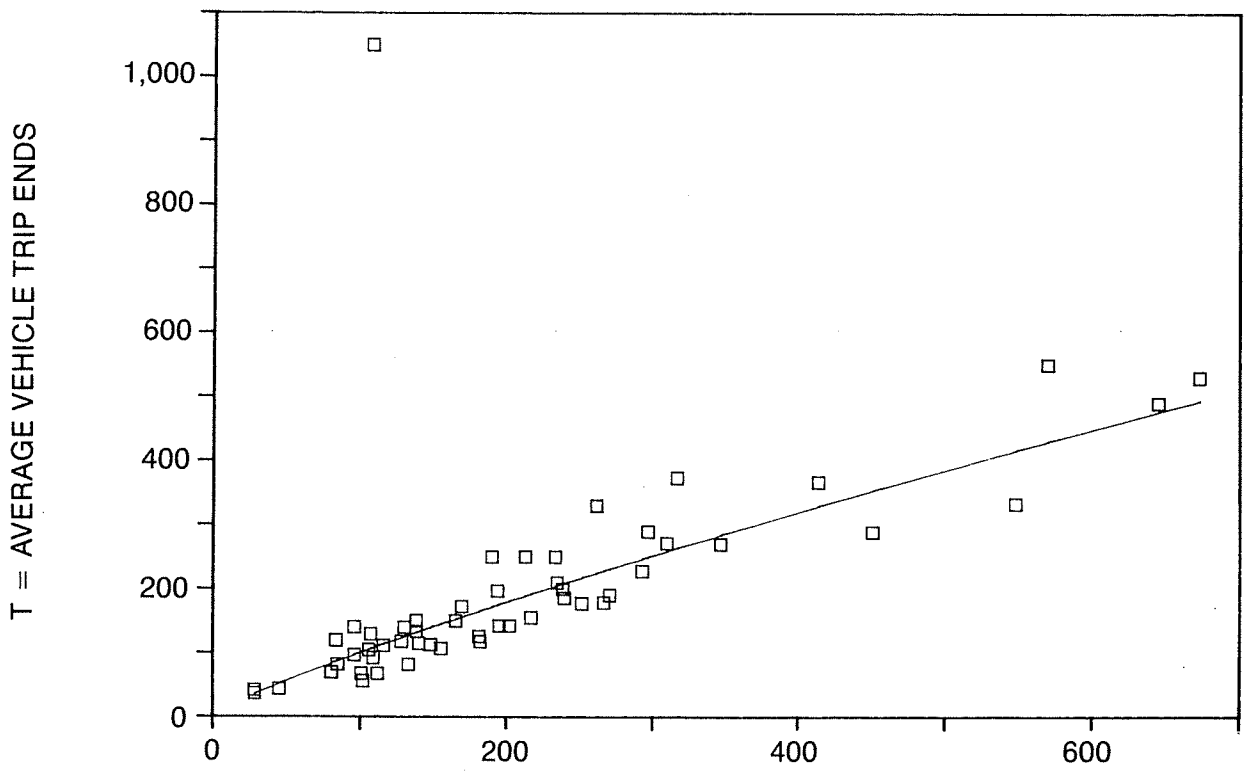
SINGLE FAMILY DETACHED HOUSING (210)

Average Vehicle Trip Ends vs: **DWELLING UNITS**
On a: **SUNDAY**
PEAK HOUR OF GENERATOR

TRIP GENERATION RATES

Average Vehicle Trip Ends (Sunday—Peak Hour of Generator) per Dwelling Unit				
Average Trip Rate	*Range of Rates*	*Standard Deviation*	*Number of Studies*	*Average Number of Dwelling Units*
0.944	0.554–9.906	*	65	229.8

