Draft Generic
Environmental Impact Statement

Winston Farm Planned Development District

119 Augusta Savage Road, NYS Route 212,
Mower Hill Road and NYS Route 32
Town of Saugerties
Ulster County, New York

Lead Agency

Town of Saugerties
Town Board
4 High Street
Saugerties, New York 12477
(845) 246-2800

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Project Sponsor

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Saugerties, New York 12477

August 15, 2024
Revised January 31, 2025
April 30, 2025

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Saugerties Farm LLC
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Saugerties, New York 12477

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Project Location:

± 840 acres
119 Augusta Savage Road, NYS Route 212, Mower Hill Road, and NYS Route 32 (S/B/L Numbers 17.2-3-10; 17.2-4-32, 17.2-5-38, 17.2-5-39, 17.2-5-40, 17.2-5-41, 17.15-3-4, 17.16-1-1.110, 17.2-3-8, 17.2-3-15, and 17.16-1-36)
Town of Saugerties
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Date of Submission: **August 15, 2024**
(Revised January 31, 2025)

Date of Acceptance: _____

Date by which comments must be submitted:

A public hearing on the DGEIS will be held on ____at _____ in the _____ located at _____, at which time verbal and written comments will be accepted. Written comments on the DGEIS will continue to be accepted at the offices of the Lead Agency a minimum of 10 days after the close of the public hearing, or until such a later date as may be established by the Lead Agency.

Availability of Documents:

Copies of the DGEIS are available for public review at the office of the Lead Agency, Office of the Town Clerk, and at https://saugerties.ny.us/other/winston-farm

Table of Contents

APPENDICES

List of Tables

List of Figures

1.0 Introduction

This Draft Generic Environmental Impact Statement (DGEIS) has been prepared in accordance with the State Environmental Quality Review Act (SEQRA) and its implementing regulations at 6 NYCRR Part 617. The purpose of this document is to evaluate potential adverse impacts associated with the proposed rezoning of ± 840 acres of predominately vacant land, known locally as Winston Farm (project site), to the Winston Farm Planned Development District (PDD or Winston Farm PDD).

Winston Farm is located west of the Village of Saugerties near the intersection of New York State (NYS) Route 32 and NYS Route 212 (Saugerties-Woodstock Road) at Exit 20 of NYS Thruway Interstate 87 (I-87). The project site comprises eleven largely undeveloped parcels totaling ± 840 acres located at 119 Augusta Savage Road, NYS Route 212, Mower Hill Road, and NYS Route 32. The site is currently zoned General Business (GB), Moderate Density Residential (MDR), and Hamlet Residential (HR), and is also subject to the Gateway Overlay (GO), Aquifer Protection Overlay (APO), and Sensitive Area Overlay (SAO) districts.

The Winston Farm parcels straddle the Beaver Kill, a small stream that flows north into the Kaaterskill Creek and ultimately into the Hudson River in Catskill, NY. The terrain is generally flat between the Beaver Kill and Route 32, with elevations increasing westward through a series of ridges. Most of the site drains toward the Beaver Kill, while portions of the higher elevations to the west drain toward unnamed tributaries of the Beaver Kill.

Approximately 500 acres of the western portion of the site are heavily wooded. The eastern ± 300 acres are primarily open fields, used for hay production and livestock grazing.

Goals and Objectives for the PDD

The rezoning of the site can facilitate development that can bring change to both the site and the surrounding area. Such changes may include increased activity and visitation, higher levels of noise and traffic, shifts in community character, and potential impacts on natural and ecological resources. At the same time, rezoning can encourage the development of new housing options, support job retention and creation, enhance local attractions, and provide a financial boost to the local economy through both short-term construction activity and long-term site operations. The goal is to carefully manage this transformation by minimizing or mitigating the anticipated adverse impacts to the extent practicable.

The goals of the Project Sponsor are to facilitate the thoughtful and balanced growth of Winston Farm through the establishment of a PDD. This initiative envisions a vibrant, mixed-use community that balances economic opportunity with environmental stewardship, historic preservation, and quality of life enhancements for both future residents and the broader community.

The goal of the PDD is to establish a flexible, well-informed planning and regulatory tool that guides future development, protects the public health, safety, and welfare of the existing community, and welcomes new residents, visitors, and businesses in a way that is respectful of available resources and the carrying capacity of the land.

The PDD offers an alternative to conventional zoning and subdivision controls, allowing for more efficient and context-sensitive land use. It also takes advantage of the site's strategic location near Exit 20 of the New York State Thruway (I-87), which provides convenient access to major employment centers, community services, and regional destinations.

The overarching intent of the PDD includes the following key objectives:

- To guide and support the orderly development of the site through a mix of residential, commercial, and recreational uses within a unified and intentional land use framework.

- To use the land more effectively than traditional zoning allows, enabling sustainable, flexible, and innovative development.

- To capitalize on regional connectivity, providing access to jobs, transportation networks, and community resources.

- To preserve natural features, including vegetation, topography, and ecosystems, and minimize adverse impacts on drainage, flooding, and soil conditions.

- To promote context-sensitive development that embraces the site's natural beauty and panoramic views of the nearby mountains.

- To preserve and protect historic and cultural assets, such as Winston Mansion, dams, mills, building ruins, cemetery, and existing homes.

- To ensure compatibility between new and existing uses, fostering a cohesive and respectful relationship with surrounding properties.

- To encourage compatibility and connectivity, ensuring new development is well-connected to the surrounding community.
- To support safe, efficient, circulation for pedestrians and vehicles, promoting accessibility and connectivity throughout the site.
- To provide convenient and efficient locations for commercial use, while offering a wider range of housing types to meet the current and future needs of the community.
- To foster economic growth through the creation of diverse full-time and part-time job opportunities.
- To support affordable and workforce housing, in alignment with the Town of Saugerties Zoning Law, ensuring housing is inclusive and responsive to local needs.

In support of these objectives, the PDD will provide recreational amenities to the community whether living, working, visiting, or enjoying the area. A wide range of permitted uses will allow Winston Farm the flexibility to adapt to evolving market conditions and community needs, ensuring long-term economic and social viability.

The implementation of PDD regulations envisions a mix of building types and architectural styles, integrated with indoor and outdoor spaces for recreation, entertainment, and community gatherings. A consistent design approach will unify district-wide pedestrian and vehicular elements, such as walkways, trails, lighting, site amenities, landscaping, and signage, and promote a high-quality public realm with multimodal access for all users.

The guiding principles of the Winston Farm PDD are as follows:

- To establish a vibrant, mixed-use economic hub with regional appeal, offering a wide range of development opportunities across residential and non-residential sectors.
- To create a walkable, well-connected district with multimodal access and a strong emphasis on visual and physical connectivity for all users.
- To preserve and enhance natural resources, promoting environmental sustainability and contributing to the overall quality of life for residents and visitors.

Basis for Analysis of Potential Adverse Environmental Impacts

The content of this DGEIS is based upon the Final Scope adopted by the Town of Saugerties Town Board (Town Board), as Lead Agency, on January 4, 2023, requiring the analysis of the following potential adverse environmental impacts:

- Soils and Topography
- Water Resources
- Plant and Animal Resources
- Agricultural Resources
- Aesthetic Resources
- Historic and Archeological Resources
- Open Space and Recreation
- Transportation
- Utility Facilities
- Energy and Climate Change
- Noise, Light, Odor, Air and Human Health Impacts
- Fiscal and Economic Impacts and Community Facilities
- Land Use, Zoning, and Community Plans

Purpose and Scope of the DGEIS

This DGEIS is prepared pursuant to 6 NYCRR 617.10. Unlike a conventional or project-specific EIS, this “generic” EIS evaluates a broader analysis of existing conditions and potential impacts to the extent supported by the information available at this time. This EIS evaluates the potential impacts of the rezoning action itself and sets the stage for future site-specific review.

Given the long-range planning horizon associated with the Winston Farm PDD, the DGEIS defines the Proposed Action in terms of anticipated land use types and densities, and evaluates impacts based on available information. The analysis also examines a reasonable range of alternatives or development scenarios to establish thresholds for environmental review.

Refined Scope of the Proposed Action

The proposed action described in the adopted Final Scoping Document was tailored to assess the impacts of both the proposed rezoning and eventual development of the project site. The initial “completeness review” conducted by the Lead Agency pursuant to 6 NYCRR 617.9(a)(2) prompted detailed discussion regarding the nature of the proposed action. It was established that the Project Sponsor is **not** proposing to develop the project site at this time. After discussions between the Project Sponsor and Lead Agency, it was concluded that the DGEIS will be more limited in scope than the Final Scoping Document put forth and will assess only the potential impacts associated with the adoption of the zoning law to enable the Winston Farm PDD.

As such, conceptual development plans are no longer included in the DGEIS. Instead, the document focuses on identifying appropriate development patterns and densities. Where detailed project information is not yet available, the DGEIS provides qualitative assessments of potential impacts. For example, without specific site layouts or building footprints, it is not yet possible to fully assess visual impacts, lighting, grading, erosion control, or stormwater management. These issues are identified in the DGEIS as requiring further analysis in future project phases.

Studying the potential impacts associated with only the zoning is a more general or "generic" approach than previously set forth, as site-specific impacts, such as site grading and stormwater management, are not yet contemplated.

Basis for Rezoning - Technical Studies and Alternative Development Scenarios

To guide the planning process and ensure future land use is informed by the site's unique environmental, physical, and infrastructural conditions, a series of technical studies were commissioned. Key reports include the Hydrogeologic Report (Appendix C), Traffic Impact Study (Appendix B), Wetland Analysis (Appendix H), Habitat Assessment (Appendix I), and Economic and Fiscal Analysis (Appendix D). Collectively, these reports helped identify areas most appropriate for development while preserving sensitive natural resources.

These reports helped identify the site’s carrying capacity and inform decisions that aim to avoid or minimize resource depletion, habitat disruption, traffic congestion, and the overburdening of public services. Their findings directly shaped the alternative development scenarios and support the feasibility of the requested rezoning.

Informed by these studies, the DGEIS evaluates a range of reasonable development scenarios to assess environmental impacts and illustrate the site’s development capacity.

Each scenario represents a different level of development intensity and serves as a planning framework, rather than defining specific project designs or details.

While the Scoping Document outlined eleven potential scenarios, three were selected for detailed analysis as the most reasonable and representative (refer to Appendix A for the Scenario Plan Maps). These scenarios include:

As-of-Right Scenario (AOR)

The AOR reflects maximum development permitted under existing zoning, including a large number of single-family residential lots in the MDR, and limited commercial development in the GB along Route 32.

Sponsor's Preferred Scenario (SP)

The SP proposes a mix of residential housing types, including single-family homes, townhouses, and multifamily units, as well as a campground, modest commercial and retail space, a boutique hotel, a conference center, a performing arts venue, and a moderate amount of lab or light-industrial space.

Reasonable Worst-Case Scenario (RWCS)

The RWCS is a higher-intensity development scenario under the proposed PDD. It includes a slightly reduced number of residential units than the SP scenario but increases the amount of commercial/retail, hotel/conference, and lab or light-industrial space. It also includes expanded campground accommodations and a larger conference facility.

Additionally, the public feedback received on the original application, along with ongoing technical evaluations, led to the following refinements in the alternative development scenarios:

- The previously proposed water park has been replaced by a hotel and conference center.
- The outdoor adventure park in the forested area has been removed.
- The amphitheater has been redesigned as a fully enclosed performing arts venue.
- Campground cabins have been relocated.
- Roads have been realigned to avoid impacts on mapped wetlands.

The Role of the PDD Regulations and Master Development Plan

The PDD regulations (Appendix P) define permitted uses, design standards and guidelines, parking standards, procedural steps, and other controls tailored to ensure responsible, phased development that aligns with the site's natural and built environment. These regulations are designed to "facilitate a mixed-use development of land that is under unified control and is planned and developed as a whole in a single development operation or programmed series of development stages," as defined in the Town of Saugerties Zoning Code. A central element of this framework is the Master Development Plan (MDP), which will serve as the comprehensive blueprint for future site development. The MDP must include:

- The layout and disposition of future land uses and their densities
- Parking and loading areas
- Site access and internal circulation
- Utility infrastructure
- Private and public open spaces
- Wetlands, water bodies, watercourses, and other significant natural features

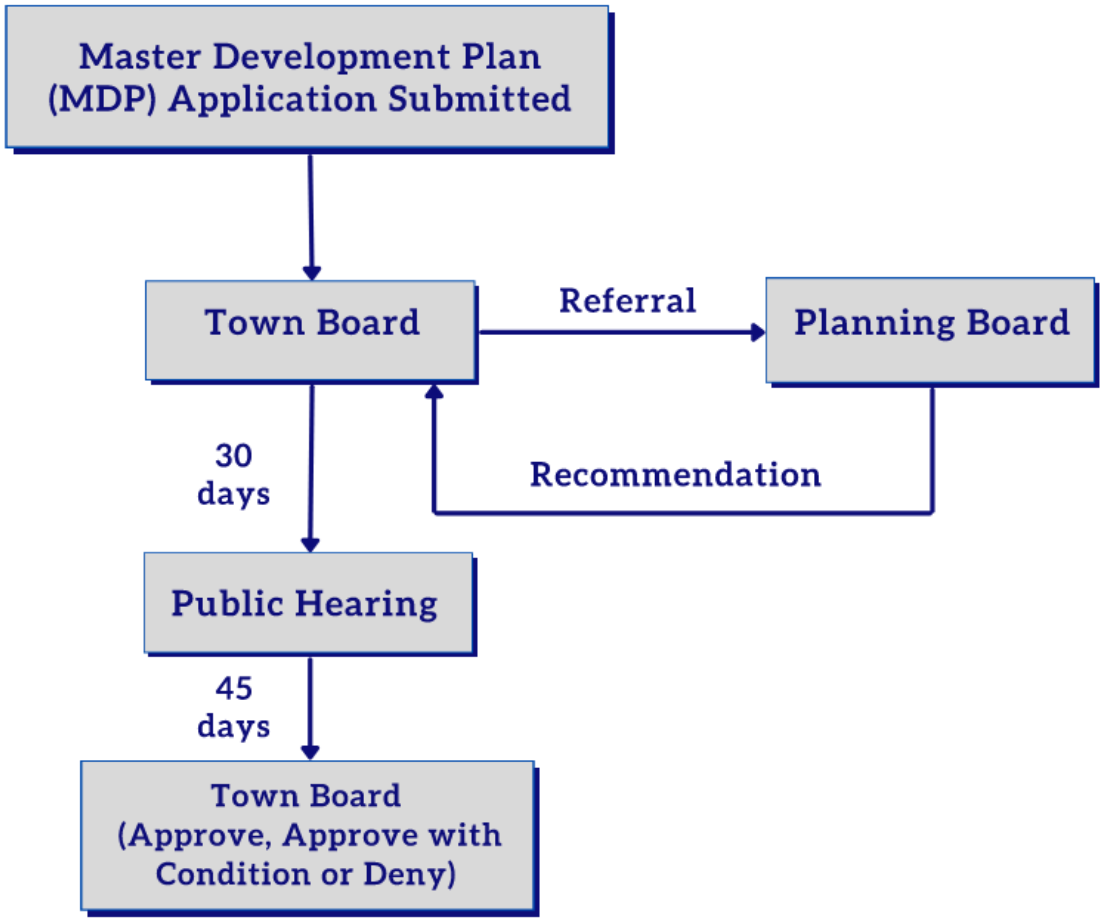
Adoption of the MDP will allow for the submission of site-specific development proposals in accordance with the PDD regulations. The PDD regulations also establishes the criteria for detailed review. As market conditions evolve, future projects must:

- Conform to the adopted MDP,
- Comply with the Winston Farm PDD regulations, and
- Be evaluated against this DGEIS and the forthcoming Findings Statement.

Approval of the Master Development Plan

The adoption of the PDD zoning will allow the Project Sponsor to market the site and prepare the MDP for formal review. The procedure for MDP approval is as follows:

Figure 1: Winston Farm Master Development Plan Approval Procedure



Future Review of Construction Impacts

Site-specific impacts will be evaluated during the review of individual development proposals to ensure consistency with the MDP, PDD zoning regulations, and the Findings Statement. Each proposal will also be subject to applicable SEQRA procedures.

SEQRA Review Process and Next Steps

This DGEIS will be made available for public review, and a public hearing will be held to solicit feedback. All substantive comments received will be addressed in the Final Generic Environmental Impact Statement (FGEIS). Once the FGEIS is completed, the Lead Agency will prepare and issue a Findings Statement. No final action, such as approvals, funding, or construction, may proceed until the Findings Statement is issued.

The Findings Statement certifies that the requirements of SEQRA have been satisfied, that environmental impacts have been minimized or mitigated to the extent practicable, and that necessary conditions for project approval are identified.

The Findings Statement and PDD regulations will guide all future development at Winston Farm. Each proposal must demonstrate consistency with the FGEIS. If any future project exceeds the scope or thresholds assessed in the FGEIS, a Supplemental Environmental Impact Statement (SEIS) will be required, in accordance with 6 NYCRR Part 617.9(a)(7).

2.0 Executive Summary

The Executive Summary provides an overview of the assessments presented in this DGEIS, focusing on the existing conditions, environmental sensitivities, and site's capacity to accommodate development. This DGEIS is informed by the findings and recommendations of the following technical studies and reports: Hydrogeologic Pumping Test Report (Appendix C), Traffic Impact Report (Appendix B), Wetland Delineation Report (Appendix H), Qualitative Biological Assessment (Appendix I), and the Economic and Fiscal Impact Analysis (Appendix D).

Each of the technical reports evaluates three alternative development scenarios to establish maximum development thresholds for the site. The results were analyzed to determination development capacity, assess potential environmental impacts, and identify necessary and appropriate mitigation measures. These analyses support the evaluation of the proposed rezoning under the PDD and informs the feasibility and appropriateness of future development patterns at the Winston Farm site.

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The AOR reflects maximum development permitted under existing zoning, including a large number of single-family residential lots in the MDR, and limited commercial development in the GB along Route 32.

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A review of the Executive Summary is not a substitute for the full evaluation of the action addressed in more detail in Sections 3.0 through 12.0 of this DGEIS. Conclusions from each of the technical studies are as follows:

Water Demand Analysis

LaBella Associates conducted a source water exploration for the project site between February 6, 2023, and May 16, 2023. Refer to the Hydrogeologic Pumping Test Report (Pump Test Report) in Appendix C.

Prior to conducting well tests, LaBella submitted and received approval for a pumping test protocol from the New York State Department of Environment Conservation (NYSDEC), the New York State Department of Health (NYSDOH), and the Town of Saugerties so that data gathered by the exploratory tests will not need to be repeated if any of the test wells are eventually used as tested.

Winston Farm Test Wells

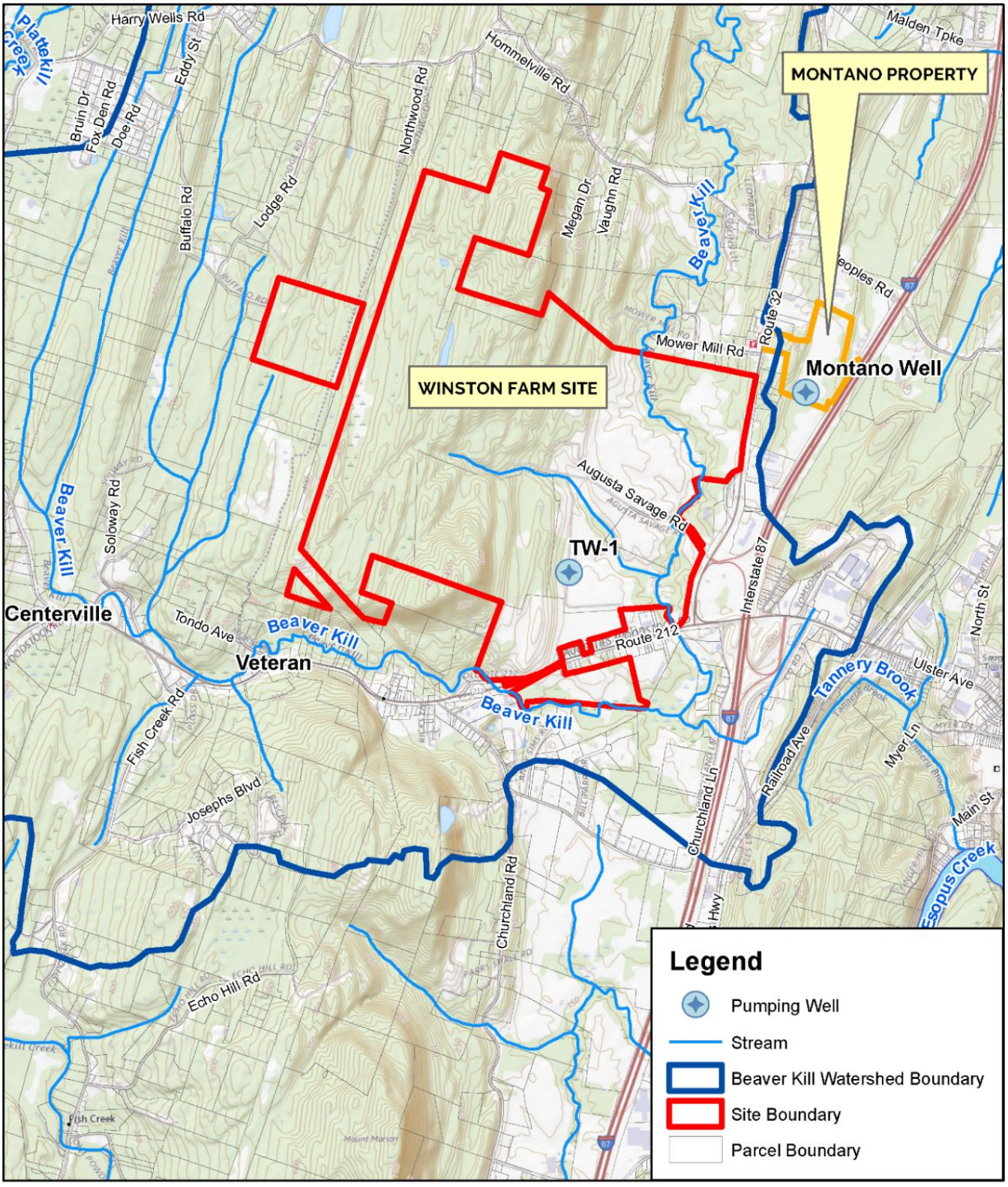
LaBella noted in their report that in 2018, four exploratory test borings or wells (TW-1 through TW-4) were conducted on the site by WSP consultants working for the Village[1]. The Montano Well, located on an adjacent property to the northeast, was also explored.

WSP conducted a well test pumping 110 gallons per minute (gpm) from TW-1, which they considered the best of the four test wells on the site. Based on the results, WSP suggested that more source water might be available from this well, possibly over 220 gpm. LaBella agreed that TW-1 showed potential and conducted a test pumping 220 gpm. The drawdown and recovery periods together lasted approximately 10 weeks. During this time, a separate, more standard test was done on an existing well on the Montano property, pumping 50 gpm for just over 3 days.

Refer to Figure 2 for the TW-1 and Montano Well locations.

[1] WSP, June 27, 2018, Draft Groundwater Exploration Summary, The Winston Farm Property

Figure 2: Test Well Location TW-1 and Montano Well



Source: LaBella Associates

Monitoring Wells

Change in the water level in an observation or monitoring well helps to determine if an aquifer is connected to other aquifers or surface waters.

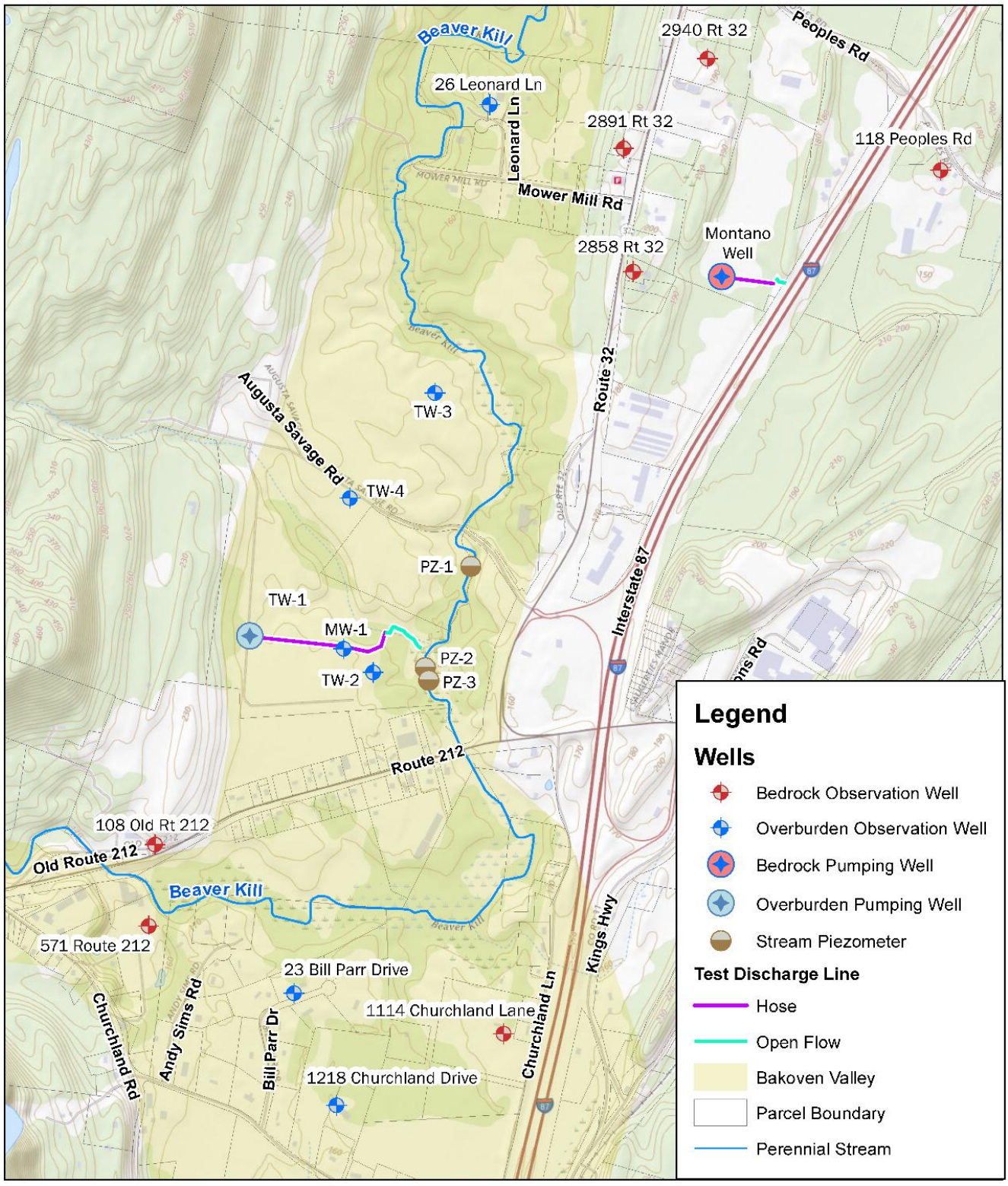
For the TW-1 and Montano Well tests, several wells and stream locations were monitored. For TW-1, multiple on-site wells (TW-2 to TW-4 and the former MW-1) and nearby private domestic wells were used. For the Montano Well, four off-site private wells to the west and north were monitored. No wells were available to the east or south of the Montano Well.

During TW-1 testing, all on-site observation wells showed drawdown influence, they all fully stabilized during the test pumping period, and fully recovered during the test recovery period. Wells south of Winston Farm showed minor effects, with some experiencing lower water levels due to regional groundwater changes. Private wells to the south showed drawdown and full recovery. Wells to the north and northeast of the farm showed minimal impact, with only one private well showing a small response.

Stream wells (piezometers) were installed in the Beaver Kill to track stream conditions during TW-1 testing. Labella monitored the elevation differences between the stream and groundwater to determine if the stream was gaining or losing water. The stream piezometers showed that water levels fluctuated based on precipitation, and not because of TW-1 pumping. Meanwhile, Montano Well testing at 50 gpm continued while TW-1 was pumping at 220 gpm in the nearby watershed.

Figure 3 identifies the locations of the TW-1 well and the Montano Well, their associated observation or monitoring well locations, and the location of the stream piezometers.

Figure 3: Monitoring Well Locations



Source: LaBella Associates

Aquifers

The TW-1 well test confirms that the Bakoven Valley aquifer is not directly linked to the Beaver Kill stream, ruling out the creek as TW-1's water source and indicating that bedrock aquifers sustain the well. This conclusion is supported by three key factors:

- Well test results: The test affected wells northeast and south of the Beaver Kill, effects extending 6,000 to 7,000 feet north of TW-1 and even farther south. If the Beaver Kill had been supplying water to the well, the effect would have stopped at the creek.

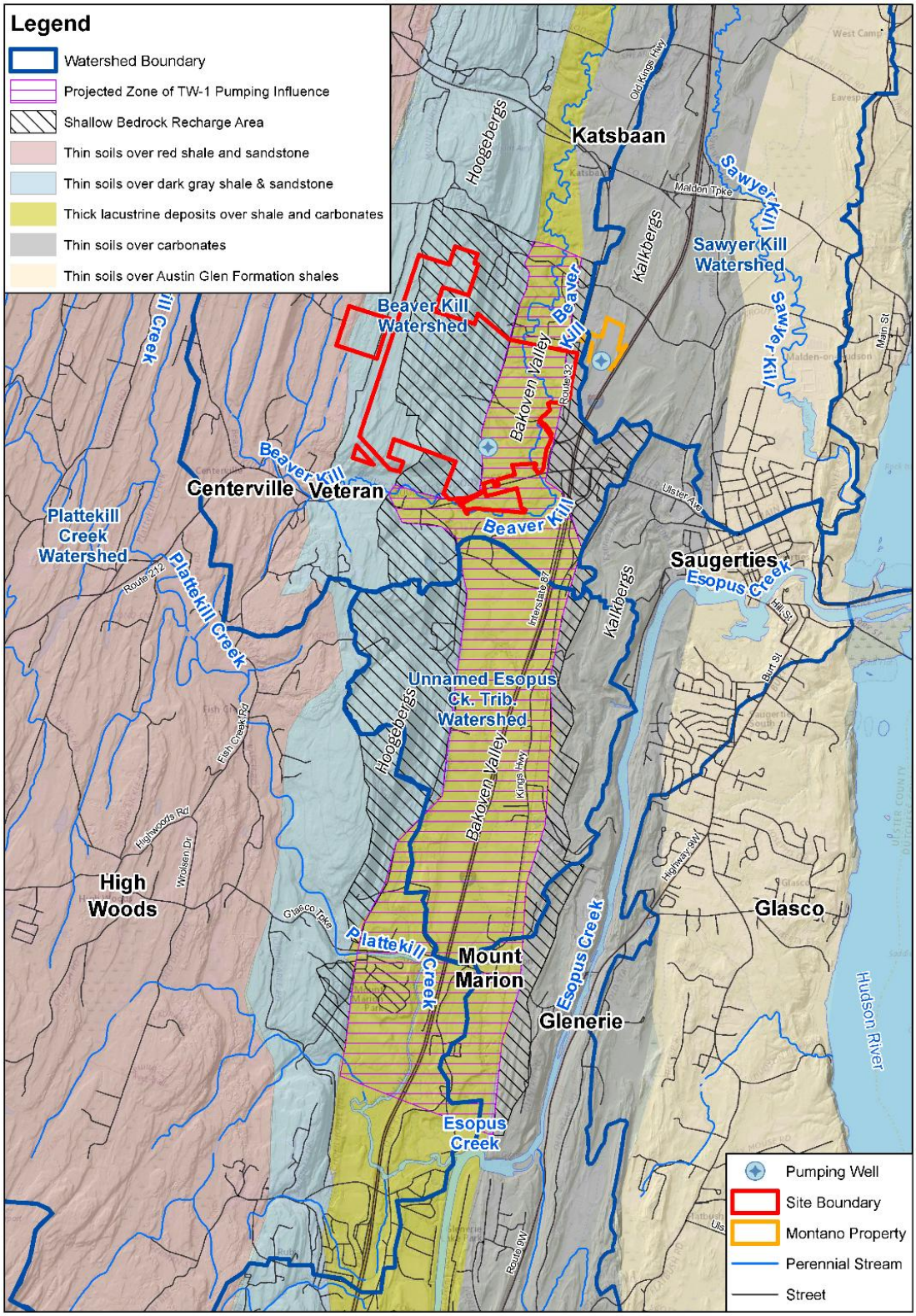
- Aquifer characteristics: Test data indicates the aquifer behaves as a fully confined aquifer, which is defined as an underground layer of water that is trapped and does not interact with surface water. If the aquifer were connected to the Beaver Kill, its water storage and transmission properties would have shown different characteristics.

- Stream monitoring: Three monitoring wells in the Beaver Kill streambed revealed that stream water levels responded to rainfall, not the well test. During the pumping test, the stream temporarily lost water but regained it after rainfall, showing no prolonged loss tied to the well.

The sand and gravel aquifer's full extent is unclear but likely stretches north to south. Analyses suggest TW-1 has minimal contribution from eastern carbonate formations, pointing to a western source. The Montano Well, located in eastern carbonate formations, receives recharge from the Sawyer Kill watershed. For details, refer to Figure 4, the TW-1 Recharge Area Analysis, which shows the pumping well locations, watershed boundaries, and soil types.

The TW-1 well test suggests that the Bakoven Valley aquifer and the Beaver Kill stream are not directly connected.

Figure 4: TW-1 Recharge Area Analysis



Source: LaBella Associates

Water Quality

The water quality in TW-1 and the Montano Well is satisfactory and/or readily treated. No evidence of contamination, including PFAS (per- and polyfluoroalkyl substances) compounds, was detected.

The water in TW-1 and the Montano Well were tested in accordance with NYSDOH (NYSDOH) drinking water quality standards. In summary, the TW-1 water sample exceeded the following drinking water quality standards:

Table 1: Test Well (TW-1) Water Sample Results

Water Quality Standard	Units	TW-1	NYSDOH Drinking Water Standards
Color	Color Units	15	15
Turbidity	NTU[+]	8	5
Iron	mg/L	1.016	0.3*

[+] NTU (Nephelometric Turbidity Units) is a measure of the cloudiness of a fluid. For reference, 5 NTUs are just noticeable to the eye.
* When iron and manganese are both present, the combined standard is 0.5 mg/L.

In the TW-1 sample, elevated levels of iron and turbidity were reported, likely due to sample collection methods. However, both the iron and turbidity levels had decreased compared to previous tests, indicating potential improvement with continued well use.

Samples of the Montano Well were within NYSDOH drinking water quality standards.

Results of the Well Pump Testing

Approximately one month after the TW-1 well test started, water levels in all on-site and off-site wells reached absolute stabilization. Once stabilization was identified, the test was allowed to run for an additional week to confirm that all monitoring points and the TW-1 test well had come into full equilibrium with regional aquifer conditions. During this additional week of testing, water levels were observed to fluctuate modestly. Water levels in TW-3, TW-4, and one private well to the north were even rising modestly.

The extended Winston Farm TW-1 well test, drawing groundwater at 220 gpm, documented stabilized yield, helped clarify boundary condition roles, identified the most probable contributing watersheds, and ruled out direct influence on or from the Beaver Kill stream. Off-site well water levels were documented in various private wells both north and south of the test site without reducing capacity in any monitored wells.

The Montano Well provided 50 gpm. Monitoring of private wells near the Montano site identified no measurable groundwater level influences. Natural recession was observed in the private well monitoring network, but no Montano Well test influence was noted in these monitored wells.

Rainfall in late April and early May restored the aquifer's water levels to those seen in early February 2023, before the TW-1 test began, showing that the confined aquifer naturally recedes and fully refills.

TW-1 and the Montano Well were jointly tested, confirming a net groundwater withdrawal capacity of 270 gallons per minute (gpm).

Water Demand Recommendations and Water System Design

The LaBella report confirms that TW-1 can provide 220 gpm to serve future development in the PDD, and that a larger diameter replacement well can improve TW-1 well performance efficiency, potentially increasing the withdrawal rate. A larger diameter well (8-inch or 10-inch diameter) has the potential to withdraw an additional 50 to 100 gpm or more from TW-1. More detailed well testing is warranted if withdrawals exceeding 220 gpm from TW-1 are proposed. Only one replacement well may be necessary if TW-1 is connected to the Village water supply system. A second well is anticipated to be required by NYSDOH if the wells become part of an independent community water system (not connected to the Village water supply).

The Montano Well is located near a property line. To satisfy NYSDOH requirements, this well will either require a setback easement or it will need to be relocated.

TW-1 and the Montano Well can deliver 270 gpm to serve future development. With the installation of a larger diameter well, up to an additional 100 gpm may be added to the system by the TW-1. Therefore, the maximum threshold for water demand for future development in the PDD is 370 gpm, confirmed with additional testing.

The Winston Farm water system has been evaluated with multiple options. The primary plan is a self-contained, privately owned system for treatment, storage, and distribution to independently meet future development needs. The Project Sponsor is open to a public-private partnership with entities like the Village of Saugerties to maximize efficiency and reallocate any excess capacity identified after full buildout. Additional opportunities for collaboration, including enhancements for storage, fire protection, and system pressure management, remain under consideration to improve system reliability while supporting community needs.

Traffic Impact Report

Passero Associates completed an updated Traffic Impact Report (TIR) to evaluate potential adverse impacts associated with the alternative development scenarios, i.e., As-of-Right Scenario (AOR), Sponsor's Preferred Scenario (SP), and Reasonable Worst-Case Scenario (RWCS). The Passero Associates TIR builds upon and supersedes the initial Traffic Impact Study completed by Creighton Manning Engineering, LLP (CM). PDDs often have a long-term horizon for development; therefore, the TIR is based on full build-out occurring at one time, even when build-out will actually take many years to complete. Refer to Appendix B of the DGEIS for the TIR.

A study area was selected consisting of the following intersections:

NYS Route 212/Blue Mountain Road
NYS Route 212/Churchland Road
NYS Route 212/NYS Route 32
NYS Route 212/Churchland Lane
NYS Route 212/unsignalized driveways (8 intersections between I-87 overpass and Big Lots Driveway)
NYS Route 212/I-87 Northbound Ramps
NYS Route 212/Kings Highway
NYS Route 212/Big Lots Driveway
NYS Route 212/Railroad Avenue
NYS Route 212/Market Street
Main Street/Market Street/James Street
Main Street/Partition Street
NYS Route 32/I-87 Southbound Ramps/Augusta Savage Road
NYS Route 32/Old Route 32
NYS Route 32/Mower Mill Road
NYS Route 32/Peoples Road/Hommelville Road
NYS Route 32/Old Kings Highway
NYS Route 32/Malden Turnpike/Old Route 32
Harry Wells Road/Buffalo Road

The TIR outlines traffic counts conducted during various peak periods in winter 2022-2023 to capture school and seasonal ski traffic. Counts were taken while schools were in session and outside of holiday periods, and included data on vehicle classifications, as well as bicycle, and pedestrian activity. Peak traffic hours were identified, and additional

counts were performed to capture high-volume movements occurring outside of typical peak periods.

Automatic Traffic Recorders (ATRs) were installed across various locations to collect traffic volume, speed, and classification data, which was then calibrated to pre-COVID traffic volumes. The Town's Traffic Consultant, Philip Grealy, validated the findings. Traffic volumes were projected for the design year (2030) and 10 years beyond (2040), with an annual growth rate of 0.50% applied. Background traffic conditions included nearby developments identified by the Town's Planning Board.

A crash investigation from October 1, 2019, through September 30, 2024, revealed that 12 out of 26 study intersections had crash rates at or above statewide averages. Traffic signals are recommended at the NYS Route 32/Hommelville Rd/Peoples Rd and NYS Route 32/Old Kings Hwy intersections. To address left-turn crash clusters, the use of flashing yellow arrows for permitted left turns is recommended at selected locations.

The TIR estimated site-generated trips based on proposed land uses and evaluated their impact on the surrounding Transportation network using anticipated trip distribution patterns. Left-turn treatments are warranted at the NY-212/Proposed Easterly Driveway and NY-32/Proposed Driveway intersections, but not at the NY-212/Proposed Westerly Driveway. A traffic signal warrant analysis found that signals are warranted at four intersections under full build conditions. Capacity and queueing analyses identified potential operational constraints due to future development, with recommended improvements that would be implemented in coordination with local and state agencies.

The analysis concluded that several off-site locations are expected to experience operational constraints under full build-out conditions. CM evaluated potential mitigation measures to improve operations at these locations. The recommended improvements include traffic signal timing modifications, signal coordination, and new signal installations at the NYS Route 32/Hommelville Rd/Peoples Rd and NYS Route 32/Old Kings Highway (CR 34) intersections.

If approved, these mitigation measures will be implemented in coordination with the Town of Saugerties, Ulster County, and NYSDOT, with funding responsibilities determined by the respective agencies. Conceptual improvement plans will be developed following preliminary approval by the respective jurisdictional agencies.

Future development proposals must include trip-generation estimates that can be compared to the TIR to determine the need and appropriate timeline for implementing the

recommended off-site traffic mitigation measures. A summary of the off-site mitigation measures are as follows:

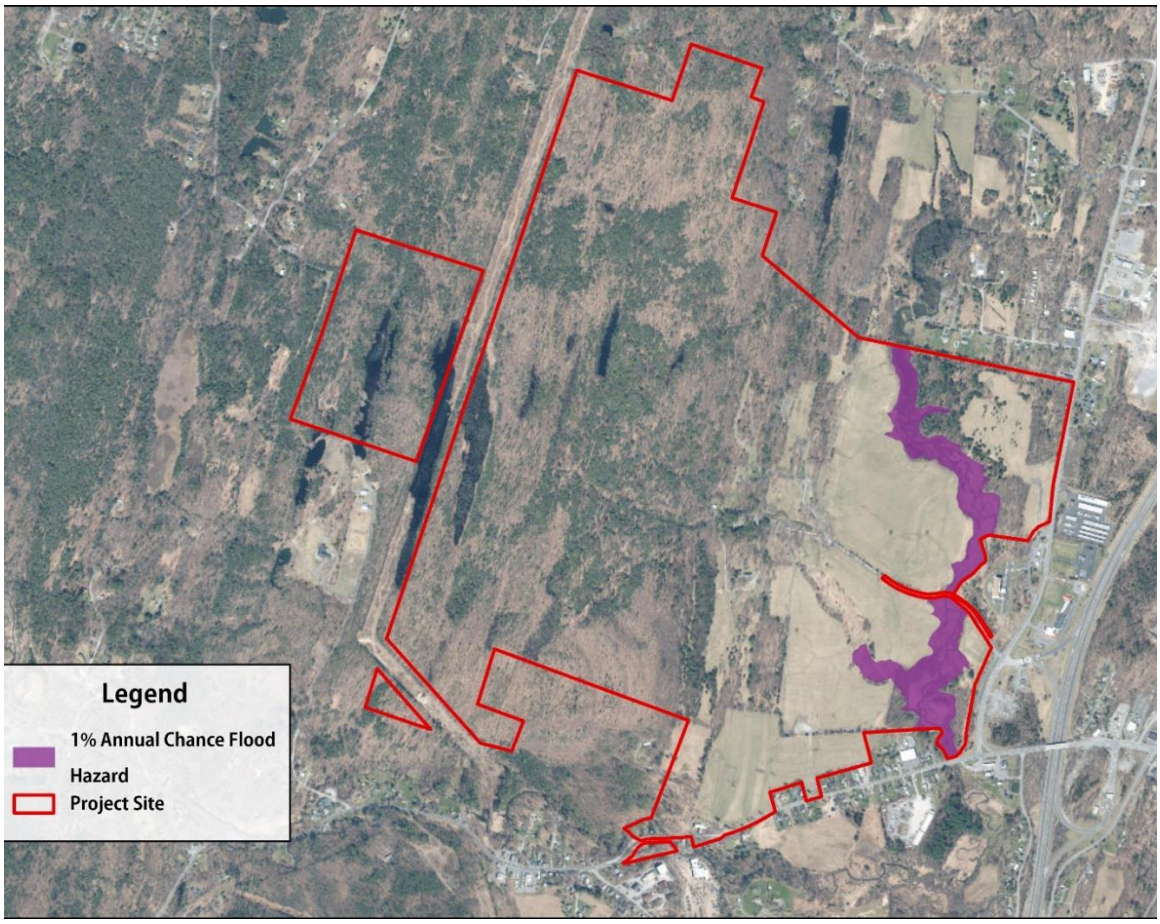
Table 2: Off-Site Traffic Mitigation Measures

Location	Build Conditions Concerns	Possible Improvements
NYS Route 32/NYS Route 212 Intersection	• Southbound delays • Overall intersection delays • Westbound and southbound queues	• Signal timing modifications • Southbound approach lane geometry changes
NYS Route 212/I-87 NB Ramp Intersection/ McDonalds Driveway	• Overall intersection delay • Eastbound delays • Queue on the corridor	• Construct northbound right lane • Extend second northbound lane to provide 450 ft of storage • Signal phasing/timing/coordination modifications
NYS Route 212 Signalized Intersections: 1. Kings Highway 2. Big Lots Driveway	• Overall intersection delay • Eastbound delays • Queue on the corridor	• Signal timing coordination
NYS Route 212/I-87 SB Ramp Intersection/ Augusta Savage Rd	• Overall intersection/approach delays • Queue on the approaches	• Construct additional approach lanes and/or revise lane geometry on all four approaches • Signal phasing/timing modifications
NYS Route 32/Hommelville Rd/Peoples Rd	• Delays on eastbound and westbound approaches	• Proposed traffic signal
NYS Route 32/Old Kings Highway (CR 34)	• Delays on westbound approach	• Install northbound right turn lane • Proposed traffic signal

Surface Waters

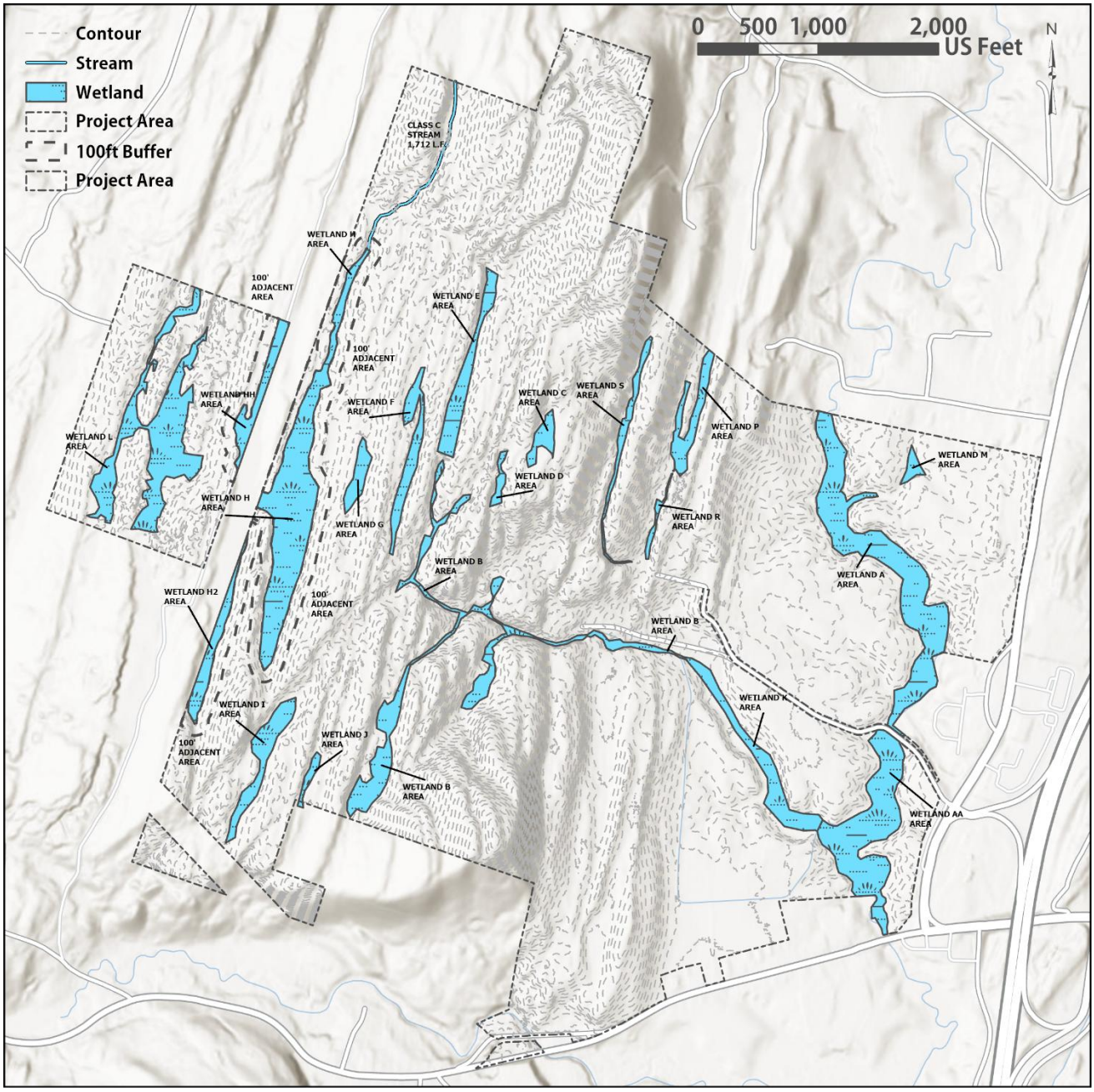
According to the Federal Emergency Management Agency (FEMA) National Flood Hazard FIRMette Mapper, the Beaver Kill is located in Flood Zone A. Refer to Figure 5 for a map of the National Flood Hazard FIRMette.

Figure 5: National Flood Hazard FIRMette



The wetlands on site were delineated by Ecological Solutions, LLC. Winston Farm contains 19 wetlands, and 4 watercourses located throughout the property with the main watercourse, the Beaver Kill. NYSDEC has evaluated and confirmed the wetland delineation map and has identified three wetlands under their jurisdiction: wetlands H, H2, and HH. These wetlands are part of NYSDEC Wetland S-1, which includes a marshland and open water body. NYSDEC regulates these wetlands, including a 100-foot buffer around the boundaries of the wetland.

Figure 6: Delineated Wetland Map



The wetland map was submitted to the United States Army Corps of Engineers (USACE) to identify which wetlands are in their jurisdiction. Of the 19 identified wetlands, 8 are identified as isolated or potentially non-jurisdictional and include Wetlands C, D, F, G, I, J, S, and R.

Habitat Assessment

North Country Ecological Services, Inc. (NCES) performed a biological assessment of the site over four consecutive seasons spanning from November 2022 through October 2023, which includes an ecological habitat assessment and an indigenous flora/fauna inventory. See Appendix I for the Qualitative Biological Assessment.

During the field visits, plants were identified by direct observation, while animals were identified visually,by vocalization, tracks, scat, or other physical remains (bones, fur, feathers, etc.). NCES physically confirmed a total of 177 species of flora and 132 species of fauna on the site. The flora observed consists of 32 species of trees, 25 species of shrubs, 114 species of herbaceous plants, and 6 species of vine. The fauna inventory revealed 18 species of mammals, 96 species of birds, 16 species of amphibian/reptiles, and 2 species of fish on the site.

The existing ecological communities were identified as follows:

Table 3: Existing Ecological Community Types

Ecological Community Type	Acres	Percentage (%)
Chestnut oak forest	115.02	18.45
Hemlock-northern hardwood forest	156.39	19.81
Successional northern hardwoods	150.37	17.90
Succession red cedar woodland	18.18	2.16
Successional old field	8.54	1.02
Mowed lawn with trees	9.51	1.13
Mowed field	2.25	0.27
Cropland/field crops	120.18	14.31
Appalachian oak-pine forest	105.85	12.60
Palustrine forested wetland	25.15	2.99
Vernal pool	7.09	0.84
Palustrine scrub-shrub wetland	0.96	0.11
Palustrine emergent wetland	39.18	4.66
Open water pond	21.38	2.55
Total	± 840	100%

Source: North Country Ecological Services, Inc.

NCES evaluated flora and fauna on the site with an emphasis on the identification of endangered, threatened, and/or rare species, and the habitats which support them.

The results of the assessment revealed there are potential roost trees that provide suitable habitat for the Indiana Bat. The assessment also identified there is no suitable habitat for the bog turtle, there were no nests found for the bald eagle, and even though there were nests found for the Great Blue Heron, no Herons were observed on the site. No Northern Cricket Frog calls were observed.

Economic and Fiscal Impact Analysis

Camoin Associates prepared an Economic and Fiscal Impact analysis to measure the economic contribution and municipal fiscal impact that a future large-scale mixed-use development will have in the Saugerties, New York Community. See Appendix D for the Economic and Fiscal Impact Analysis Report, which provides an assessment of the total economic, employment, and fiscal impacts of the alternatives explored in the DGEIS.

Future development is estimated to increase sales, earnings, jobs, and revenue in the Town of Saugerties. These increases are the result of new households, new jobs, and new visitors, which will be captured by the town on an annual basis.

The PDD will allow for a variety of uses not currently permitted by the existing (as-of-right) zoning. The Camoin report evaluated potential development under the existing zoning as well as two other scenarios and documented the range of results. Additional temporary economic benefits will occur as a result of future construction-related activities and have also been documented in the Camoin report.

Economic Impact

Future development in the PDD could cost between $273.9M and $538.7M. Camoin Associates predicts that between 21% and 52% of the construction costs will be sourced from businesses within the Town of Saugerties depending on what is being constructed.

Fiscal Impact

Future Development in the PDD is anticipated to bring a net positive annual fiscal impact between $0.62M and $2.3M to the Town of Saugerties. These numbers are based on full build-out of the range of reasonable alternatives.

Property Tax Revenue

Future development in the PDD will generate recurring annual revenue for the Town of Saugerties in the form of new per capita revenue generated by new population, and property tax revenue. The property currently generates an estimated $24,396 annually in real property taxes (excluding school district taxes).

At full build-out, development in the PDD is estimated to have an assessed value of $274M and $538.8M. Using 2024 property tax rates, this would generate annual tax revenue of $1.73M and $3.27M for the Town, Police, Highway Department, Fire District, Emergency Services, and Library.