DATA PLOT AND EQUATION



Fitted Curve Equation: $Ln(T) = 0.83\ Ln(X) + 0.8$
$R^2 = 0.717$

DIRECTIONAL DISTRIBUTION: 52% enter, 48% exit

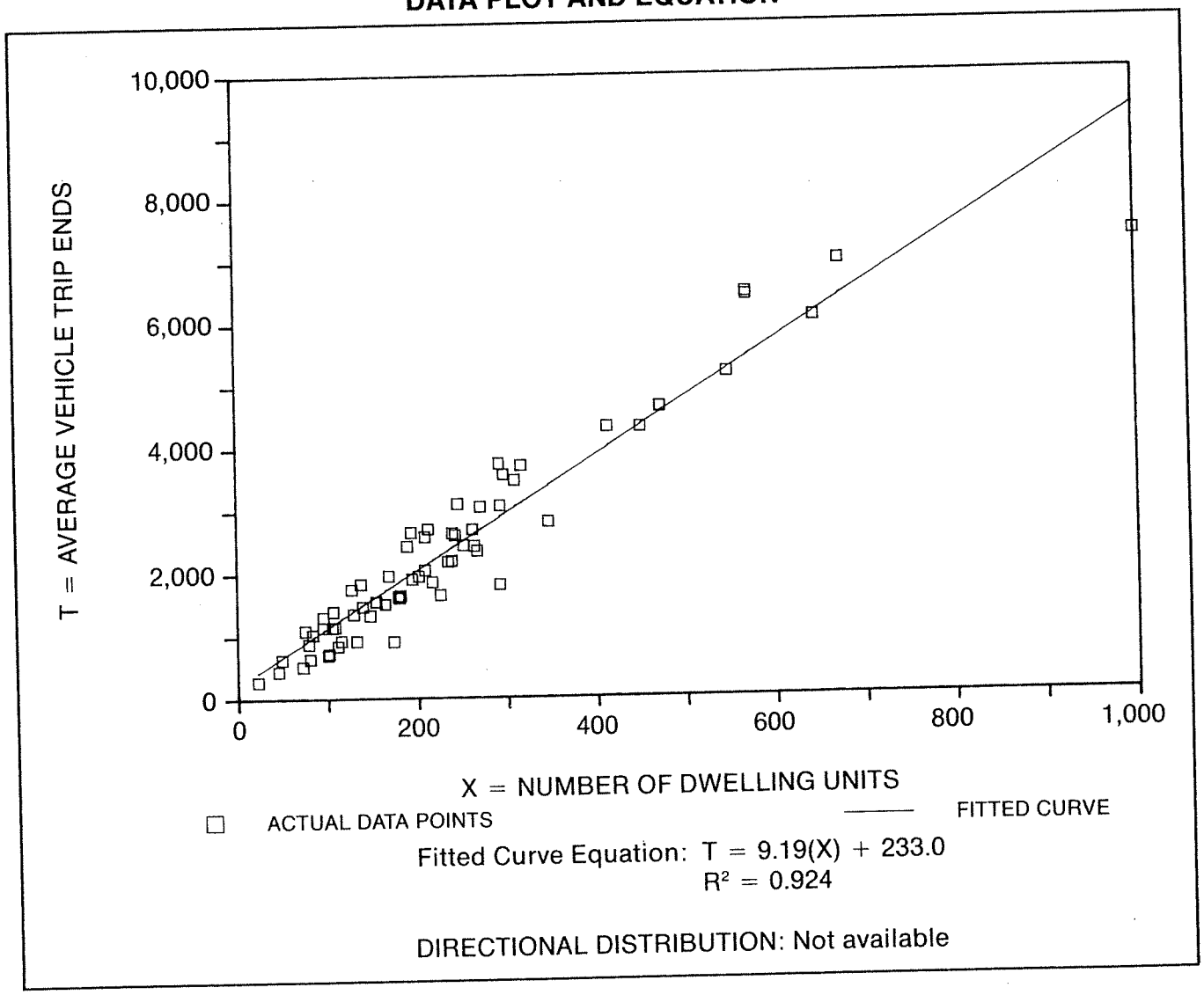
SINGLE FAMILY DETACHED HOUSING (210)

Average Vehicle Trip Ends vs: **DWELLING UNITS**
On a: **SATURDAY**
(Full day count)

TRIP GENERATION RATES

Average Saturday Vehicle Trip Ends per Dwelling Unit				
Average Trip Rate	*Range of Rates*	*Standard Deviation*	*Number of Studies*	*Average Number of Dwelling Units*
10.149	5.318–14.720	*	78	243.5

DATA PLOT AND EQUATION



Fitted Curve Equation: $T = 9.19(X) + 233.0$
$R^2 = 0.924$

DIRECTIONAL DISTRIBUTION: Not available

LAND USE: 260
RECREATIONAL HOMES

DESCRIPTION AND TRIP CHARACTERISTICS

Recreational homes are usually located in a resort containing local services and complete recreation facilities. These dwellings are typically second homes used by the owner periodically or rented on a seasonal basis.

The studies conducted vary in size from 12 units to 1482 units. The trips measured were at the access points to the resorts. Higher trips occurred within the resorts for recreational purposes.

AVERAGE WEEKDAY TRANSIT TRIP ENDS

No data available.

DATA LIMITATIONS

Trip generation is expressed per dwelling unit and acre. No information about the number of occupied dwelling units was available.

SOURCE NUMBERS

95, 187

RECREATIONAL HOMES (260)

Average Vehicle Trip Ends vs: **DWELLING UNITS**
On a: **WEEKDAY**
PEAK HOUR OF ADJACENT STREET TRAFFIC, ONE HOUR BETWEEN 7 AND 9 A.M.

TRIP GENERATION RATES

Average Vehicle Trip Ends (Weekday—Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 A.M.) per Dwelling Unit				
Average Trip Rate	*Range of Rates*	*Standard Deviation*	*Number of Studies*	*Average Number of Dwelling Units*
0.160	0.107–0.186	*	2	1091.0

CAUTION—USE CAREFULLY—SMALL SAMPLE SIZE.

NO PLOT OR EQUATION AVAILABLE—INSUFFICIENT DATA

DIRECTIONAL DISTRIBUTION: 67% enter, 33% exit.

THESE Counts Are significantly less than the typical Single-family Subdivision Counts.

RECREATIONAL HOMES (260)

Average Vehicle Trip Ends vs: **DWELLING UNITS**
On a: **WEEKDAY**
PEAK HOUR OF ADJACENT STREET TRAFFIC, ONE HOUR BETWEEN 4 AND 6 P.M.

TRIP GENERATION RATES

Average Vehicle Trip Ends (Weekday—Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 P.M.) per Dwelling Unit				
Average Trip Rate	*Range of Rates*	*Standard Deviation*	*Number of Studies*	*Average Number of Dwelling Units*
0.262	0.236–0.275	*	2	1091.0

CAUTION—USE CAREFULLY—SMALL SAMPLE SIZE.

NO PLOT OR EQUATION AVAILABLE—INSUFFICIENT DATA

DIRECTIONAL DISTRIBUTION: 41% enter, 59% exit.

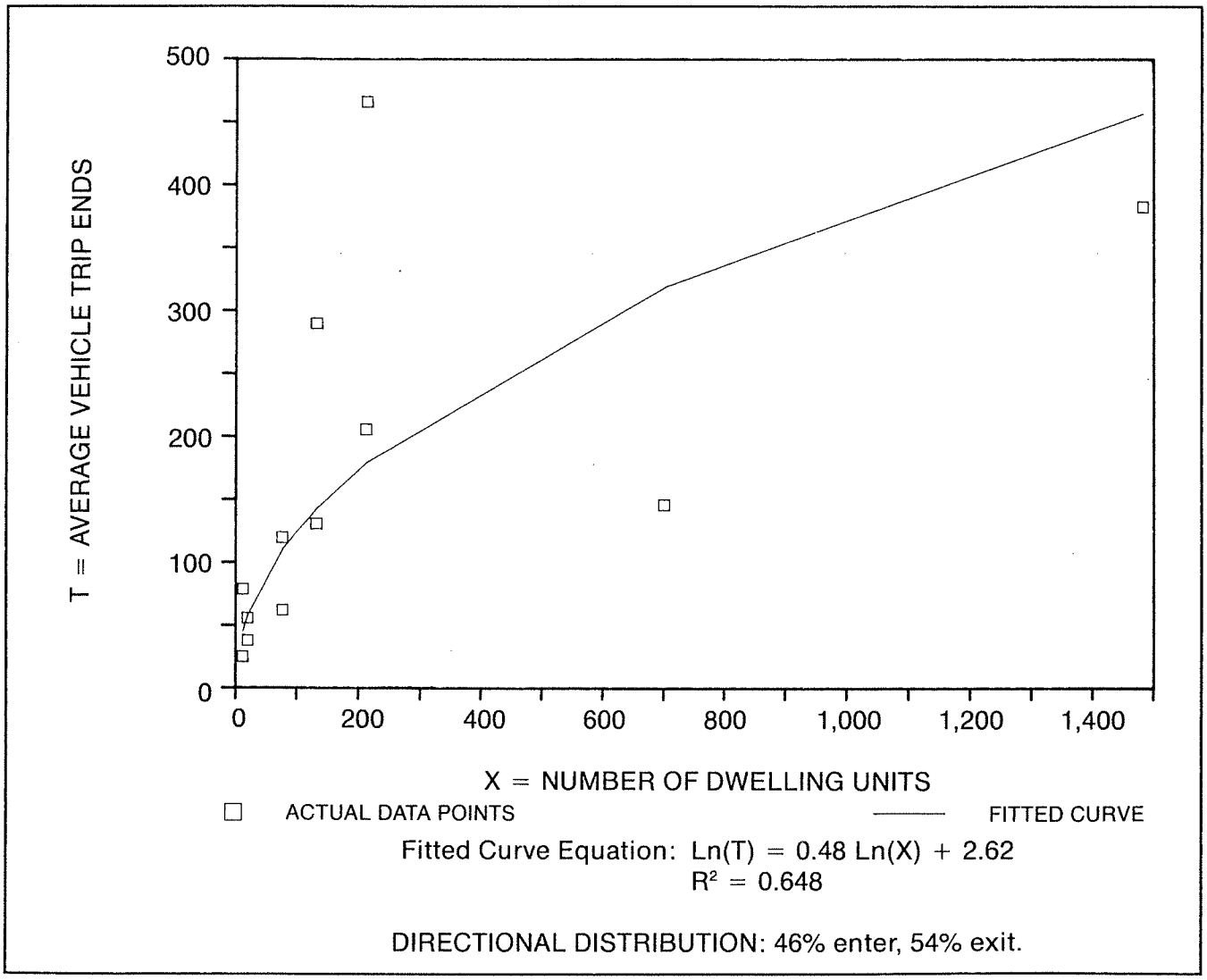
RECREATIONAL HOMES (260)