Saugerties Central School District Revenues

Camoin Associates analyzed the impact of new housing on the Saugerties Central School District, assuming new school-age children would attend local public schools. Using demographic multipliers and planned housing units, they found that alternatives with more residential units and less nonresidential space increased school district expenses beyond revenues. In contrast, balanced alternatives with fewer residential units and more nonresidential space generated net revenue.

Under current zoning, development would result in a $1.4M annual deficit for the school district. However, alternatives with reduced housing and increased nonresidential space are projected to provide a $4.3M net annual benefit after expenses.

Preliminary Geotechnical Report

A preliminary geotechnical investigation of Winston Farm was conducted to guide grading and foundation design for future structures. Test pits and site observations informed the recommendations, detailed in Appendix E.

The report findings include:

- Light structures: Wood-framed buildings can be supported on reinforced concrete foundations on virgin soils or controlled fill without special systems.

- Moderate to heavy structures: Subsurface investigations will be needed to determine foundation types based on design loads, settlement tolerances, and soil conditions. Most can likely use spread footing foundations within normal settlement limits.

- Heavy loads or deep fills: May require deep foundations, fill settlement monitoring, or stabilization of soft soils.

- Roadways: Shallow soils and perched groundwater increase risks of frost heave and thaw. Roadway design must include foundation and drainage systems to prevent frost-related damage.

Soil Investigation

Given the site's agricultural history, soil was assessed for residual pesticides, including arsenic, lead, and mercury, due to potential disturbance or contact during development. A screening-level soil sampling investigation was conducted (see Appendix F).

Laboratory analysis and comparison to state standards revealed:

- No pesticide concentrations exceeded New York State standards.

- Arsenic levels slightly exceeded background levels, consistent with natural regional soil conditions.

- Lead slightly exceeded standards in one sample (WF-NW, 6–8 in depth) from the northwest field (former orchard).

- Mercury slightly exceeded standards in one sample (WF-N Cent, 6–8 in depth) from the north-central field.

Table 4: Laboratory Results of Soil Samples

Sample Location	Pesticide	Arsenic (ppm)	Lead (ppm)	Mercury (ppm)
WF-Back (0-2in)	ND	**16.7**	40.1	0.0991
WF-Scent (0-2in)	ND	**21.4**	34.8	0.0833
WF-Scent (6-8in)	ND	**22.2**	35.4	0.0797
WF-SW (0-2in)	ND	**22.3**	47.4	0.1180
WF-SW (6-8in)	ND	**33.9**	45.7	0.0881
WF-Cent (0-2in)	ND	**18.7**	37.8	0.0674
WF-Cent (6-8in)	ND	**29.6**	48.0	0.0600
WF-NW (0-2in)	ND	**27.7**	29.4	0.0598
WF-NW (6-8in)	ND	**23.1**	**67.6**	0.0619
WF-NCent (0-2in)	ND	**20.4**	38.5	0.0659
WF-NCent (6-8in)	ND	**21.9**	37.9	**0.2120**
WF-NE (0-2in)	ND	**19.1**	40.8	0.0545
WF-NE (6-8in)	ND	**24.4**	45.0	0.0556

Values and sample results reported in milligrams per kilogram (mg/kg) or parts per million (ppm)
ND = Not detected
Bold = exceeds standards

The concentrations pose no significant risk to current or nearby residents. Future residential development may require a soil cover program (pavement, buildings, or two feet of clean soil) to prevent direct contact. Any off-site soil disposal will need to follow solid waste regulations.

Noise, Light, Odor and Air Emissions

Noise

Existing ambient sound levels recorded at the site were between 49 dB and 56 dB.

The use of heavy equipment during future development phases will be temporary and restricted to typical daytime work hours. Managing the hours at which the loudest of the operations can take place can provide additional mitigation of construction noise.

It is anticipated that sound emissions will gradually increase over time as full build-out is reached in the PDD. The anticipated sound emissions generated from future development is anticipated to not increase more than 6 dB over current ambient levels. The maximum sound level of 61 dB at the driveway entrance on Route 32 cannot exceed 70 dB, in accordance with the Town of Saugerties and NYSDEC Program Policy, Assessing and Mitigating Noise Impacts[2].

Through the site plan review process, the Town has the ability to ensure the noise policies are met for each proposed development to mitigate potential impacts to the greatest extent practicable. The existing natural vegetation along the property boundaries at the north and west will be maintained within a minimum 125’ buffer area (conservation easement) which will aid in mitigating noise impacts from nearby properties. Only dead, dying and/or diseased vegetation may be removed from this buffer area to maintain the health of the remaining vegetation.

Light Emissions

The site currently has residential lighting from two occupied buildings; the caretaker’s residence, and the Red Cottage (vacation rental), one of which is occupied year-round, and the other is a seasonal residence.

Future development in the PDD will be subject to the Outdoor Lighting Guidelines set by the Ulster County Planning Board enacted in September of 2000, including any future updates to this document. This guidance requires all lighting to minimize light spill outside of the intended area and to be dark sky compliant.

[2] NYSDEC Assessing and Mitigating Noise Impacts, February 2021

Through the site plan review process, the Town has the ability to ensure the light guidelines are met for each proposed development to mitigate potential impacts to the greatest extent practicable. The existing natural vegetation along the property boundaries at the north and west will be maintained within a minimum 125' buffer area (conservation easement) to screen future uses in the PDD from nearby properties. Only dead, dying and/or diseased vegetation may be removed from this buffer area to maintain the health of the remaining vegetation.

Odor

There are no objectional odors produced on the site or in the immediate area, which are predominantly rural residential properties.

The permitted uses within the PDD specifically exclude those that generate objectionable odors.

Air Quality

The latest version of the USEPA AERSCREEN program was used to estimate existing ambient air pollutant concentrations within 2 miles of Winston Farm. The largest contributor to air pollutants in the vicinity of Winston Farm is traffic traveling along NYS Routes 32 and 212. The model was also used to estimate operational emissions from nearby buildings that may have natural gas HVAC systems.

The results of the model indicated there are no pollutants that exceed state standards.

General provisions in New York State's air pollution control regulations govern all sources that may produce emissions. Future development will adhere to general duty provisions to minimize emissions during the construction process.

Climate Change

Greenhouse gases (GHG), such as carbon dioxide (CO_2), methane (CH_4) and nitrous oxide (N_2O), are released during the combustion of fossil fuels, such as coal, oil, and natural gas, to produce electricity. Total GHG emissions are measured in metric tons of carbon dioxide equivalent (MTCO2e), a standardized unit that accounts for all GHG emissions.

According to the Town of Saugerties Community Greenhouse Gas Inventory (2010), total GHG emissions for the Town were approximately 267,287 MTCO2e. As identified in the inventory, the transportation sector contributed the largest share of emissions at 45%, followed by the residential sector at 19%. (Refer to appendix J for climate change analysis).

Passero Associates prepared a Climate Change analysis to estimate total GHG emissions at full build-out for each of the alternative development scenarios. These estimates include indirect emissions from offsite power generation, commuting by residents and employees, and on-site solid waste generation, as well as direct emissions from on-site fuel consumption (e.g., hotel operations).

Table 5: Projected Annual GHG Emissions by Scenario (MTCO2e)

As-of-Right Scenario			
Sources	**Type**	**$MTCO_2e$**	**% of Total**
Hotel	Direct	0	0%
Energy	Indirect	1,288	37.4%
Traffic	Indirect	1,622	47.1%
Solid Waste	Indirect	534	15.5%
Total		**3,444**	**100%**
Sponsor's Preferred Scenario			
Sources	**Type**	**$MTCO_2e$**	**% of Total**
Hotel	Direct	365	5.6%
Energy	Indirect	3,592	55%
Traffic	Indirect	1,868	28.6%
Solid Waste	Indirect	701	10.8%
Total		**6,526**	**100%**
Reasonable Worst-Case Scenario			
Sources	**Type**	**$MTCO_2e$**	**% of Total**
Hotel	Direct	438	5.5%
Energy	Indirect	4,438	55.3%
Traffic	Indirect	2,322	28.8%
Solid Waste	Indirect	834	10.4%
Total		**8,032**	**100%**

Table 6: Projected GHG Emissions as a Share of Townwide Emissions

Alternative Scenario	Projected GHG Emissions at Full Build-out (MTCO2e)	% of the Town GHG Emissions
AOR	3,444	1.29
SP	6,526	2.44
RWCS	8,032	3.01

Based on the climate change analysis, the predicted maximum GHG emissions at the Winston Farm site upon full build out is 8,032 metric tons of carbon dioxide equivalent (MTCO2e). Future development proposals will be required to include GHG emissions calculations to ensure that full build-out conditions do not exceed the predicted GHG emissions of the RWCS. This proactive approach helps to confirm that the development remains within acceptable environmental impact thresholds, taking into account any advancements in technology, building practices, and energy efficiency measures that may reduce emissions over time.

The PDD regulations address the effects of climate change by incorporating landscaping and open space standards designed to promote sustainable practices. These standards encourage the integration of trees, planters, and green infrastructure throughout the development, helping to mitigate heat island effects, improve air quality, and promote overall environmental resilience.

Additionally, while technologies such as high-performance HVAC systems, renewable energy solutions, and low-carbon construction materials are expected to reduce the carbon footprint of future development, the specific building code requirements for these features will be deferred until the submission of future development proposals. At that time, the building code requirements in effect will govern the selection of these technologies, ensuring that the development meets the most current standards for energy efficiency and sustainability. Furthermore, compliance with relevant government programs and incentives available at the time of project review may also influence the project's design and efficiency, supporting further advancements in sustainable development practices.

Solid Waste

Municipal solid waste is defined as materials discarded by residential, commercial, and institutional users. Ulster County is served by the Ulster County Resource Recovery

Agency's (UCRRA) Kingston transfer station. UCRRA is obligated by law to accept all solid waste generated in Ulster County and dispose of it properly. According to the UCRRA website, there is a ten-year Solid Waste Management Plan to enhance and optimize capacity, existing programs, and recycling.

Recycling is mandatory in Ulster County. All multifamily dwellings, commercial businesses, and industrial facilities are required to separate recyclable materials from food waste and other solid waste.

Agricultural Resources

A small portion, ± 41.1 acres, on the southern side of the project site along Route 212 is identified as agricultural lands by the New York State Department of Agriculture and Markets, as located in the Ulster County Agricultural District #4.

The eastern portion, ± 300 acres of the project site is currently being used for farming. The PDD will permit, preserve, and protect agricultural uses in accordance with the 2010 Town of Saugerties Open Space Plan[3] and the Draft Ulster County Agricultural and Farmland Protection Plan, October 2024[12].

Historic, Archaeological, and Cultural Resources

A Phase 1A Cultural Resource Investigation performed by Atlas Archeology LLC identified 26 historic archaeological ruins/mills/extraction sites (quarries), 4 historic structures, a cemetery, and 14 known pre-contact Native American archaeological sites on the 840-acre Winston Farm property.

There are a total of 31 Native American precontact sites located within one mile of the survey area, 14 of which are within the project site survey area. There is a high likelihood that additional precontact sites will be discovered near the various streams and wetlands contained in the survey area.

Upon acceptance of the Phase 1A Archaeological Study, SHPO confirmed that a Phase 1B shovel test will need to be performed once site-specific development has been identified. A qualified firm will perform shovel testing consisting of the layout of a one-

[3] https://saugerties.ny.us/government/open-space-plan

meter square grid where the soil is excavated and screened. Any culturally or historically sensitive items are recovered, cataloged, and studied. A completed Phase 1B report is required to be submitted to SHPO for review and acceptance prior to project approval and commencement of development activities. See Appendix L for correspondence on Cultural and Historic Resources.

Aesthetic Resources

Future development will be visible from Route 32, Route 212, and Augusta Savage Road at Route 32. In addition, future development will be visible from the existing structures on or adjacent to Winston Farm, such as the Winston Mansion, the Red House, and the Wynkoop Farm Tavern. Quality design, ample setbacks, and strategic placement of buildings and uses will minimize visual impacts. See Appendix M for the Visual Analysis.

In addition, there are 91 aesthetic resources within a five-mile radius of the project site. See Section 5.5, and Appendix R.

The PDD regulations provide design standards and guidelines for building placement, materials, and architectural elements by establishing a minimum level of architectural quality, which positively contributes to the character of the PDD and enhances the public experience.

The PDD regulations also protect the area’s aesthetic character by promoting the preservation of the Town of Saugerties' community character and requiring screening to reduce potential visual impacts.

Open Space and Recreation

The Winston Farm site has been a source of local recreation, most notably the site of the Woodstock 1994 festival which hosted an estimated 350,000 attendees, and a small section of hill on the west side of the property is frequently used for sledding.

Winston Farm is ± 840 acres. The area of the site that currently consists of structures, roads, and other impervious surfaces is ± 30 acres. The site currently contains ± 741 acres of contiguous, non-fragmented open space. The westernmost portion of the project site is bisected by the Central Hudson Gas and Electric right-of-way easement, which provides an additional 69 acres of contiguous, non-fragmented open space.

Specific locations for open space preservation have not been determined due to the lack of specific development plans. However, the PDD regulations require the preservation of a minimum of 50% of the Project Site as natural open space, in accordance with the Town and Village of Saugerties Comprehensive Plan (2021)[4].

Gas, Electric, and Sewer

Both natural gas and electrical systems presently have available capacity that can be assigned to the project site. A capacity study will be prepared for site-specific development.

The existing Village of Saugerties wastewater system does not have enough capacity and is not close enough in proximity to serve the project site. Due to the conveyance and capacity challenges within the municipal collection and treatment systems, it is anticipated that an on-site modular wastewater treatment plant will be required for future uses of the site.

Land Use, Zoning and Community Character

The project site is in the GB (General Business), MDR (Moderate Density Residential), and RH (Residential Hamlet) zoning districts.

The GB District permits retail services, shopping centers, offices, commercial uses, and high-density residential development. The MDR District permits one and two-family residential structures, agricultural uses, and small-scale convenience businesses designed to serve the residential population. The RH encourages mixed uses providing high-density residential housing, local employment, limited small-scale retail goods and services, education, and other public and private facilities.

The project site is also subject to three overlay districts: Aquifer Protection Overlay (APO), Gateway Overlay (GO), and Sensitive Area Overlay (SAO). Overlay districts impose additional standards upon development which supplement the regulations of the underlying district.

The predominant land uses in the immediate vicinity of the project site consists of mostly vacant land and scattered residential uses. Commercial uses immediately to the east of the site include the Holiday Inn Hotel, a storage facility, and several commercial services beneficial to nearby residents. Commercial uses continue northward along Route 32.

The Winston Farm site is specifically mentioned in the Town and Village Comprehensive Plan[4] (Plan). The Plan encourages environmentally sound development and describes Winston Farm as significant to the community based on its size and location near state and regional highways. The Plan describes the amendment of the zoning law to the PDD to support a mixture of uses.

The rezoning will change the zoning classification of the subject property to the Winston Farm Planned Development District. The Project Sponsor intends to comply with the Town of Saugerties Zoning Law relating to the established overlay districts.

The PDD includes a development concept plan and implementing regulations (PDD regulations) to guide future development. The regulations propose a range of potential uses including, but not limited to low- to high-density residential, retail sales and consumer service; office space; high-tech and research opportunities; makerspace and artisanal creative spaces; agri-manufacturing and research; hospitality; and indoor and outdoor entertainment and recreational opportunities, as well as a mix of related uses.

The proposed PDD regulations envision a vibrant mix of complementary building styles of varying heights and sizes, indoor and outdoor rooms, and spaces for active and passive recreation, entertainment, and social gatherings. The development in the district will incorporate design standards and guidance, creating a flexible regulatory environment that is adaptable to changing market conditions and furthers the purpose and intent of the district.

Permitted uses in the PDD include housing, retail, restaurant, office, hospitality, entertainment, and recreational uses that reinforce the historic use of the property and positions the district as an economic center offering a community-oriented, mixed-use center with regional appeal.

[4] https://saugerties.ny.us/boards/comprehensive-plan

3.0 Description of the Proposed Action

3.1 Project Background

The Wynkoop Family inhabited the site in the mid-1800s before James O. Winston purchased the site. Their family cemetery is located on the property. In the early part of the 20th century, the project site was developed by James O. Winston as a livestock farm breeding Guernsey cows and training harness racehorses. Winston was a civil engineer and contractor who oversaw the construction of the Ashokan Dam. He amassed more than 1000 acres in Saugerties and built a world-class farming operation. Winston Farm includes a blue stone mansion, two residential structures, a small model of the Ashokan reservoir and spillway (scale unknown), foundation remnants of former barns and outbuildings, and an abandoned family cemetery. Winston died in 1947, and by the 1950s uncertainty and neglect ensued for the Winston Farm property. The Schaller family purchased the property in 1961 and owned it until 2020 when it was purchased by the Project Sponsor.

According to the Town of Saugerties Comprehensive Plan, Winston Farm is considered one of the most highly desirable properties in the Hudson Valley due to its history, scale, topography, scenic views, and proximity to I-87. During the Schaller family tenure, there were several proposals to develop the land, including a community college, a casino, a landfill/incinerator (1987), and a High Tech Park (2009), none of which have come to fruition. The most familiar use of the land is the 25th anniversary of the Woodstock Music Festival held in August 1994 to commemorate the original Woodstock Festival in 1969, held in Bethel, Sullivan County, 70 miles away.

The Hudson Valley Economic Development Corporation commissioned a report in 2009 titled “Winston Farm High Technology Feasibility Study & Master Plan.”[5] This report is a culmination of formal and informal studies that provide regional context, land use, and zoning facts, and identifies transportation, utility, and environmental features of the project site and surrounding area. This report establishes a baseline for the preparation of this DGEIS. Although the 2009 report was conducted nearly two decades ago, the existing natural resources, transportation network, and utility infrastructure are relatively the same today. The studies and reports reviewed and commissioned for the preparation of this DGEIS will guide achievable development patterns while preserving the rich history of Winston Farm.

[5] Winston Farm High Technology Feasibility Study Master Plan, IDC Architects, October 30, 2009

A Draft Environment Impact Statement (DEIS) was prepared for the landfill project in the late 1980s. The hydrogeological review for the project indicated that the soil profile (sand and gravel) may not be suitable for a landfill as it will not provide critical shear and lateral strength. Additionally, the use of the site as a solid waste facility will prohibit any future use of the valuable groundwater resource and may also potentially have detrimental effects on the recharge area and water quality. It is presumed that based on this information, a review of the landfill project did not proceed.

Since the landfill project, there have been no other development applications or environmental impact statements prepared relative to proposed development opportunities of the site.

3.2 SEQRA Process to Date

In accordance with SEQRA, the Project Sponsor's submittal of a Zoning Petition and Zoning Amendment Application to the Town of Saugerties on September 3, 2021, included a Part 1 Full Environmental Assessment Form (FEAF). The FEAF briefly describes the proposed zoning change of ± 840 acres of the land from General Business (GB), Moderate Density Residential (MDR), and (HR) Hamlet Residential to a PDD. Refer to Appendix Q for SEQRA documentation.

The Town of Saugerties Town Board classified this project as a Type 1 Action for the purpose of environmental review based on a determination that the Project will involve the rezoning of ± 840 acres of land. This threshold for a Type 1 Action is set forth in 6 NYCRR Part 617.4(b). SEQRA regulations require the Lead Agency to conduct a coordinated environmental review for all Type 1 Actions. On September 15, 2021, the Town of Saugerties Town Board initiated a coordinated review of the proposed action to request Lead Agency designation and to solicit comments from all involved and interested Agencies.

On October 6, 2021, the Town of Saugerties Town Board (Town Board) issued a Notice of Intent (NOI) to Establish Lead Agency for the action. The NOI, along with the application and Part 1 Environmental Assessment Form were sent to all involved and interested agencies. There were no written objections received in the requisite thirty-day response time, and the Town Board was designated as the Lead Agency on January 10, 2022.

Amended Petitions were submitted on May 4, 2022, and June 8, 2022, to correct the number of parcels and acreage, and to submit a revised FEAF, dated June 7, 2022, which captures these corrections. Both petitions and their supporting documentation were presented to the Town Board for their consideration.

On July 13, 2022, the Town Board adopted a Positive Declaration and issued a NOI to prepare a DGEIS and Lead Agency Determination of Significance. The Positive Declaration was transmitted to all involved and interested agencies on July 22, 2022, and it was posted in the July 27, 2022, NYSDEC Environmental Notice Bulletin (ENB). On August 17, 2022, the Town Board accepted a Draft Scoping Document. A Notice of Availability of a Draft Scope and Public Scoping Session was posted in the August 31, 2022, ENB, including the date, time, and place of the Public Scoping Session on September 21, 2022, at 6:00 PM, with receipt of written comments accepted until October 1, 2022. The draft Scoping Document and Notice of Public Scoping Session were made available on the Town of Saugerties website at http://saugerties.ny.us/winstonfarm.

The content of this DGEIS is based upon the Final Scope adopted by the Town of Saugerties Town Board (Town Board), as Lead Agency, on January 4, 2023. The Final Scoping Document was posted in the January 18, 2023, ENB and it was made available on the Town of Saugerties website at https://saugerties.ny.us/other/winston-farm.

The change in zoning of the project site to a PDD and the adoption of the regulations that will guide future development and redevelopment is subject to the approval of the Saugerties Town Board. Future site-specific site plan review applications will be subject to Town Planning Board review and approval. For this Action, the following Involved and Interested Agencies have been identified:

Table 7: Involved Agencies

Town of Saugerties Town Board
Town of Saugerties Planning Board
United States Army Corp of Engineers (USACE)
Ulster County Department of Public Works
Ulster County Department of Sewage Management
Ulster County Highway Department (UCDOT)
Ulster County Department of Health (UCDOH)
New York State Department of Environmental Conservation (NYSDEC)
New York State Department of Transportation (NYSDOT)
New York State Thruway Authority (NYSTA)

Table 8: Interested Agencies

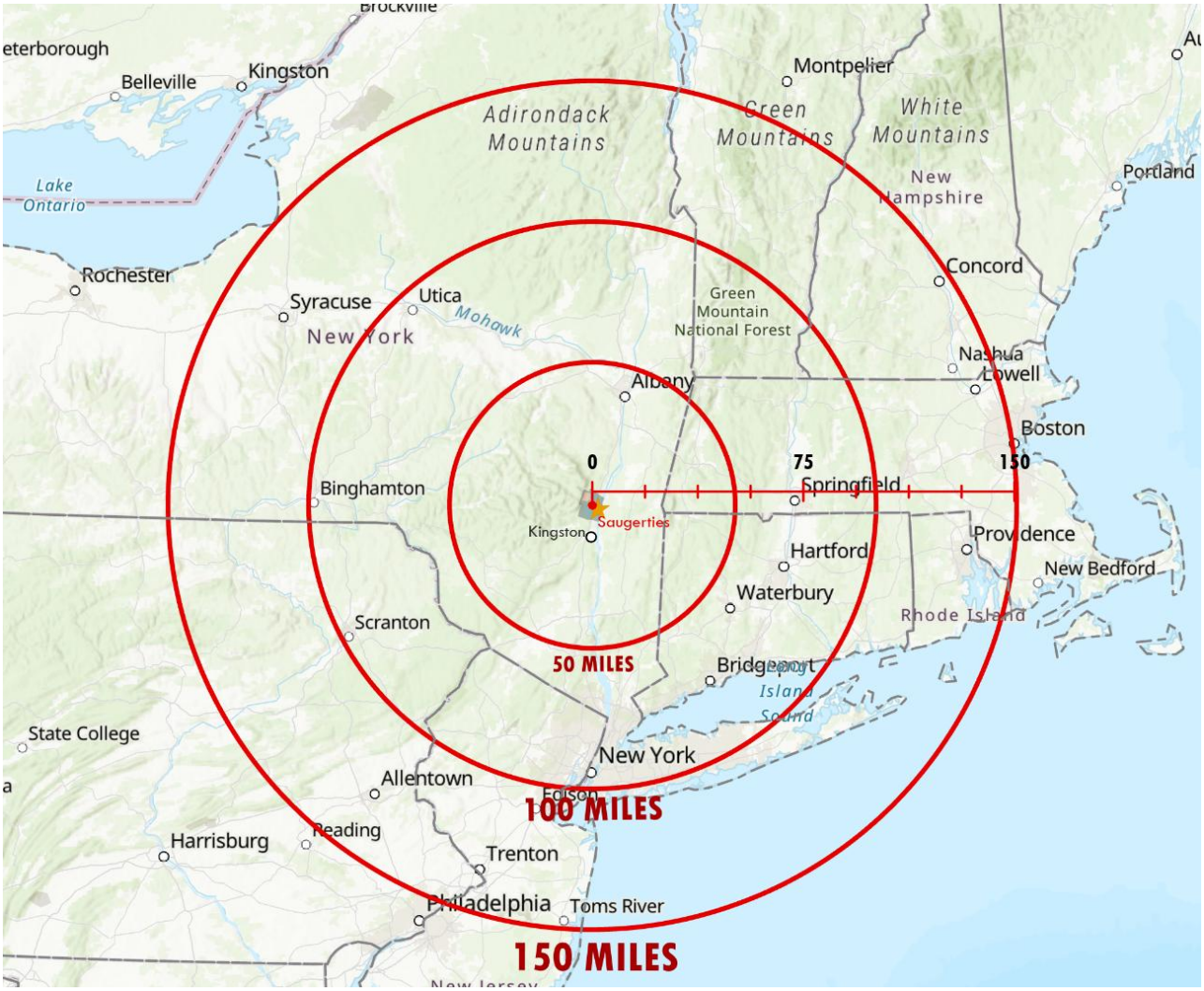
Town of Saugerties Building Inspector
Town of Saugerties Assessor
Town of Saugerties Fire Department
Town of Saugerties Police Department
Town of Saugerties Environmental Conservation Commission
Town of Saugerties Rescue Squad
Town of Saugerties Central School District
New York State Office of Parks, Recreation, and Historic Preservation
Ulster County Planning Department
Ulster County Executive
Ulster County Department of Public Works
Ulster County Area Transit (UCAT)
US Department of Environmental Protection Fish and Wildlife Service (USFWS)
Others as Identified by the Town of Saugerties Town Board & Planning Board

3.3 Site Location

The Town of Saugerties, Ulster County, is located in the Hudson Valley Region of New York State. It is in northern Ulster County on the western shore of the Hudson River, nestled in the foothills of the Catskill Mountains.

The Town of Saugerties is a 20-minute drive to the City of Kingston and a 2-hour drive to New York City to the south; a 45-minute drive to the City of Albany and the Capital Region to the north; a 20-minute drive to Woodstock to the west; and a 3-hour drive to Boston, MA to the east. The Village of Saugerties is within the town's borders along its eastern edge. See Figure 7 for a regional map of the area.

Figure 7: Regional Map



Winston Farm is located west of the Village of Saugerties near the intersection of New York State (NYS) Route 32 and NYS Route 212 (Saugerties-Woodstock Road) at Exit 20 of NYS Thruway Interstate 87 (I-87). The project site comprises eleven largely undeveloped parcels totaling ± 840 acres.

These properties are bisected by the Central Hudson Gas and Electric right-of-way easement, which runs north and south in the western portion of the PDD. The parcels at 365 Buffalo Road, Tax ID 17.2-3-1, and Northwoods Road, Tax ID 17.2-3-15, a rectangular combined parcel of ± 69 acres, is located on the west side of the right-of-way easement. The remaining parcels, ± 773 acres are located east of the right-of-way easement. A portion of the property at 148 Old Route 212 (Tax ID 17.15-3-8) is bisected by the Old Route 212 right-of-way.

Figure 8: Site Map

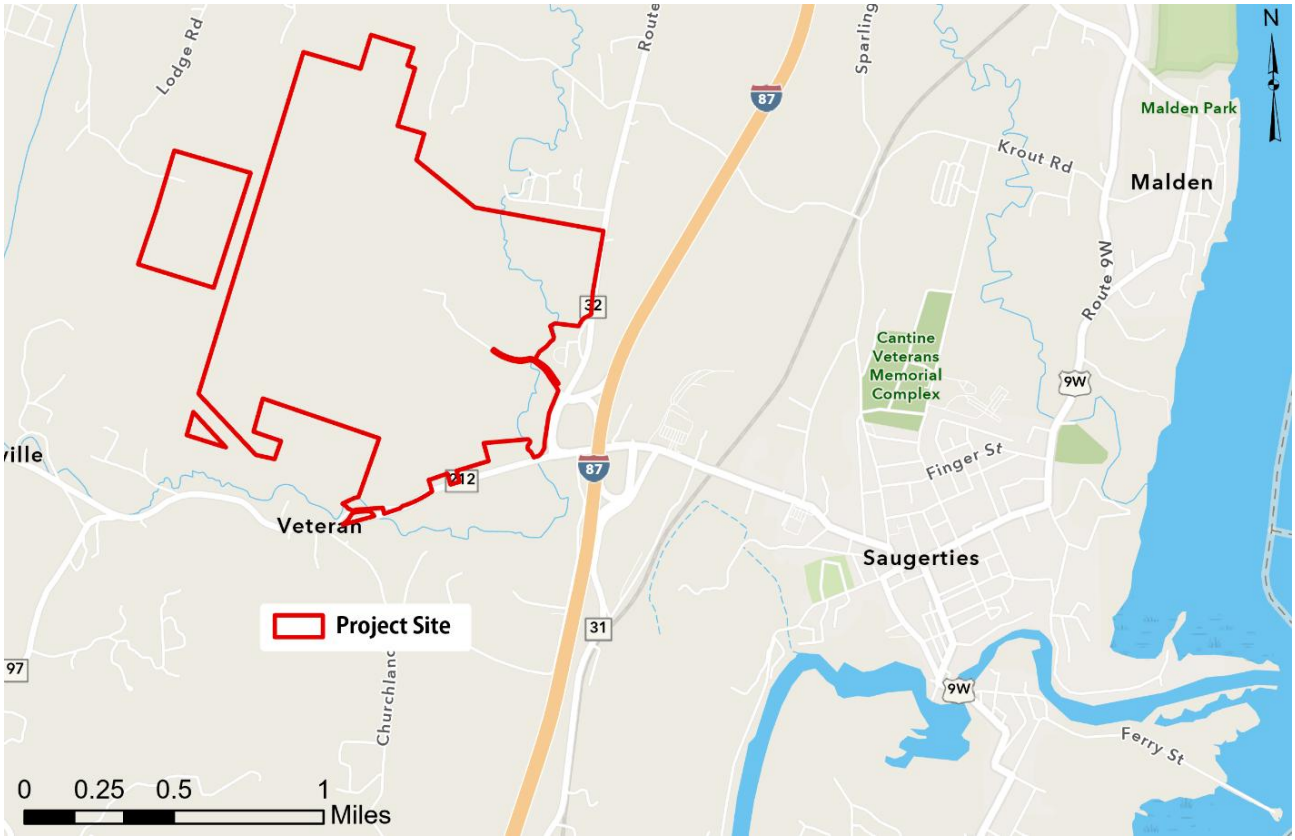
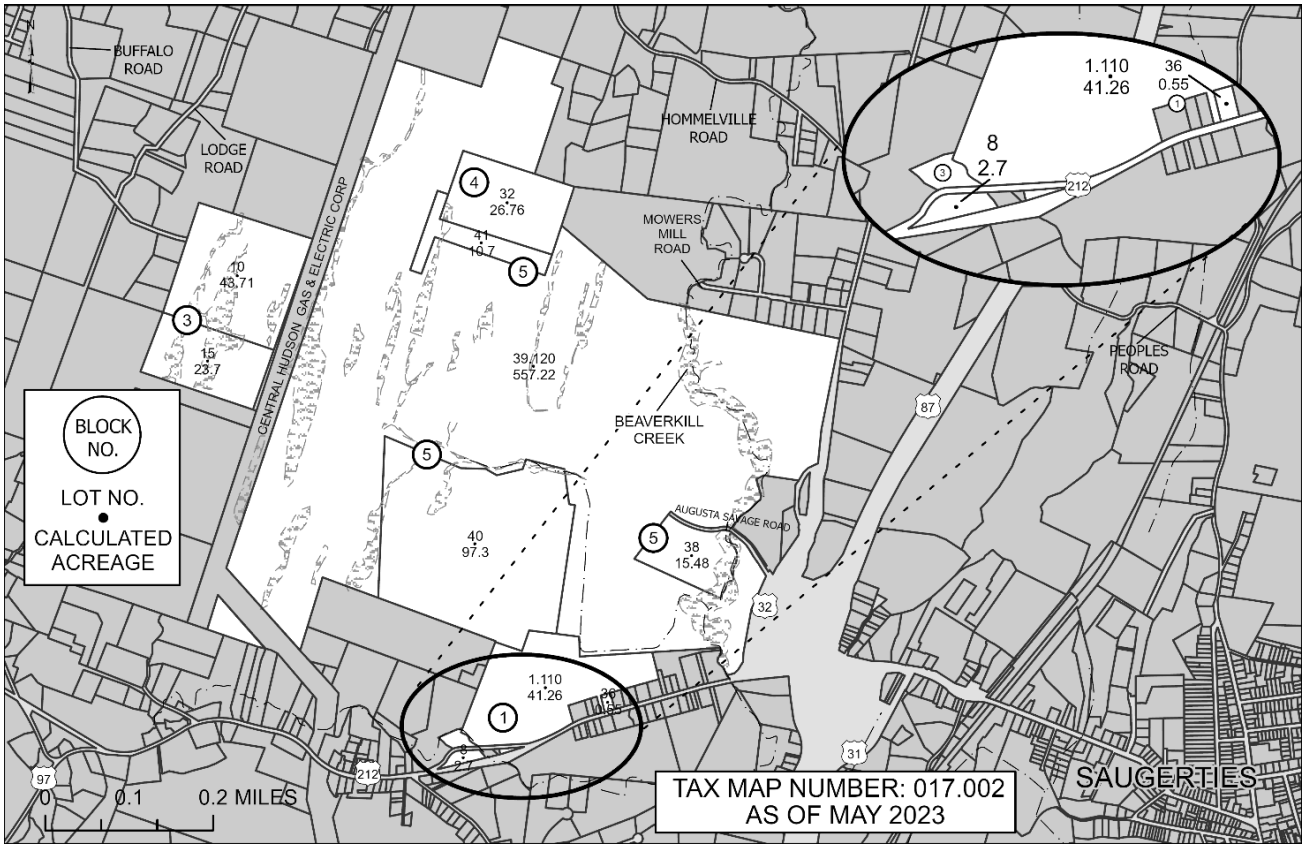


Figure 9: Tax Map



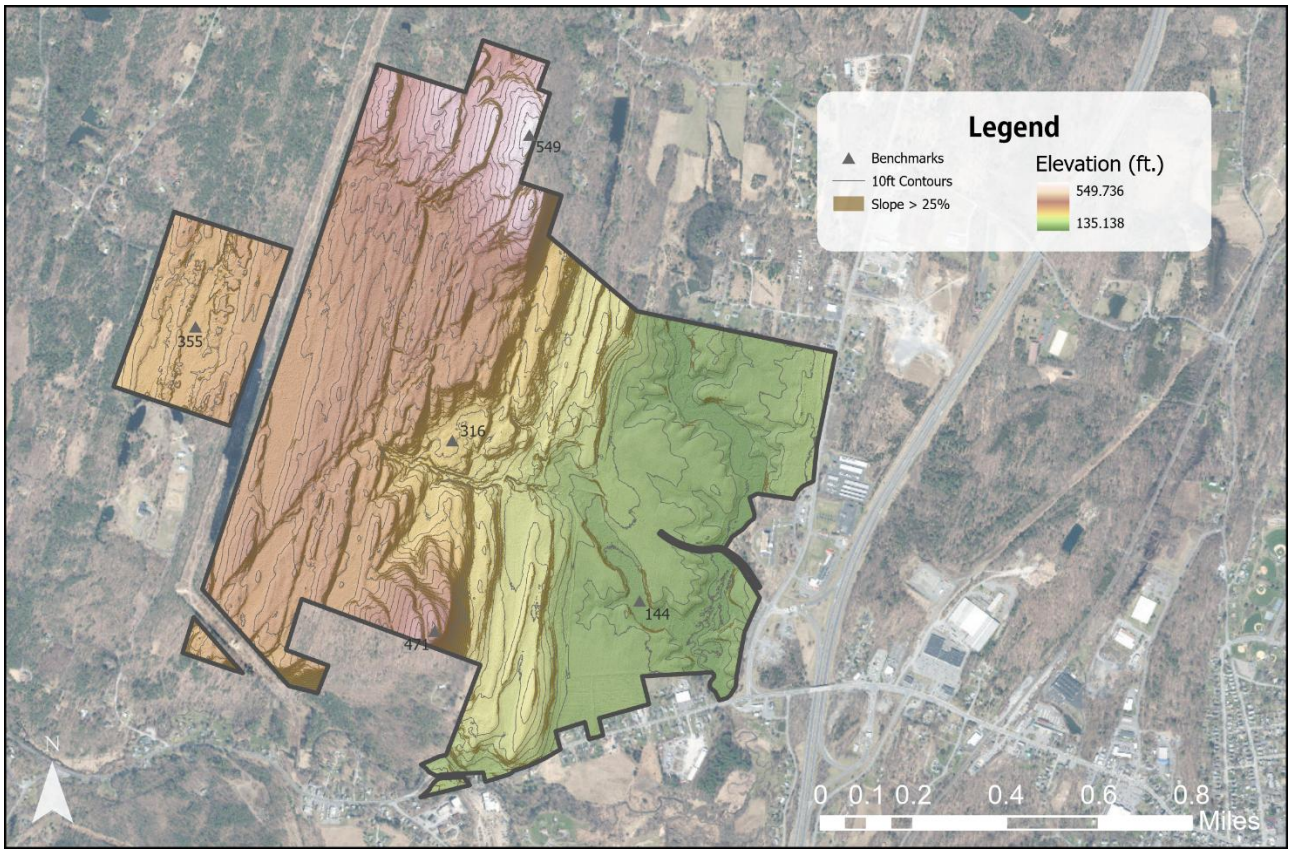
The western portion of the project site is ± 500 acres, heavily wooded, and not readily accessible. The eastern ± 300 acres of Winston Farm parcels are primarily open fields that are farmed for hay and livestock. Access to the eastern portion of Winston Farm is primarily provided via Augusta Savage Road, which begins at Route 32 and ends where the road begins its uphill climb into the western portion of the project site, spanning ± 1,400 feet. All other internal roads and parking areas are dirt and gravel. Access to the western portion of Winston Farm is provided via Buffalo Road which is paved until it transitions to dirt and gravel.

Along most of its eastern boundary is the Beaver Kill, a small stream that flows north into the Kaaterskill Creek and eventually into the Hudson River in Catskill, NY. The project site is bordered on the east by Route 32, a Holiday Inn, and the Wynkoop House, a National Register listed property. To the south, the property is bordered by several houses along Route 212. To the west, the property is partially bordered and bisected by a Central Hudson Gas and Electric right-of-way easement. A rectangular combined parcel of ± 69 acres is on the west side of the Central Hudson right-of-way easement. To the north, the

project site is bordered by the backyards of houses fronting Mower Mill Road and other parcels that front on Hommelville Road, which is further to the north.

The Winston Farm parcels straddle the drainage divide formed by a series of tiered ridges generally running from north to south and beginning in the approximate center of the site and increasing in elevation from east to west with most of the site draining east toward the Beaver Kill, and a portion beyond the highest ridge elevations draining west, toward unnamed tributaries to the Beaver Kill. The ridge has steep slopes greater than 25% in some areas; identified in brown on Figure 10 Elevation Map. Properties along NYS Route 212 and 32 are relatively flat. The project site ranges in elevation from 150 feet above mean sea level (amsl) to ± 450 feet amsl.

Figure 10: Elevation Map



There is an existing 30’ wide sewer and water easement to Saugerties NYHospitality LLC (Holiday Inn Express) along the west side of Route 32 between Route 212 and Augusta Savage Road. There are no other existing easements on the project site.

The site is situated in an area of glacial till and glaciofluvial deposits with bedrock relatively shallow in some areas. The bedrock is identified as the Normanskill Formation, which includes shale, argillite, and siltstone. The eastern part of the site has grass and weed vegetation with patches of brushes and trees. The current use of the lowland portions of the property is mainly as livestock farming land. The western portion of the site is primarily forested land and has extensive areas with shallow bedrock and areas where rock outcroppings predominate.

There are 19 wetlands, and 4 watercourses located throughout the property with the main watercourse, the Beaver Kill, located in Flood Zone A in the eastern portion. NYSDEC has identified three wetlands under their jurisdiction in the western portion of the site. These wetlands include a 100-foot buffer around the boundaries of the wetland. Of the 19 identified wetlands, 8 are identified as isolated or potentially non-jurisdictional in accordance with USACOE regulations. These wetlands are in the central and west portions of the site.

There is abundant flora and fauna on the site, none of which are threatened, endangered, and/or rare in accordance with State and Federal regulations.

3.4 Existing Structures on the Project Site

There are several structures or remnants of structures on the site, including the caretaker's residence, the Red Cottage (vacation rental) which is occupied year-round, an abandoned mansion, the remains of a former barn and other outbuildings, and a small family cemetery. See Figure 11 for images of existing structures or ruins.

Figure 11: Existing Structures

Caretaker's Residence

Red Cottage

Winston Mansion

White Cottage at 148 Old Route 212

Ruins on the Project Site

Additional Ruins on the Project Site

Model of Ashokan Dam on the Project Site

3.5 Existing Zoning Districts

The portion of the project site fronting Route 32 is currently zoned General Business (GB) while parcels internal to the site are zoned Moderate Density Residential (MDR). Two parcels facing Old Route 212 are within the Residential Hamlet (RH) district. Most of the site is overlaid by the Aquifer Protection Overlay (APO), the Gateway Overlay (GO), and Sensitive Area Overlay (SAO) districts. See Figure 12 for a map of existing zoning and Figure 13 for a map of overlay zoning districts.

Figure 12: Existing Zoning Map

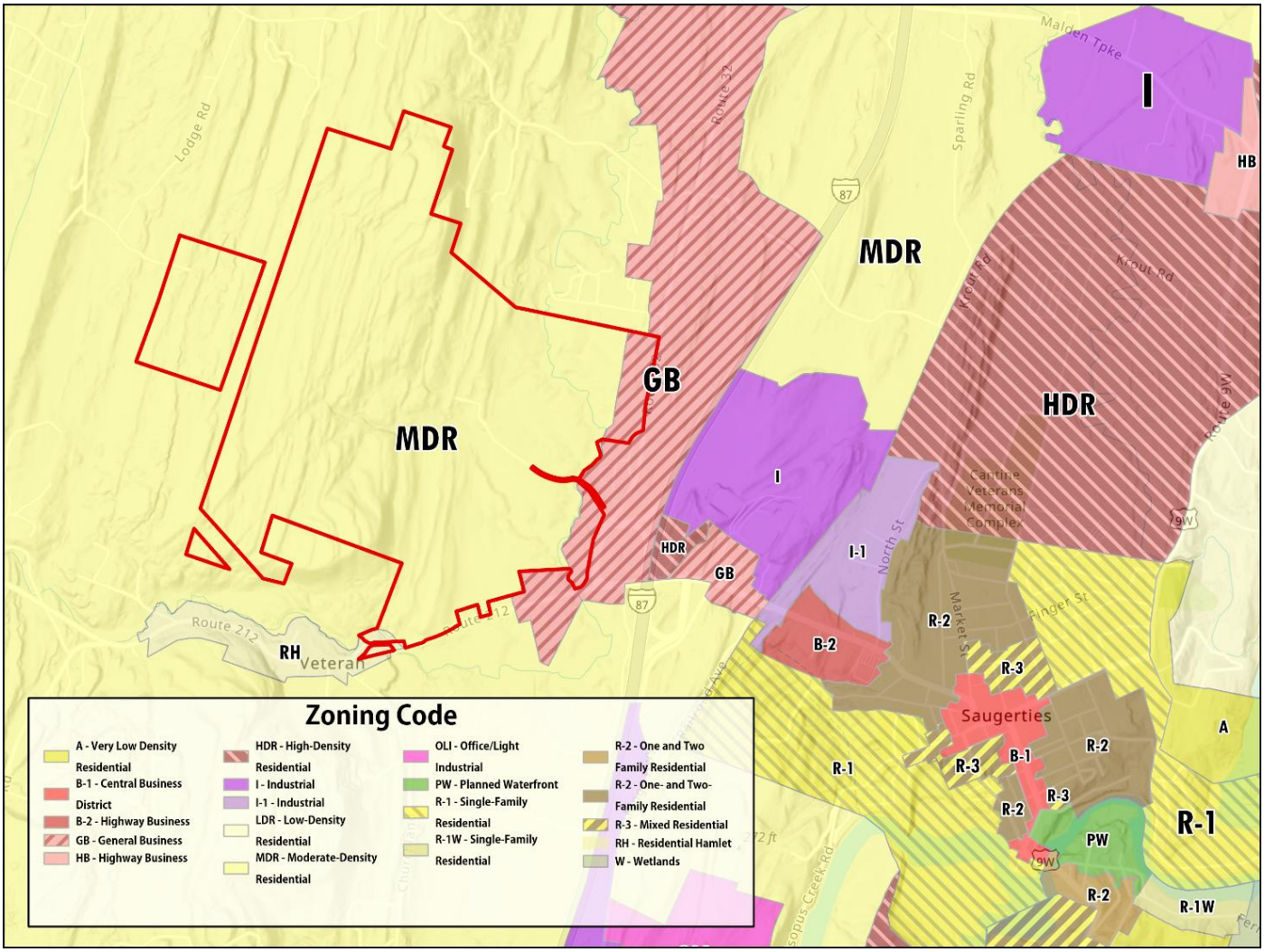
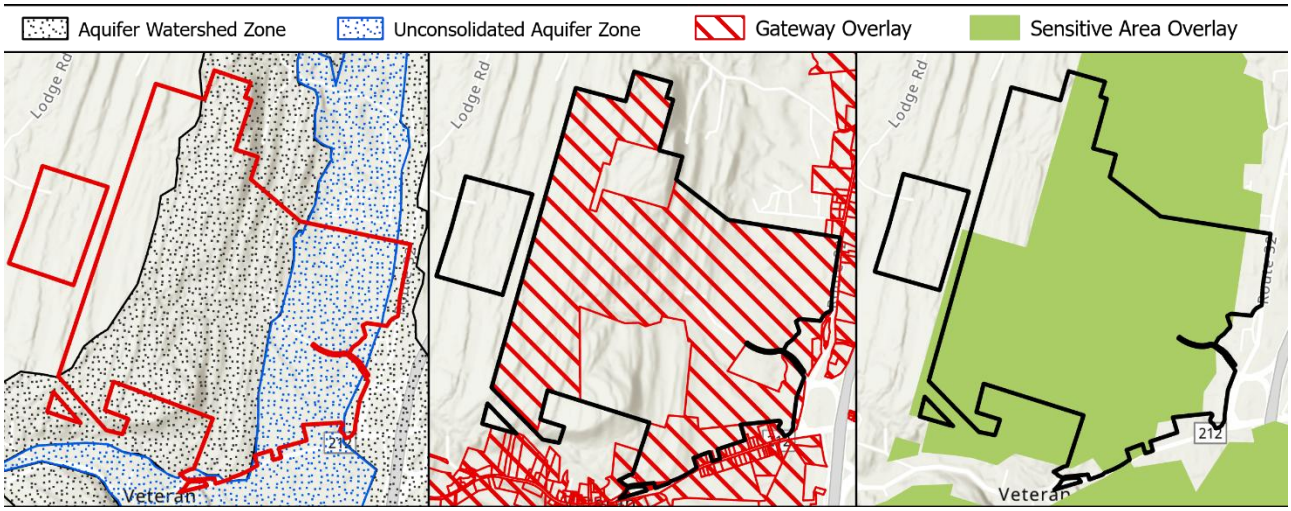


Figure 13: Existing Zoning Overlay Districts



The GB, MDR, and RH districts are underlying zoning districts that establish the permissible uses in the districts. The GB District allows retail services, shopping centers, offices, and commercial properties adjacent to Route 32. The GB District also permits high-density residential development. Adjacent to the project site in the GB district is a Holiday Inn, a cycle shop, and a storage facility. The GB district extends across Route 32 to the east to I-87. To the east of I-87 is an Industrial District with a horse stable and several manufacturing properties. The MDR District allows one or two-family residential, agricultural uses, and small-scale convenience businesses designed to serve the residential population.

The APO, GO, and SAO are overlay districts that impose additional standards for development within the underlying district. The Town's overlay districts are intended to preserve, protect, and enhance the aquifer and groundwater quality, topography, wetlands, flood zones, agricultural districts, important viewsheds, historic resources, and aesthetics including building and site design that are consistent with community character. It is the Project Sponsor's intent to comply with the zoning law relating to the established overlay districts. Refer to Section 6.13 for additional information regarding the existing zoning classifications.

3.6 Proposed Zoning

The Proposed Action

The Proposed Action is to rezone all 840 acres of the Winston Farm site to the Winston Farm PDD. The site is currently zoned General Business (GB), Moderate Density Residential (MDR), and Hamlet Residential (HR), and the Gateway Overlay (GO), Aquifer Protection Overlay (APO), and Sensitive Area Overlay (SAO) districts. These overlay districts impose additional standards that supplement the underlying zoning regulations. Future development within the PDD will remain subject to the requirements of the overlay district requirements.

Purpose of the PDD

The purpose of the Winston Farm PDD is to enable a mixed-use district that offers a variety of residential and nonresidential development opportunities. These include housing, retail, restaurants, offices, hospitality, entertainment, and recreational uses. The PDD seeks to facilitate the efficient and appropriate use of the property while positioning the site as an economic and cultural hub with regional appeal.

Goals of the PDD

The overarching goals of the PDD are to:

- Establish a flexible, long-term planning and regulatory framework that guides future development.
- Protect the public health, safety, and welfare of current and future residents.
- Encourage investment that aligns with the site's natural resources, infrastructure capacity, and land use context.

Properties Included in the PDD

The Winston Farm PDD encompasses the following parcels:

Table 9: Properties included in the Winston Farm PDD

Parcel Address	Tax Parcel Number
Off Route 212	17.15-3-4
148 Old Route 212	17.15-3-8
108 Old Route 212	17.16-1-1.110
496 Route 212	17.16-1-36
365 Buffalo Road	17.2-3-10
Northwoods Road	17.2-3-15
Off Mowers Mill Road	17.2-4-32
Augusta Savage Road	17.2-5-38
Buffalo Road	17.2-5-39.120
119 Augusta Savage Road	17.2-5-40
Off Niger Road	17.2-5-41

The site is bisected north-south by a Central Hudson Gas & Electric right-of-way easement. Approximately 69 acres (365 Buffalo Road and Northwoods Road parcels) lie west of the easement, with the remaining ±773 acres to the east. A portion of 148 Old Route 212 is bisected by the Old Route 212 right-of-way.

Master Development Plan (MDP)

The PDD regulations establish procedures for adopting an MDP, which must be approved by the Town Board. The MDP will provide a framework for site layout and phasing and must illustrate:

- PDD boundary lines and proposed lot boundaries
- Access points from Routes 32 and 212
- Internal roads and circulation systems
- Utility infrastructure
- Building locations, uses, square footages, and densities

- Parking and loading areas
- Public and private open space
- Environmental features (wetlands, waterbodies, topography)
- Phasing and implementation strategies

Design and Development Objectives

The PDD regulations promote a high-quality, mixed-use development through:

- A diverse blend of residential, commercial, hospitality, and recreational uses
- Walkable, pedestrian-oriented environments
- Multimodal connectivity
- Integration of green infrastructure, public amenities, and visual cohesion
- Preservation of open space—50% of the PDD acreage will be maintained as open space

Phased Development and Amendments

Future development will occur in phases and may be undertaken by multiple property owners or developers. Flexibility in financing, ownership, and timing is necessary to support appropriate growth.

Any modifications or amendments to the MDP must be reviewed by the Town and are subject to the procedures outlined in the PDD regulations, including SEQRA compliance. Amendments will be processed in the same manner as the original adoption request, including a public hearing held by the Town Board to determine whether the proposed changes are consistent with the original intent of the PDD.

Review and Compliance

All site-specific development proposals within the PDD will be subject to Site Plan Review (§245-33) and/or Subdivision Review (Chapter 215) of the Town Code. In addition, development must comply with overlay district requirements as follows:

- Sensitive Area Overlay (SAO), §245-24
- Aquifer Protection Overlay (APO), §245-25
- Gateway Overlay (GO), §245-27

4.0 Project Purpose, Need, and Public Benefit

Benefits of a Planned Development District

It is the objective of the Project Sponsor to rezone Winston Farm to a PDD to attract new and creative business enterprises, new residents, and mix of uses that create vibrant and inviting places in which people want to live, work, learn, and play.

PDDs are often designed with a long-term horizon in mind taking into consideration the sustainable use of resources, environmental considerations, and the evolving needs of the community.

The intent of the PDD is to welcome new residents and businesses and preserve and improve the quality of life, economic vitality, and opportunities for existing residents and businesses. The PDD will facilitate the efficient use of land that ensures the long-term viability and resilience of the district by:

- Integrating various land uses within a single development or buildings where traditional zoning typically is not as flexible. This is the most significant advantage of a PDD and can include a mix of residential, commercial, cultural, and recreational spaces, fostering a more vibrant and walkable community.

- Capitalizing on the site's strategic location near Exit 20 on the NYS Thruway I-87, providing easy access to large employment center and community services.

- Using visual and physical features that unify district-wide pedestrian and vehicular elements, such as integrated and extensive landscaping, lighting, walkways, site amenities, trials, and wayfinding, which promotes access for all users.

- Promoting the sharing of infrastructure such as roads, utilities, and public services, which leads to cost savings and a more efficient and sustainable use of resources.

- Encouraging multi-modal transportation opportunities with a priority on pedestrian connectivity.

- Encouraging condensed building footprints, taller buildings, or clustered buildings to preserve open space, wetlands, viewsheds, or other ecologically sensitive resources.

- Promoting public recreational opportunities, such as trails, outdoor rooms and gathering spaces, on-site entertainment, and cultural events, etc.

- Allowing for the nimble reaction to changes in market trends, which stimulates economic development, encourages innovation, and creates and supports employment opportunities.

Consistency with the Goals of the Town of Saugerties Comprehensive Plan

The Town and Village of Saugerties Comprehensive Plan (2021)[4], the Ulster County Open Space Plan (2007)[6], and Winston Farm High Technology Feasibility Study & Master Plan (2009) as follows:

The Comprehensive Plan of the Town and Village of Saugerties, 2021 (Plan) is a synthesis of previous planning documents, supplemented by an analysis of the existing natural and built environments and current trends in land use, population, housing needs, and transportation.