Average Vehicle Trip Ends vs: **DWELLING UNITS**
On a: **WEEKDAY**
A.M. PEAK HOUR OF GENERATOR

TRIP GENERATION RATES

Average Vehicle Trip Ends (Weekday—A.M. Peak Hour of Generator) per Dwelling Unit				
Average Trip Rate	*Range of Rates*	*Standard Deviation*	*Number of Studies*	*Average Number of Dwelling Units*
0.649	0.209–6.583	*	12	257.0

DATA PLOT AND EQUATION



Fitted Curve Equation: $Ln(T) = 0.48\ Ln(X) + 2.62$

$R^2 = 0.648$

DIRECTIONAL DISTRIBUTION: 46% enter, 54% exit.

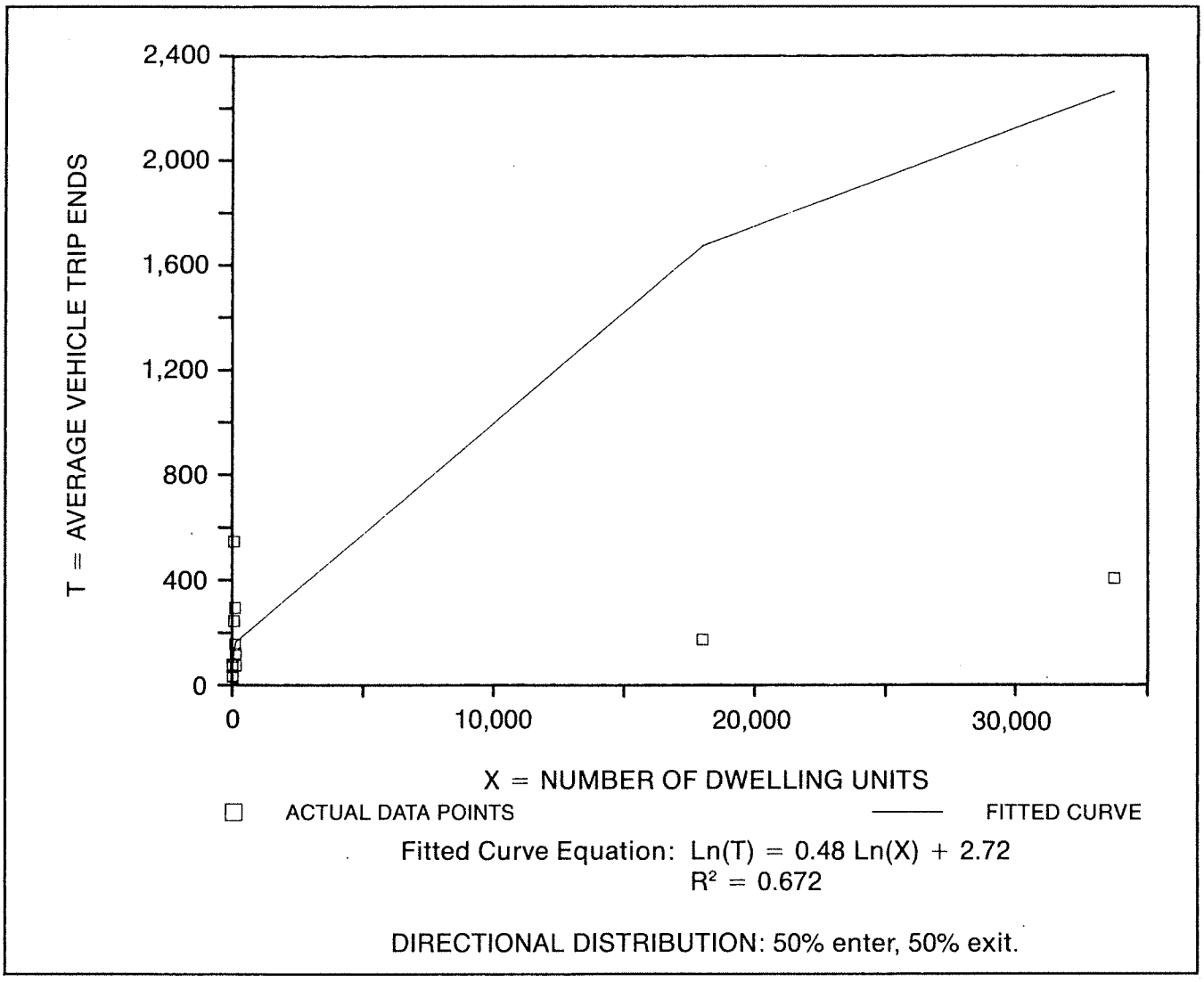
RECREATIONAL HOMES (260)