Goal 6: Land Use and Development Policies, states:

> *"The Town and Village support, and encourage, planning policies that promote environmentally-sound development (see Glossary) in all zoning districts and are responsive to the socio-economic needs of the communities. These two factors must be balanced. The open spaces and rural aspects of the area are not replaceable, and any development should be well thought-out and planned with the future in mind. The Comprehensive Plan also seeks to strike a balance between open space conservation and economic development as stated in the Open Space Plan."*

Winston Farm is specifically mentioned in Goal 6A: Policy Regarding Certain Large Parcels. In which it is stated:

> *"There are a number of large parcels in the Town and Village that, if developed, would have a significant effect on future development. One parcel in particular, Winston Farm, is the largest single-owned property in the Town of Saugerties. It is unique not only because of*

[6] https://ulstercountyny.gov/planning/open-space-plan

> *its size but, also, due to its excellent access to state and regional highways, its physical assets and features and its historic significance."*

Winston Farm is described as significant to the community based on its size and location near state and regional highways. To implement Goal 6A, the Plan describes the amendment of the zoning law to the PDD to support a mixture of uses.

The PDD also includes goals to amend zoning, preserve open space, and increase diversity in the housing stock, as needed, to support and ensure consistency with the Plan goals and objectives.

The Comprehensive Plan developed a vision for the Winston Farm, which included basic guidelines for use and development:

- Be environmentally sound with a focus on energy self-sufficiency
- Generate tax revenue for local government and schools
- Be historically sensitive (significant buildings and landscapes)
- Preserve at least 50% of the total site as open space

The PDD regulations will support the Comprehensive Plan by preserving a minimum of 50% of the Project Site as natural open space, maintaining sensitivity to the site's historical character, and allowing for future uses that promote the town's orderly growth.

Consistency with the 2007 Ulster County Open Space Plan and the 2010 Town of Saugerties Open Space Plan

The Ulster County Open Space Plan is rooted in a long history of open space protection in the county, which focuses on preserving environmental resources and growing "smart." Priority growth areas are identified as areas where development potential is most feasible. The Town and Village of Saugerties is identified as a priority growth area, especially along Route 32.

According to the Town of Saugerties Open Space Plan 2010, "Winston Farm is identified as the largest undeveloped parcel in Saugerties that is not preserved and could serve as a good example of a large-scale development that supports open space preservation while providing for growth of the town."

Project Need

A primary benefit of rezoning Winston Farm to a PDD is to facilitate future development that provides an expanded variety of goods, services, and housing options available to Town residents. In addition to temporary construction-related and permanent employment opportunities, increased tax revenues will benefit the Village, Town, and School District.

The need for housing is identified in the Ulster County Housing Action Plan[7] (2021), and the Town of Saugerties Housing Snapshot[8] (2020), prepared by Hudson Valley Pattern for Progress. The following demographic and socioeconomic statistics are provided on page 14 of the Housing Action Plan:

> "Ulster County's population is getting older. The median age in Ulster County increased from 41.2 in 2010 to 43.7 in 2018 and is expected to continue to increase over the next several years as the baby boomer generation ages. The housing implications are that in most Ulster localities there is a need for more senior housing."

The PDD will allow for housing choices from single family to multifamily dwellings to address the needs of the community, including senior housing.

> "A quarter of Ulster County's housing units were built over eighty years ago and nearly 60% built over 50 years ago. Older houses have a higher risk of containing lead-based paint, are in need of structural repair and replacement of major systems such as heating and plumbing. In addition, the lack of insulation and lower quality windows result in higher heating and cooling costs."

Implementation of the PDD will create new housing and attract new residents to Saugerties. The implementation of the PDD aligns with the goals of the Ulster County Housing Action Plan by creating an opportunity for the development of a diversity of housing types that will serve the changing needs of the community.

[7] https://ulstercountyny.gov/planning/house-action
[8] https://ulstercountyny.gov/sites/default/files/documents/planning/hap2021_tsaugerties.pdf

Community Benefits

It is anticipated that the PDD regulations can facilitate future development that will generate the following community benefits:

- Provide a wide range of housing options
- Retain and create new employment opportunities
- Create new places to visit and experience
- Support open-space preservation while providing for the orderly growth of the Town
- adaptively reuse the historic Winston Mansion to preserve the history of the property.
- Bring a financial boost to the local economy through short-term construction-related activities and the long-term operation of the site.
- The nonresidential development in the PDD can generate tax revenue that will offset additional services needed to support the residential needs in the district.
- The mix of commercial and residential spaces often results in a diverse local economy that can withstand economic fluctuations more effectively.

5.0 Evaluation of Potentially Significant Adverse Environmental Impacts

This section assesses the existing environmental conditions, the potential significant impacts that may result from implementation of the PDD, and the potential mitigation measures for those impacts considered significant and adverse. This section has been derived from the methodology and conclusions of the studies and reports reviewed and commissioned for the preparation of this DGEIS, which collectively result in the establishment of the maximum development thresholds under SEQRA.

This section will also address all concerns raised during the public scoping process and provide mitigation measures to reduce any potential impacts, to the maximum extent practicable. All studies referenced in this section and throughout the DGEIS are based on current environmental regulations set forth by New York State and the Town, as well as best practices in the respective field, and the conclusions of each study are made with a reasonable degree of certainty in the respective field.

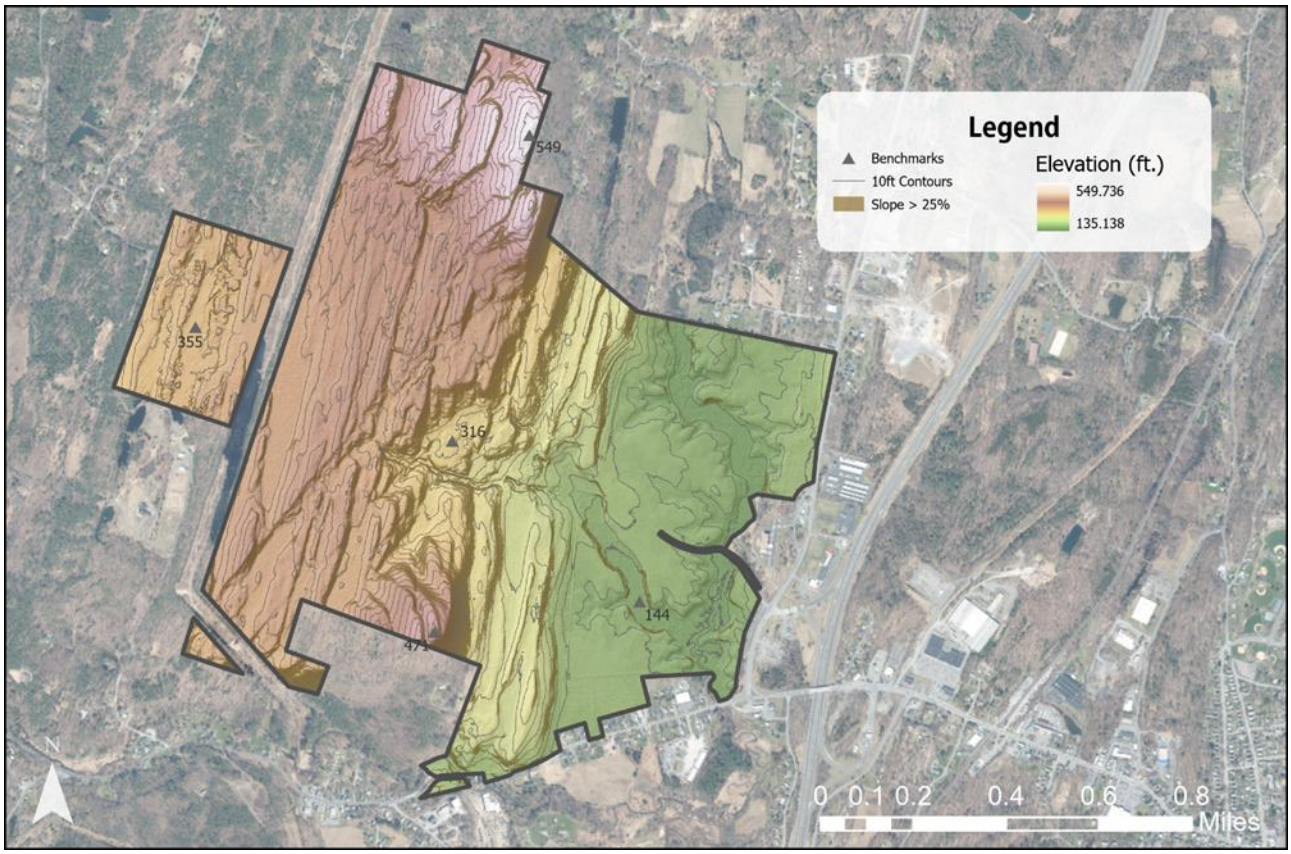
5.1 Impact on Land

Refer to Appendix E for the Geotechnical Report.
Refer to Appendix F for the Screening Level Soil Sampling Summary Report.
Refer to Appendix G for the Preliminary Storm Water Management Plan (SMP).

5.1.1 Existing Conditions

A. Winston Farm contains a drainage divide formed by a series of tiered ridges generally running from north to south and beginning in the approximate center of the site. This divide increases in elevation from east to west with most of the site draining east toward the Beaver Kill, and a portion beyond the highest ridge elevations draining west, toward unnamed tributaries to the Beaver Kill. The ridge has steep slopes greater than 25% in some areas; identified in brown on the elevation map below. Properties along NYS Route 212 and 32 are relatively flat. The project site ranges in elevation from 150 feet above mean sea level (amsl) to ± 450 feet amsl.

Elevation Map



B. A preliminary geotechnical investigation was performed at Winston Farm to recommend approaches to the grading work and design of foundation systems to support a wide range of structures presumed to be constructed on the project site. Test pits and visual observation of the project site have informed the recommendation of the geotechnical report.

C. The site is situated in an area of glacial till and glaciofluvial deposits with relatively shallow bedrock in some areas as indicated on the Surficial Geology Map of New York, Lower Hudson Sheet. The bedrock is identified as the Normanskill Formation on the Geologic Map of New York. This bedrock formation includes shale, argillite, and siltstone. The United States Department of Agriculture (USDA) web survey maps also show areas of shallow bedrock. The eastern part of the site where more development is contemplated has grass and weed vegetation with patches of brush and trees. The current use of the lowland portions of the property is primarily livestock farming land.

D. The western portion of the project site has not been included in the geotechnical investigation given that it is primarily forested land and has extensive areas of shallow bedrock as delineated in the USDA web survey maps. Refer to Figures 14 and 15 for the soil map and legend. The USDA information indicates that areas of shallow rock and rock outcrops predominate the western portion of the project site. The soil bodies there include the Arnot-Lordstown-Rock outcrop complex (ARD), Bath-Nassau-Rock outcrop complex (BOD), Lordstown-Arnot-Rock outcrop complex (LOC) and Nassau-Bath-Rock outcrop complex (NBF), among others.

Figure 14: USDA Custom Soil Resource Map

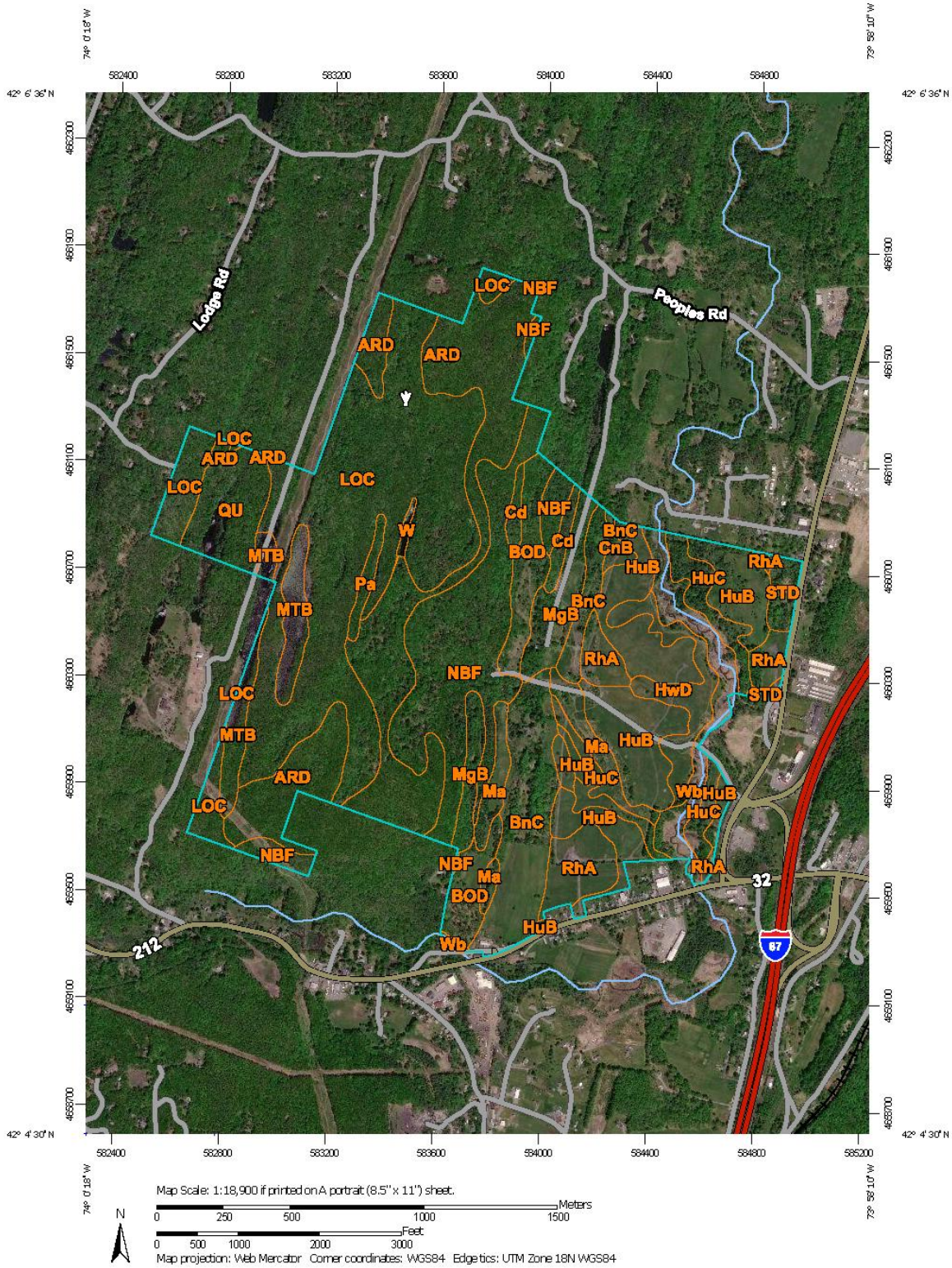


Figure 15: USDA Soil Map Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ARD	Arnot-Lordstown-Rock outcrop complex, moderately steep	126.6	15.2%
BnC	Bath-Nassau complex, 8 to 25 percent slopes	57.8	6.9%
BOD	Bath-Nassau-Rock outcrop complex, hilly	31.1	3.7%
Cd	Canandaigua silt loam, till substratum	7.5	0.9%
CnB	Chenango gravelly silt loam, 3 to 8 percent slopes	3.1	0.4%
HuB	Hudson silt loam, 3 to 8 percent slopes	87.2	10.5%
HuC	Hudson silt loam, 8 to 15 percent slopes	26.7	3.2%
HwD	Hudson and Schoharie soils, 15 to 25 percent slopes	21.5	2.6%
LOC	Lordstown-Arnot-Rock outcrop complex, sloping	203.5	24.5%
Ma	Madalin silty clay loam	21.0	2.5%
MgB	Mardin-Nassau complex, 3 to 8 percent slopes	27.7	3.3%
MTB	Morris-Tuller complex, gently sloping, very bouldery	25.2	3.0%
NBF	Nassau-Bath-Rock outcrop complex, very steep	91.2	11.0%
Pa	Palms muck	4.7	0.6%
QU	Quarry	25.8	3.1%
RhA	Rhinebeck silt loam, 0 to 3 percent slopes	33.8	4.1%
STD	Stockbridge-Farmington-Rock outcrop complex, hilly	8.2	1.0%
W	Water	1.4	0.2%
Wb	Wayland soils complex, non-calcareous substratum, 0 to 3 percent slopes, frequently flooded	27.3	3.3%
Totals for Area of Interest		**831.3**	**100.0%**

E. The eastern portion of Winston Farm, which has been extensively farmed in the past, was investigated with test pits and site observation. This eastern portion of the project site is the area considered for more concentrated development. For the purpose of describing the overall subsurface pattern of this area, Winston Farm has been divided into an eastern area which has deeper predominantly silt and clay or lacustrine soils, and a western area which has predominantly gravelly silt loam soils and relatively shallow soils over bedrock.

F. The soil map indicates that the soil units predominating in the eastern part of the site are fine-grained soils including silt loams or silty clay loams. These soils are classified as lacustrine clay and silt soils. The names of these soil units include the Hudson soils (HuB, HuC, and HwD) along with Rhinebeck soils (RhA) and Madalin Soils (Ma). There is a substantial soil unit with shallow rock at the northeastern edge of the site (STD). In the western area, the soils are gravelly loam, gravelly silt loam soils (BnC, MgB), and similar soils shallow over bedrock (NBf, BOD). There are narrow strips of fine-grained silt and clay soils in the shallow rock areas to the west (Ma & Cd).

G. The depth to water table is 0-24 inches in the areas including and surrounding the wetlands. The depth to the water table in all other areas of the Project Site is greater than 80 inches.

H. The geotechnical report indicates that light wood-framed buildings can be supported on reinforced concrete foundations on existing virgin soils or on controlled fill which rests on the original soil. Individual designers of specific structure types can design their foundations according to normal practice standards. No special foundation systems are required.

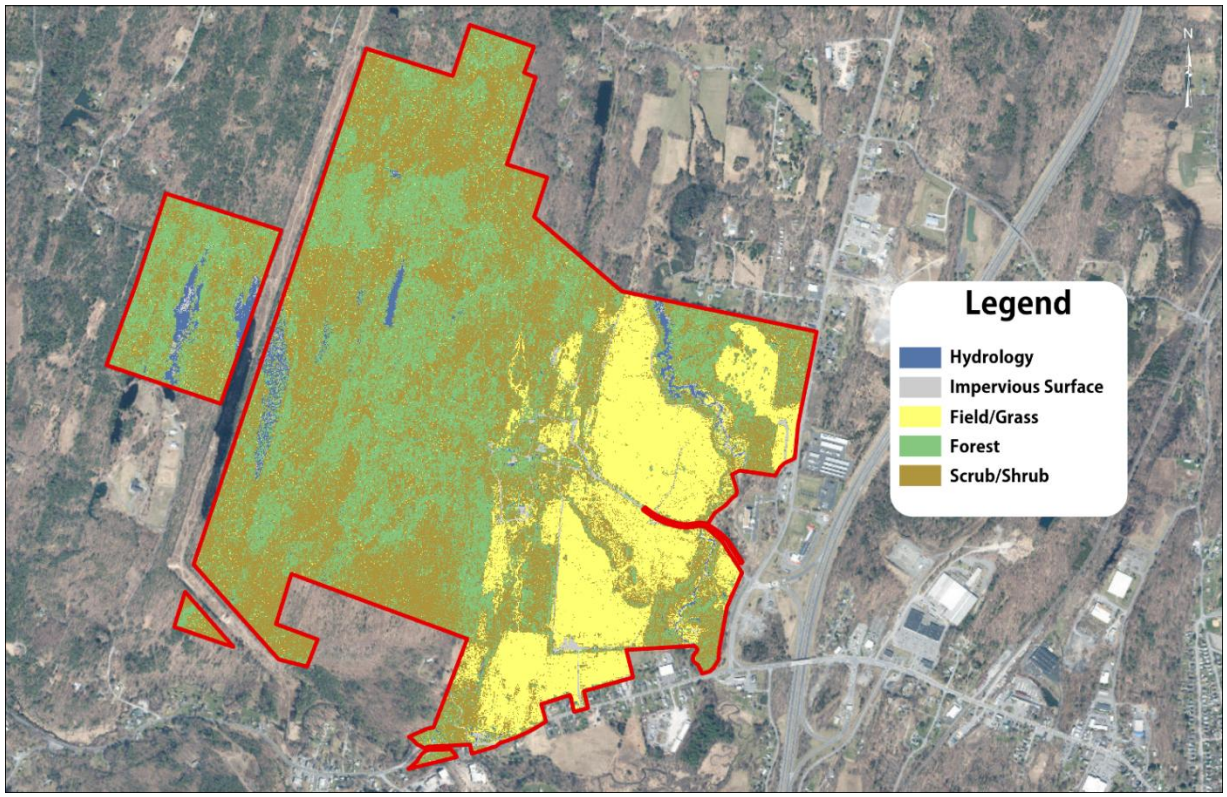
I. Potential future structures with moderate or heavy loads will require a subsurface investigation based on individual development circumstances. The design loads, settlement tolerances, and local soil conditions will determine the type of foundation required. It is likely that most or all future structures can be supported on spread footing foundations given normal settlement tolerances. Heavy design loads or structures that will require deep fills may require deep foundations, monitoring of fill settlement, or pre-consolidation of building sites in areas where deep soft soils are encountered.

J. While the existing paved roadways are in generally good condition, the soils on the site have a high enough content of silt and clay with relatively shallow perched groundwater in some areas to make frost heave and thaw a major consideration. It is recommended that the design of each project includes an investigation of pavements in the neighborhood to determine the need for foundations and drainage to limit damage due to frost action.

K. The Preliminary Geotechnical Report provided detailed recommendations for the use and compaction of soil on the site to ensure proper soil bearing to support structure loads. These recommendations include drying the soil before use and ensuring proper drainage to frost heave and unstable foundations.

L. The existing land cover is a mixture of forest, hydrology, large agricultural fields, scrub-shrub, and impervious surfaces. See Figure 16 for a Land Cover Map

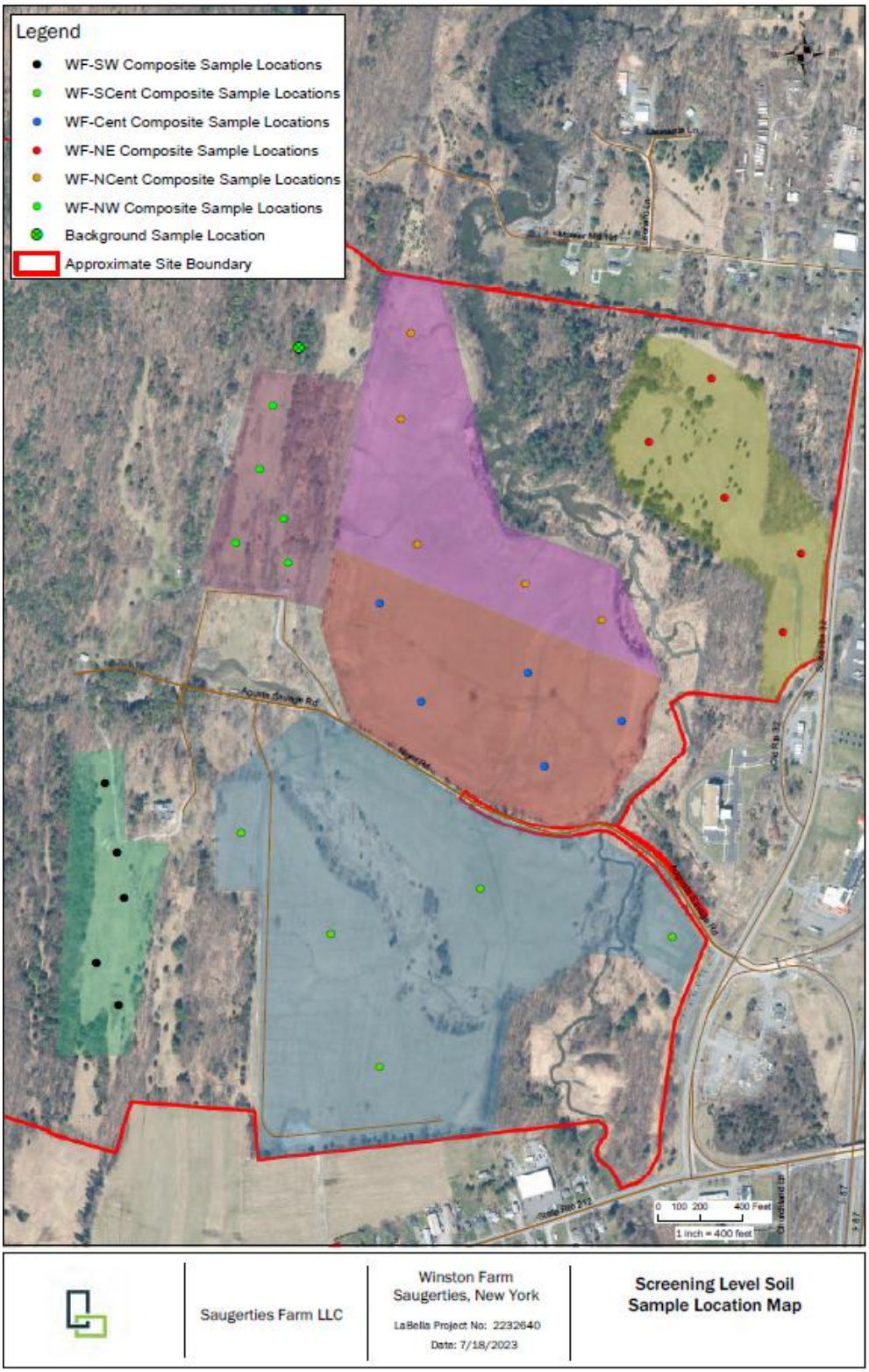
Figure 16: Land Cover Map



M. Given the history of agricultural use of the project site, it is standard practice to assess the soil for the presence of residual pesticides, arsenic, lead, and mercury, which are constituents commonly found in pesticides. Future development may disturb the soil or result in direct contact with soil in residential yards, therefore a screening-level soil sampling investigation was performed.

N. Soil samples were taken at various locations in the eastern fields and orchards. In each of the six areas shown in Figure 17, the consultant collected five-point composite soil samples from two depth intervals (0 to 2 inches below grade, and 6 to 8 inches below grade), for a total of six composite samples.

Figure 17: Screening Level Soil Location Map



O. In addition, one background soil sample (0 to 2 inches below grade) was collected from an area north of the former orchard area, understood to have no or limited past agricultural use, to assess background metal concentrations in project site soil.

P. A total of 13 soil samples were submitted for laboratory analysis. The data was reviewed, tabulated, and compared to the 6 NYCRR Part 375-6.8 Unrestricted Use Soil Cleanup Objectives (UUSCOs). As an additional point of reference, the soil results table also includes the Part 375 Residential Use Soil Cleanup Objectives (RUSCOs), which are applicable to sites in a NYSDEC remediation program and can be helpful in property evaluation. In summary:

- No pesticide concentrations were detected greater than the laboratory method detection limit in the analyzed samples.
- Arsenic levels across the site are slightly greater than background levels.
- A lead concentration was reported in soil sample WF-NW (6-8 in depth) from the northwest agricultural field (former orchard) that slightly exceeds its UUSCO but is less than its RUSCO.
- A mercury concentration was reported in soil sample WF-N Cent (6-8 in depth) from the north-central agricultural field that slightly exceeds its UUSCO (0.18 mg/kg), but less than its RUSCO.

Soil Sample Laboratory Results

Sample Location	Pesticide	Arsenic (ppm)	Lead (ppm)	Mercury (ppm)
WF-Back (0-2in)	ND	**16.7**	40.1	0.0991
WF-Scent (0-2in)	ND	**21.4**	34.8	0.0833
WF-Scent (6-8in)	ND	**22.2**	35.4	0.0797
WF-SW (0-2in)	ND	**22.3**	47.4	0.1180
WF-SW (6-8in)	ND	**33.9**	45.7	0.0881
WF-Cent (0-2in)	ND	**18.7**	37.8	0.0674
WF-Cent (6-8in)	ND	**29.6**	48.0	0.0600
WF-NW (0-2in)	ND	**27.7**	29.4	0.0598
WF-NW (6-8in)	ND	**23.1**	**67.6**	0.0619
WF-NCent (0-2in)	ND	**20.4**	38.5	0.0659
WF-NCent (6-8in)	ND	**21.9**	37.9	**0.2120**
WF-NE (0-2in)	ND	**19.1**	40.8	0.0545
WF-NE (6-8in)	ND	**24.4**	45.0	0.0556

Values and sample results reported in milligrams per kilogram (mg/kg) or parts per million (ppm)
ND = Not detected
Bold = exceeds limits

Q. These concentrations are not anticipated to require remediation under the current use of the project site.

5.1.2 Potential Impacts

5.1.2.1 Soils

A. Site-specific development will be subject to the review and approval procedures of the adopted Winston Farm PDD regulations, and further subject to the review and approval by the respective local, state, and federal agencies and their laws.

B. The soils on the project site are appropriate to support light to heavy-duty structures without the need for specialized foundation systems.

C. The concentrations of arsenic, lead, and mercury in the soil, which exceed New York State Standards, are not anticipated to require remediation under the current use of the project site. However future development of residential uses may require a soil cover program (pavement, building, or two feet of clean soil).

D. Future development activities involving excavation and earthmoving will be required to implement comprehensive erosion and sediment control measures to prevent soil erosion, sedimentation, and stormwater pollution. Prior to any site disturbance, a SWPPP will be prepared in accordance with the NYSDEC General Permit for Stormwater Discharges from Construction Activity. The SWPPP will identify potential sources of stormwater pollution, establish best management practices (BMPs) for controlling runoff and sediment transport during construction, and post-construction stormwater controls to meet water quality and quantity standards. Typical components of the SWPPP will include temporary sediment basins, stabilized construction entrances, silt fencing, inlet protection, and sequencing of earthwork to minimize exposed soils. The SWPPP will also address inspection and maintenance protocols, site-specific drainage features, and coordination with applicable regulatory agencies to ensure compliance throughout the duration of construction.

5.1.2.2 Construction and Phasing

A. Development proposals will depend on future market conditions which limit the ability to define specific development milestones. It is anticipated that the first phase of development activity will include rough grading of the site to install the necessary infrastructure (driveways or roads, water, and sewer systems) to facilitate marketing of the site for future development.

B. Upon approval of the MDP, the following construction milestones will proceed in the order listed. The timeline and duration for each phase are established during project review by the Town and other relevant agencies and often become conditions of approval.

Table 10: Construction Milestones

Activity	Timeline	Duration
Mobilization, erosion, and sedimentation controls installed, install stormwater ponds, site clearing, topsoil stockpile, earthwork	TBD	TBD
Rough grading of roads		
Installation of water and sewer infrastructure		
Site-specific development		

5.1.3 Potential Mitigation Measures

A. The concentrations of arsenic, lead, and mercury in the soil, which exceed New York State Standards, are not anticipated to require remediation under the current use of the project site. However future development of residential uses may require a soil cover program (pavement, building, or two feet of clean soil).

B. A Preliminary Stormwater Management Plan (SMP) has been developed to guide both construction-phase and post-construction stormwater practices for the project site. This plan serves as a critical tool for identifying potential sources of stormwater pollution during construction and outlines best management practices (BMPs) aimed at minimizing pollutants and controlling runoff volume. The SMP also evaluates long-term stormwater management strategies that meet NYSDEC water quality and quantity standards. As part of this DGEIS, the preliminary SMP informs the analysis of project alternatives by helping to assess each scenario's potential impacts on stormwater conditions. Implementation of the SMP will support environmentally responsible site design and development, and contribute to minimizing significant adverse environmental impacts related to stormwater.

5.2 Impact on Flooding, Surface Water, and Ground Water Resources

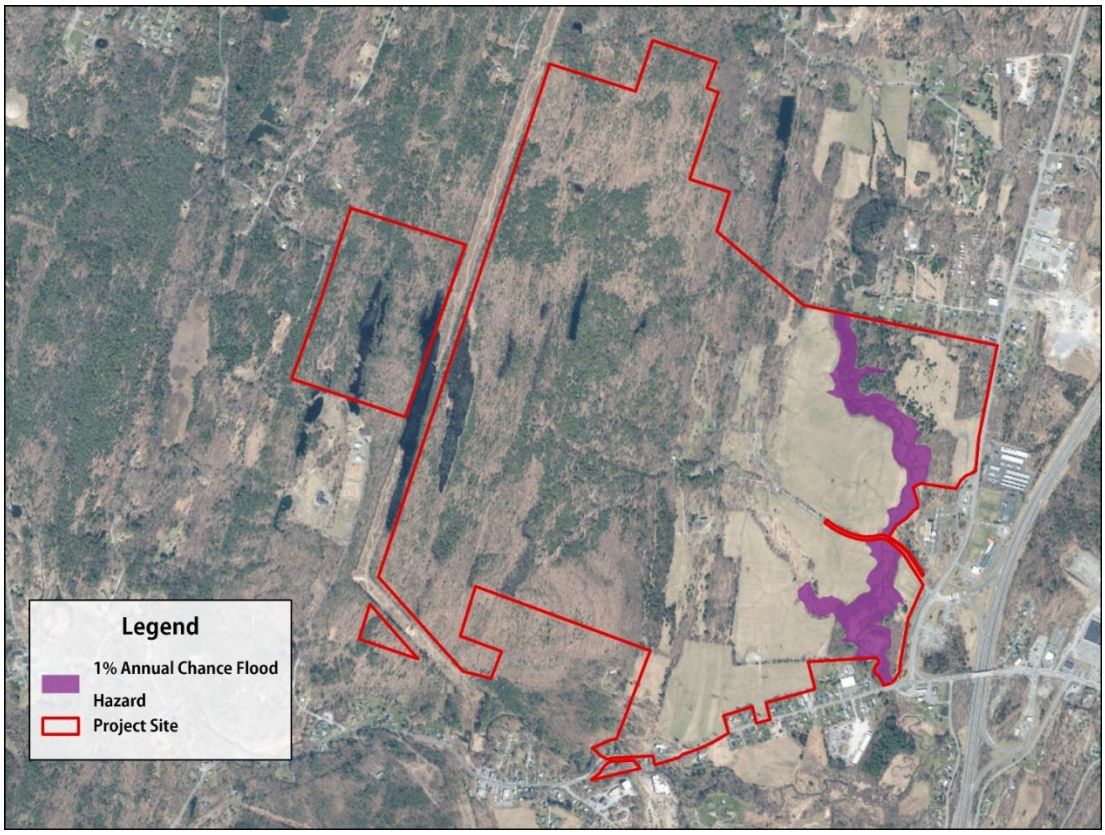
Refer to Appendix C for the Hydrogeologic Pump Test Report
Refer to Appendix C for an Addendum to the Hydrogeologic Pump Test Report
Refer to Appendix H for the Wetland Delineation Report
Refer to Appendix K for the Water and Sewer Engineer's Report

5.2.1 Existing Conditions

5.2.1.1 Floodplains

A. According to the Federal Emergency Management Agency (FEMA) National Flood Hazard FIRMette Mapper, the Beaver Kill, a small stream that flows north into the Kaaterskill Creek and eventually into the Hudson River in Catskill, NY, is located in Flood Zone A. Flood Zone A is a special flood hazard area subject to inundation by the 1% annual chance flood hazard per community panel no. 3611C0305E dated 09/25/2009.

National Flood Hazard Firmette



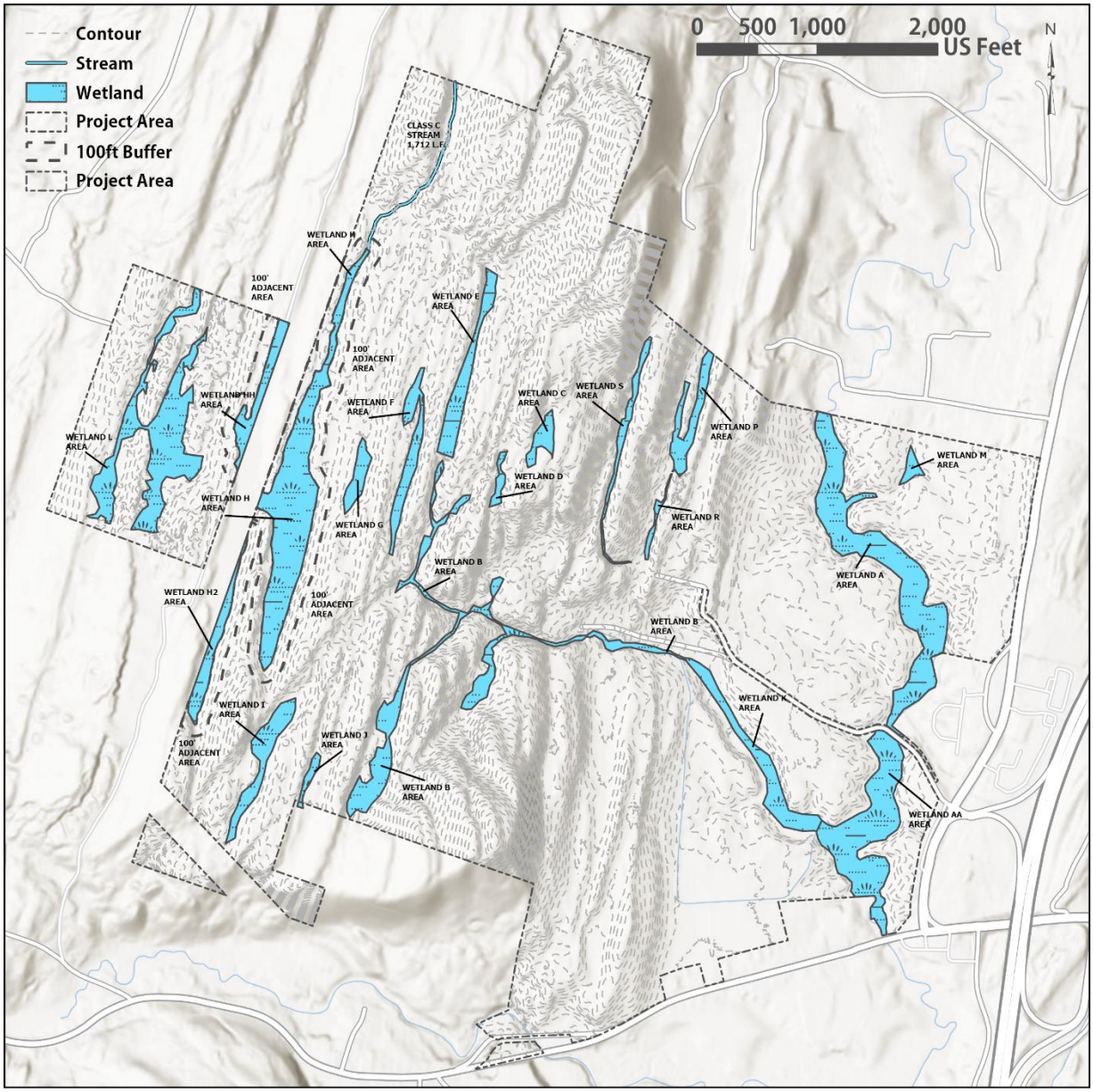
5.2.1.2 Wetlands

A. Wetlands on site were delineated by Michael Nowicki of Ecological Solutions, LLC. Winston Farm contains 19 wetlands, and 4 watercourses located throughout the property with the main watercourse, the Beaver Kill, located in Flood Zone A in the eastern portion of the site, and flowing off the site to Esopus Creek and then to the Hudson River.

B. NYSDEC has evaluated and confirmed the wetland delineation map and has identified three wetlands under their jurisdiction: wetlands H, H2, and HH. These wetlands are part of NYSDEC Wetland S-1 which includes a marshland and open water body. Dominant vegetation around this wetland includes broadleaf cattail, reed canary grass, common reed, sweet flag, purple loosestrife, tussock sedge, skunk cabbage, and purple-stemmed aster. NYSDEC regulates these wetlands, including a 100-foot buffer around the boundary of the wetlands.

C. The wetland map was submitted to the USACE to determine which wetlands are in their jurisdiction. Of the 19 identified wetlands, 8 of them are identified as isolated or potentially non-jurisdictional and include Wetlands C, D, F, G, I, J, S, and R. These isolated wetlands are in the central and west portions of the site.

Figure 18: Delineated Wetland Map



5.2.1.3 Groundwater

A. LaBella Associates conducted a source water exploration for the project site between February 6, 2023, and May 16, 2023, and prepared a Hydrogeologic Pumping Test Report (Pump Test Report) of their findings. An existing well (TW-1) on the project site and an existing well on an adjacent 30-acre parcel to the northeast, known as the Montano Well, are included in the report. Both are 6" diameter wells. The Hydrogeologic Pumping Test Report is provided in Appendix C of the DGEIS.

B. Portions of Winston Farm lie in a valley, sometimes referred to as the Bakoven Valley. This valley is ± 2,000 feet wide in the Winston Farm location and extends many miles to the north and south. The Bakoven Valley is bounded to the west by the rising shale and sandstone bedrock of the geologic Hamilton Group and to the east by low ridges of Onondaga Limestone and other carbonate formations.

C. Opportunities for developing potable water sources on Winston Farm have been under consideration for some time. In 2018, exploratory test borings or wells TW-1 through TW-4 were advanced on the site by WSP consultants working for the Village[9]. The Montano Well, located on an adjacent property to the northeast, was also explored.

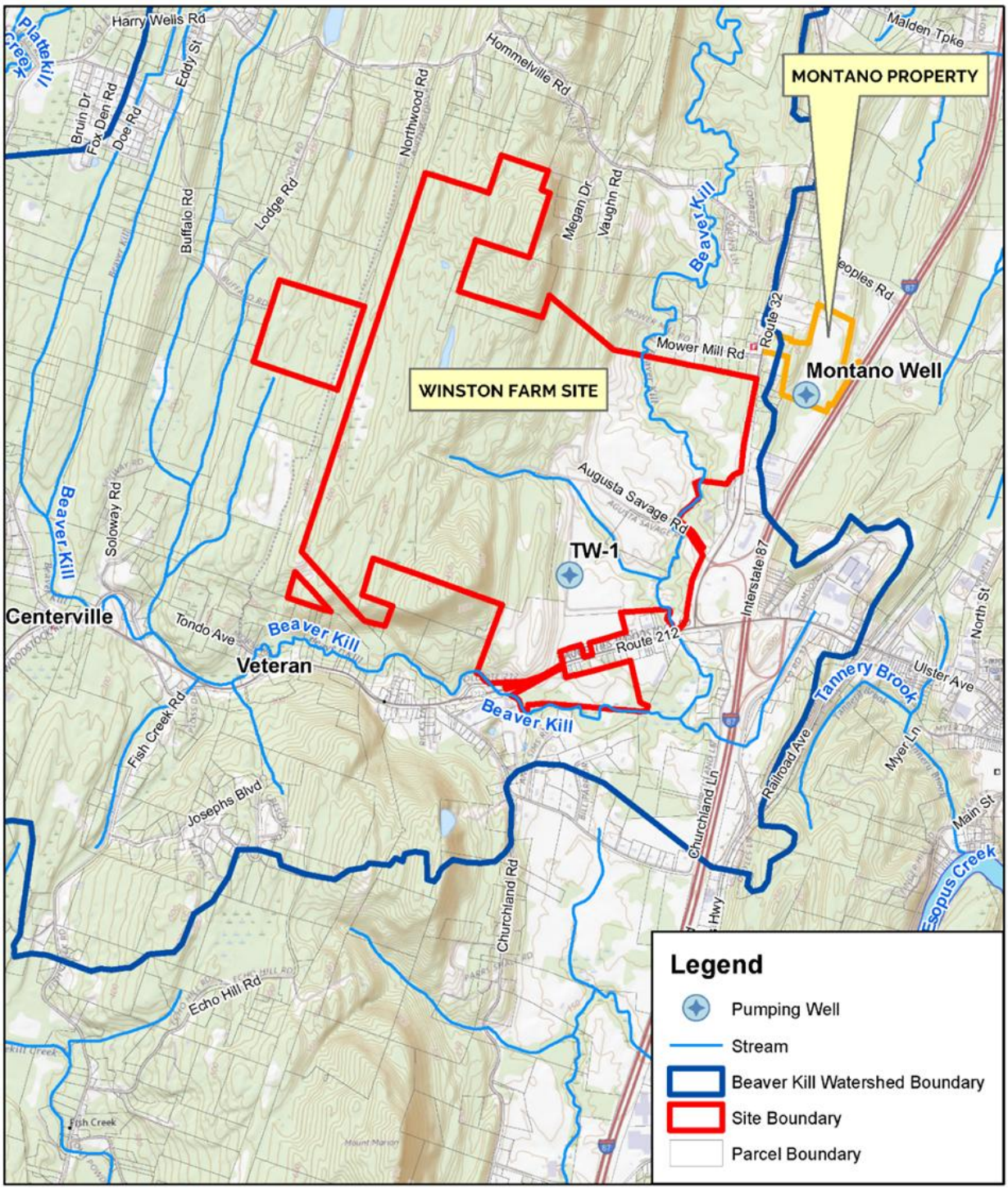
D. WSP conducted a well test pumping 110 gallons per minute (gpm) from TW-1, which they considered the best of the four test wells on the site. Based on the results, WSP suggested that more source water might be available from this well, possibly over 220 gpm. LaBella agreed that TW-1 showed potential and conducted a test pumping 220 gpm. The drawdown and recovery periods together lasted approximately 10 weeks. During this time, a separate, more standard test was done on an existing well on the Montano property, pumping 50 gpm for just over 3 days.

E. The Montano Well is a bedrock well installed on a former quarry parcel situated east of the Bakoven Valley in the Sawyer Kill watershed, withdrawing groundwater from the Helderberg Group geologic formations. WSP estimated a yield of 100 gpm at the Montano bedrock well. However, during LaBella's testing, 100 gpm did not support stabilized discharge. The test rate was reduced to 50 gpm, where the flow was stable and continuous.

F. Before LaBella conducted the well tests, the project team sought approval for their testing plan from the NYSDEC[10], the NYSDOH (NYSDOH), and the Town of Saugerties. This approval ensures that the data collected during the tests will not need to be repeated if either of the wells or nearby replacement wells are used in the future. See below for the locations of TW-1 and Montano Wells.

[9] WSP, June 27, 2018, Draft Groundwater Exploration Summary, The Winston Farm Property
[10] https://dec.ny.gov/environmental-protection/water/water-quantity/water-withdrawal-permits-reporting/pumping-test-procedures-for-apllications

Test Well Location TW-1 and Montano Well



Source: LaBella Associates

Monitoring Wells

A. Numerous wells and stream locations were identified for monitoring during the TW-1 and Montano Well tests. The addresses and the approximate distances of monitored wells nearest to the Montano and TW-1 wells are:

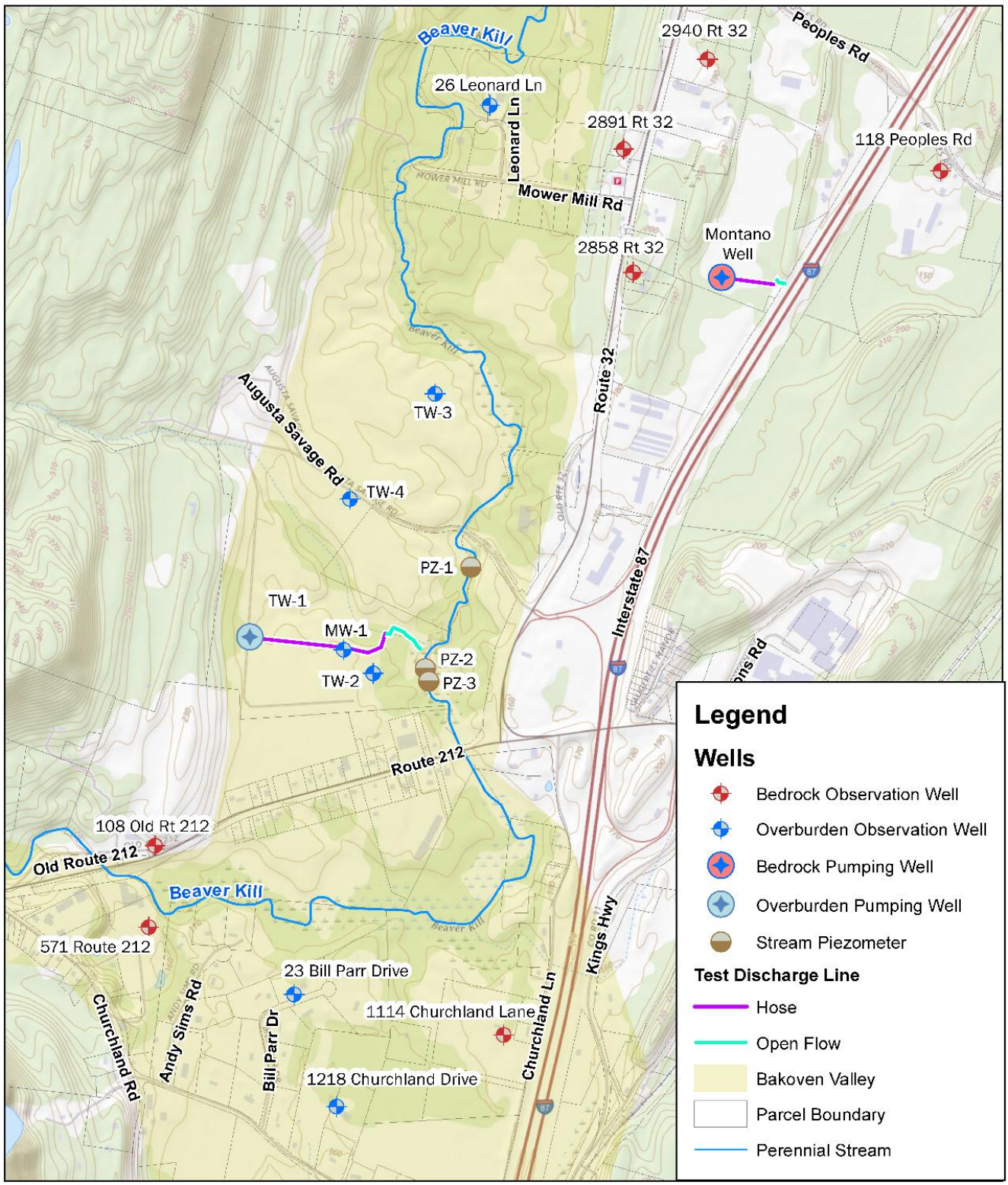
Table 11: List of Monitoring Well Locations

Observation Well ID / Location	Distance/Direction from Montano Well
118 Peoples Road	1,930' / Northeast
2940 Route 32	1,730' / North
2891 Route 32	1,275' / Northwest
2858 Route 32	700' / West
Observation Well ID / Location	**Distance/Direction from TW-1**
26 Leonard Ln	4,620' / Northeast
TW-3	2,420' / Northeast
TW-4	1,360' / Northeast
MW-1/S-1	750' / East
TW-2	1,020' / Southeast
108 Old Route 212	1,810' / Southwest
571 Route 212	2,420' / South
23 Bill Parr Drive	2,850' / South
1114 Churchland Lane	3,750' / Southeast
1218 Churchland Drive	3,780' / South

B. For the TW-1 test, multiple private domestic wells, site wells TW-2 through TW-4, and a former site well referred to as MW-1 (believed to be well S-1 installed for a previous landfill siting study) were identified and established for use as observation wells.

C. All monitoring locations except MW-1 were equipped with water level sensors and data loggers for continuous water level monitoring. Manual data were collected from MW-1. Stream piezometers (wells) were each equipped with dual sensors to record both the open water and the piezometer water levels so that gaining stream (piezometer reading higher than stream) or losing stream (higher open flows than in piezometers) conditions are monitored.

Monitoring Well Locations



Source: LaBella Associates

Results of the Pump Test

A. During the TW-1 Winston Farm test, all four observation wells showed a drop in water levels when the test pump was running. However, the water levels in each well eventually stabilized during the test pumping period and fully recovered during the test recovery period.

B. Wells south of Winston Farm included:

- Wells at 108 Old Route 212, 571 Route 212, and 1114 Churchland Lane were monitored during the TW-1 test. These wells did not show any noticeable changes in water levels during the TW-1 pumping and recovery tests. However, by the end of the recovery period, the water levels in all three wells had dropped by several feet, which was due to a general decline in groundwater levels in the area. Additionally, the water levels in these wells naturally went up and down in response to rainfall.

- The private wells at 1218 Churchland Drive and 23 Bill Parr Lane showed a direct response to the TW-1 well test, indicating that they draw water from the same underground sand and gravel layer as TW-1. During the test, both wells showed a drop in water levels that eventually stabilized, and then the water levels fully returned to normal. The well at 23 Bill Parr Lane was added to the monitoring system after the test began because a drop in water level was noticed at 1218 Churchland Drive. This additional well was added to help understand how far the water level drop extended south of TW-1 and to improve the overall study. Neither homeowner reported any problems with their water supply during the test.

C. Monitored wells north and northeast of the Winston Farm included:

- The monitoring wells at 2858, 2940, and 2891 Route 32, and 118 Peoples Road did not show any noticeable changes in water levels during the TW-1 pumping test. By the end of the test, their water levels were slightly lower, but this was due to natural causes and not the pump test.

- A During the TW-1 pumping test, the water level in a private well at 26 Leonard Lane dropped about 3.6 feet. It returned to normal within a week, suggesting the well gets its water from a deeper, confined aquifer.

D. Small monitoring wells were installed in the Beaver Kill streambed at three locations near TW-1. These wells were used to measure the water levels in the stream and underground to determine if the stream was gaining water from the ground or losing water to it. The test showed a slow adjustment of the piezometer readings due to dense clay in the streambed and surrounding area, which was expected and noted in well logs. Once the piezometer readings settled, they reflected the changes in stream flow. The data showed that groundwater pumping from the deeper aquifer had no effect on the stream, either before or after the piezometer settled into equilibrium.

E. Throughout testing of the Montano Well, the TW-1 well test in the adjacent watershed was ongoing at 220 gpm.

F. An additional 50 to 100 gpm or more may be successfully withdrawn from TW-1 upon installation of a larger diameter well and more efficient screen. The current capacity of the existing TW-1 was ± 3.24 gpm/foot of drawdown. An additional 20 feet of allowed drawdown alone may generate another 50 to 60 gpm. If efficiency improved with additional well diameter and screen improvements, the additional yield could exceed an additional 100 gpm.

G. The TW-1 well test suggests that the Bakoven Valley aquifer and the Beaver Kill stream are not directly connected. At least three factors support this conclusion:

- Well test results: The test affected wells both northeast (26 Leonard Lane) and south (23 Bill Parr and 1218 Churchland Drive) of the Beaver Kill, showing that the influence extended far beyond the creek. If the creek had been supplying water to the well, the effect would have stopped at the creek and not spread further. Instead, the impact extended 6,000 to 7,000 feet north of TW-1 and even farther south.

- Aquifer characteristics: Data from the test showed the aquifer’s properties are consistent with a fully confined aquifer (an underground layer of water that is trapped and does not interact with surface water). If the aquifer were connected to the creek, its ability to store and transmit water would have shown different characteristics.

- Stream monitoring: Three small monitoring wells were placed in the streambed of the Beaver Kill to track changes in stream water levels during the test. The stream’s behavior (losing water during the pumping test and gaining water

afterward) was tied to rainfall, not the well test. If the creek had been supplying water to the well, it would have continued losing water throughout the recovery period, which did not occur.

H. According to the addendum to the Hydrogeologic Pump Test Report, the test was conducted over a period covering both low and high water flow, to ensure all possible impacts on surface waters were properly evaluated. The test revealed TW-1 groundwater withdrawal from the aquifer did not influence surface water hydrology. Given that the pumping of TW- 1 had no influence on the Beaver Kill, changes in stormwater flow and snow melt influenced only the hydrology of this stream, without groundwater test influence. The test data from TW-1 did not show any immediate changes in the water levels after rain or recharge periods, which means the results are conclusive. Similarly, the Montano Well was tested before heavy rain, so the data from that test is also considered conclusive. Conducting the test over a period that included wet and dry seasons is helpful as it shows the reliability of the water over a long period of time. The New York State Department of Environmental Conservation (NYSDEC) identifies that confined aquifers, like the one being tested, have long-term recharge cycles and large recharge areas, so they can be tested at any time of year.

Aquifers

A. Based on the results of the pump test, the Beaver Kill has been ruled out as a direct source of water supporting the TW-1 well. The water comes from the Bakoven Valley sand and gravel aquifer. In addition, the water from TW-1 is less hard and has fewer dissolved minerals compared to water from the Montano Well, which suggests TW-1 gets most of its water from bedrock formations west of Bakoven Valley, not the carbonate bedrock to the east. According to the addendum to the Hydrogeologic Pump Test Report, pumping from the aquifer does not influence the local stream flow in the Beaver Kill.

B. The exact size of the Bakoven Valley aquifer is not fully known, but the data suggests that TW-1 draws water from over a mile north of Winston Farm. Aquifer maps suggest the sand and gravel aquifer stretches at least 3 miles south to the Mt. Marion community, possibly even farther. However, it appears the Bakoven Valley narrows and merges with Esopus Creek near Lake Katrine.

C. According to the addendum to the Hydrogeologic Pump Test Report, the exact number of private wells influenced by future water withdrawal is unknown and not relevant given that the pump test showed no significant impact on off-site wells. The wells closest to the project site experienced the most drawdown, which was not significant. Wells farther away were affected even less, and in some cases, not at all. Based on aerial maps, there are about 150 buildings in the Bakoven Valley area between the northern boundary (around Hommelville Road) and the northern edge of Mt. Marion. The hamlet of Mt. Marion has additional structures, but it is difficult to estimate how many wells serve the area since there is a mix of private wells and community water systems in this area. It is also unknown how many wells in the area are drilled into bedrock versus sand and gravel. The test showed no significant effect on any wells near or farther from the project site. Both the sand and gravel formation and the bedrock aquifer are deep enough that the slight drop in water levels will not affect the ability of existing wells to meet their current water needs.

D. The Aquifer Protection Overlay (APO) was established to preserve the quality and quantity of the Town's groundwater resources to ensure a safe and adequate water supply and to preserve groundwater resources currently in use and those aquifers have potential for future use as a public water supply.

E. The APO consists of two zones, the Unconsolidated Aquifer Zone, and the Aquifer Watershed Zone. Both of which apply to the project site. The Unconsolidated Aquifer Zone consists of those land areas overlying the unconsolidated aquifer. The Aquifer Watershed Zone consists of adjacent land areas that do not overlie the aquifer but are where surface water runs across the land after rainfall or flooding and eventually enters the aquifer area.

F. There is a significant list of uses that are prohibited in the APO under § 245-25C of the Town zoning law, which will also apply to future development in the PDD. The Project Sponsor intends to comply with the zoning law relating to the established overlay district.

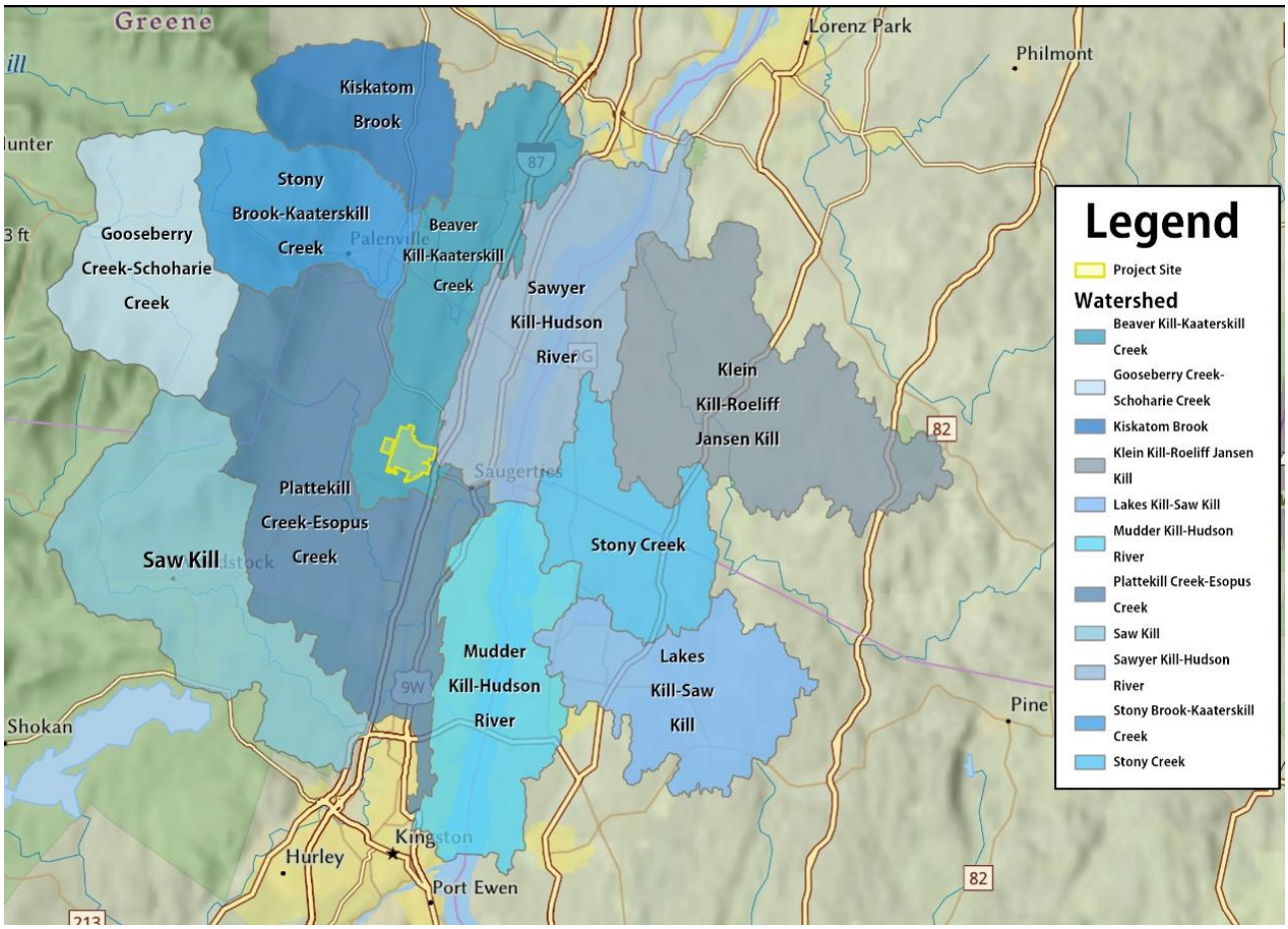
Watersheds

A. The bedrock aquifers around and uphill from Bakoven Valley cover about 3.2 square miles. This area can recharge the sand and gravel aquifer with enough water to support the TW-1 well’s proposed withdrawals, along with existing uses. Additional water seeps down through the valley’s clay layers, and deeper groundwater from the surrounding Plattekill Creek, Esopus Creek, and Beaver Kill watersheds may also flow into the deeper parts of the sand and gravel aquifer.

According to the addendum to the Hydrogeologic Pump Test Report, no impact to these watersheds is expected. Groundwater flow will continue to provide the same support to streams as it always has, because the test showed no impact on the flow that would affect these areas. In the Bakoven Valley itself, streams will keep getting their usual flow from rainfall and shallow groundwater. The groundwater that feeds the proposed well (TW-1) is moving eastward toward the Hudson River and does not currently support the local watersheds in the Bakoven Valley. The use of this water will not impact the Hudson River because the amounts involved are very small compared to the river's flow. Plus, most of the water withdrawn will be treated and returned to the environment, eventually flowing back into the Hudson River.

B. The Montano Well, located in rocky formations east of the Bakoven Valley, gets its water from areas east of the Beaver Kill watershed, specifically from the Sawyer Kill watershed. The water in this well is "hard," which is typical of water from these types of rocky formations.

Figure 19: Watershed Map



Water Quality

A. Water quality in the TW-1 and Montano Well was satisfactory and/or readily treated. No evidence of contamination, including PFAS (per- and poly-fluoroalkyl substances) compounds, was detected.

B. The Hydrogeologic Pumping Test Report, Appendix C of the DGEIS, includes the water testing laboratory results of the water from TW-1. The water testing results provide the necessary data to ensure that the water quality meets State regulations (10 NYCRR Part 5, Subpart 5-1) for safety and cleanliness. Out of nearly 100 water quality parameters tested for on the TW-1 water sample, only three exceeded drinking water quality standards identified in Table 12. The remaining parameters were not detected.

Table 12: Water Quality Results

Water Quality Standard	Units	TW-1	NYSDOC Drinking Water Standards
Color	Color Units	15	15
Turbidity	NTU+	8	5
Iron	mg/L	1.016	0.3*

+ NTU (Nephelometric Turbidity Units) is a measure of the cloudiness of a fluid. For reference, 5 NTUs are just noticeable by the eye.
* When iron and manganese are both present, the combined standard is 0.5 mg/L.

C. In the Winston Farm TW-1 water sample, only iron and cloudiness (turbidity) were higher than normal. The high iron level is likely due to the sample cloudiness and the use of an acid-preserved bottle which draws iron from particulates. The cloudiness in this test (8 NTU) compared to a 2018 test (21.2 NTU). The iron level was also lower in this test (1.02 mg/L vs. 1.67 mg/L). The cloudiness is expected to continue decreasing with regular use of the well.

B. Samples of the Montano Well were within NYSDOH drinking water quality standards The higher levels of total dissolved solids (TDS) and hardness in the water (464 mg/L and 292 mg/L, respectively) are typical for this well located in a carbonate bedrock aquifer.

D. On or around March 6, 2023, approximately one month into testing, water levels in all wells, both on-site and off-site, became stable. After confirming this stability, the test continued for another week to make sure everything, including the TW-1 test

well, was fully balanced with the surrounding aquifer. During this extra week, water levels fluctuated a bit, and in wells TW-3, TW-4, and the 26 Leonard Lane well, the water levels even started to rise slightly.

E. Well TW-1 on the Winston Farm property and the Montano Well on the adjacent property were jointly tested, evaluating, and confirming a net groundwater withdrawal capacity of 270 gallons per minute (gpm). Both are six-inch diameter wells.

F. The extended TW-1 well test, which draws water from the Bakoven Valley aquifer at a rate of 220 gpm, showed that the well could consistently produce water. The test also helped clarify how nearby factors affect water flow, identified the main water sources, and confirmed that the Beaver Kill stream does not have a direct influence on the well. The test showed that nearby private wells, both north and south of the site, were affected by the well's operation, but none of the monitored wells lost capacity. There was no measurable effect on private bedrock wells during the test.

G. The Montano Well, which draws water from the carbonate bedrock aquifer in the Sawyer Kill watershed, provides 50 gpm. When nearby private wells were monitored during the test, no noticeable changes in water levels were found. Four off-site private wells, located within 1,500 feet to the west, north, and northeast of the Montano Well (at 2858, 2940, and 2891 Route 32, and 118 Peoples Road), showed no effects from the test. The water levels in these nearby wells changed naturally, with no impact from the Montano Well test. There were no known wells near or available for monitoring within 1,500 feet to the east or south.

H. After typical rainfall in late April and early May, the water levels in the aquifer returned to the same levels they were at in early February 2023, before the TW-1 test started. This shows that the aquifer naturally lowered and then fully recharged, confirming that it is functioning as expected.

Water System Design Evaluation and Potential Partnership

A. The water system at Winston Farm has been assessed with multiple options in mind. The primary plan involves a self-contained, privately owned system that includes water treatment, storage, and distribution. This system is designed to independently meet the water needs of future development while ensuring feasibility and environmental compliance.

B. The Project Sponsor is open to exploring a public-private partnership with entities such as the Village of Saugerties to provide mutual benefits. Since water demand projections tend to be conservative, any excess capacity after full buildout could potentially be reallocated based on an analysis of three years of operational flow data.

C. The Project Sponsor remains interested in additional public-private partnership opportunities, such as those addressing hydraulic gradients for storage, fire protection, and system operating pressure. This flexibility allows for collaborative solutions that could enhance the efficiency and reliability of the system while also supporting broader community needs.

5.2.2 Potential Impacts

A. There is a concern that rezoning the site to a PDD will facilitate development that has a potential adverse effect on the existing aquifer(s) and their ability to produce water to supply residents and businesses that already rely on it for drinking water.

B. There is a concern that rezoning the site to a PDD will facilitate development that can adversely affect the water quality of the aquifer and nearby private wells.

C. TW-1 (220 gpm) and the Montano Well (50 gpm) can deliver 270 gpm to serve future development. The installation of a larger diameter well at TW-1 can provide an additional 100 gpm to the system, a total of 320 gpm. Therefore, the maximum allowable water demand for future development using both TW-1 and the Montano well is 370 gpm.

D. The Water and Sewer Engineers' Report (Appendix K) provides an estimate of probable demand using data provided by the Village for the period from December 1, 2022, to November 30, 2023. Under this analysis, the maximum probable RWCS demand was calculated to be 227 gpm, approximately 70 gpm less than the projected maximum threshold.

5.2.3 Potential Mitigation Measures

A. LaBella Associates recommends that for long-term use of the Winston Farm TW-1 location, one or more larger diameter replacement wells are recommended, both to facilitate the use of standard pumps and to improve well performance efficiency. Either 8-inch or 10-inch wells with stainless steel wire-wrapped screens are recommended. Only one replacement well may be necessary if TW-1 is connected to the Village water supply system. A second well is anticipated to be required by

NYSDOH if the wells become part of an independent community water system (not connected to the Village water supply).

B. If future yield requirements from the TW-1 location remain at 220 gpm or less, only 24-to-72-hour confirmatory testing of such larger-diameter wells will be necessary to confirm the replacement well designs since the present report already validated 220 gpm sustainable groundwater capacity.
C. The Montano Well is situated more than 100 feet but less than 200 feet from a property line, so an off-site easement will be required if this well is to satisfy NYSDOH perimeter control requirements, or the well can be relocated.

D. Some capacity remained in TW-1 over the well screen by the end of the spring 2023 test and larger-diameter replacement wells with more specifically designed well screens will improve well efficiency, so it may be possible to withdraw 50 to 100 gpm or more additional yield from the TW-1 location after installing the recommended replacement well(s). If withdrawals exceeding 220 gpm are proposed, more detailed well testing which repeats certain elements of the present test will likely be warranted.

E. As noted in the Hydrogeologic Pumping Test Report, permanent drawdown of the existing aquifers is not anticipated. It is LaBella's professional opinion that the delineation of unconfined bedrock aquifer areas directly adjoining and upslope of the Bakoven Valley, including parts of three watersheds of the Plattekill Creek, the Esopus Creek, and the Beaver Kill collectively sum to ± 3.2 square miles and can reasonably provide groundwater recharge directly into the confined sand and gravel aquifer. Such an area is large enough that the annual regional aquifer recharge will be able to sustain the proposed TW-1 well withdrawals in addition to existing withdrawals. In addition to the 3.2 square mile directly adjoining bedrock aquifer recharge area, some groundwater reasonably migrates vertically through the Bakoven Valley clays. Finally, deeper groundwater flow from the full watersheds of the Plattekill Creek, Esopus Creek, and Beaver Kill may have connections to the deepest buried bedrock margins of the buried Bakoven valley abutting the buried sand and gravel.

F. To ensure that future development within the PDD preserves both the quality and quantity of the Town's groundwater resources, the PDD regulations mandate compliance with the Aquifer Protection Overlay (APO) including the list of prohibited uses outlined in § 245-25C.

5.3 Impacts on Plants and Animals

5.3.1 Existing Conditions

Refer to Appendix I for the Qualitative Biological Assessment.

A. A Preliminary Biodiversity Assessment of the Winston Farm Property[11] was prepared by Christopher Graham, MS and Erik Kiviat, PhD, of Hudsonia Inc., dated September 2022, for Catskill Mountainkeeper. According to the methodology, page 6 of the report, the writers identify that they used aerial imagery, and publicly available topographic, wetland, and soil survey information, and consulted State and Federal resources to create a map of habitats. This map was used to conduct field work around the edges of the property, from publicly accessible points. This information was used to predict which wildlife and plant species of conservation concern are likely to occur on the site. It is noted that, “we did not conduct biological surveys…” The Hudsonia report was taken into consideration in the preparation of the DGEIS.

B. North Country Ecological Services, Inc. (NCES) was retained by the Project Sponsor to prepare a Qualitative Biological Assessment for Winston Farm, which includes an ecological habitat assessment and an indigenous flora/fauna inventory encompassing the entire site. NCES completed field surveys over four consecutive seasons (spring, summer, fall, and winter) spanning from November of 2022 through October of 2023. During the field visits, plants were identified by direct observation, while animals were identified visually by vocalization, tracks, scat, or other physical remains (bones, fur, feathers, etc.). NCES physically confirmed a total of 177 species of flora and 132 species of fauna on the site. The flora observed consists of 32 species of trees, 25 species of shrubs, 114 species of herbaceous plants, and 6 species of vine. The fauna inventory revealed 18 species of mammals, 96 species of birds, 16 species of amphibian/reptiles, and 2 species of fish on the site.

C. The NYSDEC Natural Heritage Office (NHO) and the USFWS were consulted prior to NCES conducting field visits to obtain records of occurrence of endangered, threatened, or rare species found on the site.

[11] https://www.catskillmountainkeeper.org/hudsonia_report_on_winston_farm

D. During the field surveys, NCES traversed the site to document the existing conditions and identify the ecological community types that are present. During each of the field reviews, NCES biologists actively searched the existing community types for flora and fauna, as well as endangered, threatened, and/or rare species. The property was also reviewed for habitats that will be deemed conducive to the presence of the species documented by the NHO and USFWS.

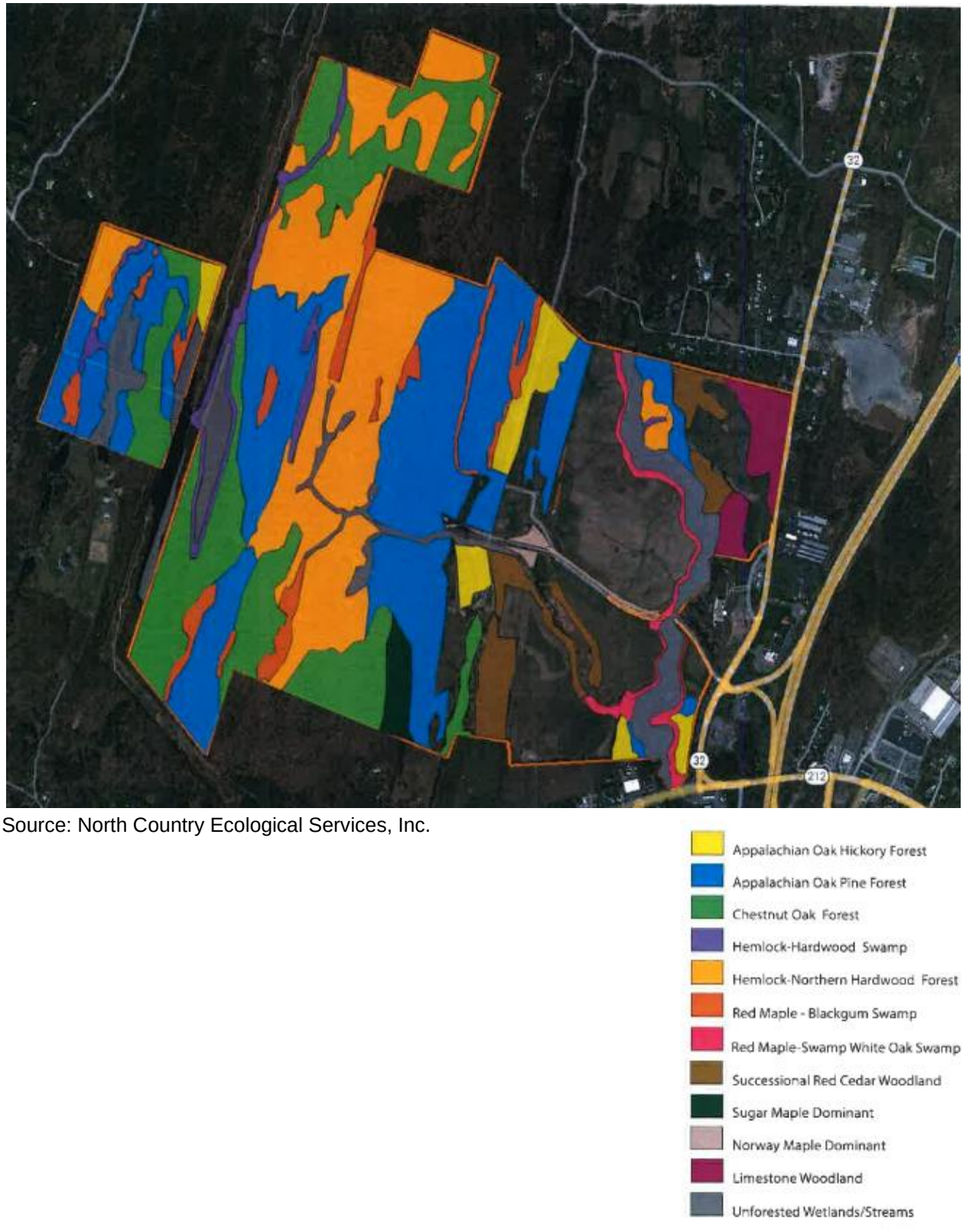
E. Existing ecological communities were determined using definitions presented in the Ecological Communities of New York State:

Table 13: Existing Ecological Community Types

Ecological Community Type	Acres	Percentage (%)
Chestnut oak forest	115.02	18.45
Hemlock-northern hardwood forest	156.39	19.81
Successional northern hardwoods	150.37	17.90
Succession red cedar woodland	18.18	2.16
Successional old field	8.54	1.02
Mowed lawn with trees	9.51	1.13
Mowed field	2.25	0.27
Cropland/field crops	120.18	14.31
Appalachian oak-pine forest	105.85	12.60
Palustrine forested wetland	25.15	2.99
Vernal pool	7.09	0.84
Palustrine scrub-shrub wetland	0.96	0.11
Palustrine emergent wetland	39.18	4.66
Open water pond	21.38	2.55
Total	±840 acres	100%

Source: North Country Ecological Services, Inc.

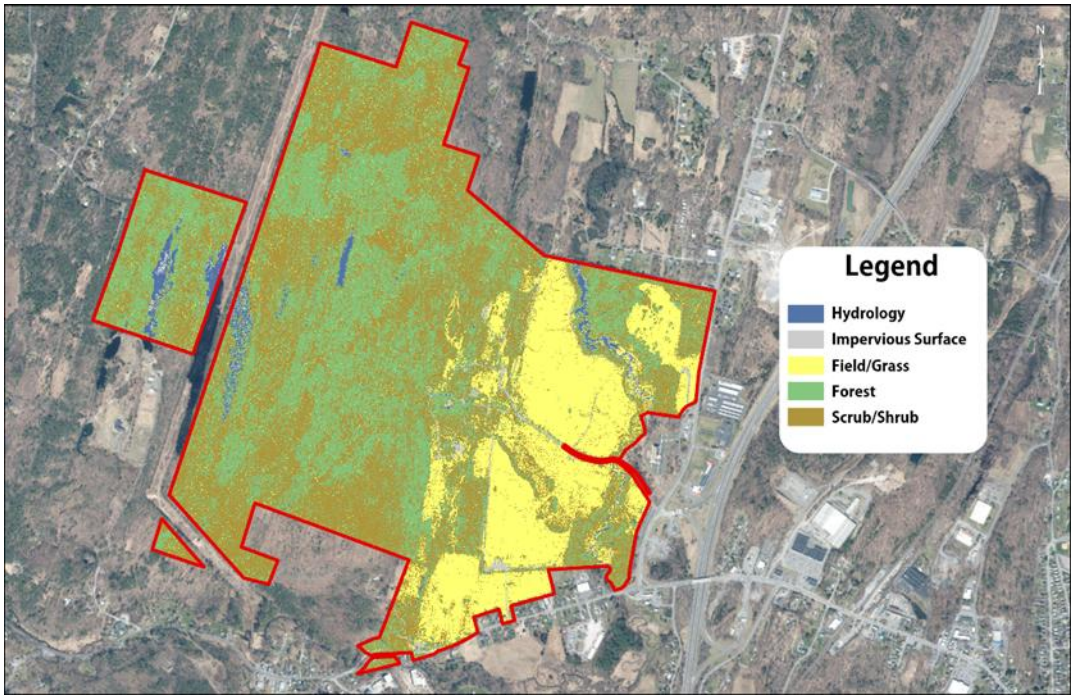
Figure 20: Forest Community Map



Source: North Country Ecological Services, Inc.

F. More broadly, land cover on the site can be categorized as hydrology (water resources), field/grass, scrub/shrubland, forest, and impervious surface area. See Figure 21 for an existing land cover map.

Figure 21: Existing Land Cover



G. During field assessments, NCES identified several non-native invasive plant species, including Tatarian honeysuckle, common buckthorn, Japanese barberry, purple loosestrife, common reed, and oriental bittersweet. They also found terrestrial invasive species such as the Emerald ash borer (EAB) and the Hemlock wooly adelgid (HWA). Signs of EAB infestation, such as dead or dying trees with characteristic S-shaped patterns under the bark and multiple exit holes, were observed on ash trees in forested wetlands on-site. HWA infestation signs, including white wooly ovisacs on the underside of eastern hemlock branches, were noted primarily in the western portions of the site, west of the utility corridor. Woody invasives were found along logging roads and foot trails in forested areas, while herbaceous invasives were contained within emergent wetlands adjacent to these trails.

H. Based on observations made through tracking, frequent animal movement of larger fauna such as deer, bear, fox, coyote, etc. was noted along the ridges found within the central and western portion of the site.

I. Semi-aquatic species, such as the beaver were noted on site along the riparian buffers of the Beaver Kill and open-water ponds located on site.

J. Amphibians and reptiles were found in and around the aquatic resources on-site, with snake sheds and predated turtle eggs discovered near larger wetlands like the Beaver Kill and Wetland area H. All the aquatic resources on-site possessed a habitat that is conducive to amphibian breeding, including some vernal pools utilized by various species such as frogs or salamanders. The observation of salamanders was generally limited to scrub-shrub wetlands, vernal pools, and open water ponds, except for red-backed salamanders and red efts, which were documented throughout the undeveloped forested uplands. The turtles that were observed predominantly existed within the open water portions of the site.

K. During ecological assessments conducted by NCES, Bald Eagles (a federally and state-protected species) were observed perching and foraging on-site, but no nests were identified. Notable observations included a juvenile Bald Eagle on April 8, 2023, and an adult Bald Eagle on October 13, 2023.

L. The Great Blue Heron, though widespread and abundant, was observed along the Beaver Kill and in open water areas of the site. A total of five communal nesting sites were identified in Wetland Area H, but no active use was observed.

M. Additionally, the Red-headed Woodpecker, a NYS Species of Special Concern, was documented at several locations along the Beaver Kill and within open water wetlands. In summary, observations of breeding birds of conservation concern (e.g., Red-headed Woodpecker) raptors (e.g., Bald Eagles) were noted during field investigation. No wintering raptors were identified.

N. Bird species in forested Areas included birds from the families Parulidae, Vireonidae, and Picidae (e.g., warblers, vireos, and woodpeckers) were noted in interior forested uplands. Bald eagles were observed near the Beaver Kill, but no nesting activity was recorded.

O. Bird species in open and successional areas included sparrows, wrens, finches, starlings, and robins were found in successional old fields, mowed lawns, and edges of developed or agricultural areas.

P. Waterfowl and wetland birds such as the wood duck, black duck, and mallard were observed in wetland areas. Other birds such as kingbirds, flycatchers, and herons were noted in palustrine wetland communities and open water areas.

Q. No waterfowl nests were observed during surveys. Waterfowl primarily used open water for roosting.

R. A minimal amount of bird activity was noted within the central portions of the site as this area has a monotypic forested community. These areas contained a thick overstory of eastern hemlock, maple, and oaks with a lack of herbaceous vegetation.

S. NCES consulted with the NYSDEC Natural Heritage Office (NHO) and identified that green rock cress (Borodinia missouriensis), a New York State threatened vascular plant was documented at the site in 2001.

T. Information obtained from the USFWS indicated that there is potential for the Indiana Bat (Myotis sodalist) and the Monarch Butterfly (Danaus Plexippus) to be on the site. The Indiana Bat is both state and federally endangered. The Monarch Butterfly is currently a candidate species only, it does not receive protection under the Endangered Species Act.

U. During the ecological investigations, NCES assessed the site in search of habitats that exhibit the criteria for potential summer roosting sites and suitable foraging habitats for Indiana Bats. NCES also searched for any caves, mines, or other man-made structures that can be used as roosts or as an over-wintering hibernaculum. Potential roost trees were identified as shagbark hickory, oaks, black cherry, dead/dying ash, sugar maple, and dead/dying elm. A presence/absence survey such as mist netting, acoustical monitoring, or radio telemetry was not completed at this time.

V. A Phase I Habitat evaluation was completed for the endangered Bog Turtle (Glyptemys muhlenbergii). The Bog Turtle is federally threatened and listed as endangered in New York State. The purpose of the Phase I Habitat evaluation is to determine if a habitat conducive to the inhabitation of Bog Turtles is present within, or immediately adjacent to the site. Based on the ecological conditions observed, no vegetated wetlands exhibiting the characteristics of Bog Turtle habitat are found within the boundaries of the site. Further, no Bog Turtle habitat was documented within any of the aquatic resources identified on site.

W. NCES also evaluated the site for Northern Cricket Frogs, a NYS-listed endangered species. The Northern Cricket Frog is not a federally listed endangered or threatened species. During the 2023 survey sessions, no Northern Cricket Frog calls were noted and NCES assumes that it is unlikely the species will be impacted by future development.

X. Although there is sufficient habitat to support known endangered, threatened, and/or rare species, there were none observed on the site.

5.3.2 Potential Impacts

A. Future development within the PDD has the potential to impact sensitive habitat areas, including plant and animal species, their habitats, and associated travel corridors.

5.3.3 Potential Mitigation Measures

A. The Qualitative Biological Assessment prepared by NCES establishes a baseline of the ecological investigations, inclusive of the flora and fauna inventory, ecological community assessment, representing the ecological character of the Project Site. The state and federal regulations change over time, therefore as proposals are submitted to the Town of Saugerties for development on the Project Site, additional qualitative biological analyses may be necessary to ensure future projects minimize impacts on threatened, endangered and rare plants and animals to the extent practicable.

B. In accordance with the PDD regulations, at least 50% of the site's sensitive areas will be preserved through the dedication of open space or conservation easements. Future development within the PDD will be designed in accordance with the MDP and PDD regulations to avoid and minimize impacts to sensitive habitat areas, including important plant and animal habitats and travel corridors. Higher-intensity development will be concentrated in the eastern portion of the site, near existing

highways, to further protect sensitive areas and promote sustainable site development.

C. Future site-specific development proposals will be subject to review under SEQRA and shall be consistent with the SEQRA Findings Statement, the MDP, and applicable PDD regulations. As part of the SEQRA process, consultation with the NYSDEC and the USFWS databases will identify any endangered, threatened, or rare plant and animal species that may require consideration in the project design. Future development proposals which disturb existing wildlife corridors, including the Beaver Kill, streams, and other watercourses, will require review and issuance of permits and approvals by the relevant regulatory agencies prior to disturbance activities.

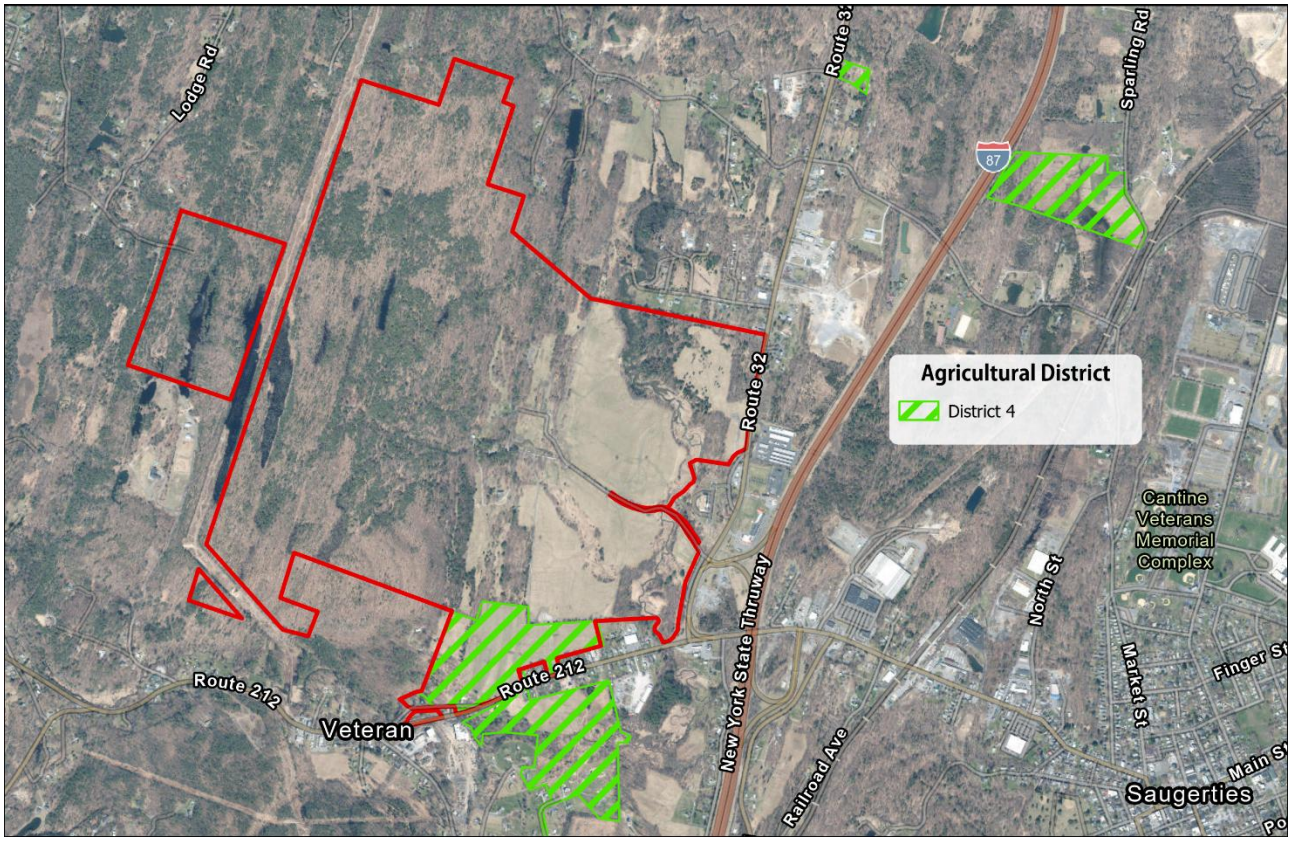
5.4 Impact on Agricultural Resources

5.4.1 Existing Conditions

A. The western portion of the project site, ± 500 acres is heavily wooded and not readily accessible. Currently, the eastern ± 300 acres are primarily open fields that are farmed for hay and provide grazing for livestock.

B. A 41.1-acre area along the southern perimeter of the project site, adjacent to Route 212, is located within Ulster County Agricultural District #4, as designated by the NYS Department of Agriculture and Markets. According to this agency, "Agricultural districts do not preserve farmland in the sense that the use of land is restricted to agricultural production forever. Rather, districts provide benefits that help make and keep farming as a viable economic activity, thereby maintaining land in active agricultural use." Agricultural districts are reviewed and renewed every eight years and provide property tax incentives to participating landowners. In practice, agricultural districts may include actively farmed land, idle land, forested areas, as well as residential and commercial uses.

Figure 22: Agricultural District Map

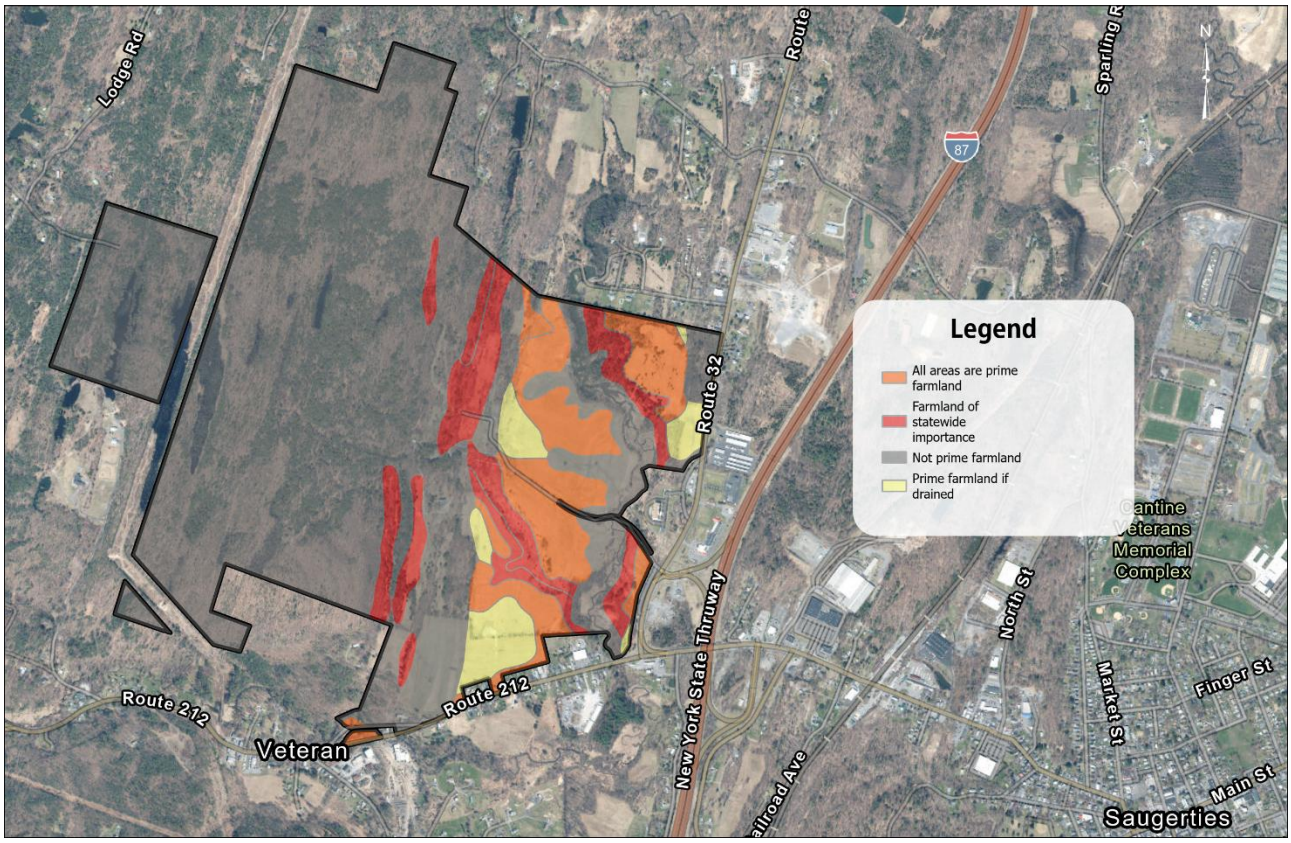


C. According to the United States Department of Agriculture (USDA) Soil Classification System, farmland soils are classified as either prime farmland, farmland of statewide importance, farmland of local importance, prime farmland if drained, or unique farmland. Based on the USDA Web Soil Survey, Figure 23, areas of prime farmland and farmland of statewide importance are present on the Winston Farm site. Approximately 83 acres of the Winston Farm site are classified as farmland of statewide importance.

D. Prime farmland is classified nationally by the USDA Natural Resources Conservation Service (NRCS). To qualify as prime farmland, soils must meet specific criteria related to moisture, temperature, erodibility, pH, and water table depth. Soils designated as “Prime Farmland if Drained” meet all prime farmland criteria except for limitations related to a seasonal high-water table. Farmland of statewide importance differs by state; in New York, it includes land that does not meet the criteria for prime farmland but contains mineral soils in certain land capability classes. It is important to note that classification as prime farmland or farmland of statewide importance is based solely on soil properties and does not

guarantee that the land is, or can be, actively farmed. These classifications do not account for other environmental or economic factors, such as climate, slope, field size, or market conditions.

Figure 23: USDA Farmland Soil Classification Map



E. The Town of Saugerties does not have an adopted Agricultural or Farmland Protection Plan. However, Goal 3 of the Town of Saugerties Open Space Plan emphasizes the preservation of agricultural lands.

F. Ulster County adopted an Agricultural and Farmland Protection Plan in 1997. A draft update, Draft Ulster County Agricultural and Farmland Protection Plan, October 2024[12], is available for public review on the Ulster County website until the end of January 2025. Although Winston Farm is not specifically mentioned in the draft document, the following goals are outlined:

[12] https://ulstercountyny.gov/planning/agriculture/farmland

- Ensure the profitability and resiliency of agricultural operations in Ulster County.
- Enhance agritourism while protecting community character.
- Foster the next generation of farmers.
- Identify and protect critical productive farmland areas.
- Reduce adverse farm/non-farm interactions.
- Enhance outreach to decision-makers to promote understanding of the role and needs of agriculture and local farm-friendly regulations.
- Promote and support environmental sustainability and enhance climate resiliency of farms.
- Enhance collaboration and communication among all parties including farmers, farmland owners, local and County governments, and agricultural service and
- advocacy agencies and organizations.
- Enhance educational programs that expand public understanding of the important role agriculture plays in the County.
- Enhance outreach and involvement to attract and support the needs of BIPOC, veteran, new, and young farmers.

G. According to the Structural Inventory Report, Appendix L, by the 1920s Winston Farm had milking cows, bulls, young cattle, standard bred horses, sheep, and chickens. It is unclear when the dairy operations ceased, but there are animals still grazing on the land today. The project site is also used for haying, which is consumed by the animals on the site.

H. The specific agricultural chemicals historically used on the project site are unknown. However, given the site's history of agricultural use, it is standard practice to assess soils for residual pesticides, including arsenic, lead, and mercury, which are common constituents of past agricultural pesticides. Soil samples were gathered and submitted for laboratory analysis. The results indicate that no pesticide concentrations were detected. Arsenic concentrations were slightly above background levels but remain consistent with naturally occurring conditions, as arsenic is a naturally occurring element commonly present in soils. A lead concentration slightly exceeding standards was identified in the northwest agricultural field (a former orchard), and a mercury concentration was reported in the north-central agricultural field. The detected concentrations do not pose a significant risk to current or future site users or nearby residents.

5.4.2 Potential Impacts

A. There is concern that future development of the Winston Farm site could result in the permanent loss of farmland and its historic agricultural identity. Historically, Winston Farm operated as a large and prominent livestock and agricultural enterprise, established in the early 20th century by James O. Winston. Although active farming operations ceased many years ago, the remaining structures continue to reflect their agricultural past. Development of the site has the potential to eliminate these remaining physical connections to its agricultural history.

5.4.3 Potential Mitigation Measures

A. The PDD will permit agricultural uses in accordance with the Town of Saugerties Open Space Plan and the Draft Ulster County Agricultural and Farmland Protection Plan, October 2024.

B. The PDD regulations (Appendix P) encourage the following agricultural uses:

- Businesses which focus on agriculture, horticulture, and aquaculture with the aim of improving yield, efficiency, and profitability. Businesses may provide research, management, and oversight to the farm sector to enhance and improve the production of farm products and/or processes, improved systems of food security, plan for sustainable food production, aid in the distribution of farm-based goods and marketing of farm products, and coordinate financing. Businesses may also buy and sell agricultural produce or provide goods and services to farms. The manufacturing and storage of pesticides, fertilizers, and farming equipment is not included.

- Farms and ranches, which as part of their operations also invite visitors to their enterprises. These uses may include farmer's markets, corn mazes, petting farms, hayrides, u-pick operations, and farm tours

C. It is uncertain whether future development will retain or eliminate all or a portion of the agriculturally designated land. However, if development results in the loss of agricultural land, it is not anticipated to have a significant long-term impact on regional food production, as the site is not currently used for active farming. Additionally, several other farms in the surrounding area continue to produce and sell fresh agricultural products, supporting the local food supply.

D. Future development activities may disturb soils identified in the Screening Level Soil Sampling Summary Report, Appendix F, as exceeding state standards. Future

development in these areas which involve residential uses will require the implementation of a soil cover program (pavement, building, or two feet of clean soil) to prevent direct contact with impacted soils. Any soil removal from the site will be classified as solid waste and must be managed and disposed of in accordance with applicable regulations.

5.5 Impact on Aesthetic Resources & Community Character

Refer to Appendix M for the Visual Study
Refer to Appendix R for the Visual Impact Analysis

5.5.1 Existing Conditions

A. The site gently increases in elevation from east to west. From Route 32 looking toward the west. Open fields, croplands, pastures, and mature wooded areas are visible from Route 32. Beyond the wooded areas, the peaks of the Catskill Mountains are visible in the distance with no distinct features visible without the use of binoculars.

B. The Hudson Valley is known for its pristine mountain ranges, watercourses, and spectacular views. Saugerties is nestled between the foothills of the Catskill Mountains and the Hudson River with extensive frontage on Plattekill and Esopus creeks.

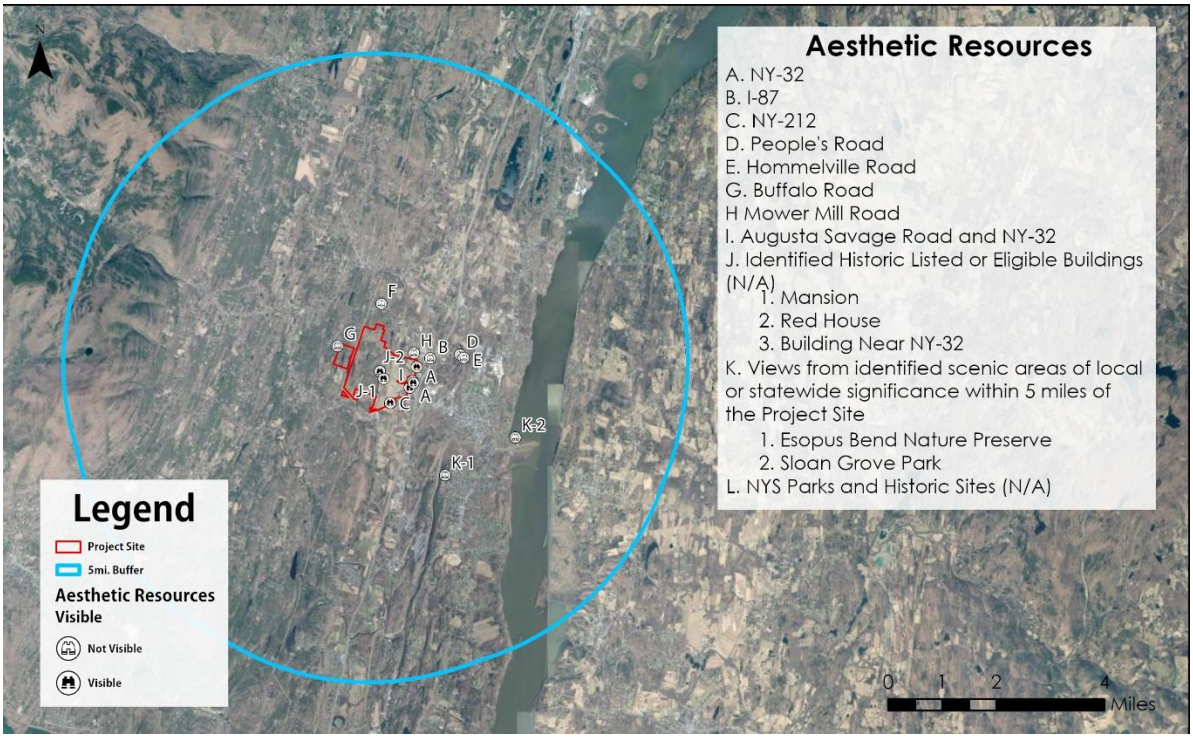
C. There are 19 wetlands, and 4 watercourses located throughout the western half of the property, with the main watercourse, the Beaver Kill, bisecting the property in a north to south direction near Route 32. See Figure 18 in Section 5.2 for the delineated wetland map.

D. Near the signal light on Route 32 at I-87, there are several commercially developed properties and a park-and-ride along the Route 32 frontage. Building heights in this area range from a single-story convenience store to a 4-story hotel, and a vacant 1-1/2-story stone structure. Further north along Route 32, adjacent to Winston Farm, is a mix of one- and two-story, smaller-scale commercial and residential use.

E. The east side of Route 32 between Route 212 and the I-87 exit is built up with commercial development, including several hotels, a restaurant, and what looks to be a municipal materials storage yard, which buffers views of I-87 in the distance. Further north is a mix of small-scale commercial and residential uses.

F. Both sides of Route 212 are characterized by one- and two-story commercial or residential buildings, each with mature vegetation in the front or rear yards or both, which buffer views of the site from public vantage points along Route 212.

Figure 24: Aesthetic Resources within 5 Miles of the Project Site



G. There are eight historic buildings on or within one mile of the site. The structures on the site are centrally located and not visible from public vantage points. Refer to Section 5.6 for more details on Historic resources.

H. The buildings in the center of the Village of Saugerties are characterized by two- to three-story, flat roof structures with commercial uses on the first floor and residential on the upper floors. There are also multi-story high-density residential structures along these corridors. The predominant building materials along Main Street and Route 9W are brick, wood, and stucco. One- to two-story residential structures populate the main streets further away from the center of the village and on secondary streets, where pitched roofs and vinyl finishes are introduced.

I. The Hamlet of Malden is located along the Hudson River to the east of the site. The Hamlet of Malden Reconnaissance Survey of Historic Resources (Survey number 21R00146) is still under review by the State Historic Preservation Office (SHPO). As of the preparation of this document, there were 103 properties surveyed, of which one was deemed eligible for listing on the National Register. The remaining sites were coded as undetermined or not eligible. The study area has not been listed on the State or National Register of Historic Places.

5.5.2 Potential Impacts

A. There is a concern that future development in the PDD will have an impact on the existing views and character of the community. To evaluate the potential visual impacts, a Visual Study was conducted. This study examines the visibility of the project site from various vantage points outlined in the scoping document, which include:

- NYS Route 32
- I-87
- NYS Route 212
- People's Road
- Canoe Hill Road
- Hommelville Road
- Buffalo road
- Mower Hill Road
- Augusta Savage Road and Route 32
- Identified historic listed or eligible buildings
  - Winston Mansion
  - Red House
  - Wynkoop Farm Tavern
- Identified scenic areas of local or statewide significant within 5 miles
  - Esopus Bend Nature Preserve
  - Sloan Grove Park
- NYS Parks and Historic Sites

B. Photographs used for the visual study were taken in leaf-on and leaf-off conditions to evaluate seasonal changes in the potential visual impacts future development may have from public vantage points along Route 32, Route 212, and I-87. The Visual Study includes aerial views and perspective of the three development scenarios from the north, south, east, and west.

C. The images in the Visual Study identify the balance of open space areas and areas of development planned in the PDD. Higher intensity uses are located near Route 32, and lower intensity uses are in the central and northwest areas of the site.

D. The Visual Study provides 3-D site models for each of the alternatives. The methodology for the creation of the 3-D site models is as follows:

- The 3-D model was developed using ArcGIS Pro v3.4.0 and ArcGIS Online by importing key data layers, including building footprints, street networks, parking areas, and water bodies.

- While the final building heights are uncertain, the alternative development scenarios assumed 12-foot floor-to-floor heights per story for modeling purposes. Building heights in the RWCS were incorporated into the 3D model to reflect realistic proportions.

- Vegetation was mapped using Google Street View to identify species and density. Dense vegetation areas were digitized in ArcGIS Pro, with randomized points placed within these areas to simulate tree distribution. Points were scaled to reflect actual vegetation size before integration into the model.

- The model was transferred to ArcGIS Online, where buildings were extruded based on height and tree symbols were added. A Digital Elevation Model (DEM) derived from current LiDAR data was incorporated to accurately depict terrain, slopes, and elevation changes.

- Final refinements included adjusting textures, lighting, and navigation tools to enhance usability. Bookmarks were added for easy navigation to key viewpoints. The resulting 3-D model provides an accurate visualization of buildings, vegetation, and topography across the project site.