Average Vehicle Trip Ends vs: **DWELLING UNITS**
On a: **WEEKDAY**
P.M. PEAK HOUR OF GENERATOR

TRIP GENERATION RATES

Average Vehicle Trip Ends (Weekday—P.M. Peak Hour of Generator) per Dwelling Unit				
Average Trip Rate	*Range of Rates*	*Standard Deviation*	*Number of Studies*	*Average Number of Dwelling Units*
0.727	0.250–6.667	*	12	257.0

DATA PLOT AND EQUATION



Fitted Curve Equation: $Ln(T) = 0.48\ Ln(X) + 2.72$
$R^2 = 0.672$

DIRECTIONAL DISTRIBUTION: 50% enter, 50% exit.

RECREATIONAL HOMES (260)

Average Vehicle Trip Ends vs: **DWELLING UNITS**
On a: **SATURDAY**

TRIP GENERATION RATES

Average Saturday Vehicle Trip Ends per Dwelling Unit				
Average Trip Rate	*Range of Rates*	*Standard Deviation*	*Number of Studies*	*Average Number of Dwelling Units*
3.069	2.993–3.230	*	2	1091.0

CAUTION—USE CAREFULLY—SMALL SAMPLE SIZE.

NO PLOT OR EQUATION AVAILABLE—INSUFFICIENT DATA

DIRECTIONAL DISTRIBUTION: Not available.