E. The Visual Study identifies that future development at Winston Farm will be visible from certain, but not all, vantage points identified in the scoping document. The vantage points from which future development may be visible are as follows:

- NYS Route 32
- NYS Route 212
- Augusta Savage Road and Route 32
- Identified historic listed or eligible buildings
  - Winston Mansion
  - Red House
  - Wynkoop Farm Tavern (Building near Route 32)

F. ArcGIS Pro was used to prepare a Visual Impact Assessment in accordance with NYSDEC Program Policy DEP-00-2 / Assessing and Mitigating Visual and Aesthetic Impacts[13] to identify potential aesthetic resources within five miles of the project site.

G. The Visual Impact Assessment identified 91 aesthetic resources within a five-mile radius of the project site that are potentially visible from the project control point. A control point, established by the NYSDEC Program Policy, is defined "worst-case scenario" as the highest elevation at which a facility component may be most visible from an aesthetically significant location. The control point on the project site, at an approximate elevation of 341 feet AMSL, represents the highest point from which potential future development could be visible from publicly accessible areas. Figure 24 shows the 91 aesthetic resources within a five-mile radius. Table 14 provides the list of these aesthetic resources.

[13] https://dec.ny.gov/regulatory/permits-licenses/notable-projects-documentation/dec-program-policy

Figure 25: Aesthetic Resources Potential Viewshed Map

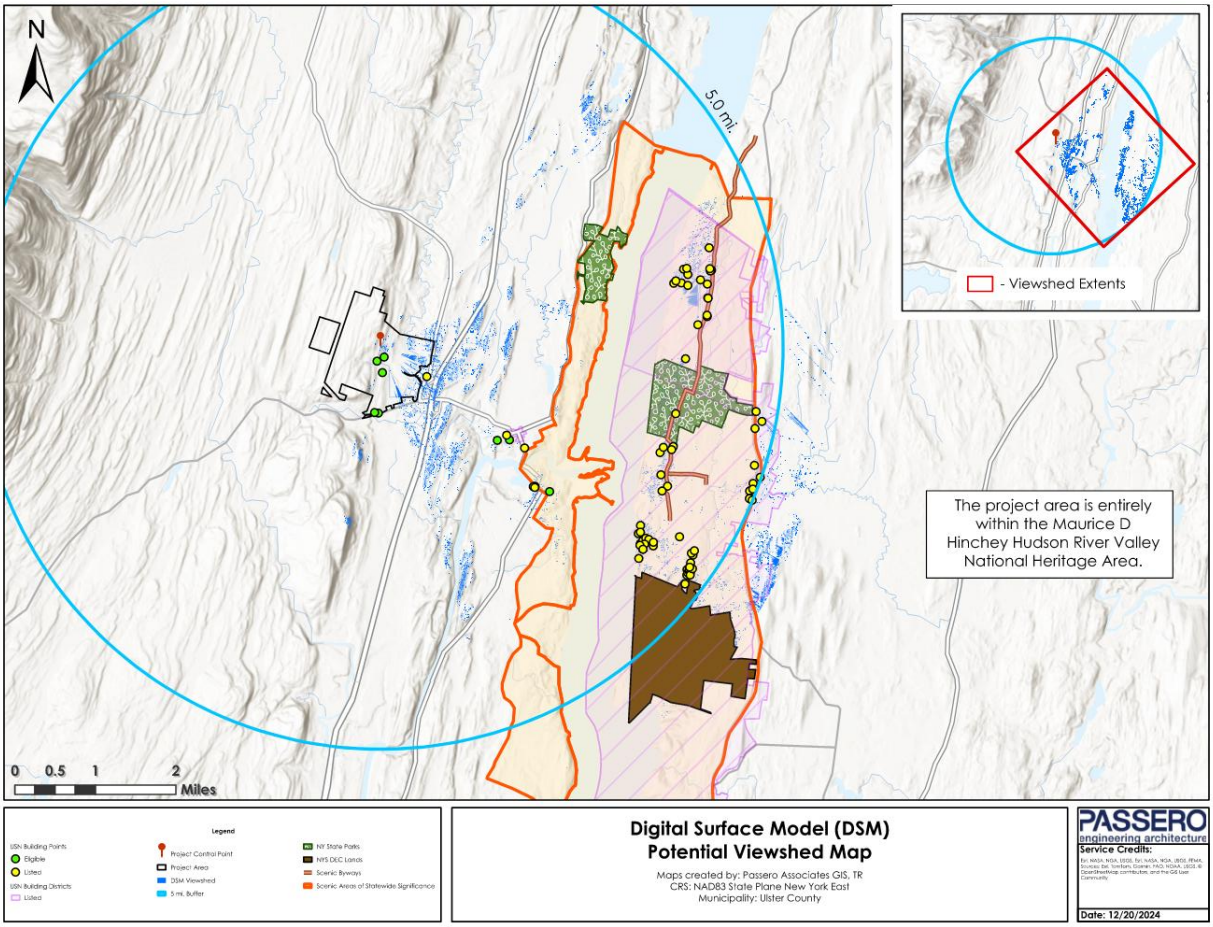


Table 14: List of Aesthetic Resources within a Five-Mile Radius

NY State Parks				
Name		**Centroid Latitude**	**Centroid Longitude**	**Distance (miles)**
Bristol Beach State Park		42.108372	-73.932531	2.55
Clermont State Historic Site		42.083284	-73.911056	3.41
Scenic Areas of Statewide Significance				
Name	**Region**	**Centroid Latitude**	**Centroid Longitude**	**Distance (miles)**
Ulster-North (UN)	Hudson River	42.061675	-73.941434	2.21
Estates District (ED)	Hudson River	41.954971	-73.930387	2.58
Scenic Byways				
Scenic Byway		**Length (miles)**		**Distance (miles)**
Woods Road		5		3.73
Santage Road		1		3.89
USN Building Points				
Site Name	**Eligibility Status**	**Latitude**	**Longitude**	**Distance (miles)**
Caretakers Cottage	Eligible	42.091394	-73.984616	0.14
Red Cottage	Eligible	42.090668	-73.986341	0.19
Winston Mansion	Eligible	42.088601	-73.985057	0.32
Wynkoop Farm Tavern; Early Masonic Meeting Hall	Listed	42.087841	-73.974336	0.68
Snyder Farm	Eligible	42.081421	-73.987004	0.82
Snyder Farm	Eligible	42.08132	-73.986097	0.83
Washburn Terrace Apartments	Eligible	42.076289	-73.957397	1.86
First Congregational Church	Listed	42.077195	-73.955122	1.91
	Eligible	42.076352	-73.954455	1.98
Loerzel Building	Listed	42.074875	-73.950814	2.19
Trinity Church Rectory	Listed	42.067918	-73.948779	2.57
Trinity Church	Listed	42.067971	-73.94834	2.59
Trinity Church Parish House	Listed	42.067761	-73.948415	2.59
Clifton	Eligible	42.067005	-73.944834	2.76
Teviot Brown Cottage C 1923	Listed	42.073895	-73.918087	3.71
Midwood Main House C 1885-87; 1900; 1988	Listed	42.104339	-73.914498	3.73
Teviot Ice House 19th Century	Listed	42.074827	-73.917285	3.73

Midwood Carriage House C 1885-90	Listed	42.104769	-73.913983	3.76
Clermont State Historic Site	Listed	42.080868	-73.914233	3.76
Ridgely / Motherhouse Pump House C 1965	Listed	42.090744	-73.91178	3.79
Oak Lawn Designed Landscape 1872	Listed	42.104395	-73.912675	3.82
Teviot Designed Landscape 1843	Listed	42.06989	-73.917908	3.83
Edgewood Club of Tivoli Maintenance Building C 1970	Listed	42.074401	-73.915295	3.83
Teviot Designed Landscape 1843	Listed	42.074958	-73.914893	3.84
Oaklawn Main House [Estonian Fisherman's Haven]	Listed	42.106861	-73.912078	3.89
Midwood Designed Landscape C 1850; C 1885	Listed	42.103939	-73.911102	3.89
House 1903	Listed	42.060803	-73.92293	3.92
Oak Lawn Designed Landscape C 1872	Listed	42.105903	-73.911085	3.92
Oak Lawn Privy C 1875	Listed	42.107013	-73.911342	3.93
Rosehill Designed Landscape C 1840; 1989	Listed	42.066971	-73.917675	3.93
Southwood Gatehouse C 1860	Listed	42.096844	-73.908746	3.95
Two Unit House C 1880	Listed	42.059336	-73.923486	3.95
Teviot Designed Landscape C 1840	Listed	42.067835	-73.916341	3.96
Garage C 1930S	Listed	42.05959	-73.922968	3.97
The Pynes Main House C 1764; 1850; 1913; 1970S	Listed	42.057523	-73.922996	4.05
The Pynes Carriage House 1900-22	Listed	42.058059	-73.922406	4.05
Callendar House New Barn #3 C 1980	Listed	42.057228	-73.923102	4.06
Oaklawn Pump House C 1875 Now Residence	Listed	42.104919	-73.908034	4.06
The Pynes Barn C 1850	Listed	42.058504	-73.921682	4.06
J E Dennegar Parcel - Garage C 1960 At House C 1960	Listed	42.09855	-73.906513	4.07
J E Dennegar Parcel - House C 1960	Listed	42.0983	-73.906482	4.07
The Pynes Designed Landscape C 1764	Listed	42.05743	-73.921978	4.09

The Pynes Caretakers Cottage C 1900-20	Listed	42.058277	-73.920946	4.10
Oak Lawn Gatehouse C 1870S; 1938	Listed	42.10167	-73.906302	4.11
Oak Lawn Gatehouse Garage	Listed	42.101608	-73.906229	4.11
Callendar House Tenant House C 1880	Listed	42.056506	-73.922395	4.12
Callendar House Duplex House C 1880	Listed	42.056516	-73.922372	4.12
Oak Lawn Designed Landscape 1872	Listed	42.104154	-73.906382	4.13
Callendar House Main House 1794	Listed	42.054862	-73.923408	4.15
The Pynes - Former / House 1980	Listed	42.057757	-73.919843	4.17
Callendar House Gate House C 1860	Listed	42.057102	-73.919889	4.19
Holcroft Two Shed C 1860	Listed	42.106913	-73.905762	4.20
Holcroft Gatehouse Garage	Listed	42.106507	-73.90563	4.20
Holcroft Gatehouse C 1860	Listed	42.10665	-73.905335	4.22
Northwood Gatehouse / Tenant House C 1875; 1900	Listed	42.11068	-73.905886	4.26
Saint Sylvia's Church 1902	Listed	42.058715	-73.913516	4.40
Barn/Storage C 1870 At House C 1870; 1880	Listed	42.055744	-73.910684	4.64
House C 1835; 1860	Listed	42.056186	-73.90996	4.65
House C 1850; 1879; 1880	Listed	42.055393	-73.910319	4.66
House C 1870; 1885; 1950	Listed	42.054012	-73.91089	4.69
House C 1850; 1885; 1960	Listed	42.052788	-73.911779	4.71
House 1988	Listed	42.05323	-73.911128	4.72
Garage C 1970 At House C 1860S	Listed	42.053095	-73.911209	4.72
House C 1865	Listed	42.081149	-73.894811	4.73
House C 1840; 1860S; 1880S	Listed	42.052557	-73.911285	4.74
Garage 19Th C; 1929 At House 1929	Listed	42.052206	-73.911602	4.74
Barn C 1885; 1980	Listed	42.051816	-73.911822	4.75
House C 1880; 1890	Listed	42.05294	-73.910464	4.76
Two Cottages C 1910	Listed	42.078104	-73.895106	4.76
House 1929	Listed	42.052197	-73.910993	4.76
House C 1950	Listed	42.051807	-73.911026	4.78
William R Ham House C 1860	Listed	42.050219	-73.912276	4.79

Barn C 1900 At House C 1870	Listed	42.079366	-73.893421	4.83
House C 1915	Listed	42.071479	-73.8953	4.87
House C 1835; 1870; 1900; 1940	Listed	42.066869	-73.896514	4.92
Mill & Manufacturing Site 18Th Century; C 1811	Listed	42.068218	-73.895666	4.93
House C 1860	Listed	42.0672	-73.895743	4.95
Red Church Two Privies C 1900	Listed	42.065502	-73.89659	4.95
Red Church C 1765; 1822 Main Building	Listed	42.065576	-73.896421	4.96
Garage C 1915 at House C 1915	Listed	42.069317	-73.893928	4.99
Designed Landscape C 1855 At House C 1855; 1875; 1988	Listed	42.065192	-73.895929	4.99
USN Building Districts				
Site Name	**Eligibility Status**	**Centroid Latitude**	**Centroid Longitude**	**Distance (miles)**
Main-Partition Streets Historic District	Listed	42.077317	-73.952671	1.90
Hudson River Historic District	Listed	41.974788	-73.924266	2.99
Clermont Estates Historic District	Listed	42.100371	-73.909433	3.02
NYS Wildlife Management Areas				
Facility	**Category**	**Centroid Latitude**	**Centroid Longitude**	**Distance (miles)**
Tivoli Bays WMA	Wildlife Management	42.038784	-73.91351	4.25
NYS Wildlife Management Areas				
Name		**Centroid Latitude**	**Centroid Longitude**	**Distance (miles)**
Maurice D Hinchey Hudson River Valley National Heritage Area		41.936981	-73.948531	0.00

5.5.3 Potential Mitigation Measures

A. The visual analysis determined that future development within the Winston Farm PDD may be visible from Route 32, Route 212, August Savage Road, and existing structures on or adjacent to the site, such as the Winston Mansion, Red House, and Wynkoop Farm Tavern. To address these potential impacts, the PDD regulations, combined with the MDP framework, establish a comprehensive approach to mitigating visual and aesthetic effects of future development.

B. The PDD regulations include building design standards that require variation in building façades, rooflines, and architectural details to avoid monolithic, monotonous structures and promote a human-scale environment. Durable, high-quality materials and a diversity of colors and textures are emphasized.

C. The PDD regulations encourage retention of mature trees and an integrated building design to retain these trees. Landscaping and green infrastructure will be incorporated to further enhance the site's natural character and environmental quality.

D. Lighting must be pedestrian-scaled and designed to minimize glare, while refuse areas and mechanical equipment must be screened from public view using materials compatible with building designs.

E. In addition, the MDP, which is required prior to development approvals, is designed to implement these mitigation measures. The MDP establishes standards for layout and design, including a 125-foot undisturbed buffer along the west and north property lines, a minimum of 50% open space, integrated pedestrian and vehicular circulation, and preservation of natural topographic features. Development under the MDP must also incorporate extensive landscaping, trails, site amenities, and wayfinding elements to promote visual unity and accessibility.

F. Future building placement and road layouts will take advantage of existing topography to minimize impacts, and taller buildings and higher intensity uses are intended to be located in the lower elevations near Route 32 and Route 212 to minimize visual prominence. Existing and proposed vegetative buffers will help screen development from public roadways and nearby aesthetic resources, preserving the site's rural character.

G. While future development will inevitably change the appearance of the currently undeveloped site, it will be consistent with surrounding development patterns.

Through the combination of PDD regulations, MDP requirements, strategic site planning, and sustainable design standards, the PDD is expected to minimize visual impacts, protect important viewsheds, and contribute positively to the community's overall aesthetic character.

5.6 Impacts on Historic and Archeological Resources

5.6.1 Existing Conditions

Refer to Appendix L for the Historic and Archeological Reports

A. Winston Farm was originally developed by James O. Winston in the early 20th century for agricultural purposes, including breeding Guernsey cows and training racehorses. Winston established a comprehensive farming operation, which included a blue stone mansion, multiple residential structures, a small model (scale unknown) of the Ashokan reservoir, and a family cemetery. Following Winston's death in 1947, the property experienced a period of neglect and uncertainty. In 1961, the Schaller family acquired the property, and during their tenure, several development proposals were considered, but none of these proposals were realized. The site gained significant public attention when it hosted the 25th anniversary of the Woodstock Festival in 1994. In 2020, the property was acquired by the Project Sponsor.

B. Before European settlers arrived, the area around Winston Farm was inhabited by the Esopus tribe of the Lenape people. The Esopus were part of the larger Algonquian-speaking group that occupied the Hudson Valley. This region was a key location for Native American life, offering abundant resources for fishing, hunting, and farming. The land was used for seasonal camps, hunting grounds, and trade routes.

C. During the 19th century, the farm, like much of the Hudson Valley, was part of a network of safe houses for enslaved people to escape via the Underground Railroad. Local abolitionists, including individuals with strong ties to the Quaker community, used the property as a stopover for freedom seekers on their way to Canada or safer northern states.

D. A Phase 1A Cultural Resource Investigation performed by Atlas Archeology LLC identified 26 historic archaeological ruins/mills/extraction sites (quarries), 4 historic structures, a cemetery, and 14 known pre-contact Native American archaeological sites on the 840-acre Winston Farm property. For confidentiality purposes, precise locations, photographs, and descriptions of the precontact sites are not provided. The following is an inventory of the historic and archeological resources on the site:

- Of the 26 historic archaeological sites, 12 sites contain either bluestone or limestone bricks and are speculated to be ruins of former Wynkoop or Winston estates. These sites are mostly destroyed, with the remains of spare bricks, walls, and pillars.

- The cemetery of the Wynkoop Family, who inhabited the Winston Farm site in the mid-1800s. Over 14 named graves are found on the site, all sharing the Wynkoop surname. Most of the headstones are still visible and in legible condition, with some being partially buried or damaged.

- A small 5-sided bluestone structure with a door.

- A small bluestone reservoir with an opening to release excess water, located near Winston Mansion.

- Three dams, all of which retain mill ponds scattered about the Winston Farm Property. These dams are made of primarily bluestone.

- Five former quarries span most of the western area of the Winston Farm property.

- A large fireplace composed of glacial cobbles, fieldstone, and bluestone. The fireplace is isolated from other sites and assumed to have originated from the Winston estate.

- An ornamental pool composed of fieldstone and bluestone, assumed to have originated from the Winston estate.

- A foundation located near Augusta Road is currently covered by blacktop.

E. There are a total of 31 Native American precontact sites located within one mile of the survey area, 14 of which are within the boundaries of the survey area. There is a high likelihood that additional precontact sites will be discovered near the various streams and wetlands contained in the survey area.

F. According to the New York State Office of Parks, Recreation, and Historic Preservation (SHPO) Cultural Resource Information System (CRIS), there are 8 historic structures on Winston Farm or within a one-mile radius. These structures are identified as listed, eligible for listing, or not eligible for listing on the National Register of Historic Places (NR), as follows:

Table 15: Historic Structures on or within a 1-mile Radius

Name	Address	Listing	On/Off the Site
Augusta Savage House & Studio	189 Old Route 32	Listed	Off
No Name	21 Teetsel Street	Eligible	Off
Snyder Farm	108 Old Route 212	Eligible	On
White Cottage	148 Old Route 212	Not eligible	On
Wynkoop Farm Tavern; Early Masonic Meeting Hall	6932 NY Rote 32	Listed	Off
Winston Mansion	Augusta Savage Road	Eligible	On
Red Cottage	Augusta Savage Road	Eligible	On
Caretaker's Residence	Augusta Savage Road	Eligible	On

G. There is one National Register District, and two National Register Listed properties in the Village of Saugerties. The Main-Partition Streets Historic District (NR# 90NR01109), the DuBois-Kierstede Stone House at 199 Main Street (NR# 98NR01338), and the Loerzel Beer Hall at 213 Partition Street (NR# 90NR01110).

H. The Main-Partition Streets Historic District has both historical and architectural significance, according to the National Register of Historic Places Inventory-Nomination Form, 1982. The district includes properties on Main, Partition, Market, and Jane Streets, totaling approximately 83 structures across 12 acres at the time of the nomination. Buildings from a variety of periods remain in the district, providing a wealth of historical association and an architectural record of nineteenth-century building styles. The buildings reflect aspects of the broader social and commercial changes that altered the face of the Upper Hudson Valley communities in the nineteenth century. The district consists of nineteenth-century two or three-story brick stores with apartments or storage on the upper floors and storefronts opening directly onto sidewalks at the street level.

I. The Hamlet of Malden is located along the Hudson River to the east of the site. The Hamlet of Malden Reconnaissance Survey of Historic Resources (Survey number 21R00146) is still under review by the State Historic Preservation Office (SHPO). As of the preparation of this document, there were 103 properties surveyed, of which one was deemed eligible for listing on the National Register. The remaining sites were coded as undetermined or not eligible. The study area has not been listed on the State or National Register of Historic Places.

J. The Hamlet of Malden Reconnaissance Survey of Historic Resources (Survey number 21R00146) is still under review by SHPO. As of the preparation of this document, there were 103 properties surveyed, of which one was deemed eligible for listing on the National Register. The remaining sites were coded as undetermined or not eligible.

K. The following images show the existing structures on the site, all of which were deemed to have historic significance:

Figure 26: Existing Structures on the Site

Caretaker's Residence

Red Cottage

Winston Mansion

White Cottage at 148 Old Route 212

Ruins on the Project Site

Walls on the Project Site

Model Dam on the Project Site

5.6.2 Potential Impacts

A. The known 26 historic archaeological sites, the historic buildings within the project boundary, the 14 known pre-contact Native American archaeological sites, and any additional pre-contact Native American sites that have yet to be identified or uncovered will remain undisturbed by any potential development.

5.6.3 Potential Mitigation Measures

A. The proposed action is limited to the creation of the PDD through rezoning. No site-specific development plans are proposed or approved as part of this action. As such, detailed archaeological investigations beyond the completed Phase 1A Study cannot be conducted until future development proposals are advanced.

B. The Phase 1A Archaeological Study prepared for the site was reviewed and accepted by the New York State Historic Preservation Office (SHPO). Based on its findings, SHPO determined that a Phase 1B archaeological survey will be required once specific development plans are identified. The Phase 1B survey will involve systematic shovel testing performed by a qualified archaeological consultant. Testing will include the establishment of a controlled grid system, excavation and screening of soils, and recovery and cataloging of any cultural or historically sensitive materials encountered.

C. A Phase 1B Archaeological Report must be completed and submitted to SHPO for review and acceptance prior to the approval of any site-specific development plans and prior to the commencement of any ground-disturbing activities. Any further mitigation measures, such as avoidance, data recovery, or preservation in place, will be determined based on the results of the Phase 1B survey and in consultation with SHPO.

D. This phased approach ensures that potential impacts to pre-contact and historic resources are appropriately identified and addressed as future development proposals are considered. See Appendix L for SHPO correspondence related to Cultural and Historic Resources.

5.7 Impacts on Open Space and Recreation

5.7.1 Existing Conditions

A. Open space is defined by the Town of Saugerties Zoning code as “Land left in a natural state for conservation and agricultural purposes or land landscaped for scenic purposes, devoted to active or passive recreation, or devoted to the preservation of distinctive architectural, historic, geologic, or botanic sites. The term shall not include land that is paved, used for the storage, parking, or circulation of automobiles, or occupied by any structure. Open space may be included as a portion of one or more large lots or may be contained in a separate open space lot but shall not include private yards within 50 feet of a principal structure.”

B. The preservation of open space and the integration of recreational facilities at Winston Farm are crucial for enhancing environmental sustainability and public well-being. Open space provides a variety of ecological benefits, including the preservation of native plant and animal species, the protection of water resources, and the mitigation of urban heat islands. Additionally, well-designed recreational areas promote physical and mental health by offering spaces for activities such as walking, cycling, and nature observation. Given Winston Farm's historical significance, incorporating open space and recreational opportunities can serve as a valuable community resource.

C. The Winston Farm site has been a source of local recreation, most notably the site of the Woodstock 1994 festival which hosted an estimated 350,000 attendees, and a small section of hill on the west side of the property is frequently used for sledding, and the entire site is utilized for passive recreation such as walking dogs, running, and birding

D. Winston Farm is ± 840 acres. Excluding existing structures, roads, and other impervious surfaces, ± 30 acres in the center of the site, there are ± 741 acres of contiguous, non-fragmented open space. The westernmost portion of the project site is bisected by the Central Hudson Gas and Electric right-of-way easement, and provides an additional 69 acres of contiguous, non-fragmented open space.

E. Surrounding areas of open space that provide recreational amenities for the Town of Saugerties include the Catskill Mountains, the Great Vly-Sawyerkill, the Limestone and Shale Ridge, the Kaaterskill Wetlands, the Beaver Kill Corridor, High Woods, the Lower Esopus Creek Corridor, and the Hudson River Estuary.

F. According to the Town of Saugerties Open Space Plan 2010[3], Winston Farm is identified as the largest undeveloped parcel in Saugerties that is not preserved and could serve as a good example of a large-scale development that supports open space preservation while providing for growth of the town.

5.7.2 Potential Impacts

A. Future development within the Winston Farm PDD may result in the conversion of portions of currently undeveloped land to built uses, resulting in the reduction of open space and potential changes to the site's rural character. This may diminish the visual and ecological value of the landscape and reduce opportunities for passive or informal recreational use.

B. Development may lead to the fragmentation of contiguous open space and natural habitats, potentially disrupting ecological connectivity and limiting the future viability of larger conservation or recreation areas. This could reduce the potential for establishing interconnected greenways or wildlife corridors within the site.

5.7.3 Potential Mitigation Measures

A. In accordance with the PDD regulations, at least 50% of the site's sensitive areas will be preserved through the dedication of permanent open space or conservation easements. The MDP will identify specific areas for preservation to maintain the site's ecological value, visual character, open space and recreation potential.

B. Future development proposals will be required to incorporate a mix of recreational amenities, such as public trails, parks, or open lawns, into the site design. These amenities should be accessible to both residents and the broader community and may include active, passive, and commercial recreation components to address increased demand.

5.8 Impacts on Transportation

5.8.1 Existing Conditions

Refer to Appendix B for the Traffic Impact Report

A. Given that the existing site is primarily undeveloped there is no turning movement, level of service, or accident data for the project site.

B. Passero Associates prepared an updated Traffic Impact Report (TIR) which updates and replaces the earlier study by Creighton Manning and assumes full build-out at once, despite the likelihood of phased development over time.

C. The TIR provides an analysis of the existing street network; road conditions; intersections (signalized and unsignalized); transit, pedestrian, bicycle facilities, and school bus stops; traffic operations (Level of Service or LOS), and recommendations for improvements and mitigation over time as development occurs at Winston Farm.

D. To ensure a comprehensive analysis of potential traffic impacts, a study area was selected consisting of the following intersections:

- NYS Route 212/Blue Mountain Road
- NYS Route 212/Churchland Road
- NYS Route 212/NYS Route 32
- NYS Route 212/Churchland Lane
- NYS Route 212/unsignalized driveways (8 intersections between I-87 overpass and Big Lots Driveway)
- NYS Route 212/I-87 Northbound Ramps
- NYS Route 212/Kings Highway
- NYS Route 212/Big Lots Driveway
- NYS Route 212/Railroad Avenue
- NYS Route 212/Market Street
- Main Street/Market Street/James Street
- Main Street/Partition Street
- NYS Route 32/I-87 Southbound Ramps/Augusta Savage Road
- NYS Route 32/Old Route 32
- NYS Route 32/Mower Mill Road
- NYS Route 32/Peoples Road/Hommelville Road
- NYS Route 32/Old Kings Highway

- NYS Route 32/Malden Turnpike/Old Route 32
- Harry Wells Road/Buffalo Road

E. Table 16 provides a description of the existing roadway network within the study area. The TIR illustrates the lane geometry and traffic controls at each of the study intersections and the Annual Average Daily Traffic (AADT) volumes on the study roadways. The AADTs, in vehicles per day (vpd), reflect the most recently collected data obtained from the NYSDOT or Passero Associates via an extrapolation of turning movement counts performed at the study intersections as well as data collected as a part of this study. Pages 11-13 of the TIR summarize the traffic controls, pedestrian, bicycle, and transit accommodations within the study area. Additionally, pages 13 and 14 of the TIR provide detailed information and tables relating to transit and bicycle route availability.

Table 16: Existing Highway System

Roadway	FC	Agency	Speed (mph)	Lanes per Direction	Lane Width (feet)	Shoulder Width (feet)	AADT		
							Volume	Source	Year
NYS Route 212	16, 17	NYSDOT	35/40	1-2	12	6	16,017	NYSDOT	2019
NYS Route 32	6, 16	NYSDOT	55	1	11	7	12,047	NYSDOT	2017
Blue Mountain Road (CR-35)	8	County	40	1	11	3	3,678	NYSDOT	2015
Churchland Road	19	Town	35	1	11	N/A	853	PA	2023
Churchland Lane	19	Town	30	1	14	N/A	358	PA	2023
Saugerties Manor Road	19	Town	30	1	12	N/A	84	PA	2023
I-87 NB Ramps	11	NYSDOT	30	1	12	11	3,789	PA	2023
Tomsons Road	19	Town	30	1	14	N/A	526	PA	2023
Kings Highway (CR-32)	17	County	40	1	11	7	5,760	NYSDOT	2018
Abbotts Court	19	Town	30	1	10	N/A	21	PA	2023
Railroad Avenue	19	Town	35	1	11	N/A	1,126	PA	2023
Market Street	19	Town	30	1	12	11	7,537	PA	2023
Main Street (US-9W)	16	NYSDOT	30	1	13	10	3,166	NYSDOT	2016
Partition Street (US-9W)	16	NYSDOT	30	1	10	9	5,000	PA	2023
I-87 SB Ramps	11	NYSDOT	30	1	12	7	3,915	PA	2023
Augusta Savage Road	19	Town	30	1	15	N/A	63	PA	2023
Old Route 32 (South)	9	Town	30	1	13	N/A	137	PA	2023
Mower Mill Road	9	Town	30	1	10	N/A	105	PA	2023
Hommelville Road	9	Town	30	1	10	N/A	526	PA	2023
Peoples Road	9	Town	35	1	12	N/A	1,285	NYSDOT	2017
Old Kings Highway (CR-34)	8	County	30	1	11	N/A	2,179	PA	2023
Malden Turnpike (CR-89)	17	County	30	1	10	N/A	2,094	NYSDOT	2015
Old Route 32 (North)	9	Town	30	1	11	N/A	53	PA	2023
Harry Wells Road (CR-36)	9	County	40	1	10	N/A	1,326	PA	2023
Buffalo Road	9	Town	30	1	10	N/A	337	PA	2024

F. Ulster County Area Transit (UCAT) provides one bus route that operates within the vicinity of the project site, Kingston Saugerties (KS). The available capacity of the UCAT bus route was estimated based on the total number of bus trips per day and a 35-person capacity per bus. The KS bus route operates 16 trips on weekdays and 5 trips on Saturdays, which equates to an approximate 560-person and 175-person capacity on weekdays and Saturdays, respectively.

G. Additionally, there is an existing Park-and-Ride facility located along the NYS Route 32 site frontage. This facility provides 43 parking spaces and a sheltered bus stop that is served by Greyhound and Trailways express lines, which provide one inbound and one outbound bus trip per day including weekdays, Saturdays, and Sundays.

H. There are no existing pedestrian accommodations along the subject site's frontages with NYS Route 212 and NYS Route 32, or within its general proximity. A sidewalk is provided along the northerly side of NYS Route 212 east of Interstate-87, and then along both sides of NYS Route 212 further east beyond Railroad Avenue. There is no dedicated bicycle trail/path within the site proximity; however, the Village of Saugerties defines a bicycle loop, known as "Bike Route B" that traverses Peoples Road and Hommelville Road, which is approximately one mile north of the NYS Route 32 site frontage. Additionally, the majority of roadways surrounding the subject site provide shoulders that may be used by cyclists. See TIR page 14 for Bike Route B map.

I. The Saugerties Central School District was contacted by both CM and PA. No information on school bus stop locations has been received to date.

J. The NYSDOT *Projects in Your Neighborhood* web portal was reviewed and it was determined that there are no planned or ongoing projects within the study area. Additionally, the Ulster County Transportation Council FFY 2023- 2027 Transportation Improvement Program, adopted July 26, 2022, was reviewed and there are no planned projects within the study area.

5.8.2 Potential Impacts

A. Given the functional characteristics of the corridors, adjacent land uses, the potential future land uses for the project site, and requirements of the approved Scoping Document, the peak hours selected for analysis are the weekday morning (AM), weekday afternoon/evening (PM), Friday afternoon/evening (FRI), Saturday midday/evening (SAT), and Sunday midday/evening (SUN) peak periods. The combination of site traffic and adjacent street traffic produces the greatest demand during these time periods. At all other times throughout a typical day, the site will generally produce less traffic.

B. CM conducted traffic counts at 19 intersections in the study area during the weekday morning (7:00 AM – 9:00 AM), weekday afternoon/evening (2:00 PM – 7:00 PM), Friday afternoon/evening (3:00 PM – 8:00 PM), Saturday midday/afternoon (11:00 AM - 5:00 PM), and Sunday midday/afternoon (11:00 AM - 5:00 PM) peak periods. To capture typical school traffic and seasonal ski traffic, the counts were conducted during the winter season in December 2022 and January 2023. The counts were conducted when schools were in normal session and did not follow or precede holidays. The counts captured the breakdown in vehicle classifications (lights, buses, heavy vehicles) as well as bicycles and pedestrians. The Existing Traffic Volume Data Collection table below depicts the study time periods and peak hours for analysis at each study intersection. The general peak hours occurred from 7:30-8:30 AM for the weekday morning peak hour, 3:30-4:30 PM for the weekday afternoon/evening peak hour, 4:30-5:30 PM for the Friday afternoon/evening peak hour, 11:15 AM-12:15 PM for the Saturday midday/afternoon peak hour, and 11:45 AM-12:45 PM for the Sunday midday/afternoon peak hour. Peak hours that deviate from the overall study area peak hour have traffic volumes that are greater during that time period than during the study area peak hour. This was done to ensure that any high-volume movements that occur outside of the general peak hour were captured in the analysis.

Table 17: Traffic Study Peak Hours

INTERSECTION	WEEKDAY AM PEAK	AM PEAK HOUR	WEEKDAY PM PEAK	PM PEAK HOUR
NYS Route 212/Blue Mountain Rd	Tuesday, Dec 6th, 2022	7:30-8:30 AM	Tuesday, Dec 6th, 2022	3:30-4:30 PM
NYS Route 212/ Churchland Road	Tuesday, Jan 24th, 2023	7:30-8:30 AM	Tuesday, Jan 24th, 2023	3:30-4:30 PM
NYS Route 212/NYS Route 32	Tuesday, Dec 6th, 2022	7:30-8:30 AM	Tuesday, Dec 6th, 2022	3:30-4:30 PM
NYS Route 212/ Churchland Lane	Tuesday, Dec 6th, 2022	7:30-8:30 AM	Tuesday, Dec 6th, 2022	3:30-4:30 PM
NYS Route 212/Saugerties Manor Rd	Tuesday, Jan 24th, 2023	7:30-8:30 AM	Tuesday, Jan 24th, 2023	3:30-4:30 PM
NYS Route 212/Stewarts Shops Dwys	Tuesday, Jan 24th, 2023	7:30-8:30 AM	Tuesday, Jan 24th, 2023	3:30-4:30 PM
NYS Route 212/I-87 Northbound Ramps	Tuesday, Dec 6th, 2022	7:30-8:30 AM	Tuesday, Dec 6th, 2022	3:30-4:30 PM
NYS Route 212/Pizza Star Driveways	Tuesday, Jan 24th, 2023	7:30-8:30 AM	Tuesday, Jan 24th, 2023	3:30-4:30 PM
NYS Route 212/Tomsons Road	Tuesday, Jan 24th, 2023	7:30-8:30 AM	Tuesday, Jan 24th, 2023	3:30-4:30 PM
NYS Route 212/Kings Highway	Tuesday, Dec 6th, 2022	7:30-8:30 AM	Tuesday, Dec 6th, 2022	3:30-4:30 PM
NYS Route 212/Mobil Driveway	Tuesday, Jan 24th, 2023	7:30-8:30 AM	Tuesday, Jan 24th, 2023	3:30-4:30 PM
NYS Route 212/Big Lots Driveway	Tuesday, Jan 24th, 2023	7:30-8:30 AM	Tuesday, Jan 24th, 2023	3:30-4:30 PM
NYS Route 212/Railroad Avenue	Tuesday, Jan 24th, 2023	7:30-8:30 AM	Tuesday, Jan 24th, 2023	3:30-4:30 PM
NYS Route 212/Market Street	Tuesday, Dec 6th, 2022	7:30-8:30 AM	Tuesday, Dec 6th, 2022	3:30-4:30 PM
Main Street/Market Street/James St	Tuesday, Jan 24th, 2023	8:00-9:00 AM	Tuesday, Jan 24th, 2023	3:30-4:30 PM
Main Street/Partition Street	Tuesday, Jan 24th, 2023	8:00-9:00 AM	Tuesday, Jan 24th, 2023	3:30-4:30 PM
NYS Route 32/I-87 Southbound Ramps/Augusta Savage Road	Tuesday, Dec 6th, 2022	7:30-8:30 AM	Tuesday, Dec 6th, 2022	3:30-4:30 PM
NYS Route 32/Old Route 32	Tuesday, Jan 24th, 2023	8:00-9:00 AM	Tuesday, Jan 24th, 2023	4:15-5:15 PM
NYS Route 32/Mower Mill Road	Tuesday, Jan 24th, 2023	7:30-8:30 AM	Tuesday, Jan 24th, 2023	4:00-5:00 PM
NYS Route 32/Peoples Rd/Hommelville Rd	Tuesday, Dec 6th, 2022	7:15-8:15 AM	Tuesday, Dec 6th, 2022	3:30-4:30 PM
NYS Route 32/Old Kings Highway	Tuesday, Jan 24th, 2023	7:30-8:30 AM	Tuesday, Jan 24th, 2023	4:15-5:15 PM
NYS Route 32/Malden Turnpike/Old Route 32	Tuesday, Jan 24th, 2023	7:30-8:30 AM	Tuesday, Jan 24th, 2023	4:15-5:15 PM
Harry Wells Road/Buffalo Road	Tuesday, Jan 24th, 2023	7:45-8:45 AM	Tuesday, Jan 24th, 2023	4:30-5:30 PM

INTERSECTION	FRIDAY PEAK	FRIDAY PEAK HOUR	SATURDAY MIDDAY PEAK	SATURDAY PEAK HOUR
NYS Route 212/Blue Mountain Road	Friday, Jan 20th, 2023	4:30-5:30 PM	Saturday, Dec 3rd, 2022	12:00-1:00 PM
NYS Route 212/ Churchland Rd	Friday, Jan 20th, 2023	4:30-5:30 PM	Saturday, Jan 28th, 2023	11:15 AM-12:15 PM
NYS Route 212/NYS Route 32	Friday, Jan 20th, 2023	4:30-5:30 PM	Saturday, Dec 3rd, 2022	12:30-1:30 PM
NYS Route 212/ Churchland Lane	Friday, Jan 20th, 2023	4:30-5:30 PM	Saturday, Dec 3rd, 2022	12:30-1:30 PM
NYS Route 212/Saugerties Manor Road	Friday, Jan 20th, 2023	4:30-5:30 PM	Saturday, Jan 28th, 2023	11:15 AM-12:15 PM
NYS Route 212/Stewarts Shops Dwys	Friday, Jan 20th, 2023	4:30-5:30 PM	Saturday, Jan 28th, 2023	11:15 AM-12:15 PM
NYS Route 212/I-87 Northbound Ramps	Friday, Jan 20th, 2023	4:30-5:30 PM	Saturday, Dec 3rd, 2022	11:15 AM-12:15 PM
NYS Route 212/Pizza Star Driveways	Friday, Jan 20th, 2023	4:30-5:30 PM	Saturday, Jan28th, 2023	11:15 AM-12:15 PM
NYS Route 212/Tomsons Road	Friday, Jan 20th, 2023	4:30-5:30 PM	Saturday, Jan 28th, 2023	11:15 AM-12:15 PM
NYS Route 212/Kings Highway	Friday, Jan 20th, 2023	4:30-5:30 PM	Saturday, Dec 3rd, 2022	11:15 AM-12:15 PM
NYS Route 212/Mobil Driveway	Friday, Jan 20th, 2023	4:30-5:30 PM	Saturday, Jan 28th, 2023	11:15 AM-12:15 PM
NYS Route 212/Big Lots Driveway	Friday, Jan 20th, 2023	4:30-5:30 PM	Saturday, Jan 28th, 2023	11:15 AM-12:15 PM
NYS Route 212/Railroad Ave	Friday, Jan 20th, 2023	4:00-5:00 PM	Saturday, Jan 28th, 2023	11:15 AM-12:15 PM
NYS Route 212/Market Street	Friday, Jan 20th, 2023	3:00-4:00 PM	Saturday, Dec 3rd, 2022	11:15 AM-12:15 PM
Main Street/Market Street/James Street	Friday, Jan 20th, 2023	3:15-4:15 PM	Saturday, Jan 28th, 2023	11:15 AM-12:15 PM
Main Street/Partition Street	Friday, Jan 20th, 2023	3:00-4:00 PM	Saturday, Jan 28th, 2023	2:30-3:30 PM
NYS Route 32/I-87 Southbound Ramps/Augusta Savage Road	Friday, Jan 20th, 2023	4:30-5:30 PM	Saturday, Dec 3rd, 2022	11:15 AM-12:15 PM
NYS Route 32/Old Route 32	Friday, Jan 20th, 2023	4:30-5:30 PM	Saturday, Jan 28th, 2023	4:00-5:00 PM
NYS Route 32/Mower Mill Road	Friday, Jan 20th, 2023	4:30-5:30 PM	Saturday, Jan 28th, 2023	4:00-5:00 PM
NYS Route 32/Peoples Road/Hommelville Road	Friday, Jan 20th, 2023	4:30-5:30 PM	Saturday, Dec 3rd, 2022	11:15 AM-12:15 PM
NYS Route 32/Old Kings Highway	Friday, Jan 20th, 2023	4:30-5:30 PM	Saturday, Jan 28th, 2023	4:00-5:00 PM
NYS Route 32/Malden Turnpike/Old Route 32	Friday, Jan20th, 2023	4:30-5:30 PM	Saturday, Jan28th, 2023	4:00-5:00 PM
Harry Wells Road/Buffalo Road	Friday, Jan 20th, 2023	4:30-5:30 PM	Saturday, Jan 28th, 2023	1:30-2:30 PM

INTERSECTION	SUNDAY PEAK	SUNDAY PEAK HOUR
NYS Route 212/Blue Mountain Road	Sunday, January 29th, 2023	11:45 AM-12:45 PM
NYS Route 212/ Churchland Road	Sunday, January 29th, 2023	12:30-1:30 PM
NYS Route 212/NYS Route 32	Sunday, January 29th, 2023	11:45 AM-12:45 PM
NYS Route 212/ Churchland Lane	Sunday, January 29th, 2023	11:45 AM-12:45 PM
NYS Route 212/Saugerties Manor Road	Sunday, January 29th, 2023	11:45 AM-12:45 PM
NYS Route 212/Stewarts Shops Dwys	Sunday, January 29th, 2023	11:45 AM-12:45 PM
NYS Route 212/I-87 Northbound Ramps	Sunday, January 29th, 2023	11:45 AM-12:45 PM
NYS Route 212/Pizza Star Driveways	Sunday, January 29th, 2023	11:45 AM-12:45 PM
NYS Route 212/Tomsons Road	Sunday, January 29th, 2023	11:45 AM-12:45 PM
NYS Route 212/Kings Highway	Sunday, January 29th, 2023	11:45 AM-12:45 PM
NYS Route 212/Mobil Driveway	Sunday, January 29th, 2023	11:45 AM-12:45 PM
NYS Route 212/Big Lots Driveway	Sunday, January 29th, 2023	11:45 AM-12:45 PM
NYS Route 212/Railroad Avenue	Sunday, January 29th, 2023	11:45 AM-12:45 PM
NYS Route 212/Market Street	Sunday, January 29th, 2023	11:45 AM-12:45 PM
Main Street/Market Street/James St	Sunday, January 29th, 2023	11:45 AM-12:45 PM
Main Street/Partition Street	Sunday, January 29th, 2023	11:45 AM-12:45 PM
NYS Route 32/I-87 Southbound Ramps/Augusta Savage Road	Sunday, January 29th, 2023	11:45 AM-12:45 PM
NYS Route 32/Old Route 32	Sunday, January 29th, 2023	11:45 AM-12:45 PM
NYS Route 32/Mower Mill Road	Sunday, January 29th, 2023	11:45 AM-12:45 PM
NYS Route 32/Peoples Road/Hommelville Road	Sunday, January 29th, 2023	11:45 AM-12:45 PM
NYS Route 32/Old Kings Highway	Sunday, January 29th, 2023	11:45 AM-12:45 PM
NYS Route 32/Malden Turnpike/Old Route 32	Sunday, January 29th, 2023	11:45 AM-12:45 PM
Harry Wells Road/Buffalo Road	Sunday, January 29th, 2023	2:00-3:00 PM

C. Automatic Traffic Recorders (ATRs) were installed to collect traffic volume, speed, and classification data over several days in December 2022 and January/February 2023, at 9 locations along NYS Route 21, Kings Highway, Railroad Avenue, and NYS Route 32 in accordance with the DGEIS Scoping Document.

D. The COVID-19 pandemic was anticipated to have an effect on the turning movement counts. The observed volumes from each study period were compared to historical ATR data collected by NYSDOT between 2017 and 2019, as well as ATR data collected by CM in 2014 and 2019. Calibration factors were used to properly account for pre-COVID traffic conditions. The findings of the traffic volume comparison and the calibration factors were presented to and validated by the Town's Traffic Consultant, Colliers Engineering & Design (Colliers).

E. A crash investigation within the study area was conducted to assess the safety history from October 1, 2019, through September 30, 2024. 12 of the 26 study intersections had a crash rate equal to or higher than the statewide averages. A traffic signal is warranted and recommended at the NYS Route 32/Hommelville Rd/Peoples Rd and NYS Route 32/Old Kings Hwy intersections. The left turn crash clusters at the NYS Route 32/Hommelville Rd/Peoples Rd and NYS Route 32/Old Kings Hwy intersections can be mitigated through the installation of a traffic signal with a flashing yellow arrow for the permitted left turn phases. Additionally, in order to mitigate the existing left turn crash pattern in the eastbound direction at the NYS Route 212/NYS Route 32, it is recommended that NYSDOT considers installing flashing yellow arrows for the permitted left turn phases for at least the eastbound approach. The remaining intersections with above average collision rates should be explored in conjunction with the associated jurisdictional agency to determine applicable mitigation. (see TIR pages 19-24) Background traffic volumes represent the traffic conditions during the proposed build year without development of the project. It is assumed that the development could be completed and occupied in 2028. In accordance with the DEIS Scoping Document, the analysis should be conducted for the estimated year of project completion (design year) plus 10 years. In keeping with NYSDOT standards, the design year was rounded to 2030 and prepared traffic projections for 10 years beyond the estimated time of completion (ETC+10) – 2040. Traffic volume data from various ATRs published on the NYSDOT *Traffic Data Viewer* were reviewed and an annual growth rate of +0.50% was calculated. This growth rate, upon review and approval by the Town's Traffic Consultant, Philip Grealy, was applied to the 2023 existing calibrated volumes and compounded annually for 17 years. Traffic related to specific developments were also added to the background/no-build conditions. The widely accepted

methodology for preparing traffic impact studies requires that any projects in the study area that are currently approved and/or under construction must be considered in the traffic analysis. Projects that are contemplated but not yet approved are not typically included in a traffic analysis. Two nearby developments were identified by the Town's Planning Board Secretary and were included in the background (No-Build) conditions.

The TIR investigated available sight distances at the driveway locations. All site driveways will be signalized thereby eliminating most sight distance concerns. As each phase of the project goes through the site planning process and updated traffic studies are provided, they should look closely at the access points at that time to determine if right turn on red movements should be prohibited due to sight distance concerns.

F. The volume of traffic generated by a site is dependent on the intended land use and size of the development. Trip generation is an estimate of the number of trips generated by a specific building or land use. These trips represent the volume of traffic entering and exiting the development. The latest *Trip Generation Manual 11th Edition* published by the ITE is the industry standard and is used as a reference for this information. In order to provide a realistic estimate of trip generation, various credits were considered including Internal Capture, Pass-By, and Diverted-Link.

G. The overall peak hour trip generation of the subject site upon bull build-out under the alternative scenarios, is as follows.

Table 18: Peak Hour Trip Generation Summary

Scenario		Weekday AM Peak Hour			Weekday PM Peak Hour			Friday PM Peak Hour			Saturday Midday Peak Hour			Sunday Midday Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
As-of-Right	Total Site Generated Trips	327	494	821	918	758	1,676	969	695	1,664	1,048	941	1,989	772	751	1,523
	Internal Capture	0	0	0	-26	-19	-45	-29	-18	-47	-24	-21	-45	-20	-19	-39
	Pass-By Trips	0	0	0	-150	-153	-303	-158	-133	-291	-144	-130	-274	-135	-139	-274
	Diverted Trips	0	0	0	-150	-155	-305	-111	-94	-205	-212	-193	-405	-96	-98	-194
	Total Primary Trips	**327**	**494**	**821**	**592**	**431**	**1,023**	**671**	**450**	**1,121**	**668**	**714**	**1,265**	**521**	**495**	**1,016**
Sponsors Preferred	Total Site Generated Trips	645	583	1,228	1,316	1,293	2,609	1,476	1,371	2,847	1,558	1,419	2,977	1,016	1,037	2,053
	Internal Capture	0	0	0	-106	-104	-210	-115	-109	-224	-119	-111	-230	-76	-79	-155
	Pass-By Trips	0	0	0	-193	-197	-390	-202	-192	-394	-190	-171	-361	-123	-121	-244
	Diverted Trips	0	0	0	-207	-211	-418	-233	-213	-446	-316	-281	-597	-136	-131	-267
	Total Primary Trips	**645**	**583**	**1,228**	**810**	**781**	**1,591**	**926**	**856**	**1,783**	**933**	**856**	**1,789**	**681**	**706**	**1,387**
Reasonable Worst Case	Total Site Generated Trips	754	642	1,396	1,398	1,379	2,777	1,510	1,398	2,908	1,642	1,492	3,134	1,127	1,148	2,275
	Internal Capture	0	0	0	-111	-105	-216	-114	-119	-233	-125	-114	-239	-86	-84	-170
	Pass-By Trips	0	0	0	-202	-206	-408	-207	-185	-392	-207	-186	-393	-128	-127	-255
	Diverted Trips	0	0	0	-212	-215	-427	-237	-213	-450	-311	-277	-588	-138	-134	-272
	Total Primary Trips	**754**	**642**	**1,396**	**873**	**853**	**1,726**	**952**	**881**	**1,833**	**999**	**915**	**1,914**	**775**	**803**	**1,578**

The AOR scenario would generate the fewest amount of peak hour trips. The SP scenario would generate more trips than the AOR scenario during each of the study peak hours with the lowest difference being 371 total trips and the greatest difference being 662 total trips. Finally, the RWCS scenario would generate more trips than under both the AOR and SP scenarios during each of the study peak hours.

Peak hour trip generation after accounting for internal capture, pass-by trips, and diverted link trips were calculated and are referred to as primary trips. The RWCS scenario projects cumulative morning or evening peak hour primary trips will be 1,396 in the weekday AM, 1,726 in the weekday PM, 1,833 in the Friday PM, 1,914 in Saturday midday, and 1,578 on Sunday midday.

H. The cumulative effect of site generated traffic on the transportation network is dependent on the origins and destinations of that traffic and the location of the access drives serving the site. Trip distribution patterns determined in the March 8, 2024, CM TIR were used for this analysis. Traffic generated by the project was distributed throughout the adjacent roadway system based on potential travel

patterns and places of interest for the future users of the project. The analysis assumes that the commercial and residential components will attract approximately 50% of their trips from “inner town” local roads and 50% from I-87, while the hotel and recreational components will attract approximately 80% of their trips from I-87 and 20% from local roads. Pass-by trips were assumed to occur mostly via Augusta Savage Road rather than the NYS Route 212 site driveway since the commercial uses would be located along the NYS Route 32 frontage. Diverted Link trips were added to the I-87 northbound and southbound ramps to account for motorists diverting from their typical route to visit the site.

I. The TIR used the Transportation Research Board's (TRB) *NCHRP Report 279 Intersection Channelization Design Guide* to evaluate the volume warrants for a left-turn treatment at the NY-212/Proposed Easterly Driveway, NY-212/Proposed Westerly Driveway, and NY-32/Proposed Driveway intersections. The TIR determined that a left-turn treatment is warranted during all peak hours under full development conditions at both the NY Route 212/Easterly Driveway intersection and the NY Route 32/Driveway intersection. A left-turn treatment is not warranted at the NY Route 212/Westerly Driveway intersection.

J. A traffic signal warrant analysis was performed at the existing NY-32/Peoples Rd/Hommelville Rd and NY-32/Old Kings Hwy intersections under existing, background, and full build conditions and at the NY-212/Proposed Easterly Driveway and NY-32/Proposed Driveway intersections under full build conditions. The need for a traffic signal is determined by comprehensive investigation of existing traffic conditions and physical characteristics at the location. The *Standard Specifications Update for the adoption of the National MUTCD (FHWA),* and the *New York State Supplement* were reviewed to investigate the need for a traffic control signal at these locations. The TIR concluded that a traffic signal is warranted at all four intersections under full build conditions.

K. CM/PA conducted a feasibility evaluation for roundabouts at the following intersections:

- NYS Route 32/Peoples Road
- NYS Route 32/Northeast Area Driveway
- NYS Route 32/Augusta Savage Road/Interstate-87 SB Ramp
- NYS Route 32/NYS Route 212
- NYS Route 212/South Area Driveway

These intersections were selected as the project proposes to either improve them with a signal, or they are considered key intersections. TIR page 35 indicates that all intersections are likely to operate sufficiently as either a single-lane or double-lane roundabout depending on the intersection ADT. It should be noted that the geometric feasibility, i.e., the constructability of a roundabout, was not investigated at this time. For the purposes of this study, detailed operational analyses of these intersections were not conducted. Rather, capacity improvements and/or phasing and timing changes were explored to mitigate operational constraints expected under the 2040 Sponsors Preferred Scenario conditions. A more detailed evaluation should be conducted as traffic studies are updated during the site plan approval processes in the future.

L. It is anticipated that the majority of special events at the venue in this scenario will occur outside of the studied peak hours either on weekday evenings or Saturdays/Saturday evenings. As such, it was assumed that any special event traffic that would occur during the peak hours would be negligible. As the future development moves through the site plan review process, detailed design related to the number of parking spaces, appropriate on and off-site wayfinding, and the need for temporary event traffic control should be evaluated.

M. Capacity analysis is a technique used for determining a measure of effectiveness for a section of roadway and/or intersection based on the number of vehicles during a specific time period. The measure of effectiveness used for the capacity analysis is referred to as a Level of Service (LOS). Levels of service are calculated to provide an indication of the amount of delay that a motorist experiences while traveling along a roadway or through an intersection. Since the most amount of delay to motorists usually occurs at intersections, capacity analysis focuses on intersections, as opposed to highway segments. Table 19 depicts Level of Service criteria for both signalized and unsignalized intersections and associated delays per vehicle in seconds.

Table 19: Level of Service Criteria

LOS	Signalized Control	Unsignalized Control
A	< 10	< 10
B	10 – 20	10 – 15
C	20 – 35	15 – 25
D	35 – 55	25 – 35
E	55 – 80	35 – 50
F	> 80	> 50

N. Other Considerations: Within the DGEIS Scoping Document, there are several items listed under section 4.6.8. “Impacts on Transportation” that do not fit under the previous parts of this report. As such, they are discussed below.

The goals of the Ulster County Transportation Improvement Program were reviewed. The following items are noted:

- Future development in the PDD will include a large area of open space and the conservation of the Beaver Kill stream which is protecting and enhancing the environment. The suggested traffic improvements will not affect the Beaver Kill.

- Future development is expected to improve the quality of life and economic vitality of the area and enhance travel and tourism. The suggested traffic improvements, once implemented, will minimize recognizable delays in the transportation system.

- Improvements for the Peoples Road/Hommelville and NYS Route 32/Old Kings Highway (CR 34) intersections would improve the safety of the transportation system for motorized users.

- It is noted that at this preliminary stage, details of the internal access roadways and circulation patterns, and other operational characteristics have not been finalized. As such, turning templates have not been prepared. These design evaluations will be conducted during the Town’s review of a site plan application for future development within the PDD. Internal pedestrian and bicycle accommodations will also be provided on-site but have not been finalized at this time. As the project advances, coordination

with emergency services organizations including police, fire, and ambulance will be made to ensure their requirements are met.

- Consideration will be given to expanding the existing UCAT bus service to serve the park-and-ride facility located along the NYS Route 32 frontage of the site. This facility currently allows carpool parking for up to 72 hours; however, existing parking demand has not been evaluated at this time. As development progresses at Winston Farm, the Project Sponsor is willing to collaborate with the Town and other relevant agencies to support and enhance the use of this park-and-ride facility, including implementing pedestrian and parking improvements as needed. If improvements to the park-and-ride facility or changes to bus routes are implemented, it is anticipated that a portion of site-generated trips will shift to bus transit, thereby reducing primary vehicular trips at site driveways and nearby intersections. For the purposes of this report, however, no reductions for transit usage have been applied.

5.8.3 Potential Mitigation Measures

A. Twenty-eight study intersections were evaluated under the 2023 Existing and 2040 No-Build Conditions, and the 2040 Build Condition. The LOS summary reveals that off-site locations are expected to experience operational constraints due to the additional volumes from full build-out in the PDD. A summary of the off-site mitigation measures are as follows:

Off-Site Mitigation Summary

Location	Build Conditions Concerns	Possible Improvements
NYS Route 32/NYS Route 212 Intersection	• Southbound delays • Overall intersection delays • Westbound and southbound queues	• Signal timing modifications • Southbound approach lane geometry changes
NYS Route 212/I-87 NB Ramp Intersection/ McDonalds Driveway	• Overall intersection delay • Eastbound delays • Queue on the corridor	• Construct northbound right lane • Extend second northbound lane to provide 450 ft of storage • Signal phasing/timing/coordination modifications
NYS Route 212 Signalized Intersections: 1. Kings Highway 2. Big Lots Driveway	• Overall intersection delay • Eastbound delays • Queue on the corridor	• Signal timing coordination
NYS Route 212/I-87 SB Ramp Intersection/ Augusta Savage Rd	• Overall intersection/approach delays • Queue on the approaches	• Construct additional approach lanes and/or revise lane geometry on all four approaches • Signal phasing/timing modifications
NYS Route 32/Hommelville Rd/Peoples Rd	• Delays on eastbound and westbound approaches	• Proposed traffic signal
NYS Route 32/Old Kings Highway (CR 34)	• Delays on westbound approach	• Install northbound right turn lane • Proposed traffic signal

If approved, the above improvements will be implemented in coordination with the Town of Saugerties, Ulster County, and NYSDOT and will be funded based on the respective jurisdictional agency's preferred method.

B. Conceptual improvement plans will be prepared subsequent to preliminary approval by the respective jurisdictional agencies. The TIR analysis and the recommended mitigation are based on a full build-out plan of Winston Farm to inform decision-makers of the potential areas of concern. Any applications made to the Town of Saugerties for development within the PDD will be accompanied by trip-generation information that can be compared to the TIR to identify the need and timeline for implementing the mitigation measures.

C. Traffic will continue to be monitored and evaluated as future development is commenced on the project site. Therefore, the rezoning of the project site will not

result in significant adverse impacts to the transportation network in the surrounding community.

5.9 Impacts to Utility Facilities

5.9.1 Existing Conditions

Refer to Appendix K for the Water & Sewer Engineer's Report
Refer to Appendix O for the Energy Demand Report

5.9.1.1 Water and Wastewater

A. The Town of Saugerties obtains its drinking water from the Village of Saugerties. The Village of Saugerties Water System is the only major public water supply system in the vicinity of the property. The sole source of this water system is the Blue Mountain Reservoir which has a 6-million-gallon storage capacity. The four main streams that flow into the Blue Mountain Reservoir are the Plattekill, Cotton, Lucaskill, and Manorville, which make up a watershed area that spans ± 18.5 square miles.

B. The water is fed from the reservoir to the water treatment plant, which is designed to treat 1.8 million gallons per day (MGD).

C. This water system serves ± 4,500 people through 1,475 connections in the Village and 5,770 people through 2,168 connections in the Town. Within the Town of Saugerties, there are four water districts – Bluestone Park, Glasco, Malden, and Kings Highway. The project site is closest to the Kings Highway District.

D. Historically, the total annual water production at the Blue Mountain Reservoir is as follows:

Table 20: Annual Public Water Production

Year	Total Annual Water Production (gallons)
2018	320,601,000
2019	320,601,000
2020	315,870,000
2021	324,330,243
2022	341,488,455

E. The Town has four sewer districts – Kings Highway, Barclay Heights, Malden, and Glasco. Kings Highway is the closest district to the project parcel, however conveyance to each district and capacity within each are limited.

F. Over the past decade, previous sewer reports and assessments were completed for previous ideas and concepts suggested on the property. The findings were compiled, and it was determined the existing Village of Saugerties wastewater system does not have enough capacity and is not close enough in proximity to the project site. Due to the conveyance and capacity challenges within the municipal collection and treatment systems, an on-site treatment modular wastewater treatment plant approach is being considered.

G. Conceptual plans and programs for this new on-site wastewater treatment plan are in development and will be finalized after the proposed zoning change of the property and when site-specific development occurs.

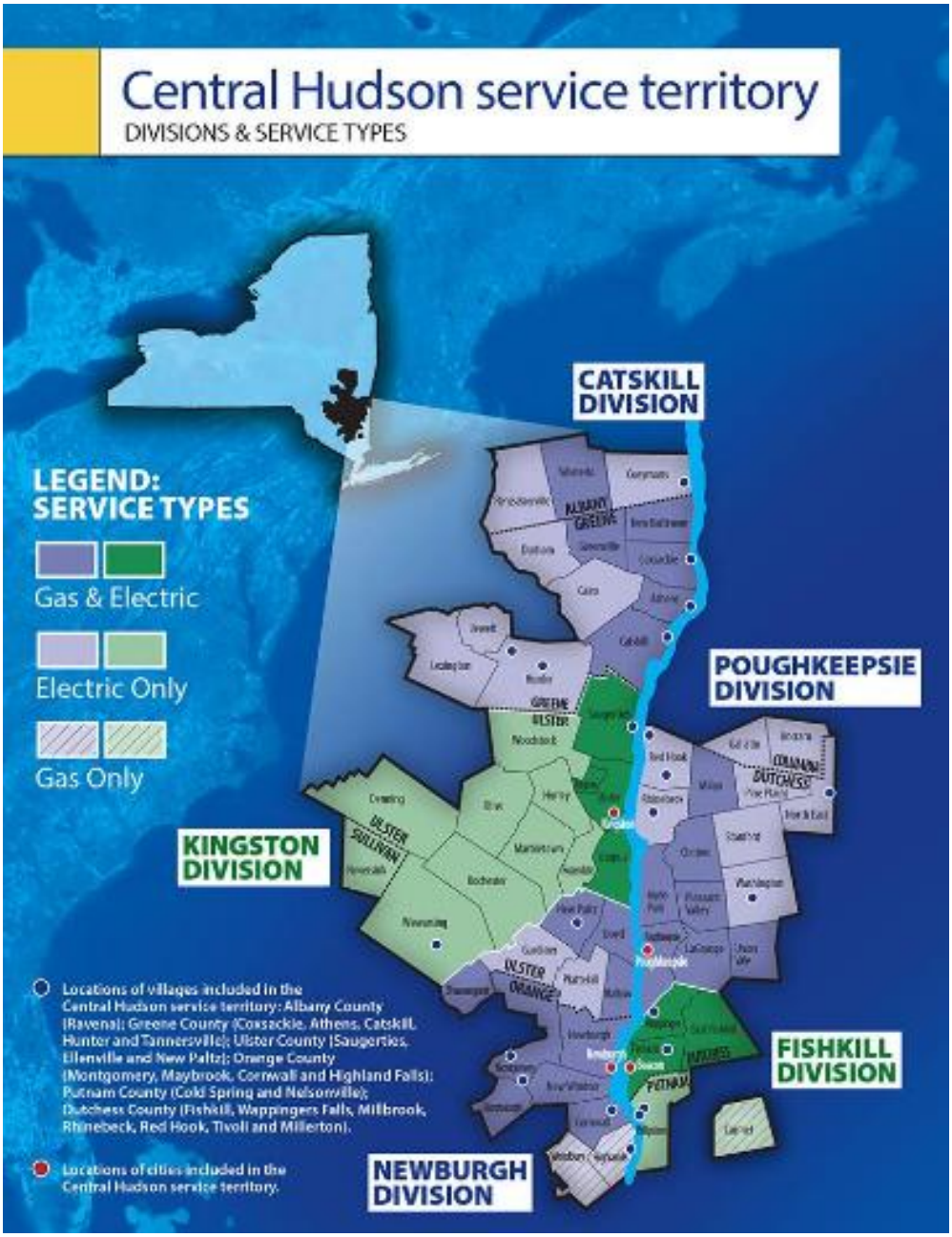
5.9.1.2 Gas, Electric

A. Blake Engineering, PLLC was retained by the Project Sponsor to evaluate the potential impacts on energy based on the alternative development scenarios.

B. The project site is located within the service area of Central Hudson Gas & Electric Corp. (Central Hudson) for natural gas and electricity.

C. Central Hudson delivers natural gas and electricity in a defined service territory that extends from the suburbs of metropolitan New York City north to the Capital District at Albany. Below is a service territory map from the Central Hudson website which shows that the project site is centrally located within the company’s coverage area and is part of the Kingston Division.

Figure 27: Central Hudson Service Territory



D. The project site is located close to the existing Central Hudson distribution infrastructure. There is an existing substation located due east of the project site entrance, on the opposite side of NY State Thruway (I-87). There is an existing natural gas distribution line running along Route 32. This is a 120 PSI radial feed in a 6” plastic line.

E. Both natural gas and electric systems presently have available capacity that can be assigned to the project site, but an in-depth capacity study is required to quantify the current accurate availability and allocate services to the site. This in-depth study will be completed when site-specific development plans have been completed.

F. It is important to note that although there is system capacity available from Central Hudson, modifications to the distribution system will be required to serve loads at the project site.

G. The Town of Saugerties has entered a Community Choice Aggregation partnership (CCA) which allows participating municipalities to procure energy supply service on behalf of eligible customers in the community. Saugerties is one of twelve towns in the mid-Hudson region that have joined this program to leverage collective bargaining power to purchase bulk energy at lower prices. Using this agreement, the energy supply is purchased by the municipality's CCA and delivered by Central Hudson using their distribution infrastructure.

H. The existing electricity and gas demand to the project site is minimal as the only structures currently at the site are the caretaker's residence, the property owner's seasonal residence, an abandoned mansion, and the remains of a former barn.

I. There is currently a single-phase overhead electric service that enters the project site from Route 32 and continues along Augusta Savage Road to the center of the site. According to the Central Hudson Electrification Hosting Capacity database, these utility lines that run along Augusta Savage Road are fed from feeder #3002 from the Saugerties substation. These feeders operate at 13.20 kV and serve the area to the north of the project site to the town and county line.

J. The feeders are rated for 6 MVA and are currently operating at a summer peak load of 5.29 MVA and a winter peak load of 5.62 MVA. Based on this data there is insufficient capacity in the existing feeders to serve the project site. New feeders from the substation will be required, assuming there is still available capacity at the substation at the time of work. The DGEIS is focused on evaluating impacts associated with a zoning change of the property. This deficiency in capacity will be addressed at a later time when site-specific development information is available.

5.9.1.3 Telecommunications

A. Telecommunications services are predominantly provided to the area by Spectrum, Archtop Fiber, and Crown Castle. Spectrum provides cable TV, internet, and telephone while Archtop Fiber provides internet and telephone services. Crown Castle provides internet services via its fiber network to commercial clients as well as owning a portfolio of cell towers and small cell nodes for wireless infrastructure.

B. Crown Castle has existing fiber optic distribution that runs along Route 32 in front of the project site as well as two cellular towers located within one to two miles away. Archtop Fiber is a relatively new company to the area and is in the process of building out its fiber optic network.

5.9.2 Potential Impacts

5.9.2.1 Water and Wastewater

The projected flow based on the program for each scenario is presented below:

Table 21: Maximum – Projected Scenario Based Water Flow

Scenario	Demand (GPD | gpm)
Total Average Daily Flow	427,270 GPD (297 gpm)
Maximum Daily Flow (Factor of 2)	854,540 GPD (593 gpm)
Peak Flow (Factor of 4)	1,709,080 GPD (1,187 gpm)

A. Water demand calculations were prepared in accordance with the Ten State Standards Manual, as well as NYSDEC and NYSDOH guidance, to account for the maximum future development thresholds of the project site, incorporating the use of modern water-saving fixtures to promote sustainability.

B. Plans for future development include a water system that will serve various uses on the site and in the community.

C. To explore groundwater resources, two existing wells were further tested to understand drawdown and recovery capacity. Labella Associates performed an extended length flow test on the existing well located on the site called TW-1. The test discovered that the well water yield stabilized and was able to sustain a flow of 220 gpm. The hydrogeologic pump test results can be found in Appendix C.

D. Well water used for domestic purposes will be treated to NYS drinking water quality standards. Turbidity and elevated iron levels have been identified as potential concerns in the raw water from the aquifer. Future water treatment systems will include greensand filters to reduce iron concentrations to levels below the recommended maximum contaminant levels (MCL). To address turbidity caused by suspended particles, treatment methods such as coagulation, sedimentation, and filtration will be implemented. Sodium hypochlorite will be used in the treatment process to assist with iron removal. Although manganese and hydrogen sulfide are not currently present in the aquifer, the selected system will include filters rated to remove these and similar compounds, if detected in the future. Final disinfection will be achieved using UV or chlorine treatment. All piping materials, valves, meters, fittings, and sample taps will meet applicable health and safety standards and will be included in system design to ensure proper monitoring and quality control.

E. A low-profile water storage tank will be constructed and designed in accordance with all applicable New York State guidelines. The tank will be sized to provide storage equal to 1.5 times the average daily demand, emergency storage equal to the average daily demand, and sufficient volume to meet the required fire flow rate. The tank will be sited and designed to minimize visual impacts from public viewpoints. Its structural design and foundation will be based on findings and recommendations from a future geotechnical soil investigation, which will be conducted during the site-specific development phase.

F. The water distribution system will be designed and operated to maintain a minimum residual pressure of 20 psi at ground level at all points in the distribution system under all conditions of flow including fire flow. The average day demand, maximum day demand, and fire flow under peak hourly demand scenarios will be simulated to assess the minimum available pressure and the maximum available fire flow while maintaining a minimum 20 psi residual pressure. The normal working pressures in the distribution system will be maintained between 35 and 100 psi at ground level.

G. Hydrants will be installed throughout the distribution system at all road intersections, dead-end lines, and all high points, and will be spaced at intervals in accordance with the NYS Fire Code. The internal water main and its appurtenances will remain private.

H. The proposed water system improvements have been designed in accordance with application standards and guidelines including the Recommended Standards for Water Works (Ten States Standards), NYSDOH, and American Water Works Association (AWWA) standards standard specifications and details.

I. Proper operation of the water system will require regular attention, testing, and maintenance to satisfy NYS compliance and monitoring requirements. All operations are to be performed and supervised by the designated water system operator.

J. The Project Sponsor is open to a public-private partnership with entities like the Village of Saugerties to maximize efficiency and reallocate any excess capacity identified after full buildout. Additional opportunities for collaboration, including enhancements for storage, fire protection, and system pressure management, remain under consideration to improve system reliability while supporting community needs.

K. The wastewater treatment system (WWTS) will be designed to handle the strengths of the sewage generated by future uses. The final plans for a WWTS will be completed later at the development-specific level. The WWTS is subject to a State Pollutant Discharge Elimination System (SPDES) permit for the treatment of the wastewater and discharge to the Beaver Kill.

L. An on-site WWTS will be necessary to support the needs of future development. It is anticipated that a treatment plant will be modular, allowing for expansion and adaptation as site-specific development is proposed. This system will be sized to handle peak flows (four times the average daily flow).

5.9.2.2 Gas, Electric

Projected energy loads were generated for the AOR, SP, and RWCS alternatives to illustrate potential future energy demand under a full build-out scenario. No development is currently proposed, and the projections are intended to represent what energy demand could look like if each alternative were fully developed.

Table 22: Projected Energy Demand Calculations

Winston Farm Energy Demand - As of Right Plan						
Category	**Quantity**	**Units**	**Projected Annual Electricity Consumption (kWh)**	**Projected Annual Natural Gas Consumption (ccf)**	**Projected Electricity Demand (kW)**	**Projected Natural Gas Demand (ccf)**
Residential - Estate Lots	0	Lots	0	0	0	0
Residential - Single Family	773	Lots	8,178,093	634,997	3,734	483
Residential - Townhouses	0	Units	0	0	0	0
Residential - 4 Story Apartments	0	Units	0	0	0	0
Camping - Cabins	0	Cabins	0	0	0	0
Camping - RV Sites	0	Sites	0		0	0
Commercial/Retail - 1st Floor Only	0	SF	0	0	0	0
Commercial/General Business	26	Acres	4,009,379	91,200	915	52
Commercial - Boutique Hotel	0	Keys	0	0	0	0
Commercial - Amphitheater	0	Person	0	0	0	0
Commercial - Conference Center	0	Keys	0	0	0	0
Tech Industrial - 1 Story	0	SF	0	0	0	0
		Totals	**12,187,472**	**726,197**	**4,650**	**535**

Winston Farm Energy Demand - Sponsor's Preferred Plan						
Category	**Quantity**	**Units**	**Projected Annual Electricity Consumption (kWh)**	**Projected Annual Natural Gas Consumption (ccf)**	**Projected Electricity Demand (kW)**	**Projected Natural Gas Demand (ccf)**
Residential - Estate Lots	76	Lots	1,302,642	101,145	595	77
Residential - Single Family	78	Lots	825,215	64,075	377	49
Residential - Townhouses	110	Units	754,161	58,558	344	45
Residential - 4 Story Apartments	650	Units	2,785,254	216,264	1,272	165
Camping - Cabins	100	Cabins	514,201	39,926	293	30
Camping - RV Sites	0	Sites	0	0	0	0
Commercial/Retail - 1st Floor Only	132800	SF	2,802,345	63,744	640	36
Commercial/Retail	287000	SF	6,056,272	137,760	1,383	79
Commercial - Boutique Hotel	150	Keys	670,727	15,257	153	9
Commercial - Amphitheater	5000	Person	886,284	20,160	253	12
Commercial - Conference Center	250	Keys	3,392,075	77,158	774	44
Tech Industrial - 1 Story	250000	SF	13,988,863	318,200	2,662	182
		Totals	**33,978,038**	**1,112,246**	**8,746**	**726**

Winston Farm Energy Demand - Reasonable Worst Case Plan						
Category	Quantity	Units	Projected Annual Electricity Consumption (kWh)	Projected Annual Natural Gas Consumption (ccf)	Projected Electricity Demand (kW)	Projected Natural Gas Demand (ccf)
Residential - Estate Lots	76	Lots	1,302,642	101,145	595	77
Residential - Single Family	57	Lots	603,042	46,824	275	36
Residential - Townhouses	115	Units	788,441	61,219	360	47
Residential - 4 Story Apartments	800	Units	3,428,005	266,171	1,565	203
Camping - Cabins	100	Cabins	514,201	39,926	293	30
Camping - RV Sites	57	Sites	520,125		297	0
Commercial/Retail - 1st Floor Only	-				0	0
Commercial/Retail	425000	SF	8,968,347	204,000	2,048	116
Commercial - Boutique Hotel	150	Keys	593,335	13,496	135	8
Commercial - Amphitheater	5000	Person	886,284	20,160	253	12
Commercial - Conference Center	300	Keys	3,392,075	77,158	774	44
Tech Industrial - 1 Story	375000	SF	20,983,294	477,300	3,992	272
		Totals	**41,979,791**	**1,307,400**	**10,589**	**844**

A. In each alternative explored it is anticipated that future construction will occur in phases with the energy consumption scaling up accordingly. During future construction it is anticipated there will be some temporary electrical services that will be used for construction trailers and to support daily activities although these loads will be much less than that required for permanent structures.

B. Energy conservation is regulated at the state level. Future design and plans for residential buildings must comply with the New York State Energy Conservation Construction Code. The code specifies the requirements for heating and cooling systems, the hot water system, the electrical system, material and equipment specifications, and sealing the building envelope to meet compliance standards.

C. The Town of Saugerties is a designated New York State Clean Energy Community demonstrating their commitment to clean energy. NYSERDA developed the NYStretch-2020 supplement to the 2020 Energy Conservation Construction Code of New York State (Energy Code). This model code is available for voluntary adoption by local governments as a more stringent local energy code to meet energy and climate goals by accelerating the savings obtained through local building energy codes.

5.9.2.3 Telecommunications

A. Future development will require the expansion of telecommunications infrastructure to connect through the property. There is available capacity from the current providers to serve future development without impacting services to current customers.

5.9.3 Potential Mitigation Measures

A. To mitigate potential increases in energy demand associated with the full build-out of the Winston Farm PDD, all future development is required to comply with the most current version of the New York State Energy Conservation Construction Code. This includes standards for high-performance building envelopes, energy-efficient HVAC systems, LED lighting, and smart energy management systems.

B. The PDD regulations encourage the use of alternative energy systems, such as solar and geothermal heating and cooling, to offset projected energy demand and reduce reliance on the utility grid.

C. Depending on the scale and type of development, the following additional strategies may be requested or encouraged during the review of site-specific project reviews:

- Submission of a building energy model to evaluate anticipated energy performance and system loads. For large-scale projects exceeding the defined energy threshold, third-party commissioning may be required to ensure systems perform as designed.

- Coordination with utility providers by commercial and industrial users to participate in demand response programs to help reduce peak energy loads.

These measures are intended to reduce peak and overall energy demand, promote long-term sustainability, and ensure energy infrastructure is not overburdened by future development.

D. As development progresses within the Winston Farm PDD, utility demands, availability, infrastructure capacity, and potential mitigation measures will be evaluated on a project-by-project basis. Each site-specific development proposal will include an assessment of cumulative energy and utility impacts to ensure that infrastructure remains adequate and that future projects align with energy efficiency goals and mitigation strategies. This phased review approach will help ensure that

the rezoning and incremental build-out of the site do not result in significant adverse impacts to existing utility systems.

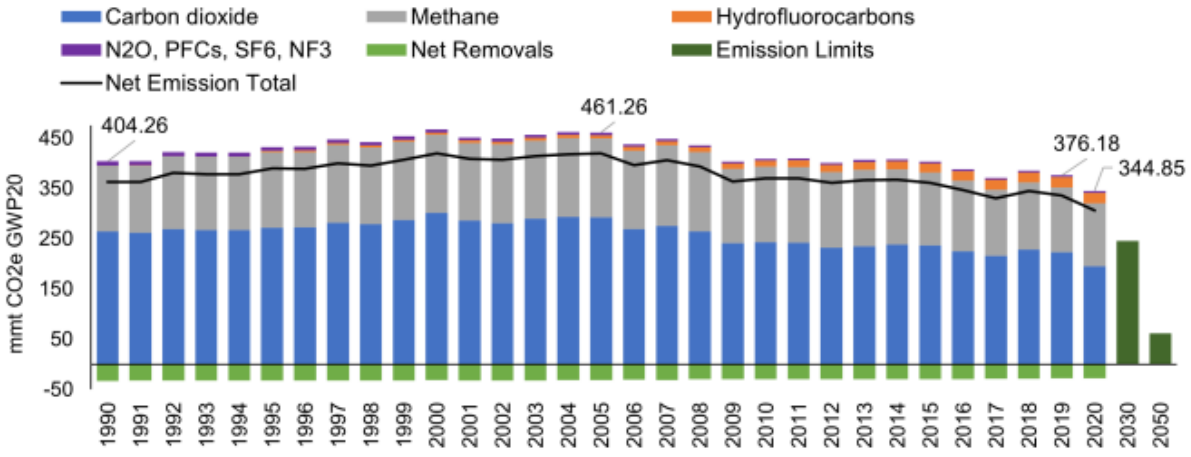
5.10 Impacts to Energy and Climate Change

5.10.1 Existing Conditions

A. Climate change is driven by global and regional processes, and the impact of a single site on these larger systems is often minimal and difficult to isolate. Assessing the full range of climate impacts at an individual site requires complex models, data collection, and long-term analysis, which is not feasible for smaller, localized sites. Therefore, climate impacts should be assessed on a regional or statewide level to meet the requirements of the Climate Leadership and Community Protection Act (CLCPA).

B. The NYSDEC releases an annual emissions report to monitor and address climate change across the state. As of this writing, the 2022 New York State Statewide Green House Gas (GHG) Emissions Report is the most recent version of the annual report which provides data between 1990 and 2020. The goal of the report is to measure the progress in reducing GHG emissions and to make greenhouse gas information accessible to a broad audience.

Figure 28: NYS Statewide GHG by Gas, 1990-2020 (mmt CO_2e)



C. According to the NYSDEC, the 2020 statewide gross GHG emissions were 344.85 million metric tons of carbon dioxide equivalent (mmt CO2e) using the CLCPA method of GHG emissions accounting. This is a 15% reduction from baseline 1990 levels and an 8% reduction from 2019 emissions levels. Of all greenhouse gases, Carbon Dioxide (CO_2) and methane (CH_4) comprised the largest portion of emissions at 56% and 36%, respectively. It was reported that 75% of emissions were the result of energy production.

D. According to the emissions report, in 2019, emissions totaled 376.18 mmt CO2e and the largest contributor of emissions was fuel combustion, accounting for 46% of total emissions. Fuel combustion included electric power generation (6%), residential (11%), commercial (6%), industrial (2%), and transportation (21%).

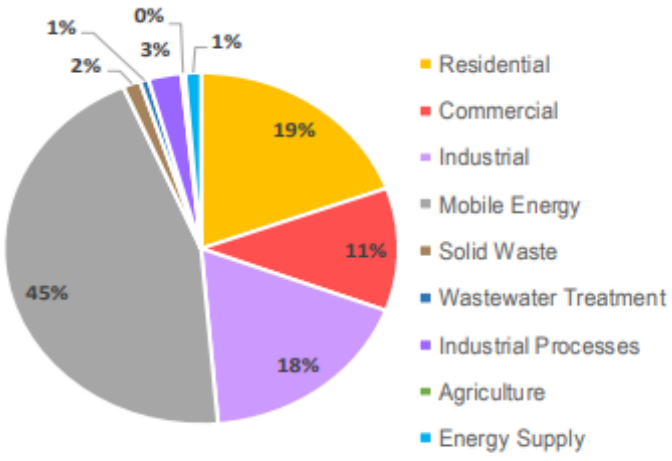
E. The Town of Saugerties is a designated New York State Clean Energy Community demonstrating their commitment to clean energy. NYSERDA developed the NYStretch-2020 supplement to the 2020 Energy Conservation Construction Code of New York State (State Energy Code). The Town of Saugerties used GHG data published in 2010 by New York State to establish a baseline for the preparation of their Community Greenhouse Gas Inventory. This inventory identifies that the total GHG emissions for the Town of Saugerties is 267,287 metric tons of carbon dioxide equivalent (MTCO2e).

F. Of this total, mobile energy (transportation) accounted for the largest portion of the community GHG emissions at 45%. The residential sector is the second largest producer of community GHG emissions at 19%. In the past decade, the town has taken several measures such as constructing EV charging stations, amending the town zoning ordinance allowing large solar projects, and launching a website dedicated to informing the public about climate change to reduce emissions.

Town of Saugerties Community GHG Inventory (2010)

GHG EMISSION SECTORS	$MTCO_2e^*$
Residential	51,913
Commercial	30,236
Industrial	47,847
Mobile Energy	120,027
Solid Waste	3,865
Wastewater Treatment	1,895
Industrial Processes	7,231
Agriculture	799
Energy Supply	3,473
Total Emissions	267,287
Population	19,482
Per Capita Emissions	14

*Metric Tons of Carbon Dioxide Equivalent



Source: 2019 Town of Saugerties GHG Inventory

G. Climate Smart Communities (CSC) is a New York State program that supports local governments in leading their communities to reduce greenhouse gas emissions, adapt to the effects of climate change, and thrive in a green economy. The benefits of participating include leadership recognition, free technical assistance, and access to grants. Local governments participate by signing a voluntary pledge and using the CSC framework to guide progress toward creating attractive, healthy, and equitable places to live, work, and play. The Town of Saugerties is a Bronze Certified New York State Climate Smart Community.

H. The program goals of CSC include reducing greenhouse gas emissions, building resilience to climate change impacts, saving taxpayer dollars, increasing energy security and reliability, improving community public health and safety, supporting a green innovative economy, and demonstrating leadership.

I. The Clean Energy Communities (CEC) program is a set of goals developed by NYSERDA that encourages local municipalities to implement specific clean energy actions that save energy costs, create jobs, and improve the environment. The Town of Saugerties is a designated community under the CEC program.

J. New York State Climate Action Plan sets the following climate goals for the next 30 years for the entirety of New York State: 70 percent renewable energy by 2030, 100 percent zero-emission electricity by 2040, a 40 percent reduction in statewide GHG emissions from 1990 levels by 2030, an 85 percent reduction from 1990 levels by 2050; and net zero emissions statewide by 2050.

K. The Town of Saugerties Climate Action Plan (2019) only describes climate objectives for government operations and thus is not relevant to the PDD.

L. Refuse and recycling are managed by the Ulster County Resource Recovery Agency's (UCRRA) Kingston transfer station. UCRRA is a permitted solid waste facility regulated by the NYSDEC, obligated in accordance with Ulster County Waste Management Law to accept all solid waste generated in Ulster County and dispose of it properly.

M. Carbon sequestration is the process of capturing and storing carbon dioxide (CO_2) to reduce its concentration in the atmosphere. It occurs through natural processes, such as plant photosynthesis and soil absorption, or through engineered methods such as carbon capture and storage, where CO_2 is captured from industrial emissions and stored in deep geological formations. Carbon sequestration of the

site is also assumed to be consistent with that of natural areas. Carbon sinks are areas where carbon is stored on the site. The primary carbon sinks on the Winston Farm property are the vegetation and the soil.

N. To estimate current carbon sequestration, Winston Farm was divided into two sections: forested land and unforested land. Unforested land consists of agricultural fields, developed land, and surface water where little to no trees are present. There are ± 591 acres of forested land on the site (69%) and ± 270 acres of unforested land on the site (31%).

O. The United States Department of Agriculture (USDA) Basal Area Guide was used to estimate 100 trees per acre for the forested land, and a conservative 25 trees per acre for the unforested land, resulting in 65,850 trees located on the ± 840-acre site. Data from the USDA Forest Products Laboratory shows a range of carbon sequestration per tree of 22 to 48 pounds of CO2e per year. The ± 65,850 trees in the PDD sequester ± 657 to 1,434 metric tons of CO2e per year.

P. A carbon sequestration rate of 0.3 metric tons of carbon per acre of undisturbed land gathered by the Soil Science Society of America was used to calculate estimated carbon sequestration by soil. On a ± 840-acre site, it is estimated that 258.3 metric tons of carbon per year are sequestered into the soil.[14]

Q. The existing electricity and gas demand to the project site is minimal as the only structures currently at the site are the caretaker's residence, the property owner's seasonal residence, an abandoned mansion, and the remains of a former barn.

5.10.2 Potential Impacts

A. Future development in the PDD was assessed for its climate change impacts through GHG emissions and evaluated for compliance with both state and local climate regulations. There will be unavoidable GHG emissions during construction and the operation of future uses.

B. Per the NYSDEC Emissions Guidebook, future construction emissions are more accurately represented qualitatively, while direct and indirect emissions from future project operations are projected and quantified.

[14] Lal,Rattan; Rice,Charles; Sohngen,Brent; Holle,Merle."Carbon Sequestration In Agricultural and Forest Soils" Soil Science Society of America

C. GHG emissions during future construction are primarily emitted from the burning of fuel to power construction equipment such as excavators, payloaders, bulldozers, structural drills, generators, air compressors, etc. Another source of emissions during future construction activities in the PDD will be from worker vehicles commuting to and from the site, and on-site operation of trucks.

D. During future construction, it is anticipated that emissions could result from the manufacture and transportation of building materials to the site, often called embodied carbon emissions. Embodied carbon is the carbon dioxide (CO2) associated with the manufacturing of building materials, extraction, transport to the manufacturer, and the transport of materials to the job site. According to the United States Environmental Protection Agency (USEPA), the industrial sector accounts for 'nearly a third' of the U.S. annual GHG emissions, and manufacturing construction materials and products accounts for 11% of global annual GHG emissions. Product-specific embodied carbon impacts for various construction materials can be found on the product information label, identified as the Environmental Product Declarations (EPDs).

E. Indirect GHG emissions represent the largest sources of emissions at both the state and local levels. Indirect GHG emissions from any potential future development in the PDD will result from required offsite power generation, employees and residents commuting to and from the property, and waste generation on the site. It is important to note that the estimated emissions are reflective of the current energy infrastructure, vehicle emissions standards, EV demand, and building systems standards, which are conservative and subject to change over time. It is reasonable to assume that as vehicle technology and building systems improve and renewable energy use expands, indirect emissions will be reduced through better emission controls. Therefore, annual indirect emissions as stated in the climate change analysis (refer to Appendix J) are conservative and a relatively high estimation of future emissions.

F. The total projected indirect GHG emissions for each alternative development scenario includes estimated emissions form off-site power generation, employees and residents commuting, and on-site waste generation. Based on these factors, the AOR alternative is expected to generate ± 3,444 MTCO2e per year, the SP alternative approximately 6,161 MTCO2e per year, and the RWCS alternative approximately 7,594 MTCO2e per year from indirect sources.

G. The USEPA defines upstream emissions as those occurring from purchased or acquired goods that businesses in the PDD will use. For example, if a future business uses plastic to produce its products, then the production and transportation of that plastic will qualify as upstream emissions. Without the knowledge of future uses at Winston Farm an accurate evaluation of upstream emissions upon full built-out is unattainable.

H. Total GHG emissions for each of the scenarios can be calculated by combining all sources of GHG emissions. It is important to note that these GHG projections are measured at full build-out of each of the alternatives and there will be no GHG emissions based on the zoning change alone.

Table 23: Projected Total GHG Emissions

As-of-Right			
Sources	**Type**	**$MTCO_2e$**	**% of Total**
Hotel	Direct	0	0%
Energy	Indirect	1,288	37.4%
Traffic	Indirect	1,622	47.1%
Solid Waste	Indirect	534	15.5%
Total		**3,444**	**100%**
Sponsor's Preferred			
Sources	**Type**	**$MTCO_2e$**	**% of Total**
Hotel	Direct	365	5.6%
Energy	Indirect	3,592	55%
Traffic	Indirect	1,868	28.6%
Solid Waste	Indirect	701	10.8%
Total		**6,526**	**100%**
Reasonable Worst-Case Scenario			
Sources	**Type**	**$MTCO_2e$**	**% of Total**
Hotel	Direct	438	5.5%
Energy	Indirect	4,438	55.3%
Traffic	Indirect	2,322	28.8%
Solid Waste	Indirect	834	10.4%
Total		**8,032**	**100%**

5.10.3 Potential Mitigation Measures

A. Based on the climate change analysis, the predicted maximum GHG emissions at the Winston Farm site upon full build-out are 8,032 metric tons of carbon dioxide equivalent (MTCO2e). Future development proposals will be required to include

GHG emissions calculations to ensure that full build-out conditions do not exceed the predicted GHG emissions of the RWCS. This approach helps to confirm that the development remains within acceptable environmental impact thresholds.

B. The PDD regulations address the effects of climate change by incorporating landscaping and open space standards designed to promote sustainable practices. These standards encourage the integration of trees, planters, and green infrastructure throughout the development, helping to mitigate heat island effects, improve air quality, and promote overall environmental resilience.

C. In addition to compliance with the PDD regulations, all development must comply with the New York State Uniform Fire Prevention and Building Code (Uniform Code), which includes provisions aimed at reducing greenhouse gas emissions. The Energy Conservation Construction Code, a component of the Uniform Code, establishes standards to improve energy efficiency in building systems such as HVAC, lighting, and water heating, thereby lowering energy consumption and associated emissions. Uniform Code requirements will apply at the time of future site plan review, ensuring development meets the most current standards for energy efficiency and sustainability.

D. The Town of Saugerties and its Planning Board retain the authority to ensure that future proposed development proposals effectively contribute to climate goals. This can be accomplished by evaluating a project's projected GHG emissions in relation to its anticipated community, environmental, and economic benefits.

E. The PDD Regulations state that development in the district must be properly supported by utility providers without placing an unreasonable strain on them. If any required service or facility is lacking or insufficient, the developer must show they are able, willing, and committed to providing or improving those services, or putting effective solutions in place to address the impact.

5.11 Noise, Light, Odor, Air, and Human Health Impacts

5.11.1 Existing Conditions

Refer to Appendix N for the Site Sound Emissions Report

5.11.1.1 Noise

A. Ostergaard Acoustical Associates (OAA) conducted a sound emissions study to gather existing ambient sound levels to be used for modeling future sound impacts as they relate to future development. OAA collected survey data spanning from 3:30 pm on Friday, August 18, 2023, to 1:30 pm on Friday, August 25, 2023. Refer to Appendix N for the Site Sound Emissions study.

B. There are no Ulster County or Town of Saugerties noise codes currently available. Therefore, a New York State Department of Environmental Conservation (NYSDEC) policy titled “Assessing and Mitigating Noise Impacts” was referenced to define increases in noise.

C. According to NYSDEC policy, an increase in ambient sound level of 0-to-3 dB should have no appreciable effect on receptors (people and habitat). An increase of 3-to-6 dB is tolerable but may impact those with highly sensitive receptors. Increases of more than 6 dB require closer scrutiny, while increases of 10 dB deserve consideration of avoidance and mitigation measures in most cases. It should be noted that the Town of Saugerties considers noise greater than 70 dB to be objectionable.

D. Existing ambient sound levels were recorded at the site between 49 dB and 56 dB.

5.11.1.2 Light

A. The site currently has residential lighting from the two occupied buildings on the site, the caretaker’s residence, and the Red Cottage (vacation rental) which are occupied year-round.

B. Light from passing cars on Route 32 and I-87 can be seen from the very eastern portion of the property. Tree cover near the Beaver Kill blocks these light sources from being seen anywhere else on the site. The existing topography of the site creates a high point where light from surrounding adjacent residential properties can be seen.

5.11.1.3 Odor

A. There are no objectional odors produced on the site or in the immediate area, which are predominantly rural residential properties.

5.11.1.4 Air

A. Air quality is regulated by two primary laws and regulations: the federal Clean Air Act (CAA) and the National Ambient Air Quality Standards (NAAQS) (40 CFR Part 50). The New York State Implementation Plan (SIP), in compliance with the CAA, governs air quality in New York State. The CAA established NAAQS for six criteria pollutants: carbon monoxide (CO), nitrogen dioxide (NO_2), Ozone (O_3), particulate matter (PM_{10} and $PM_{2.5}$), and sulfur dioxide (SO_2). Table 24 shows the current NAAQS.

Table 24: National Ambient Air Quality Standards

Pollutant		Primary / Secondary	Averaging Time	Level	Form
Carbon Monoxide		Primary	8-hour	9 ppm	Not to be exceeded more than once per year
			1-hour	35 ppm	
Lead		Primary and Secondary	Rolling 3-month average	0.15 µg/m^3	Not to be exceeded
Nitrogen Dioxide		Primary	1-hour	100 ppb	98th percentile of 1-hour daily maximum concentrations, averaged over 3 years
		Primary and Secondary	1-year	53 ppb	Annual Mean
Ozone		Primary and Secondary	8-hour	0.070 ppm	Annual fourth-highest daily maximum 8-hour concentration, averaged over 3 years
Particulate Matter	$PM_{2.5}$	Primary	1-year	12.0 µg/m^3	Annual mean, averaged over 3 years
		Secondary	1-year	15.0 µg/m^3	Annual mean, averaged over 3 years
		Primary and Secondary	24 hours	35 µg/m^3	98th percentile, averaged over 3 years
	PM_{10}	Primary and Secondary	24 hours	150 µg/m^3	Not to be exceeded more than once per year on average over 3 years
Sulfur Dioxide		Primary	1-hour	75 ppb	99th percentile of 1-hour daily maximum concentrations. Averaged over 3 years
		Secondary	3-hours	0.5 ppm	Not to be exceeded more than once per year

B. In accordance with the CAA, there are 4 designations for areas based on the NAAQS: attainment, nonattainment, maintenance, and unclassifiable. Attainment is when an area has better air quality than the NAAQS. Nonattainment is when an area has worse air quality than the NAAQS. Maintenance is an area that is in transition from nonattainment to attainment. If there is not enough data to make a determination, then an area is designated as unclassifiable. Nonattainment areas are further classified as extreme, severe, serious, moderate, or marginal based on

the degree of noncompliance with the NAAQS. Winston Farm is presently designated as attainment for all criteria pollutants.

C. General provisions in New York's air pollution control regulations such as 6 NYCRR Part 200.6 (Acceptable Ambient Air Quality), 6 NYCRR Part 200.7 (Maintenance of Equipment), 6 NYCRR Part 211.1 (Air Pollution Prohibited), 6 NYCRR Part 211.2 (Visible Emissions Limited) govern all entities that may produce emissions. These general duty provisions protect air quality even when no formal air permit or other regulation is applicable.

D. The latest version of the USEPA AERSCREEN program was used to estimate ambient air pollutant concentrations within 2 miles of Winston Farm. The largest contributor to air pollutants in the vicinity is traffic traveling along Route 32 and I-87 AERSCREEN was also used to estimate emissions from nearby buildings that may have natural gas HVAC systems.

E. The USEPA AERSCREEN model requires several parameters when running the model to determine geographic location and surface conditions. Regulatory default parameters in the model were used. The traffic roadway emission source was modeled as an area source using a rural dispersion option. The sources for the model were identified at the entrance of the site and extended 50 m (± 164 feet) into the site. These sources were chosen to reflect the most at-risk receptors located on the site. The residences within 50 m (± 164 feet) of the boundary of the site are the most at risk for potential air pollution from nearby roadways. Emission rates for traffic were calculated based on the peak AM and PM traffic volumes.

F. Table 25 shows the results of the AERSCREEN model, which shows the maximum concentration occurring within 2 miles of the project site. The AERSCREEN models 1-hour concentration results. Estimated concentrations are well below NAAQS as shown in the table.

Table 25: AERSCREEN Model Results – Existing Conditions

Pollutant	NAAQS ($\mu g/m^3$)	Maximum Model Result ($\mu g/m^3$)	NYSDEC Measurement ($\mu g/m^3$)	Total ($\mu g/m^3$)
CO Peak 1-Hour	40,000	1935.0	140.3	2075.3
$PM_{2.5}$ Peak 1-Hour	35	6.0	2.5	8.5
PM_{10} Peak 1-Hour	150	26.92	12.7	39.6

5.11.2 Potential Impacts

5.11.2.1 Noise

A. The acoustical modeling software CadnaA was used to model potential site sound emissions. The model analyzes distance attenuation, terrain, various types of ground cover, shielding by structures, reflections from buildings, and increases in traffic for potential future development at full build-out.

B. The anticipated sound emissions generated from future development will increase no more than 6 dB over current ambient levels. The maximum sound level of 61 dB at the driveway entrance on Route 32 will not exceed 70 dB in accordance with the Town of Saugerties and NYSDEC policies.

5.11.2.2 Light

A. Once future development commences, it is anticipated that all lighting will follow the Outdoor Lighting Guidelines set by the Ulster County Planning Board enacted in September of 2000. This guidance requires all lighting to minimize light spill outside of the intended area and to be dark sky compliant.

5.11.2.3 Odor

A. Future development in the PDD will have construction equipment, generally running on gas or diesel fuel, which has the potential to produce odors during the day during earthmoving or paving operations. Due to the size of the site, it is anticipated these odors will not reach any adjacent properties.

B. Odors can be reduced to the extent practicable by ensuring that any equipment is properly maintained, including the use of emission control devices, and by reducing vehicle idling time, minimizing haul distances on site, and reusing all soil on-site to eliminate the need to truck spoil materials to a disposal location.
C. Once future uses are operational, it is anticipated that no objectionable odor will be produced.

5.11.2.4 Air

A. A widely accepted methodology for preparing an air quality analysis for construction and operation activities was applied to Winston Farm. The methodology includes the use of projected vehicle and traffic data, and the anticipated operating schedule of resident vehicles. This data was combined with the United States Environmental

Protection Agency (USEPA) emission factor and dispersion models to estimate emissions and traffic air quality effects. The New York State Department of Environmental Conservation (NYSDEC) air quality monitoring data was used to determine impacts to nearby residents that might arise from air pollution.

B. General provisions in New York State's air pollution control regulations govern all sources that may produce emissions. Future development will adhere to general duty provisions to minimize emissions during the construction process. Erosion control measures will be used as needed to limit the production of fugitive dust during soil movement.

C. Construction-related emissions associated with future development are primarily associated with the exhaust fumes from heavy equipment (backhoes, bulldozers, graders, etc.). Other emissions can come from delivery trucks traveling to and from the site, dust from site preparation, land clearing, material handling, equipment movement on unpaved areas, and from the temporary storage and transfer of soil and other raw materials. Construction emissions are temporary in nature and generally are confined to the construction site and the access/egress roads.

D. There are no ton/year emission limits with regards to construction activity, however there are general provisions in New York's air pollution control regulations such as 6 NYCRR Part 200.6 (Acceptable Ambient Air Quality), 6 NYCRR Part 200.7 (Maintenance of Equipment), 6 NYCRR Part 211.1 (Air Pollution Prohibited), 6 NYCRR Part 211.2 (Visible Emissions Limited), that govern all entities that may produce emissions. These general duty provisions protect air quality when no formal air permit or other regulation is applicable. Future development in the PDD will adhere to these general duty provisions to minimize emissions during construction.

E. Without the knowledge of future uses at Winston Farm, their placement on the site, or the types and sizes of building systems that may contribute to air quality, an accurate evaluation of future impacts associated with full built-out is unattainable.

5.11.3 Potential Mitigation Measures

5.11.3.1 Noise

A. Noise impacts from future construction activities are temporary in nature and can be mitigated by limiting construction to daytime hours, limiting the operation of equipment near receptors for extended periods of time, avoiding placement of

stationary equipment near receptors, such as generators, compressors, and office trailers, and avoid placement of construction storage and parking areas near receptors.

B. Future development will be required to comply with applicable noise codes.

C. An undisturbed buffer of no less than 125 feet will be maintained along the west and north perimeter of the PDD to buffer uses from adjacent properties. Only dead, dying and/or diseased vegetation may be removed from this buffer area.

D. Rezoning the project site will not result in significant adverse impacts relating to noise.

5.11.3.2 Light

A. To mitigate potential future lighting impacts on adjacent neighborhoods, existing vegetation along the property boundaries at the north and west will be maintained with a 125’ buffer area (conservation easement). This will act as a natural buffer between any light generated by the future project and nearby properties.

B. Future development will be required to comply with the Outdoor Lighting Guidelines set by the Ulster County Planning Board, and any additional lighting requirements adopted by the Town.

C. Rezoning the project site will not result in significant adverse impacts relating to lighting on the site.

5.11.3.3 Odor

A. Given that the implementation of the PDD is not anticipated to produce objectionable odor, mitigation measures are not required.

5.11.3.4 Air

A. Construction-related air quality impacts are temporary and will be limited to a short period of time. General provisions in New York’s air pollution control regulations govern all entities that may produce emissions. Therefore, rezoning the project site will not result in significant adverse air impacts.

5.12 Fiscal & Economic Impacts and Community Services

5.12.1 Existing Conditions

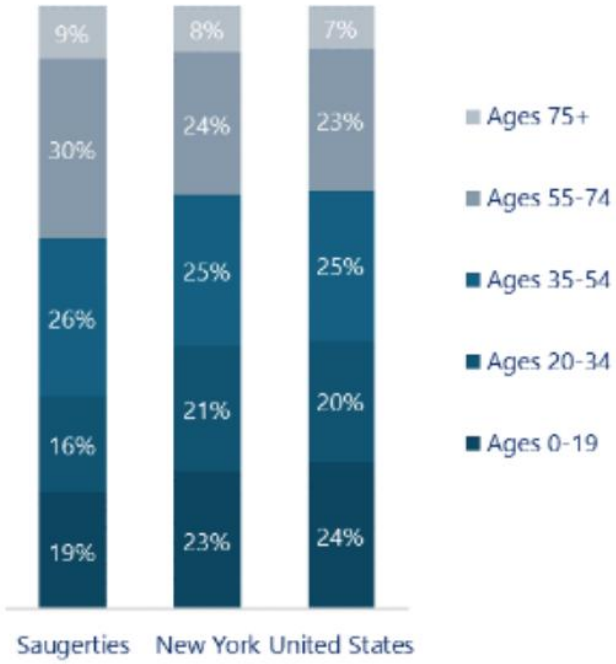
5.12.1.1 Population, Socioeconomics & Housing

A. Camoin Associates was retained by the Project Sponsor to measure the economic contribution and municipal fiscal impact that a future large-scale mixed-use development will have in the Saugerties, New York Community, for as of right development under the existing zoning, and for other reasonable alternatives explored should the rezoning to the PDD occur. This analysis is based on full build-out occurring at one time, while it may take several years to complete. The following information, statements, and tables in Section 6.12 have been summarized from the Economic and Fiscal Impact analysis (Camoin Report), which can be found in Appendix D.

B. The Town's population has been declining throughout the last 10 years, a trend that is projected to continue through 2028. The Town of Saugerties has a higher median age compared to the state and the nation. The Town's median age is projected to increase during the next 5 years.

C. The Town of Saugerties has a smaller share of younger individuals between the ages of 1 and 19 when compared to the state and the US. Saugerties has larger shares of the population ages 55-74 and 75+ when compared to the state and the US.

Table 26: 2023 Age Distribution



D. Educational attainment in Saugerties is identified as 94% of individuals over the age of 25 having at least a high school degree. This is higher than the percentages for the state (89%) and the nation (90%). 33% of the population hold a bachelor's degree or higher.

Table 27: Education Attainment of the Population Ages 25+ (2023)

	High School/Equivalent or Higher	Bachelor's Degree or Higher
Saugerties	94%	33%
New York	89%	41%
United States	90%	36%

Source: Esri

E. In 2021, 37% of households in the Town of Saugerties spent more than 30% of their income on housing. 19% of households spent more than 50% of their income on housing. It was determined that between 2010 and 2023, the number of owner and renter-occupied housing units increased in the Town. During the next five years, the number of renter-occupied housing units is expected to decline.

Table 28: Cost-Burdened Households in Saugerties (2021)

	Owners		Renters		Total	
	Number	Percent	Number	Percent	Number	Percent
Cost-Burdened	1,785	31%	1,284	50%	3,069	37%
Severely Cost-Burdened	810	14%	819	32%	1,629	19%

Source: Esri
Note: Cost-Burdened is defined as having housing costs >30% of household income. Severely Cost-Burdened is defined as having housing costs >50% of household income.

F. In 2023, approximately 50% of the households in the Town of Saugerties earned more than $75,000. By 2028, nearly 56% of households in the town are expected to earn more than $75,000 annually. The Town of Saugerties Income Overview is as follows:

Table 29: Town of Saugerties Household Income Overview

Median Household Income

	2023 Estimates	2028 Projected
Town of Saugerties	$75,358	$86,399
New York State	$77,077	$85,392
United States	$72,603	$82,410

Source: Esri

Median Income

In 2023, the median household income in Saugerties was slightly below the state's median income and higher than the national median income.

Percent of Households by Income Level

Income Level	2023 Estimates			2028 Projections		
	Saugerties	New York	United States	Saugerties	New York	United States
<$15,000	7.6%	10.9%	9.5%	6.9%	10.0%	8.3%
$15,000 - $24,999	10.2%	7.0%	7.1%	8.3%	5.8%	5.7%
$25,000 - $34,999	7.6%	6.7%	7.4%	6.4%	5.7%	6.2%
$35,000 - $49,999	9.5%	9.4%	10.8%	9.2%	8.5%	9.5%
$50,000 - $74,999	15.0%	14.8%	16.5%	13.9%	14.2%	15.6%
$75,000 - $99,999	10.9%	11.9%	12.8%	10.2%	11.9%	12.9%
$100,000 - $149,999	14.7%	16.3%	16.9%	15.7%	17.2%	18.6%
$150,000 - $199,999	11.2%	9.2%	8.6%	13.7%	10.7%	10.7%
$200,000+	13.5%	13.8%	10.6%	15.8%	15.9%	12.4%

Source: Esri

G. The occupancy of households varies slightly seasonally. 87% of all housing units in Saugerties are occupied while 13% are vacant. Of the 13% that are vacant 6% or 600 units are used seasonally.