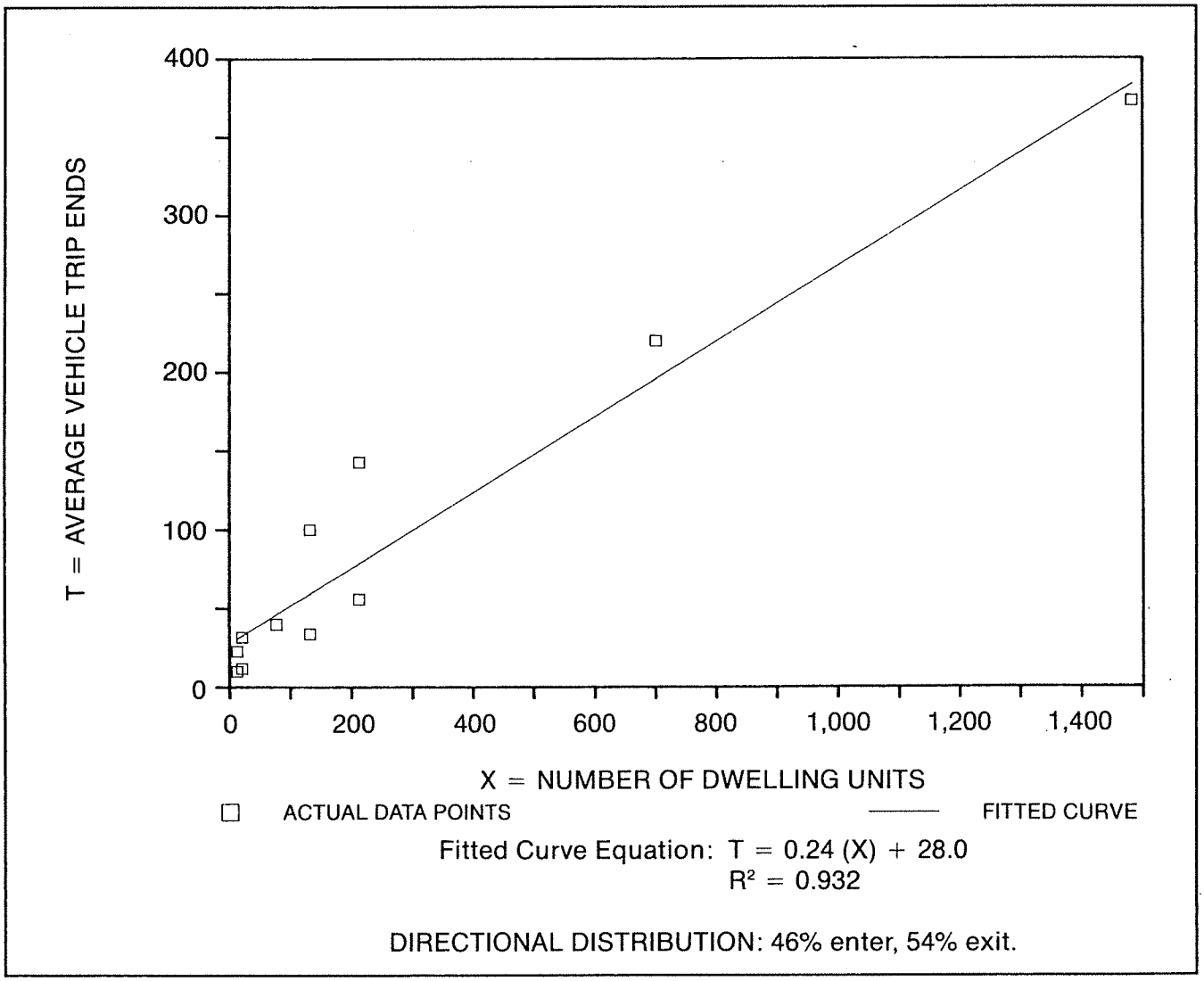
RECREATIONAL HOMES (260)

Average Vehicle Trip Ends vs: **DWELLING UNITS**
On a: **SUNDAY**
PEAK HOUR OF GENERATOR

TRIP GENERATION RATES

Average Vehicle Trip Ends (Sunday—Peak Hour of Generator) per Dwelling Unit				
Average Trip Rate	*Range of Rates*	*Standard Deviation*	*Number of Studies*	*Average Number of Dwelling Units*
0.347	0.252–1.917	*	11	273.4

DATA PLOT AND EQUATION



Fitted Curve Equation: $T = 0.24 (X) + 28.0$
$R^2 = 0.932$

DIRECTIONAL DISTRIBUTION: 46% enter, 54% exit.

WATER SUPPLY WELLS EVALUATION

WATER SUPPLY SYSTEM ENGINEERING REPORT

(Refer to separate report dated Revision 1 – February 5, 2020.)

PART 3 E.A.F.
DETERMINATION OF SIGNIFICANCE
FORM

Agency Use Only [IfApplicable]

Project :

Date :

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☒ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
1-Report on Existing Water Supply Wells in Vicinity of Keren Fields, LLC
2-Traffic Evaluation

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Town of Thompson Planning Board as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action:	Keren Fields, LLC (Shimmie Horn) 12-Lot Subdivision
Name of Lead Agency:	(T) Thompson Planning Board
Name of Responsible Officer in Lead Agency:	Lou Kiefer
Title of Responsible Officer:	Chairman
Signature of Responsible Officer in Lead Agency:	Date:
Signature of Preparer (if different from Responsible Officer)	Date:

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

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