Table 30: Occupancy & Seasonal Status in Saugerties (2022)

	Number	Percent
Total Housing Units	9,535	100%
Total Occupied	8,314	87%
Total Vacant	1,221	13%
Seasonal	600	6%
Other Vacant	621	7%

Source: US Census Bureau American Community Survey (2022 5-year Estimates)

H. Saugerties residents are employed all over the Hudson Valley Region and beyond. During 2021, nearly 23% of Saugerties employed residents worked within the Town limits. Outside of Saugerties, the City of Kingston is the most common area that Saugerties resident workers commute to followed by the Town of Ulster and the Borough of Manhattan.

Table 31: Job Counts: Where Saugerties Residents are Employed (2021)

County Subdivision	Count	Share
Saugerties Town (Ulster, NY)	1,742	22.6%
Kingston City (Ulster, NY)	1,088	14.1%
Ulster Town (Ulster, NY)	572	7.4%
Manhattan Borough (New York, NY)	505	6.6%
Rhinebeck Town (Dutchess, NY)	193	2.5%
Woodstock Town (Ulster, NY)	192	2.5%
Poughkeepsie Town (Dutchess, NY)	170	2.2%
Brooklyn Borough (Kings, NY)	138	1.8%
Catskill Town (Greene, NY)	119	1.5%
Albany City (Albany, NY)	113	1.5%
All Other Locations	2,877	37.3%
Total	**7,709**	**100.0%**

Source: US Census Bureau OnTheMap

I. Between 2017 and 2022, many industries in the Town of Saugerties experienced job declines. It is important to note the COVID-19 pandemic potentially influences this decline. Other industries such as the Accommodations and Food Services Industry added approximately 100 jobs between 2017 and 2022 and had the largest share of Saugerties workers. In addition, the Mining, Quarrying, and Oil and Gas Extraction Industry had the highest job growth rate in the Town of Saugerties. However, this increase only accounted for about 10 new jobs. Other Industries such as Retail Trade, Construction, and Health Care employ large shares of Saugerties workers. Based on the data from the US Census, using the North American Industry Classification System (NAICS), employment information for the Town of Saugerties by industry is as follows:

Table 32: Saugerties Employment Summary by Industry (2017-2022)

NAICS	Description	2017	2022	2017 - 2022 Change	2017 - 2022 % Change
11	Agriculture, Forestry, Fishing and Hunting	34	36	3	8%
21	Mining, Quarrying, and Oil and Gas Extraction	43	52	10	23%
22	Utilities	0	<10	Insf. Data	Insf. Data
23	Construction	650	593	(57)	(9%)
31	Manufacturing	543	585	42	8%
42	Wholesale Trade	149	148	(1)	(0%)
44	Retail Trade	834	767	(67)	(8%)
48	Transportation and Warehousing	125	98	(27)	(21%)
51	Information	34	31	(3)	(9%)
52	Finance and Insurance	153	108	(45)	(29%)
53	Real Estate and Rental and Leasing	137	126	(11)	(8%)
54	Professional, Scientific, and Technical Services	263	205	(58)	(22%)
55	Management of Companies and Enterprises	<10	17	Insf. Data	Insf. Data
56	Administrative and Support and Waste Management and Remediation Services	202	188	(14)	(7%)
61	Educational Services	195	197	2	1%
62	Health Care and Social Assistance	499	465	(35)	(7%)
71	Arts, Entertainment, and Recreation	218	246	28	13%
72	Accommodation and Food Services	822	922	100	12%
81	Other Services (except Public Administration)	248	201	(47)	(19%)
90	Government	612	586	(26)	(4%)
99	Unclassified Industry	<10	15	Insf. Data	Insf. Data
	Total, all industries	**5,776**	**5,591**	**(185)**	**(3%)**

Source: Lightcast

J. The property currently generates an estimated $24,396 in real property taxes (excluding school district taxes).

K. Future development in the PDD could address several issues and goals identified in the 2021 Ulster County Housing Action Plan:

- Declining population: The PDD will attract new residents to the town and county.
- Accommodation and Food Services Sector: The PDD will support the continued growth of this important sector and offer job opportunities that will encourage higher earning potential.
- Age of Housing: The PDD will add newly built units to the overall housing stock where nearly 60% was built over 50 years ago.
- Implement Upzoning: The PDD is proposed to be a dense, mixed-use development that will create infrastructure efficiencies, create a walkable community, and support economic and cultural vibrancy.

5.12.1.2 Community and Emergency Services

A. The Town of Saugerties is situated in Ulster County, New York. The proposed PDD will be serviced by several municipal providers including the Town of Saugerties, the Town of Saugerties Highway Department, Ulster County, the Saugerties Public Library, the Saugerties Police Department, the Centerville Fire District, and the Saugerties Central School District. The Town is also served by the Diaz Memorial Ambulance Service, a not-for-profit corporation providing Emergency Medical Services.

B. The Town has a wide range of community services such as the Saugerties Public Library, 91 Washington Avenue, Saugerties; and Frank D. Greco Multipurpose Senior Citizens Recreation Center, 207 Market Street, Saugerties. The Town public library has 14 employees, is located in an 8,000 square foot facility that was renovated in 2011 and serves about 19,090 residents with a budget of $690,510. There was no publicly available information regarding the staffing and budget for the Frank D. Greco Multipurpose Senior Citizens Recreation Center or the United States Post office at 111 Market Street.

C. Residents of the proposed PDD will have access to several municipal parks such as Cantine Veterans Memorial Complex, Glasco Mini-Park, George J. Terpening Sr. Memorial Park, Glasco Little League Complex, Bigelow Park, Mt. Marion Park, JayCee Field, and Kiwanis Ice Arena.

D. Police services are provided by the Saugerties Police Department at 4 High Street, Saugerties. The Department's service area is confined to Town limits (including the Village). The Police Department currently has 28 full-time officers, 17 part-time staff, and six volunteers. With four divisions including the Detective Division, Dispatch Division, K9 Division, and Patrol Division, the Police Department responds to ± 11,000 calls per year with a budget of $3.18 million per year. The Saugerties Police Department provides a wide variety of services to the community, such as patrol, investigations, school resource officers, canine, emergency response team, detective division, communications division, volunteer services, and special events.

E. The Centerville Fire District, 859 Route 212, Saugerties, provides fire protection services in the response area and is made up of two independent fire companies, both with their own stations: Cedar Grove and Centerville. The Centerville Fire District is an all-volunteer squad that historically has between 60–70 active firefighters per year. The Fire District has a board with five elected commissioners, a Chief, a Deputy Chief, and two station chiefs. According to the Centerville Fire District website[15] the district responded to 320 calls with an annual budget of $846,000. The Fire District provides mutual aid to surrounding area departments as well as to Greene County, including Fast Team, Truck Company, Heavy Rescue Company, Engine Company, and Rope Rescue Operations as part of the Twin Cloves Technical Rescue Team.

F. The Diaz Memorial Ambulance Service, Inc. is a not-for-profit corporation that provides emergency medical service (EMS) to towns and villages in Ulster County, including the Town of Saugerties. Diaz Ambulance bills private individuals and their insurance companies for their service. The Diaz Memorial Ambulance Service currently has 25 employees and responds to ± 3,500 calls per year with four ambulances. The Town of Saugerties currently contracts with Diaz Memorial Ambulance Service and pays approximately $1.5 million per year to ensure residents are covered by Diaz and have access to services. The annual budget of Diaz Memorial Ambulance Service is not publicly available.

G. Public safety expenditures are driven by the population of the Town, but also by visitors to the town. The Town of Saugerties' 2022 estimated population is 19,090; but the Town Supervisor suggested a population of 22,000 to account for visitors to

[15] https://www.centervillefiredistrict.com/

the Town's many events. This was used as the denominator to calculate per capita police, fire, and EMS expenditures.

H. The Saugerties Central School District has ± 2,300 enrolled students. There are six schools within the district, including Cahill School, 134 East Main Street, Saugerties; Morse School, 70 Harry Wells Road, Saugerties; Mt. Marion Elementary School, 744 Glasco Turnpike, Glasco; Riccardi Elementary School, 70 Plenty Street, Glasco; and Saugerties Junior High and Senior Schools, 310 Washington Avenue Ext. The School District has been losing enrollment over the last 10 years, from over 2,750 students enrolled in the 2013–2014 school year. The school district employes 415 staff, and the total school district expenditures in the most recent year are over $74 million, with average total spending per pupil of $25,000 per year.

I. The taxing districts that apply to the project site include:

- Town + Town Outside, including the Police Department
- Highway
- Fire District
- Emergency Medical Services
- Library

5.12.1.3 Solid Waste

A. The existing solid waste generation on the project site is minimal as the only structures currently occupied on the project site are the caretaker's residence, the property owner's seasonal residence. The USEPA estimates the average person generates 4.9 pounds of solid waste per day and there is an average number of 2.5 people per household, which results in 12.25 pounds of solid waste generated per day per household. The project site currently generates 3.3 ± tons of solid waste per year.

B. Refuse and recycling are managed by the Ulster County Resource Recovery Agency's (UCRRA) Kingston transfer station. UCRRA is a permitted solid waste facility regulated by the NYSDEC, obligated in accordance with Ulster County Waste Management Law to accept all solid waste generated in Ulster County and dispose of it properly. All trash collection must pass through the UCRRA facility.

C. UCRRA is a public benefit corporation that develops, finances, and implements a comprehensive Countywide solid waste management program. According to the UCRRA website, there is a ten-year Solid Waste Management Plan[16] (2020-2029) to enhance and optimize capacity, existing programs, and recycling.

D. The closest Ulster County transfer station is in Kingston at 999 Flatbush Road and includes a recycling and composting facility. The UCRRA released a landfill siting study on July 27, 2024[17]. Two sites in the Town of Wawarsing, NY are recommended for Further Planning and Study. The study is intended to further the UCRRAs operating mission to manage solid waste with a focus on resource conservation. The UCRRA accepts solid waste from neighboring counties at the transfer facility where the material is loaded onto long haul trailers and sent to the landfill in Seneca Meadows. The transport of waste materials to the landfill accrues millions of transportation miles (500 miles round trip), generates a large quantity of greenhouse gas emissions, and costs approximately $11,000,000 per year. The UCRRAs contract for disposal at the Seneca Meadows landfill is set to expire at the end of 2024, and while the UCRRA is currently seeking proposals from landfills across the state, the future availability of cost-effective disposal options is uncertain. The work completed to date is limited to the identification of property where a local landfill may potentially be constructed in the future.

E. Recycling is mandatory in Ulster County in accordance with the Ulster County Mandatory Source Separation and Recycling Law, Local Law Number 4 of 2010, Ulster County, Part II General Legislation §304-12. All multifamily dwellings, commercial businesses, and industrial facilities are required to separate recyclable materials from food waste and other solid waste. Recyclable materials include newspaper, mixed paper, glass bottles, jugs and jars, metal cans, plastic, corrugated cardboard, and paperboard. Residents also have the option to bring waste and recycling to the Municipal Transfer Station and Recycling Center located at 1765 NY 212 in Saugerties.

F. Private waste haulers serve the Saugerties area and the project site.

[16] https://ucrra.org/local-solid-waste-management-plan/
[17] https://ucrra.org/cornerstone-landfill-site-selection-study/

5.12.2 Potential Impacts

5.12.2.1 Population, Socioeconomics & Housing

A. To quantify the impact of future development in the PDD on the local economy, direct economic impacts such as on-site jobs and secondary economic impacts generated throughout the economy through the economic "ripple" effect were also measured. The ripple effect is caused by hiring staff, purchasing supplies, customer spending, tax revenue, and additional new business startups as a result of other successful businesses in the area.

B. Future development in the PDD will have economic impacts on the Town's economy because of temporary construction-related spending, new permanent jobs on-site, spending by new residents within the Town, and new visitor spending. The Economic & Fiscal Impact Report, Appendix D, anticipates that future development upon full build out could:

1. Cost between $273.9M and $538.7M with 21% to 52% of the construction costs being sourced from businesses within the Town of Saugerties depending on what is being constructed.

Table 33: Expected Construction Spending

	Current Zoning	Preferred	Worst Case
Total Single Family	$231,900,000	$60,700,000	$55,000,000
% In Region: Single Family	21%	21%	21%
Amount Captured by Saugerties	**$48,699,000**	**$12,747,000**	**$11,550,000**
Total Multifamily	$0	$190,000,000	$228,750,000
% In Region: Multifamily	52%	52%	52%
Amount Captured by Saugerties	**$0**	**$98,800,000**	**$118,950,000**
Total Commercial/Institutional	$42,000,000	$144,269,231	$159,769,231
% In Region: Commercial/Industrial	32%	32%	32%
Amount Captured by Saugerties	**$13,440,000**	**$46,166,154**	**$51,126,154**
Industrial	$0	$62,500,000	$93,750,000
% In Region: Industrial	25%	25%	25%
Amount Captured by Saugerties	**$0**	**$15,625,000**	**$23,437,500**
Total Other	$0	$0	$1,500,000
% In Region: Other	26%	26%	26%
Amount Captured by Saugerties	**$0**	**$0**	**$390,000**
Total Construction Spending	**$273,900,000**	**$457,469,231**	**$538,769,231**
Total Construction Spending Captured by Saugerties	**$62,139,000**	**$173,338,154**	**$205,453,654**

Source: Passero Architecture and Engineering, Lightcast, Camoin Associates

2. Bring a net positive annual fiscal impact between $0.62M and $2.3M to the Town of Saugerties, and to the school district between $3.4M and $4.3M.

Table 34: Expected Annual Net Fiscal Impacts to Town of Saugerties

	Current Zoning	Preferred	Worst Case
Net Annual Fiscal Impact to Town of Saugerties			
Total New Expenditures	$1,109,868	$885,764	$989,726
Total New Revenues	$1,729,536	$2,788,217	$3,279,410
Net Fiscal Impact	**$619,668**	**$1,902,453**	**$2,289,684**
Net Annual Fiscal Impact to Saugerties Central School District			
Total New Expenditures	$5,144,881	$2,756,548	$2,983,237
Total New Revenues	$3,725,456	$6,230,130	$7,339,411
Net Fiscal Impact	**($1,419,425)**	**$3,473,582**	**$4,356,174**

Source: Camoin Associates

3. Create an assessed value between $274M and $538.8M, generating a total annual tax revenue for the Town, Police Department, Highway Department, Fire District, Emergency Services and Library between $1.73M and $3.27M.

Table 35: Expected New Revenues for the Town of Saugerties

	Current Zoning	Preferred	Worst Case
Town + Town Outside, incl. Police Dept.	$899,524	$1,401,211	$1,645,434
Highway	$372,401	$622,771	$733,656
Fire District	$217,875	$364,565	$429,532
Emergency Medical Services	$134,171	$224,505	$264,513
Library	$105,566	$175,164	$206,275
Total New Revenues	**$1,729,536**	**$2,788,217**	**$3,279,410**

Source: Camoin Associates

After subtracting the anticipated new expenditures from the revenue, the new fiscal impact to these taxing jurisdictions could be between $619,000 and $2.2M annually.

Table 36: Expected New Expenditures to Town of Saugerties

	Current Zoning	Preferred	Worst Case
Town + Town Outside, incl. Police Dept.	$506,711	$470,724	$534,750
Highway	$305,381	$139,215	$141,842
Fire District	$101,688	$97,718	$111,223
Emergency Medical Services	$130,959	$125,846	$143,239
Library	$65,129	$52,260	$58,672
Total New Expenditures	**$1,109,868**	**$885,764**	**$989,726**

Source: Camoin Associates

Table 37: Expected Net Fiscal Impact to Town of Saugerties

	Current Zoning	Preferred	Worst Case
Town + Town Outside, incl. Police Dept.			
New Expenditures	$506,711	$470,724	$534,750
New Revenues	$899,524	$1,401,211	$1,645,434
Net Fiscal Impact	$392,813	$930,487	$1,110,684
Highway			
New Expenditures	$305,381	$139,215	$141,842
New Revenues	$372,401	$622,771	$733,656
Net Fiscal Impact	$67,020	$483,556	$591,814
Centerville Fire District			
New Expenditures	$101,688	$97,718	$111,223
New Revenues	$217,875	$364,565	$429,532
Net Fiscal Impact	$116,186	$266,847	$318,308
Emergency Medical Services			
New Expenditures	$130,959	$125,846	$143,239
New Revenues	$134,171	$224,505	$264,513
Net Fiscal Impact	$3,212	$98,659	$121,274
Library			
New Expenditures	$65,129	$52,260	$58,672
New Revenues	$105,566	$175,164	$206,275
Net Fiscal Impact	$40,437	$122,904	$147,604
Total Fiscal Impact			
New Expenditures	$1,109,868	$885,764	$989,726
New Revenues	$1,729,536	$2,788,217	$3,279,410
Total Net Fiscal Impact	**$619,668**	**$1,902,453**	**$2,289,684**

Source: Camoin Associates

4. Create between 579 and 1,113 construction jobs with earnings between $24.9M and $82.9M and generating sales between $65.9M and $217.8M.

Table 38: Expected Economic Impact - Construction

	Jobs	Earnings	Sales
Direct	557	$23,820,677	$62,139,000
Indirect	13	$655,309	$2,311,479
Induced	10	$511,966	$1,451,970
Total	**579**	**$24,987,951**	**$65,902,449**

Source: Lightcast, Camoin Associates

Economic Impact - Construction: Preferred

	Jobs	Earnings	Sales
Direct	894	$23,820,677	$173,338,154
Indirect	35	$1,830,810	$6,458,912
Induced	26	$1,412,344	$4,005,283
Total	**956**	**$27,063,831**	**$183,802,348**

Source: Lightcast, Camoin Associates

Economic Impact - Construction: Worst Case

	Jobs	Earnings	Sales
Direct	1,040	$79,061,354	$205,453,654
Indirect	41	$2,170,230	$7,656,270
Induced	31	$1,674,252	$4,748,081
Total	**1,113**	**$82,905,835**	**$217,858,006**

Source: Lightcast, Camoin Associates

5. Create between 676 and 918 new households that could bring between $7M and $9.5M in discretionary spending in the community (a key assumption in the economic model is that 95% of the new residential units will be occupied, and or these units 92% will be occupied by new residents to the area).

Table 39: Expected New Households

	Current Zoning	Preferred	Worst Case
Estate Lots		**76**	**76**
Assume 95% are occupied		72	72
Of the occupied units, 92% are new to Saugerties		**66**	**66**
Single Family Houses	**773**	**78**	**59**
Assume 95% are occupied	734	74	56
Of the occupied units, 92% are new to Saugerties	**676**	**68**	**52**
Townhouses		**110**	**115**
Assume 95% are occupied		105	109
Of the occupied units, 92% are new to Saugerties		**96**	**101**
Four-Story Apartment Building		**650**	**800**
Assume 95% are occupied		618	760
Of the occupied units, 92% are new to Saugerties		**568**	**699**
Total Units	**773**	**914**	**1,050**
Total Occupied Units	**734**	**868**	**998**
Total New Households in New Units	**676**	**799**	**918**

Source: Passero Architecture and Engineering, 2021 Ulster County Housing Action Plan, 2020 and 2022 Ulster County Rental Housing Survey, Camoin Associates

Table 40: Expected New Household Spending

			Net New Household Spending in Saugerties		
Category	**Annual per Unit Spending Basket**	**Amount Spent in Town** (25%)	**Current Zoning** (676 new households)	**Preferred** (799 new households)	**Worst Case** (918 new households)
Food	$10,901	$2,725	$1,841,207	$2,177,054	$2,500,992
Household furnishings and equipment	$2,884	$721	$487,037	$575,876	$661,564
Apparel and services	$2,380	$595	$402,064	$475,403	$546,141
Transportation	$12,170	$3,043	$2,055,574	$2,430,523	$2,792,177
Health care	$6,292	$1,573	$1,062,660	$1,256,496	$1,443,459
Entertainment	$3,496	$874	$590,470	$698,175	$802,061
Personal care products and services	$907	$227	$153,138	$181,071	$208,014
Education	$1,584	$396	$267,509	$316,304	$363,369
Miscellaneous	$1,199	$300	$202,473	$239,405	$275,028
Annual Discretionary Spending	**$41,812**	**$10,453**	**$7,062,131**	**$8,350,307**	**$9,592,804**

Source: 2022 Consumer Expenditure Survey, Bureau of Labor Statistics, Lightcast

6. Create between 310 and 1,222 new permanent jobs (on the project site and jobs created in the community as a result of future development) with annual earnings between $15.6M and $64,.5M in earnings, and project sales between $51.7M and $201M.

Table 41: Expected New Employees

	Jobs	Earnings	Sales
Direct	253	$13,012,023	$44,101,931
Indirect	48	$1,964,633	$5,804,151
Induced	9	$618,128	$1,857,237
Total	**310**	**$15,594,784**	**$51,763,319**

Source: Lightcast, Camoin Associates

Economic Impact - New Employees: Preferred

	Jobs	Earnings	Sales
Direct	876	$46,883,916	$153,493,952
Indirect	139	$5,503,426	$15,030,660
Induced	43	$2,701,630	$7,957,878
Total	**1,058**	**$55,088,971**	**$176,482,489**

Source: Lightcast, Camoin Associates

Economic Impact - New Employees: Worst Case

	Jobs	Earnings	Sales
Direct	1,028	$55,660,802	$176,081,756
Indirect	145	$5,793,797	$15,880,105
Induced	49	$3,071,804	$9,050,698
Total	**1,222**	**$64,526,403**	**$201,012,559**

Source: Lightcast, Camoin Associates

Note: The slight descrpency in job numbers between Tables 10 and 11 is due to rounding

7. Attract between 125,925 to 153,226 new visitors, which could result in new visitor spending between $13.8M and $16,8M annually.

Table 42: Expected New Visitors

Accommodation Type	Current Zoning	Preferred	Worst Case
Boutique Hotel			
Number of Rooms	0	150	150
New Guests (1.5 people per room)	0	225	225
New Visitor Nights (occupancy rate: 55.2%)	**0**	**124**	**124**
Conference Center			
Number of Rooms	0	250	300
New Guests (1 person per room)	0	250	300
New Visitor Nights (occupancy rate: 55.2%)	**0**	**138**	**166**
Cabins			
Number of Rooms	0	100	100
New Guests (1.5 people per cabin)	0	150	150
New Visitor Nights (occupancy rate: 55.2%)	**0**	**83**	**83**
RV Sites			
Number of Rooms	0	0	57
New Guests (1.5 people per site)	0	0	86
New Visitor Nights (occupancy rate: 55.2%)	**0**	**0**	**47**
Net New Visitors	**0**	**345**	**420**
Annual Net New Visitors	**0**	**125,925**	**153,226**

Source: Passero Architecture and Engineering, CoStar, Camoin Associates

Table 43: Expected New Visitor Spending

		Total Net New Visitor Spending in Saugerties		
Category	**Spending per Visitor per Day**	**Current Zoning** (No Impact)	**Preferred** (125,925 new visitor days)	**Worst Case** (153,226 new visitor days)
Food	$52	No Change	$6,548,100	$7,967,728
Transportation	$19	No Change	$2,392,575	$2,911,285
Attractions/Amusements	$14	No Change	$1,762,950	$2,145,158
Miscellaneous Retail Spending	$25	No Change	$3,148,125	$3,830,639
Total Spending	**$110**	**No Change**	**$13,851,750**	**$16,854,809**

Source: Tourism Economics, Economic Impact of Visitors in New York; Bureau of Labor Statistics-Consumer Price Index Mid Atlantic 2018-2022; Lightcast; Camoin Associates

C. It is anticipated that the price points for the new housing units will vary depending on whether the units are rental or for sale units and the type of dwelling (single family, townhomes, multifamily, mixed-use). The annual income for each household will need to be in the range of $70,000-$150,000 to avoid being cost-burdened.

D. The Economic & Fiscal Impact Report identified that future development in the PDD will address several issues and goals identified in the 2021 Ulster County Housing Action Plan:

- The PDD will attract new residents to the Town and County.
- The PDD will support the continued growth of this important sector and offer job opportunities that will encourage higher earning potential.
- The PDD will add newly built units to the overall housing stock where nearly 60% was built 50 years ago.
- The PDD is proposed to be a dense, mixed-use development that will create infrastructure efficiencies, create a walkable community, and support economic and cultural vibrancy.

E. Using the potential structure types and square footage of proposed uses, an estimated number of net new jobs was calculated. Since it is assumed approximately 92% of the newly occupied residential units will be filled with individuals who are new to Saugerties, it is then predicted that 92% of the jobs associated with maintaining the new residential areas will also be new. 100% of the non-housing related jobs are classified as net new because without development in the PDD, these following jobs will not exist:

Table 44: Expected Jobs Created

New On-Site Jobs

	Current Zoning	Preferred	Worst Case
Townhouses	37	37	37
Assume 92% of Jobs are New	**34**	**34**	**34**
Four Story Apartment Building	45	47	47
Assume 92% of jobs are new	**41**	**43**	**43**
Camping	**0**	**18**	**18**
General Commercial - Retail	**73**	**134**	**148**
Commercial - Restaurant	**94**	**173**	**191**
Commercial - Personal Services	**11**	**20**	**22**
Boutique Hotel	**0**	**27**	**27**
Conference Center	**0**	**44**	**53**
Amphitheater	**0**	**165**	**165**
Tech Industrial	**0**	**217**	**326**
Total New Jobs	**260**	**882**	**1,034**
Net New On-Site Jobs	**254**	**876**	**1,027**

Source: Passero Architecture and Engineering, US Energy Information Administration Commercial Buildings Energy Consumption Survey, National Apartment Association, Barclays Center, Camoin Associates

5.12.2.2 Community and Emergency Services

A. Future development in the PDD is anticipated to occur over several years. The additional revenue generated by future uses will outpace expenditures. The needs of police, fire, and emergency medical services for equipment, training, and staffing can be covered by the increased revenue.

B. Future development is likely to bring impacts to the Saugerties Central School District. Based on demographic multipliers and proposed new housing units, the following tables show the expected new school-age children and the fiscal impact on the School District for each alternative.

Table 45: Expected New School-Age Children

	Current Zoning			Preferred			Worst Case		
	Rented	Owned	Total	Rented	Owned	Total	Rented	Owned	Total
Population Group									
K-12 Students	1,113	6,133	**7,246**	1,113	6,133	**7,246**	1,113	6,133	**7,246**
Recent Mover Households	7,466	14,083	**21,549**	7,466	14,083	**21,549**	7,466	14,083	**21,549**
Multipliers									
K-12 Students	0.149	0.435	**0.336**	0.149	0.435	**0.336**	0.149	0.435	**0.336**
New Units	0	773	**773**	760	154	**914**	915	135	**1,050**
New Population									
K-12 Students	0	337	**337**	113	67	**180**	136	59	**195**

Note: Renter data are for those living in buildings with at least five units. Owner data are for those living in homes with values between roughly $165,000 and $494,000.
Source: Camoin Associates using 2021 5-Year American Community Survey PUMS data

Table 46: Expected Fiscal Impact to School District - Expenditures

	Current	Preferred	Worst Case
2022–23 School- and Central-Level Local/State K–12 Spending	$56,238,164	$56,238,164	$56,238,164
State K–12 Aid to Saugerties CSD	$22,171,617	$22,171,617	$22,171,617
Local K–12 Spending	$34,066,547	$34,066,547	$34,066,547
2022–23 K–12 Enrollment	2,229	2,229	2,229
Total Local Spending per Pupil	$15,283	$15,283	$15,283
Max Expected New Public School Students	337	180	195
New School Expenditures	**$5,144,881**	**$2,756,548**	**$2,983,237**

Source: Saugerties School District 2022-23 Budget Statement and Transparency Report, Camoin Associates

C. The Saugerties Central School District 2023-2024 property tax rate is $13.644301 per $1,000 of assessed value. The Winston Farm property owners currently pay an estimated $50,087 in school property taxes. Based on the anticipated assessed value of improvements upon full build-out, the total new revenue generated for the district ranges from $3.72 million to $7.35 million. However, existing improvements on the project site are currently generating $11,718 in tax revenue for the school district, making the net new revenue from future development in the PDD $3.72M to $7.34M.

Table 47: Expected Fiscal Impact to School District - Revenue

	Current	Preferred	Worst Case
Estimated Assessed Value of New Construction	$273,900,000	$457,469,231	$538,769,231
Saugerties Central School District 2023–24 mill rate	13.644301	13.644301	13.644301
Total New School Tax Revenue	$3,737,174	$6,241,848	$7,351,130
Less: Current School Tax Revenue from Improvements	($11,718)	($11,718)	($11,718)
Net New School Tax Revenue	**$3,725,456**	**$6,230,130**	**$7,339,411**

Source: Town Tax Collector, Developer, Camoin Associates

Table 48: Expected Net Fiscal Impact to School

	Current	Preferred	Worst Case
Total New Expenses	$5,144,881	$2,756,548	$2,983,237
Total New Revenue	$3,725,456	$6,230,130	$7,339,411
Net Fiscal Impact	**($1,419,425)**	**$3,473,582**	**$4,356,174**

Source: Camoin Associates

D. As identified in the Potential Impacts section, future development in the PDD is anticipated to generate the following expenditures, revenues, and net fiscal impacts relating to Town services:

Expected Net Fiscal Impact to the Town of Saugerties

	Current Zoning	Preferred	Worst Case
Town + Town Outside, incl. Police Dept.			
New Expenditures	$506,711	$470,724	$534,750
New Revenues	$899,524	$1,401,211	$1,645,434
Net Fiscal Impact	$392,813	$930,487	$1,110,684
Highway			
New Expenditures	$305,381	$139,215	$141,842
New Revenues	$372,401	$622,771	$733,656
Net Fiscal Impact	$67,020	$483,556	$591,814
Centerville Fire District			
New Expenditures	$101,688	$97,718	$111,223
New Revenues	$217,875	$364,565	$429,532
Net Fiscal Impact	$116,186	$266,847	$318,308
Emergency Medical Services			
New Expenditures	$130,959	$125,846	$143,239
New Revenues	$134,171	$224,505	$264,513
Net Fiscal Impact	$3,212	$98,659	$121,274
Library			
New Expenditures	$65,129	$52,260	$58,672
New Revenues	$105,566	$175,164	$206,275
Net Fiscal Impact	$40,437	$122,904	$147,604
Total Fiscal Impact			
New Expenditures	$1,109,868	$885,764	$989,726
New Revenues	$1,729,536	$2,788,217	$3,279,410
Total Net Fiscal Impact	**$619,668**	**$1,902,453**	**$2,289,684**

Source: Camoin Associates

5.12.2.3 Solid Waste

A. Future uses will require refuse removal that can be managed by licensed waste haulers to manage refuse/solid waste collection on the project site. There are several waste haulers that potentially service Ulster County, such as County Waste, Thompson Sanitation, Waste Management, and Welsh Sanitation Service.

B. It is anticipated that regardless of the collector, all refuse will be taken to the Ulster County Resource Recovery Agency's (UCRRA) Kingston transfer station. UCRRA is a permitted solid waste facility regulated by the NYSDEC, obligated in accordance with Ulster County Waste Management Law to accept all solid waste generated in Ulster County and dispose of it properly. All trash collection must pass through the UCRRA facility.

C. The USEPA estimates the average person generates 4.9 pounds of solid waste per day per person and there is an average number of 2.5 people per household, which results in 12.25 pounds of solid waste generated per day per household. A household is the equivalent of one residential unit which can be an estate lot, single-family lot, townhome, apartment, cabin, or RV site. The annual amount of solid waste anticipated to be generated by residential uses, are as follows:

Table 49: Anticipated Solid Waste Generation – Residential Uses

Scenario	# Residential Units	Solid Waste Generation (Tons)
AOR	773	1,728
SP	1,014	2,267
RWCS	1,204	2,698

D. The American Institute of Architects New York (AIANY) Zero Waste Calculator[18] was used to estimate the amount of solid waste that will be generated by nonresidential uses. The input of the projected number of employees by industry (hotel, offices, restaurant, retail, and light industrial), Table 50, resulted in the amount of solid waste that will be generated by future uses.

[18] https://www.zerowastedesign.org/waste-calculator/

Table 50: Anticipated Solid Waste Generation – Commercial and Industrial Uses

Proposed Use	AOR		SP		RWCS	
	Jobs	Solid Waste Generation (Tons)	Jobs	Solid Waste Generation (Tons)	Jobs	Solid Waste Generation (Tons)
Retail, non-food	73	121	134	222	148	245
Restaurant	94	258	173	475	191	525
Office	11	15	20	28	22	31
Boutique Hotel	0	0	27	44	27	44
Conference Center	0	0	44	72	53	87
Amphitheater*	0	0	165	274	165	274
Tech Industrial*	0	0	217	360	326	541
Total:		**394**		**1,475**		**1,747**

E. The total anticipated solid waste generation upon full build-out of the PDD could range between 2,122 tons per year and 4,445 tons per year.

Table 51: Expected Total Annual Solid Waste Generation

AOR	SP	RWCS
2,122	3,742	4,445

F. According to the Ulster County Resource Recovery Agency (UCRRA) website, New York State generates 17.7 million tons of waste per year. Ulster County generates about 109,000 tons of waste per year. Therefore, it is anticipated that upon full build-out of the project site the percent increase in waste generation created by future development is between 1.9% and 4% increase in solid waste disposal needs.

G. According to the UCRRA website, Ulster County's waste is exported via long-haul transport tailors to Seneca Meadows Landfill in Seneca Falls NY. UCRRA sends out 10-15 tractor-trailer transport vehicles per day, six days per week. Each truck can hold about 32 tons, which equates to 66 to 139 additional truck trips to the landfill on an annual basis as result of full build-out conditions in the PDD. The additional revenue that is generated by future development and the fees paid by residential and nonresidential users in the PDD will defray the UCRRA costs of disposing newly generated solid waste.

5.12.3 Potential Mitigation Measures

A. The anticipated full build-out in the PDD may generate a net positive annual fiscal and economic impact on the Town of Saugerties between $619,668 and $2,289,684 after expenses.

B. If the project site is developed in accordance with the current zoning, which permits mostly residential uses, the Saugerties Central School District would realize an annual deficit of $1,419,425 as a result in the increase in school-age children. The PDD will encourage a mix of residential and nonresidential uses that balances the number of residential units with the amount of nonresidential floor area to realize a positive annual economic benefit. The alternatives with reduced housing and increased nonresidential space are projected to provide between $3.4M and $4.3M in new revenue to the school district.

C. Future residential tenants and homeowners will be made aware of the mandatory recycling law and the importance of recycling and proper disposal of solid waste to reduce the amount of solid waste that is hauled to the landfill.

D. No additional mitigation measures are proposed.

5.13 Impacts to Land Use, Zoning, and Community Plans

5.13.1 Existing Conditions

5.13.1.1 Zoning

A. The project site is in the GB (General Business), MDR (Moderate Density Residential), and RH (Residential Hamlet) zoning districts.

B. The GB district is located along Route 32 in the far eastern portion of the site and is ± 31 acres (3.8%). The majority of the property is zoned MDR and is 790 ± acres (95.8%). The RH district is located along Old Route 212 and consists of 3.4 acres (0.4%).

C. The surrounding areas to the north, south, and west are zoned MDR. To the west is a Low-Density Residential Zoning District. To the east past the GB District and on the opposite side of the I-87 is an Industrial District with a horse stable and several manufacturing properties. Further to the east within two miles of the project site is the Village of Saugerties. The Village of Saugerties Zoning is similar to the Town of Saugerties Zoning, where residential districts are categorized by density. The Village of Saugerties mostly consists of residential districts, and the B-1 Business District is located along the main streets in the village.

D. The GB District is intended to include retail, service, shopping centers, office complexes, commercial offices, and high-density housing within 200 feet of highways with adequate traffic capacity. Under specific design criteria, deeper districts may be delineated to provide alternatives to strip development, provided they are separated by significant residential or other noncommercial well-landscaped uses. The GB District allows retail services, shopping centers, offices, and commercial properties adjacent to Route 32. The GB District also permits high-density residential properties. Adjacent to the project site in this district is a Holiday Inn hotel, a cycle shop, and a storage facility.

E. The MDR District is intended to extend the benefit of the rural environment while living relatively close to educational, cultural, recreational, business, employment, transportation, and other compatible and interdependent land uses where county and state highways are easily accessible. Small-scale convenience businesses designed to serve the adjacent residential population and certain cultural, educational, and recreational uses compatible with a rural environment may also be permitted, subject to conditions that protect the residential character of this district.

The MDR district allows one or two-family residential structures, agricultural uses, and small-scale convenience businesses designed to serve the residential population.

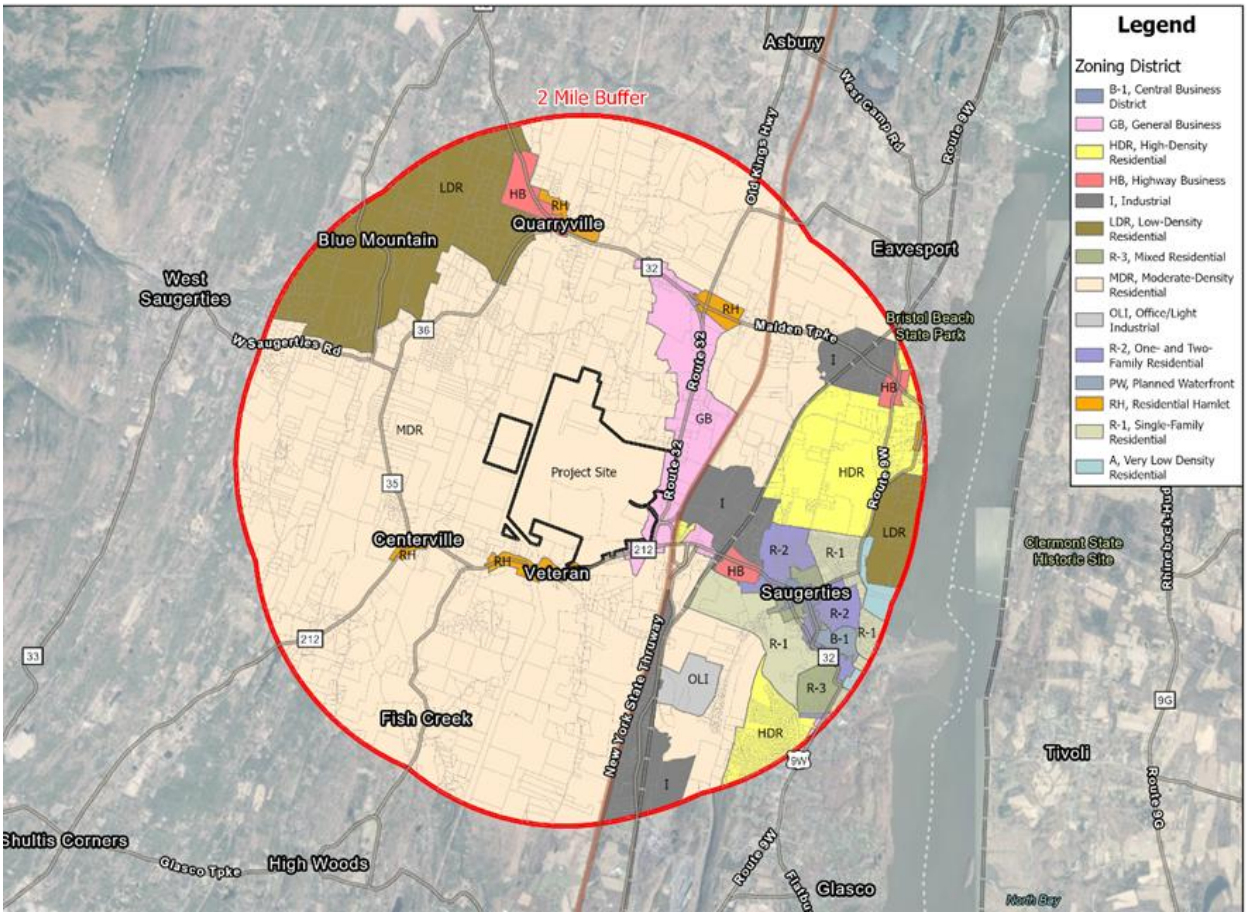
F. The RH District is intended to reflect the Town's historically self-contained hamlets in which interdependent mixed uses coexist in harmony providing high-density housing, local employment, limited small-scale retail goods and services, education, and other public and private facilities that are compatible with the residential character of the district. This district reflects the mixed uses providing high-density residential housing, local employment, limited small-scale retail goods and services, education, and other public and private facilities, which are compatible with the residential character of the district.

G. Within two miles of the project site is the Village of Saugerties. The Town residential zoning categories of LDR, MDR, and HDR are named R-1, R-2, and R-3 in the Village. Usage requirements in the Village for residential properties do not differ significantly from residential properties in the Town. Much of the Village consists of residential properties with a strip of commercial along Main Street and a Business District next to Route 32. Further outside the extent of the two-mile radius are residential properties up to the Hudson River.

Table 52: Bulk and Area Requirements for Existing Zoning

	GB district	MDR District	RH District
Minimum Lot Area	N/A	1 acre	N/A
Maximum Lot Area	N/A	N/A	N/A
Minimum Front Setback	N/A	30	N/A
Minimum Side Setback	N/A	25	N/A
Minimum Rear Setback	N/A	40	N/A
Minimum Rear Setback	N/A	N/A	N/A
Maximum Building Height	N/A	35	N/A
Maximum Building Area	N/A	N/A	N/A

Figure 29: Zoning Districts Within a Two-Mile Radius



H. The project site is also subject to three overlay districts: Aquifer Protection Overlay[19] (APO), Gateway Overlay[20] (GO), and Sensitive Area Overlay[21] (SAO). Overlay districts impose additional standards upon development which supplement the regulations of the underlying district. The Town's overlay districts are intended to preserve, protect, and/or enhance the aquifer and groundwater quality, topography, wetlands, flood zones, agricultural districts, important viewsheds, historic resources, and aesthetics including building and site design that is consistent with community character.

[19] § 245-25 Aquifer Protection Overlay, Town of Saugerties Zoning Law, https://ecode360.com/13646588
[20] § 245-27 Gateway Overlay, Town of Saugerties Zoning Law, https://ecode360.com/13646704
[21] § 245-24 Sensitive Area Overlay, Town of Saugerties Zoning Law https://ecode360.com/13646557

I. The APO was established to preserve the quality and quantity of the Town's groundwater resources to ensure a safe and adequate water supply, and to preserve groundwater resources currently in use that contribute to the public water supply.

J. The APO consists of two zones, the Unconsolidated Aquifer Zone, and the Aquifer Watershed Zone, both of which apply to the project site. The Unconsolidated Aquifer Zone consists of land areas overlying the unconsolidated aquifer. The Aquifer Watershed Zone consists of adjacent land areas that do not overlie the aquifer, but where surface water runs across the land after rainfall or flooding and eventually enters the aquifer area.

K. The following uses and activities are specifically prohibited within both the Unconsolidated Aquifer Zone and the Aquifer Watershed Zone of the Aquifer Protection Overlay District in order to safeguard groundwater resources which serve as present or future drinking water supplies:

Table 53: Prohibited Uses/Activities in the APO

Prohibited Uses/Activities
Airports, flying fields, airport terminals, and/or airport maintenance areas.
Automotive repair shops, automotive sales, or automotive service facilities.
Boat, motorcycle, agricultural equipment, or recreational vehicle service, repair and/or washing establishments.
Bottled water or bulk water facilities (including supply sources).
Cemeteries or crematories.
Concentrated animal feeding operations in areas outside of local agricultural district(s) created pursuant to New York State Agriculture and Markets Law.
Establishments for the cleaning and servicing of catch basins, cesspools, septic tanks, sewers, tanks and boilers, or tank trucks.
Fertilizer stockpiling or storage except in containers or structures designed to prevent contact with precipitation.
Fuel oil dealers, or petroleum and petroleum products wholesalers, or wholesale distributors of crude petroleum and petroleum products.
Gasoline service stations.
Hazardous waste treatment, handling, storage or disposal facilities.
Junkyard, salvage, or impoundment yards (including used motor vehicle parts and scrap/waste materials).
Laundry, cleaning, or garment services, including dry cleaners, coin-operated laundries, commercial or industrial laundries, carpet and upholstery cleaners, and linen supply services.
Maintenance and repair shops for major or small household appliances and electrical entertainment devices (stoves, washers, televisions, DVD players, etc.) or low-power internal combustion engines or electric motors (chain saws, lawn mowers, snowmobiles, etc.).
Manure storage except for the primary purpose of agricultural use.

Motor freight transportation (e.g., trucking) or motor vehicle passenger (e.g., bus) terminals.
Motor vehicle washing, cleaning, and polishing facilities, or facilities for the self-service washing of motor vehicles (e.g., car washes).
Municipal or industrial sewage treatment facilities with disposal of primary or secondary effluent.
Outdoor storage of coal, deicing compounds, fertilizers, hazardous substances, or hazardous waste.
Pest control services or establishments engaged in the wholesale distribution of pesticides or herbicides.
Pipelines that carry petroleum (other than natural gas) or hazardous substance/waste.
Radioactive materials treatment, handling, storage or disposal facilities.
Regulated medical waste storage, treatment, disposal, and/or destruction facilities.
Solid waste management facilities.
Surface land application of septage, sewage, sludge, or human excreta except where permitted by NYSDEC for agricultural use.
Wells or other facilities for oil or gas extraction, gas storage, solution mining, or brine disposal.
Wholesale distributors of chemicals and related products such as acids, industrial and heavy chemicals, industrial salts, etc.
Any use or activity not otherwise specifically mentioned above that involves the on-site disposal of solid waste, petroleum, radioactive material, hazardous substances, hazardous waste, or aqueous-carried waste (except sewage, animal manure and associated bedding material, and agricultural use of food processing wastes where the waste is applied at or below agronomic rates).
Prohibited Uses exclusive to the Unconsolidated Aquifer Zone:
Extraction of sand and gravel, as well as other overburden and minerals from the earth, except for the excavation, removal**,** and disposition of minerals from construction projects, the creation of water bodies, or excavations in aid of agricultural activities.
Textile preparation, manufacturing, dyeing, finishing, coating, waterproofing, or treating.
Reconstituted wood products manufacturing or wood preserving.
Furniture manufacturing.
Paper and paper product manufacturing.
Printing and publishing industries.
Chemical manufacturers, including makers of chemicals and chemical preparations such as industrial inorganic chemicals, plastics and synthetic resins, drugs, soap, detergents, cleaners, paints, varnishes, lacquers, enamels, industrial organic chemicals, agricultural chemicals, ink, explosives, adhesives, and sealants.
Petroleum refining.
Manufacturers of asphalt and tar paving mixtures.
Rubber and plastics products manufacturing.
Tanning, currying, and finishing hides and skins, leather converters, and manufacturing of finished leather and artificial leather products.
Producers of stone, clay, glass, and concrete products.
Primary metal industries.
Fabricated metal shops.
Manufacturers of machinery other than electrical.
Production of motor vehicles, aircraft, and other transportation equipment.
Makers of jewelry, silverware, and plated ware, except for activities associated with a home occupation.
Food or animal processing.
Textile preparation, manufacturing, dyeing, finishing, coating, waterproofing, or treating.
Reconstituted wood products manufacturing or wood preserving.

L. The purpose of the GO is to enhance the attractiveness of gateway areas by protecting the views, natural topography, and historic fabric along important transportation corridors. Development activity within 200 feet of the center line of the roadway, or which is visible from the roadway, is subject to additional development and design standards of the GO under § 245-27 of the zoning law. The GO applies to development along the following transportation corridors:

- Route 9W.
- Route 32.
- Route 32A.
- Route 212.

M. The SAO protects areas characterized by environmental conditions which are deemed to be significant development constraints having a high concentration of one or more of the following features:

- Areas with a slope of 15% or greater
- State or federal wetlands
- Soils with a high clay content and/or which are poorly drained and have a slow rate of permeability
- Areas within the 100-year flood plain
- Agricultural district designation
- Groundwater recharge areas
- Areas in the Town tributary to the Town of Saugerties' Blue Mountain Reservoir

N. Under §245-24 of the zoning law, the SAO identifies the uses permitted in the underlying district, except those which are identified in §245-11 that require a special use permit.

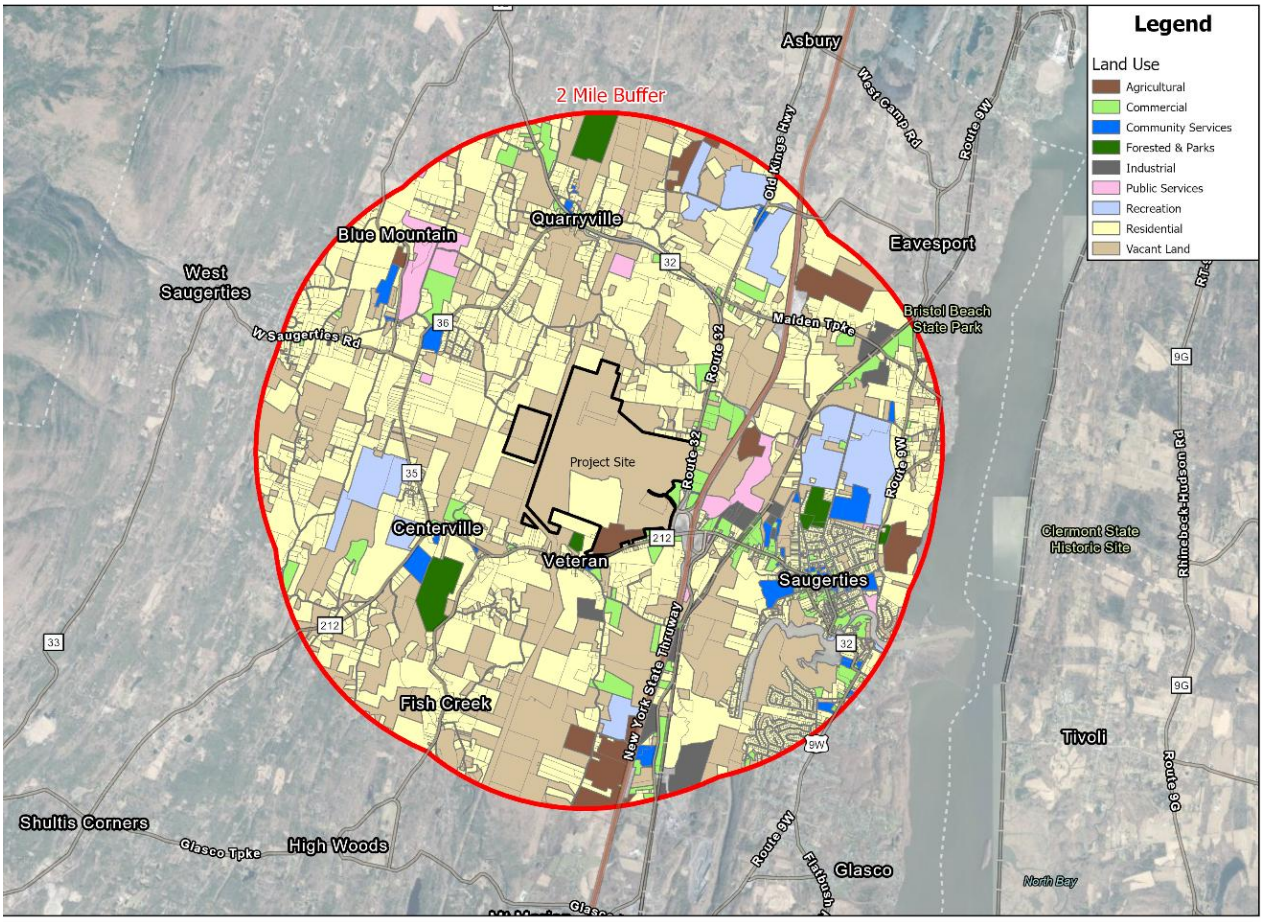
O. §245-24E of the SAO further provides a list of prohibited uses, which can be waived by the Town Planning Board if sufficient evidence is presented that the specific property or land area does not include the above features, or in the case of groundwater recharge, that a satisfactory system for artificial recharge is provided.

5.13.1.2 Land Use

A. Predominant land uses in the immediate vicinity of the project site consist of mostly vacant land and scattered residential uses. Commercial use immediately to the east of the site includes the Holiday Inn Hotel, and a storage facility. Commercial uses continue northward along Route 32.

B. The project site itself contains vacant land, residential, and agricultural land uses. Much of the project site is vacant land with residential properties in the central southern part of the site, and a small agricultural use in the southeast area of the site. Current land uses within a two-mile radius are shown in Figure 30.

Figure 30: Current Land Use Within a Two-Mile Radius



C. To conserve tracts of environmentally significant areas, the Town of Saugerties has implemented a Conservation Subdivision Law that specifies the maximum number of allowed residential units based on the acreage of unconstrained land on the property. § 245-23 Conservation Subdivisions defines constrained acreage as wetlands, floodplains, and slopes over 25% that are 2000 SF or more in contiguous sloped area. The Winston Farm site under current residential zoning is a total of ± 804 acres with 175.8 acres of constrained land. Using the formula from the town law, the maximum number of residential units under current zoning is ± 672.38 units. Under § 261-b of the Town Law, the residential density may be increased by up to 15% if permanent public open space is provided with Planning Board approval. This increase allows a maximum number of ± 773 residential units under current Town Law.

5.13.1.3 Community Plans

A. The Comprehensive Plan of the Town and Village of Saugerties, 2021 ("Plan"), builds upon previous goals, recommendations, and strategies set in the 1999 and 2013 joint Comprehensive Plans. This Plan was prepared by the Comprehensive Plan committee that consisted of members from the Town and Village of Saugerties. The 2021 update is a synthesis of previous plans and is supplemented by an analysis of the existing natural and built environments and current trends in land use, population, housing needs, and transportation.

B. The Winston Farm site is specifically mentioned in Goal 6A of the Plan, relating to certain large parcels. The intent of this goal is to promote environmentally sound development. The Plan describes Winston Farm as significant to the community based on its size and location near state and regional highways. To implement Goal 6A, the Plan describes the amendment of the zoning law to the PDD to support a mixture of uses.

> "The Winston Farm is the largest singly owned property in the Town of Saugerties. It is unique not only because of its size but, also, its excellent access to state and regional highways, its physical assets and features and its historic significance."

C. The Plan outlines the following guiding principles for Winston Farm, which are also applicable to other large parcels in Saugerties:

- Be environmentally sound with a focus on energy self-sufficiency
- Protect the aquifer
- Preserve open space, forested lands, and the viewshed

- Foster job opportunities with livable wages
- Generate tax revenue for local government and schools
- Be historically sensitive, preserving or restoring significant buildings and landscapes

D. The implementation strategies of the Plan support the preparation of a Generic Environmental Impact Statement (GEIS) to evaluate the effects of future development at the Winston Farm site and the necessary measures to mitigate potential negative impacts. The Plan also supports an amendment to the zoning law that establishes a Planned Development District which will allow the use of large sites with direct access to state or county roads. It is envisioned that this district will include a mixture of uses, subject to design standards and open space preservation requirements.

E. The Plan also emphasizes the importance of preserving recreation, open space, and natural resources, increasing diversity in the housing stock, as well as the economic base.

F. The Ulster County Open Space Plan has a long history of open space protection. This plan focuses on preserving environmental resources and growing “smart.” The Plan states, “Communities that plan ahead to protect open spaces, preserve their natural resources while creating a vision for accommodating sustainable and compact development are likeliest to succeed economically.” The Town and Village of Saugerties is identified as a priority growth area, especially along Route 32.

G. The 2009 Winston Farm High Technology Feasibility Study Master Plan concluded after evaluating nine sites in the region that Winston Farm was the most favorable greenfield site for technology development. A list of guiding principles emerged from the public participation process. The Project Sponsor, at a minimum, has incorporated these guiding principles into the creation of the Winston Farm PDD:

- A high-tech village open and connected to the larger Saugerties and Hudson Valley communities containing a mix of complementary land uses.

- Appropriate balance between environmental and economic considerations.

- ‘Anchor’ industries consist of a mix of R&D-oriented high-tech facilities and sustainable manufacturing.

- Supporting uses consisting of a mix of restaurants, shops, recreation, arts venues, educational center offering workforce training, and museum/interpretive center highlighting Hudson Valley heritage.

- At least 50% of the total site will be preserved as open space.

5.13.2 Potential Impacts

5.13.2.1 Zoning

A. The rezoning will change the zoning classification of the subject property from GB, MDR, and RH zoning to a PDD (Planned Development District) zoning district. The Project Sponsor intends to comply with the zoning law relating to the purpose and intent of the established overlay districts: Aquifer Protection Overlay (APO), Gateway Overlay (GO), and Sensitive Area Overlay (SAO), designed to supplement the development regulations of the underlying district.

B. The goal of the PDD is to prepare a well-informed planning and regulatory tool that guides future development, protects the public health, safety, and welfare of the existing community, and welcomes new residents, visitors, and businesses in a way that is respectful of available resources and the carrying capacity of the land. The PDD will preserve and protect the natural landscape and make these areas accessible to the public whether living, working, visiting, or engaged in indoor and outdoor activities in the district.

C. The implementation of regulations of the PDD envisions a vibrant mix of complementary building styles of varying heights and sizes, indoor and outdoor rooms, and spaces for active and passive recreation, entertainment, and social gatherings. The development in the district will incorporate the following design standards and guidance, creating a flexible regulatory environment that is adaptable to changing market conditions and furthers the purpose and intent of the district:

- To ensure a high-quality mixed-use style development that promotes pedestrian access and connectivity, multimodal transportation opportunities, a variety of residential, retail, and commercial uses, both large and small, resort, recreational, and entertainment opportunities, and enhanced access to nearby uses.

- To use visual and physical features that unify district-wide pedestrian and vehicular elements, such as integrated and extensive landscaping, lighting, walkways, site amenities, trails, and wayfinding, which promotes access for all users.

D. Development in the PDD will be subject to a Master Development Plan (MDP). This MDP must be submitted to and approved by the Town Board pursuant to the PDD regulations. The MDP shall conceptually show the general layout and disposition of currently proposed and potential future uses, buildings and structures, the densities of such buildings and structures, parking and loading areas, pedestrian and vehicular rights-of-way, access and circulation, location of open space and the proposed phasing of development.

E. Any future development in the Winston Farm PDD shall be subject to Site Plan review by the Planning Board. The Planning Board shall review each future proposal to ensure that it complies with the purpose and objectives of the Winston Farm PDD, and Article VII relative to the Planning Board and Site Plan Review procedures.

F. Development and redevelopment in the PDD is subject to § 245-24 Sensitive Area Overlay District, § 245-25 Aquifer Protection Overlay District, and § 245-27 Gateway Overlay District.

G. Certain uses in the PDD regulations are identified by chapter and section number where additional requirements may apply under the Town of Saugerties Zoning Law.

H. The PDD regulations provide a framework for new development and redevelopment by establishing a minimum level of architectural quality, which positively contributes to the character of the PDD and enhances the public experience. No particular architectural style is mandated or prohibited; rather the architectural standards and guidelines are intended to promote a unified place. The PDD provides both mandatory (shall) standards and advisory guidelines (encouraged). The advisory guidelines are intended to provide insight into some of the desired characteristics of the district, while the standards set the minimum requirements for architectural quality. The mandatory standards are applicable to building elements that are clearly visible from the public right-of-way.

I. An appeal of any section of the PDD regulations shall be subject to § 245-37 Variances and appeals of the Town of Saugerties Zoning Law.

J. Modifications to the PDD Master Development Plan (MDP) and regulations shall be subject to Article X Amendments of the Town Law. The submission of an application for an amendment of the adopted MDP shall be accompanied by an analysis of the environmental factors established by the DGEIS, such as but not limited to the projected water usage (GPD) and traffic (trip generation). These environmental factors shall be recorded to ensure the maximum development thresholds have not been exceeded.

5.13.2.2 Land Use

A. The existing single-family dwellings, the Winston Mansion, building ruins, dams, mills, cemeteries, and other structures are permitted in the PDD. The maintenance, replacement, and expansion of these uses are permitted.

B. The following uses are eligible for inclusion in the PDD:

- Commercial/Non-residential.

  Commercial and non-residential uses include community centers or clubhouses; retail sales and services; breweries, distilleries, wineries, food service and catering; health clubs and fitness centers; medical clinics and after-hours services with or without pharmacies and labs; art and craftsman studios, centers, galleries, museums, schools, and similar facilities; riding academies and stables; planetariums and aquariums; golf courses, mini golf, driving ranges, and similar uses; veterinary and animal services, including day care, clinics, kennels, petting zoos, breeding and boarding. Other uses include technical, vocational, and educational schools and centers (excluding colleges and universities), professional offices, business incubators (including co-working spaces, labs, and shared facilities), and governmental uses.
- Entertainment and recreation.

  Entertainment and recreational uses include seasonal and year-round indoor or outdoor, cultural, sporting, recreational, and exhibition-related activities, such as performing arts, amphitheaters, arenas, athletic fields, climbing walls, ropes courses, community pools and recreation areas, playgrounds, dog parks, bicycle, and scooter rental facilities, along with supporting infrastructure, buildings and uses (excluding adult-use entertainment). Campgrounds, cabins,

and campsites, including bathroom and shower facilities, water and waste stations, a general store, and pavilions are also included.

- Residential.

  Residential uses cover single-family, two-family, townhomes, and multifamily dwellings, in detached, semidetached, attached, or multi-story structures. Residential uses include in-law apartments or accessory dwelling units. Accessory residential structures and uses such as sheds, garages, pools, decks, gazebos, tennis courts, home occupations, and similar amenities are permitted.

- Light Manufacturing.

  Research and development; makerspace and artisanal creative spaces, laboratories, warehousing, storage, and distribution.

- Hospitality.

  Hospitality uses include bed-and-Breakfast establishments, resorts, spas, hotels, eco-lodging, and similar facilities. Campgrounds, cabins, and associated facilities are also included. These uses may also include indoor and outdoor recreation and entertainment, bars, restaurants, events and conference centers, banquet facilities, outdoor activities, and seating. Support structures such as shower houses, water and waste stations, a general store, pavilions, and accessory recreational, storage and maintenance facilities are also permitted.

- Agricultural.

  Agricultural uses including farms and ranches that offer retail facilities, such as farmers markets, farm stands, roadside stands, community gardens, pick-your-own gardens and orchards, as well as farming educational centers and demonstration farms that allow agricultural retail promoting locally produced products, subject to § 245-16.

- Mixed-use projects.

  Mixed-use projects combine residential and non-residential uses within the same building or collection of buildings in any configuration.

- Utilities and Infrastructure.

  Utilities and infrastructure uses include large-scale solar facilities, subject to § 245-11R, as well as public and private utilities, roadways, appurtenances, and infrastructure to support uses in the PDD, and the community. Alternative energy systems, when screened from public view where practicable, unless for demonstration purposes, are permitted. Telecommunication facilities on the roof of buildings of 4 stories or more are permitted, subject to § 245-11P, except subsection (3).

5.13.2.3 Community Plans

A. The adoption of the PDD is a legislative action specific to Winston Farm that will be incorporated into the Town of Saugerties Zoning Law (zoning law).

B. The PDD regulations will guide the size, type, and form of development permitted in the PDD in accordance with the Town of Saugerties Zoning Laws, the Town and Village of Saugerties Comprehensive Plan (2021), and Ulster County documents and planning guides which apply.

C. The Winston Farm PDD aligns with the Town of Saugerties Zoning Law (2008), the Town and Village of Saugerties Comprehensive Plan (2021), and the Ulster County Open Space Plan (2007), as follows:

- The Town of Saugerties Zoning Law defines a planned development district as “a mixed-use development of land that is under unified control and is planned and developed as a whole in a single development operation or programmed series of development stages. The development may include streets, circulation ways, utilities, buildings, open spaces and other site features and improvements, uses and structures that exceed the permitted scale, density, or intensity of use in the district, as well as uses not otherwise allowed by the underlying zoning.” Article X of the zoning law provides the procedures for amendment to the regulations and provisions of Chapter 245 Zoning in the manner provided by Town Law.

- The Comprehensive Plan of the Town and Village of Saugerties, 2021 ("Plan") is a synthesis of previous planning documents, supplemented by an analysis of the existing natural and built environments and current trends in land use, population, housing needs, and transportation. Winston Farm is specifically mentioned in Goal 6A of the Plan. It is described as significant to the community based on its size and location near state and regional highways. To implement Goal 6A, the Plan describes the amendment of the zoning law to the PDD to support a mixture of uses.

- The Plan also includes goals to amend zoning, preserve open space, and increase diversity in the housing stock, as needed, to support and ensure consistency with the Plan goals and objectives.

- The Ulster County Open Space Plan is rooted in a long history of open space protection in the county. This plan focuses on preserving environmental resources and growing "smart." Priority growth areas are identified as areas where development potential is most feasible. The Town and Village of Saugerties is identified as a priority growth area, especially along Route 32.

5.13.3 Potential Mitigation Measures

A. The PDD regulations provide design standards and guidelines for building placement, materials, and architectural elements by establishing a minimum level of architectural quality, which positively contributes to the character of the PDD and enhances the public experience. The PDD regulations:

- Encourage a diverse range of architectural styles that reflect the heritage, history, and preferences of the community.
- Specify the use of a mix of building materials which complement the natural surroundings, reflect the desired aesthetic character, and ensure durability and longevity. Materials shall add visual interest, texture, and depth to the facades.

- Specify the use of quality building materials such as brick, natural or synthetic stone, cementitious stucco, fiber cement panels, painted wood clapboard siding, vinyl siding, and metal when part of an overall design. Real log and timber-frame designs are encouraged to reflect the natural surroundings.

- Identify appropriate massing and scale for large-scale buildings.

- Encourage façade variations, appropriate window configurations, the use of vertical elements, recesses, projections, and modulation, to break up the building wall, which creates an active façade.

- Require shared outdoor spaces, gathering spaces, and amenities.

- Require residential uses to be connected to the sidewalk system.

- Require that buildings and amenities be accessible.

- Suggest the strategic placement of landscaping to soften building foundations and walls.

- Recommend and encourage community gardens.

B. The rezoning of the project site and future development is unlikely to result in significant adverse land use or zoning impacts. The PDD regulations will ensure a well-planned and appropriate pattern of development. Additionally, the rezoning to a PDD will not set a precedent for project layout, design, or approval process. Municipal agencies make decisions based on the specific facts of each application before them and are only required to follow past decisions when the circumstances are essentially the same.

6.0 Thresholds for Future Environmental Review

The Winston Farm PDD is intended to lead to an eventual build-out of individual development projects located on the site. Those future development projects must comply with the adopted Master Development Plan and will require additional site plan review which is subject to SEQRA. This DGEIS has evaluated the potential generic impacts associated with the rezoning of the site based on several land use alternatives. As future build-out progresses, changes may occur as site-specific developments are proposed. It is anticipated that the final approved Master Development Plan may look different than the land use alternatives but is still required to follow the rules and regulations set in the adopted PDD regulations.

6.1 SEQRA Procedures and Compliance for Future Actions in the PDD

In accordance with NYCRR Part 617.10(d), when a final generic EIS has been filed:

1. No further SEQR compliance is required if a subsequent proposed action is carried out in conformance with the conditions and thresholds established for such actions in the generic EIS or its findings statement;

2. An amended findings statement must be prepared if the subsequent proposed action was adequately addressed in the generic EIS but was not addressed or was not adequately addressed in the findings statement for the generic EIS;

3. A negative declaration must be prepared if a subsequent proposed action was not addressed or was not adequately addressed in the generic EIS and the subsequent action will not result in any significant environmental impacts; and

4. A supplement to the final generic EIS must be prepared if the subsequent proposed action was not addressed or was not adequately addressed in the generic EIS and the subsequent action may have one or more significant adverse environmental impacts.

The Findings Statement will be used to finalize the PDD regulations that will guide future development of Winston Farm. Once the PDD regulations have been adopted, future site-specific development or any will require review under SEQRA. The Town of Saugerties Planning Board, as the agency responsible for the approval of site plans for future development projects, will be responsible for making a SEQRA determination as to whether those projects are consistent with the FGEIS and the Findings Statement before taking action to approve those projects.

The planning board must determine whether the proposed projects exceed any of the thresholds and conditions set forth in the GEIS and subsequent findings. Provided a proposed project meets the thresholds and conditions specified in Section 6.2, that project may be allowed without the need for further SEQRA compliance.

6.2 Thresholds for Future Development Proposals

Development proposals advanced in accordance with the MDP shall undergo site-specific review consistent with the SEQRA Findings Statement and applicable PDD regulations. This review will consider all relevant environmental criteria outlined in SEQRA, as defined in 6 NYCRR Parts 617.3 through 617.12. These criteria include classification of the action, standards of review, required mitigation measures, and consistency with the Findings Statement. Such review may involve preparation of a supplemental environmental impact statement (SEIS), environmental impact statement (EIS), issuance of a negative declaration, Type II determination, or other consistency findings, all with the intent of ensuring maximum environmental protection in accordance with the MDP and PDD framework.

Future development proposals at Winston Farm that do not exceed the thresholds or conditions identified in the GEIS shall be considered adequately addressed and will not require further SEQRA review. Proposals that exceed these thresholds will be subject to additional SEQRA review:

1. An undisturbed buffer of 125 feet (± 38 acres) is required along the west and north property lines to buffer uses in the PDD from adjacent properties.

2. The preservation of a minimum of 50% of the total PDD acreage shall be designated as natural open space.

3. Future development shall not exceed the capacity of the wells identified by the hydrogeologic pumping test (Appendix C). The TW-1 (220 gpm) and the Montano well (50 gpm) can deliver 270 gpm to serve future development. The installation of a larger diameter well at TW-1 can provide an additional 100 gpm to the system, a total of 320 gpm. This enhancement alone could meet the project’s average daily demand under the RWCS, which is projected at 297 gpm. Therefore, the maximum allowable water demand for future development using both TW-1 and the Montano well is set at 370 gpm.

4. Future development proposal must include trip-generation estimates that can be compared to the TIR to determine the need and appropriate timeline for implementing recommended improvements. Future development proposals that exceed the RWCS cumulative peak hour primary trips of 1,396 in the weekday AM, 1,726 in the weekday PM, 1,833 in the Friday PM, 1,914 in Saturday midday, or 1,578 in Sunday midday, shall require additional SEQRA review and an evaluation of necessary mitigation measures.

5. Future development proposals must be accompanied by an analysis of the energy demand requirements. Total annual energy demand at Winston Farm exceeding 41,979,791 kWh will require further evaluation and potential mitigation measures.

6. The SEQR threshold for GHG emissions at the Winston Farm site upon full build-out is 8,032 metric tons of carbon dioxide equivalent (MTCO2e) pursuant to the RWCS. Future development shall include a GHG calculation based on construction, direct, and indirect GHG emissions. Any proposed development that would result in total GHG emissions in the district exceeding this threshold will be subject to further SEQRA review and may require the implementation of mitigation measures to address potential environmental impacts.

7. All construction and operational noise shall not exceed an increase of 6 dB over existing ambient levels from any receptor near the project site, nor shall the sound level at the boundaries of the Winston Farm exceed 70 dB in accordance with the Town of Saugerties and NYSDEC policies.

7.0 Proposed Mitigation Measures

In accordance with 6 NYCRR §617.9(b)(5)(iv), this DGEIS identifies mitigation measures to the maximum extent practicable, consistent with the nature of the Proposed Action, which is limited to the adoption of zoning legislation for the Winston Farm PDD.

Because no site-specific development is currently proposed, detailed mitigation measures for certain environmental impact areas, such as archaeology, traffic, stormwater management, and utility demand, cannot yet be fully determined. However, the adopted PDD regulations and Master Development Plan (MDP) establish a framework that will ensure site-specific impacts are evaluated and mitigated during future development approvals.

Future subdivision, site plan, and SEQRA reviews will require that environmental impacts are avoided or minimized to the maximum extent practicable, and that feasible and effective mitigation measures are implemented based on the nature and scale of proposed development.

The Town Board, acting as Lead Agency, will retain authority to review and require appropriate mitigation at each future stage of approval, ensuring that all future development aligns with SEQRA's environmental protection objectives and the evolving capabilities of the Project Sponsor.

Land and Soil

- The concentrations of arsenic, lead, and mercury in the soil, which exceed New York State Standards, are not anticipated to require remediation under the current use of the project site. However future development of residential uses may require a soil cover program (pavement, building, or two feet of clean soil).

- A Preliminary Stormwater Management Plan (SMP) has been prepared for the project site. The intent of the SMP is to identify potential sources of stormwater pollution at a construction site, describe best management practices to reduce pollutants in stormwater discharge from the construction site by controlling the volume of stormwater runoff, and to identify appropriate methods for post-construction stormwater practices appropriate for the site that comply with NYSDEC water quality and quantity requirements. This preliminary SMP is necessary to understand stormwater management needs as it relates to the various alternatives explored in this DGEIS. It is one more engineering tool used to determine the

appropriate, feasible location for future development that minimizes significant environmental impacts.

Flooding, Surface Water, and Ground Water Resources

- LaBella Associates recommends installing one or more larger diameter replacement wells (8- or 10-inch) at the Winston Farm TW-1 site to improve efficiency and support long-term use. Only one replacement well may be necessary if TW-1 is connected to the Village water supply system. A second well is anticipated to be required by NYSDOH if the wells become part of an independent community water system (not connected to the Village water supply).

- Current yield requirements of 220 gpm can be confirmed with short-duration testing, as prior studies validated sustainable capacity. Larger-diameter wells could increase yield by 50–100 gpm, but withdrawals exceeding 220 gpm would require additional testing. The Montano Well may need relocation or an off-site easement to meet NYSDOH perimeter control requirements. The local aquifer recharge area, spanning ± 3.2 square miles and connected to three regional watersheds, is deemed sufficient to sustain the TW-1 withdrawals without depleting aquifer resources. To protect groundwater quality and quantity, future development must comply with Aquifer Protection Overlay (APO) regulations and the Town's zoning laws, including restrictions on prohibited uses.

- To ensure that future development within the PDD preserves both the quality and quantity of the Town's groundwater resources, the PDD regulations mandate compliance with the Aquifer Protection Overlay (APO). In addition, the regulations require adherence to the Town's zoning law, including the list of prohibited uses in this overly, as outlined in § 245-25C.

Plants and Animals

- The Qualitative Biological Assessment prepared by NCES establishes a baseline of the ecological investigations, inclusive of the flora and fauna inventory, ecological community assessment, representing the ecological character of the Project Site. The state and federal regulations change over time, therefore as proposals are submitted to the Town of Saugerties for development, additional qualitative biological analyses may be necessary to ensure the project is minimizing impacts on threatened, endangered and rare plants and animals to the extent practicable.

- In accordance with the Comprehensive Plan and the Town Open Space plan a minimum of 50% of the Project Site will remain open space in its natural state.

Agricultural Resources

- The PDD will permit agricultural uses in accordance with the Draft Ulster County Agricultural and Farmland Protection Plan, October 2024.

- It is uncertain whether future development will retain or eliminate all or a portion of the agriculturally designated land. However, if development results in the loss of agricultural land, it is not anticipated to have a significant long-term impact on regional food production, as the site is not currently used for active farming. Additionally, several other farms in the surrounding area continue to produce and sell fresh agricultural products, supporting the local food supply.

Aesthetic Resources & Community Character

- The PDD regulations include building design standards that require variation in building façades, rooflines, and architectural details to avoid monolithic, monotonous structures and promote a human-scale environment. Durable, high-quality materials and a diversity of colors and textures are emphasized.

- The PDD regulations, combined with the MDP framework, establish a comprehensive approach to mitigating visual and aesthetic effects of future development.

- The PDD regulations encourage retention of mature trees and an integrated building design to retain these trees. Landscaping and green infrastructure will be incorporated to further enhance the site's natural character and aesthetic quality.

- The PDD regulations require lighting to be pedestrian-scaled and designed to minimize glare, while refuse areas and mechanical equipment must be screened from public view using materials compatible with building designs.

- Taller buildings and higher intensity uses are intended to be located in the lower elevations near Route 32 and Route 212 to minimize visual prominence.

- Existing and proposed vegetative buffers will help screen development from public roadways and nearby aesthetic resources, preserving the site's rural character.

- While future development will inevitably alter the appearance of the currently undeveloped site, it will be consistent with surrounding development patterns. Requiring future development to comply with the PDD regulations, MDP requirements, and Findings Statement will ensure that visual impacts are minimized, thereby protecting important viewsheds and contributing positively to the community's overall aesthetic character.

Historic and Archeological Resources

- The locations and types of historic and archeological resources have been identified and documented in a Phase 1A Archaeological Study. These resources will remain intact.
- Upon acceptance of the Phase 1A Archaeological Study, SHPO confirmed that a Phase 1B shovel test will need to be performed once site-specific development has been identified. A qualified firm will perform shovel testing consisting of the layout of a one-meter square grid where the soil is excavated and screened. Any culturally or historically sensitive items are recovered, cataloged, and studied. A completed Phase 1B report is required to be submitted to SHPO for review and acceptance prior to project approval and commencement of development activities. Mitigation measures associated with the recommendations of the Phase 1B will be determined when this information becomes available.

Open Space and Recreation

- It is anticipated that at least 50% of the property will remain open space and that a conservation easement will be created to protect these lands in perpetuity.
- The approved Master Development Plan (MDP) will identify open space preservation areas and locations of appropriate development. Future development shall comply with the MDP.

Transportation

Location	Build Conditions Concerns	Possible Improvements
NYS Route 32/NYS Route 212 Intersection	• Southbound delays • Overall intersection delays • Westbound and southbound queues	• Signal timing modifications • Southbound approach lane geometry changes
NYS Route 212/I-87 NB Ramp Intersection/ McDonalds Driveway	• Overall intersection delay • Eastbound delays • Queue on the corridor	• Construct northbound right lane • Extend second northbound lane to provide 450 ft of storage • Signal phasing/timing/coordination modifications
NYS Route 212 Signalized Intersections: 1. Kings Highway 2. Big Lots Driveway	• Overall intersection delay • Eastbound delays • Queue on the corridor	• Signal timing coordination
NYS Route 212/I-87 SB Ramp Intersection/ Augusta Savage Rd	• Overall intersection/approach delays • Queue on the approaches	• Construct additional approach lanes and/or revise lane geometry on all four approaches • Signal phasing/timing modifications
NYS Route 32/Hommelville Rd/Peoples Rd	• Delays on eastbound and westbound approaches	• Proposed traffic signal
NYS Route 32/Old Kings Highway (CR 34)	• Delays on westbound approach	• Install northbound right turn lane • Proposed traffic signal

The TIR analysis and the recommended mitigation are based on a full build-out plan of the PDD to inform decision-makers of the potential areas of concern. Any applications made to the Town of Saugerties for development within the PDD will be accompanied by trip-generation information that can be compared to the TIR to identify the need and timeline for implementing the recommended improvements.

Utility Facilities

- It is anticipated that future development opportunities will take advantage of available incentive programs, rebates, and initiatives to demands on energy consumption.

Climate Change

- To proactively address the effects of climate change, the PDD regulations encourages building design standards that prioritize sustainability and environmental resilience. These standards promote the integration of trees, planters, and green infrastructure throughout the development. Such features provide multiple environmental benefits, including shade provision, urban heat island mitigation, and improved air quality.
- Future development in the PDD is encouraged to prioritize energy conservation and efficiency. In New York State, new buildings are required to meet the 2020 Energy Conservation Construction Code of New York State. This code reduces overall

energy emissions of buildings by providing guidance to reduce power consumption for heating and air conditioning (HVAC), lighting, water heating, and appliances. The feasibility of Combined Heat and Power (CHP) and/or microgrid technology on the site cannot currently be assessed.

- The PDD regulations require the adoption of a Master Development Plan (MDP), which serves as a comprehensive guide for all future development on the site. By establishing a unified approach, the MDP encourages coordinated utility placement and infrastructure planning, ultimately enhancing the overall energy efficiency and sustainability of the property.
- The PDD Regulations state that development in the district must be properly supported by utility providers without placing an unreasonable strain on them. If any required service or facility is lacking or insufficient, the developer must show they are able, willing, and committed to providing or improving those services, or putting effective solutions in place to address the impact.
- Building design standards and guidelines in the PDD encourage the inclusion of trees, planters, and green infrastructure integrated throughout the site to provide shade, reduce the urban heat island effect, and improve air quality. These natural elements aid in mitigating climate impacts by lowering surface and air temperatures, capturing carbon dioxide, and filtering airborne pollutants. In addition, shaded areas reduce the need for artificial cooling, which decreases energy consumption and greenhouse gas emissions. By incorporating greenery into the built environment, the site promotes a healthier, more resilient, and climate-adaptive community.

Noise, Light, Odor, Air, and Human Health

- Noise impacts from future construction activities are temporary in nature and can be mitigated by limiting construction to daytime hours, limiting the operation of equipment near receptors for extended periods of time, avoiding placement of stationary equipment near receptors, such as generators, compressors, and office trailers, and avoid placement of construction storage and parking areas near receptors.
- To mitigate potential future lighting impacts on adjacent neighborhoods, existing vegetation along the property boundaries at the north and west will be maintained with a 125’ buffer. This will act as a natural buffer between any light generated by the future project and nearby properties.

- Odor impacts are not anticipated and therefore there are no mitigation measures identified

- Construction-related air quality impacts are temporary and will be limited to a short period of time.

Fiscal & Economic Impacts and Community Services

- Future residential tenants and homeowners will be made aware of the mandatory recycling law and the importance of recycling and proper disposal of solid waste to reduce the amount of solid waste that is hauled to the landfill.

Land Use, Zoning, and Community Plans

- Any future projects within the PDD will be subject to site-specific review to ensure consistency with the Master Development Plan (MDP) and PDD requirements. Future development within the PDD is expected to follow established planning and review procedures that ensure balanced and orderly growth while maintaining environmental and regulatory compliance.

- Any future development proposal is subject to environmental review in accordance with SEQRA. Each phase of the project will undergo its own environmental review, incorporating the PDD regulations and the necessary SEQRA Findings Statement.

8.0 Unavoidable Environmental Impacts

The proposed action to rezone ± 840 acres to a planned development district will not in itself create or cause unavoidable environmental impacts.

Future development is likely to create unavoidable impacts. The Master Development Plan, PDD regulations, SEQRA Findings Statement, and Site Plan Review process as outlined in the GEIS are intended to address unavoidable impacts by identifying necessary mitigation measures and use of best management practices to reduce or eliminate potential environmental impacts to the greatest extent practicable. Any additional unavoidable impacts identified by the Town Board will be addressed in the Final Generic Environmental Impact Statement (FGEIS) and/or Findings Statement.

Short-term impacts are anticipated during future construction activities; however, these will be temporary in nature and will cease upon completion of the construction phase. These include:

- A temporary increase in construction-related traffic for mobilization, site clearing, grading, and material deliveries.
- The presence of construction and delivery vehicles on site and on adjacent roadways.
- Localized noise from site preparation and construction activities. All work will be limited to permitted hours and days set forth by the Town.
- Increased erosion, sedimentation, and dust.
- Air quality impacts created by equipment (e.g., excavators, bulldozers, generators), worker commuting, and on-site vehicles.

Long-term operational impacts associated with future development include:

- Conversion of portions of agricultural land to non-agricultural uses.
- Increased impervious surface area.
- Permanent alterations to topography.
- Loss of vegetation and habitat.

- Change in runoff patterns.
- Visual impacts associated with new development.
- Increased traffic and transportation demand.
- Population growth placing additional demand on goods, services, and public infrastructure.
- Increased solid waste generation.
- Increased energy consumption.

9.0 Irreversible and Irretrievable Commitment of Resources

Future development will require the irreversible and irretrievable commitment of certain material, natural, and financial resources, as described below. For the most part, the commitment of these resources will be mitigated or will be offset by the benefits generated by future development. The MDP and PDD regulations require site design features and environmentally sound mitigation measures to be implemented to minimize these commitments.

9.1 Natural Resources

Future land uses in the PDD will result in a conversion of a portion of land to impervious land cover will occur from future development. Impervious land cover decreases the time of concentration of flows leaving future development sites, which will increase the peak runoff and volume of stormwater. Uncontrolled, the increase in peak runoff and volume may have negative impacts on site natural resources.

Additionally, the visual character of the site is anticipated to be altered. The replacement of vacant land and forest with buildings will change the visual character of the land.

9.2 Energy and Material Consumption

Energy resources will be irretrievably committed to future development, during both construction and the operation of new land uses. Fuel and electricity will be required during site preparation and construction activities for the operation of various types of

construction equipment and vehicles, and for the transportation of workers and materials to and from the site.

Various types of construction materials and building supplies will also be committed to the future build-out, either full or partial, of the individual development lots. The use of materials, such as gravel, concrete, steel, etc., will represent a long-term commitment of these resources, which will not be available for other projects.

9.3 Financial Resources

Financial resources will be required from various local and state agencies for the planning, permitting, and review of future development proposals at the Winston Farm site.

Development-related capital expenditures include the costs associated with construction activities, such as engineering, financial, legal, and other professional services; labor and materials; and project financing. These expenditures also encompass premiums for insurance and other risk-related costs typical of construction and development ventures. The allocation of these financial resources represents a commitment that renders them unavailable for alternative uses.

10.0 Growth-Inducing Impacts

Growth-inducing aspects can generally be described as long-term secondary effects of a development, which can be directly or indirectly related to a project. The existing zoning of the property allows for residential and commercial uses, however, the PDD regulations establish additional requirements. Future development in the PDD is not likely to result in a greater level of development than the existing zoning otherwise allows. Any secondary development pressure can be absorbed by vacant lands, underdeveloped properties, and redevelopment of existing structures and lands within the Town of Saugerties and surrounding communities. Therefore, the proposed action is not anticipated to result in significant negative impacts to the surrounding area or the Town of Saugerties as a result of further growth in the community.

Adoption of the PDD regulations and the establishment of the Winston Farm Planned Development District will facilitate future buildout of the property. These actions are anticipated to induce economic growth both locally and, in the region.

Future development in the PDD will generate new job opportunities that will potentially be filled by residents in the Town, Ulster County, and the Hudson Valley region as a whole.

The proposed action will provide secondary economic benefits to local vendors and supplies used by employees working in the PDD.

An increase in local and county property tax revenue generated by development in the PDD may help keep local property taxes lower.

New Businesses can have a multiplier effect on the local economy. An illustration of this economic “ripple effect” might include a new employee who spends his or her wages locally on goods or services provided by a local vendor who, in turn, spends his or her earnings on goods and services provided by another local vendor. While the value of a multiplier associated with development in the PDD has not been calculated, conservable economic value is expected to be created and distributed as a result of bringing one or more new businesses to the area.

Future development will promote increased construction employment, and on a cumulative basis, an increase in long term demand for goods and services that will have a steady multiplier effect in the community.

11.0 Cumulative Impacts

Cumulative impacts are defined by page 80 of the SEQR handbook as impacts that occur "... when multiple actions affect the same resource(s). These impacts can occur when the incremental or increased impacts of an action, or actions, are added to other past, present, and reasonably anticipated foreseeable future actions… Cumulative impacts do not have to all be associated with one sponsor or applicant. They may include direct or secondary impacts, long-term impacts, and synergistic effects."

Cumulative impacts are to be addressed when actions are proposed or will foreseeably take place simultaneously or sequentially in a way that their combined impacts may be significant. This assessment of cumulative impacts is limited to consideration of probable impacts, not speculative ones.

Further, when considering cumulative impacts potential effects, the Lead Agency is to consider seasonably related long term, short term, direct, indirect, and cumulative impacts, including other simultaneous or subsequent actions which are:

(i) Included in a long-range plan of which the action under consideration is a part;
(ii) Likely to be undertaken as a result thereof; or
(iii) Dependent thereon.

[6 NYCRR Parts 617.7(c)(xi), 617.7(c)(xii) and 617.7(c)(2)(i-iii)].

Three nearby projects have been identified as potential development proposals which should be examined with respect to whether cumulative impacts would apply thereto:

- Glasco Apartments at 260 Glasco Turnpike is 162-unit multifamily development located ± 6 miles southeast of Winston Farm, east of I-87.

- The Villa Residences at 49 Spaulding Lane is still under review by the Town of Saugerties. The original proposal was for 121 affordable senior housing units. According to the May 2024 Town of Saugerties Planning Board minutes, the project scope has changed from senior housing to multifamily. The number of units has been reduced to ± 80, and for-sale units have been added. The Villa Residences is located ± 3.5 miles southeast of Winston Farm, south of the Village of Saugerties.

- Dream Dogs Training Center at 51 Industrial Drive is a 17,000 square foot facility on the east side of I-87 ± 4.0 miles south of Winston Farm.

Importantly, the Court of Appeals of New York State has held that it is not necessary to consider cumulative impacts of independent actions which are not part of the same plan. Long Island Pine Barrens Society, Inc. v. Planning Board of the Town of Brookhaven, 80 NY2d 500 (1993).

Winston Farm is in no way related to, nor part of the same plan as the three projects identified above. In this regard, Winston Farm represents its own development plan which is comprised of a sequence of actions which will have generic and/or common impacts over a given geographic area, and which will be developed in phases.

The decisive factor in cumulative impact analysis is whether there is the existence of larger and common plan for development, not the proposed project's common geographic area or the existence of a generally stated governmental policy for the protection of a resource.

Future development at Winston Farm will be served by private wells and a wastewater treatment plant. Given the distance of the above projects from the Winston Farm site, it is unlikely that there will be cumulative impacts on natural resources, energy demand, traffic, public facilities, and public services.

In addition, the timing and phasing of these projects is independent of future development at Winston Farm. Development will be integrated into the community incrementally and guided by a PDD zoning process, along with the adoption and implementation of a master development plan that will shape long-term land use patterns.

Accordingly, none of the site-specific impacts of the identified projects will be included as part of the long-range plan for Winston Farm, nor likely to be undertaken as a result thereof, nor dependent thereon. Therefore, there is no cohesive framework for relating these projects to future development at Winston Farm, as the only element which is commonly shared is their attenuated geographic proximity.

The Winston Farm project is already undergoing a DGEIS (DGEIS) process, during which cumulative environmental impacts are being thoroughly assessed by the Lead Agency in accordance with SEQRA criteria, PDD zoning requirements, and related procedural and substantive review standards. [6 NYCRR Parts 617.9 and 617.10].

Winston Farm will have a positive impact on the community by offering an array of goods, services, housing, new jobs, entertainment, and recreational opportunities. The diverse mix of complementary permitted uses at Winston Farm is intended to promote and enhance the quality of life of the Saugerties community. This community enhancement is independent of any speculative environmental effects which may be related to any of the above identified projects. Potential nonresidential development at the Winston Farm will generate tax revenue that will offset additional services needed to support the residential needs of the community. There are no other known development projects in the Town of Saugerties that will either impact or be impacted by future development at Winston Farm.

12.0 Land Use Alternatives

Pursuant to 6 NYCRR 617.9(b)(5)(v) of the SEQRA regulations, a DGEIS must include a range of reasonable alternatives to evaluate potential impacts resulting from the Proposed Action. Although the Proposed Action has been refined to consist solely of the rezoning of the Winston Farm site to a PDD, the alternatives evaluated in this DGEIS remain consistent with the development scenarios identified during the Final Scoping process.

The alternatives are intended to illustrate the potential types, intensities, and patterns of development that could reasonably occur under the PDD regulations. They are not specific development proposals, but examples that help assess how the site might be utilized in the future. Evaluating these scenarios provides a meaningful comparison of potential environmental impacts and informs the establishment of appropriate maximum development thresholds within the PDD, even though no specific site plans are currently proposed.

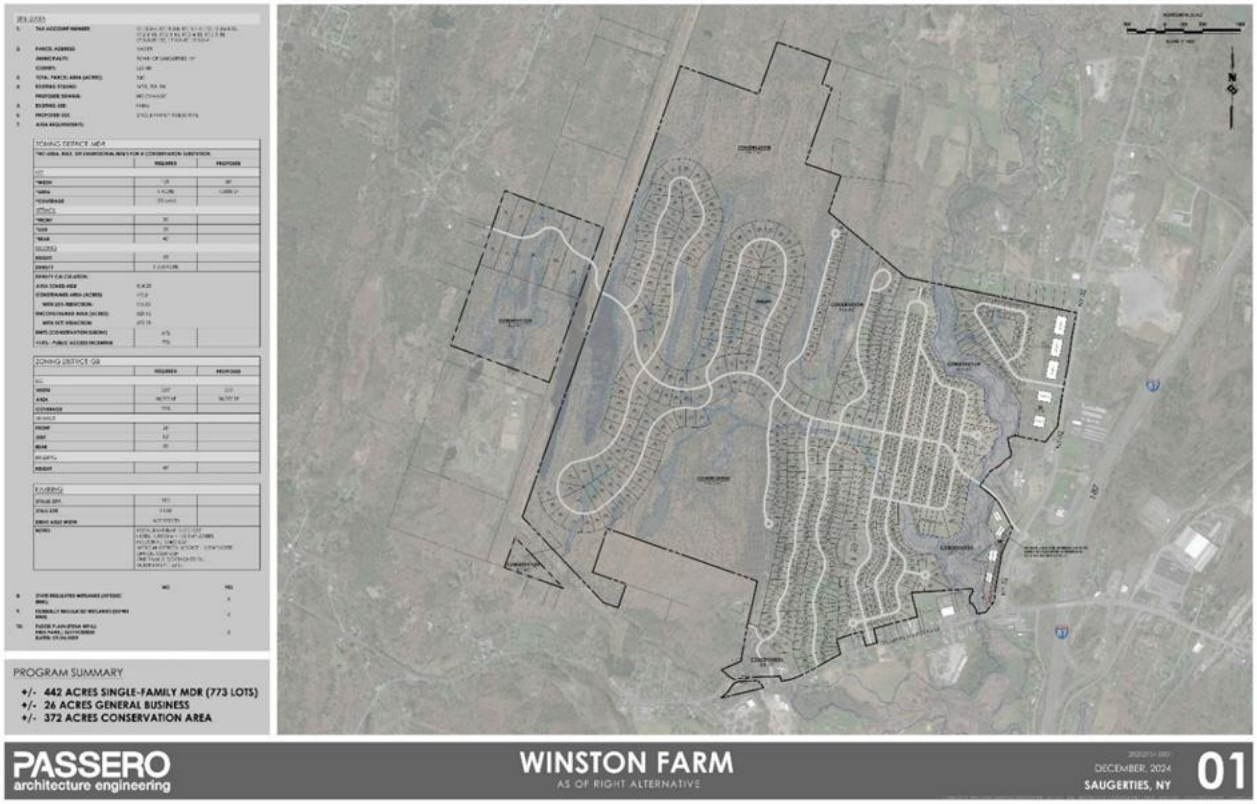
This analysis considers both the objectives and capabilities of the Project Sponsor and the community's planning goals for the site, ensuring alignment with the purpose and intent of the PDD regulations. Maps illustrating each alternative are provided in this section and in larger format in Appendix A.

The alternatives are organized in accordance with the order outlined in the Final Scoping Document.

12.1 Alternative 1: No Action or As-of-Right Scenario

The As-of-Right (AOR) alternative is a conceptual evaluation of the pattern of development pursuant to what the current zoning regulations will allow. Current zoning of the property could reasonably permit large housing subdivisions located on ± 419 acres zoned residential, and ± 26 acres for commercial development zoned general business.

Figure 31: Alternative 1: No Action (As-of-Right) Scenario



To develop the No Action or As-of-Right alternative, the Town of Saugerties' Conservation Subdivision Law (§ 245-23) was applied to determine the maximum number of allowable residential units based on the amount of unconstrained land on the Winston Farm site. The law defines constrained acreage as wetlands, floodplains, and contiguous slopes over 25% exceeding 2,000 square feet. Of the site's ± 840 total acres, 175.8 acres are considered constrained. Using the formula provided in the law, this results in a base maximum of approximately 672 residential units. Additionally, under § 261-b of the Town Law, a density bonus of up to 15% may be granted with Planning Board approval if permanent public open space is provided, bringing the maximum potential residential unit count to approximately 773 units.

12.2 Alternative 2: Reasonable Worst-Case Scenario

The reasonable worst-case scenario (RWCS) alternative shows a maximum build-out scenario for the most intense use of the land. This alternative was created to show a reasonable maximum development scenario under the proposed PDD zoning regulations, which include fewer residential homes but larger commercial and tech industrial uses.

Figure 32: Alternative 2: Reasonable Worst Case Scenario Alternative

The RWCS alternative is a conceptual pattern of development under the proposed zoning regulations, which maximizes the proposed thresholds. Land uses in this alternative are in the same general location as those in the sponsor's preferred (SP) alternative but is presented here to show the maximum amount of development that could occur.

The RWCS alternative has single-family residential uses on western portion of the PDD, while multifamily residential uses are clustered in the southeast portion of the property. RV sites, a recreational use, are located adjacent to the ridgeline in the central portion of the property. Cabins, another recreational use, are shown along the ridgeline in the center of the site. Open space on this alternative is reserved for the southwest portion of the property. Hospitality and commercial uses are located along Route 32 on the eastern edge

of the site. Labs or light industrial uses are much larger in this alternative and are shown in the interior of the eastern portion of the site.

12.3 Alternative 3: Traditional Neighborhood Development Scenario

The Traditional Neighborhood Development (TND) scenario envisions a walkable, mixed-use community where residential neighborhoods are clustered around a central village core. Tech and commercial uses are limited to access from Route 32, reducing traffic impacts on residential areas, while the western portion of the site is preserved as natural open space.

Figure 33: Alternative 3: Traditional Neighborhood Development Alternative

The western portion of the site is left largely undisturbed to preserve the wooded area. Access to the site is via Route 32 or Saugerties-Woodstock Road.

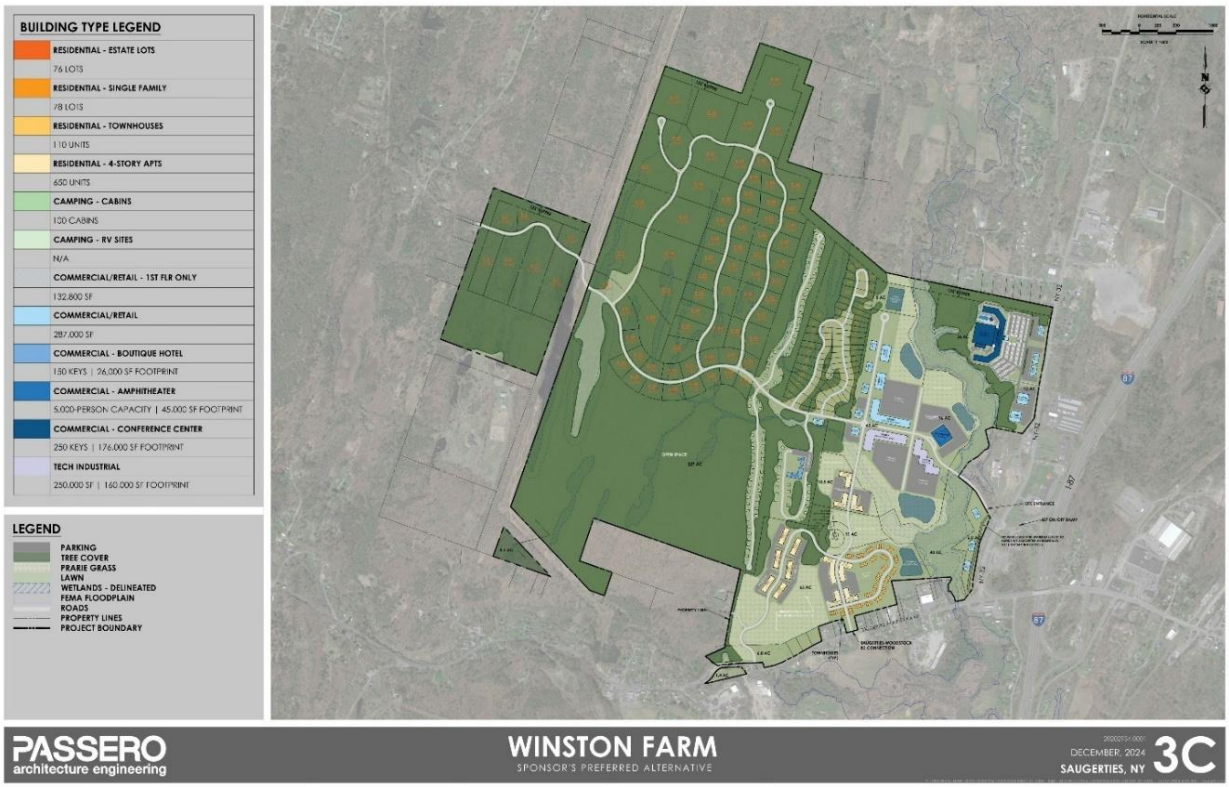
The TND alternative has residential uses on the southeastern portion of the property. Cabins, a recreational use, is shown surrounding the existing mansion site. Open space on this alternative is reserved for the western portion of the property. Hospitality and commercial uses are located along Route 32 on the eastern edge of the site. Labs or light

industrial uses are reserved for the interior of the eastern half of the site as far away from the adjacent properties as possible. Buildings in this alternative are taller to allow for increased residential density on the eastern side while having no residential use on the western side.

12.4 Alternative 4: Reduced Scale of Uses (Sponsor's Preferred) Scenario

The Reduced Scale of Uses alternative, also known as the Sponsor's Preferred (SP) alternative, reflects the preferred development plan, shaped by community feedback and insights from consultant reports prepared for the DGEIS. This alternative specifically evaluates the impact of removing the water park and outdoor amphitheater from the original Concept Plan submitted on September 3, 2021. As a result, the water park is no longer an eligible permitted use within the PDD, and only indoor amphitheaters or indoor performing arts venues are allowed.

Figure 34: Alternative 4: Reduced Scale of Uses (Sponsor's Preferred) Alternative



Under the SP alternative, single-family residential areas are planned for the central and western portions of the PDD, while multifamily housing is concentrated in the southeastern section. Cabins, designated as a recreational use, are positioned along the ridgeline in the

center of the site. Open space is preserved in the southwestern portion, while hospitality and commercial uses are strategically placed along Route 32 on the eastern edge. Additionally, labs and light industrial uses are allocated to the interior of the eastern half of the site, positioned as far from neighboring properties as possible.
Traffic analysis indicates that removing the amphitheater from the list of permitted uses would reduce traffic impacts, particularly during non-peak hours, resulting in minimal effects on the overall traffic report. This evaluation considers both the scale reduction and the elimination of a high-traffic use. Since the water park has already been removed from the plan, the only additional reduction in water and sewer demand would stem from the exclusion of the amphitheater.

The site layout and clustering of buildings are designed to minimize and, where possible, eliminate significant environmental impacts to the greatest extent practicable.

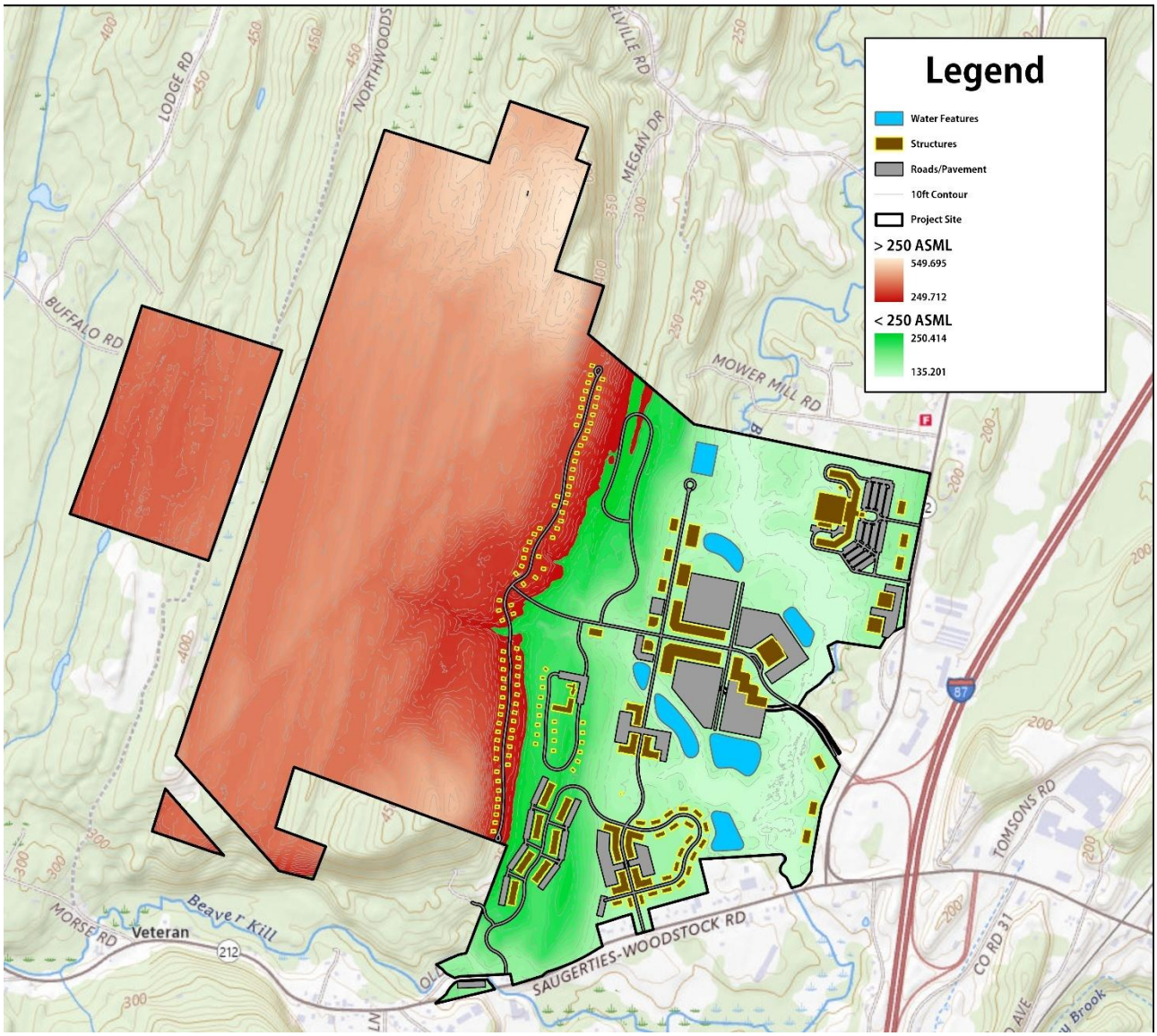
12.5 Alternative 5: Alternative Subarea 1 Layout

It was determined during the course of the preparation of the DGEIS that it is more appropriate to focus on a process-based approach rather than a development-specific approach. This is consistent with the broader and generalized examination of potential environmental impacts within a DGEIS process. Therefore, there are no longer any subareas proposed in the Winston Farm Planned Development District. This alternative evaluates using the existing Conservation Subdivision regulations in the Town of Saugerties Zoning Law to layout the estate lots. This alternative would reduce the area utilized for residential uses from 106.2 Acres to 43.6 acres by clustering housing subdivisions together rather than spreading them out. However, the construction of clustered subdivisions would require increased grading, which would be more burdensome on the land and economically unfeasible. Increases in stormwater runoff, erosion effects and concentrated aesthetic impacts [i.e., lighting, visibility, and house design] would also pose greater use technology in order to effectuate site design.

12.6 Alternative 6: Lower Elevation Layout

This alternative evaluates the impacts of not constructing residential, commercial, or industrial buildings on ground with an elevation over 250 feet above mean sea level (amsl). The lower elevation layout removes any potential development in the western portion of the Project Site. The impacts associated with this pattern of development are the same as the TND alternative explored throughout the DGEIS. It is anticipated that any impacts associated with that alternative would also apply to this one. This conservation of important portions of the project site would substantially reduce the scale of the development.

Figure 35: Alternative 6 :Lower Elevation Map



12.7 Alternative 7: LEED Neighborhood Development

LEED (Leadership in Energy and Environmental Design) certification is a globally recognized rating system that evaluates the sustainability of buildings in terms of design, construction, and operation. Achieving LEED Silver certification or higher in neighborhood development demonstrates a commitment to sustainable building practices across several key areas, including smart location & linkage, neighborhood pattern & design, green infrastructure & buildings, and innovation & design process. It was determined during the course of the preparation of the DGEIS that it is more appropriate to focus on a process-based approach rather than a development-specific approach.
The desire to comply with LEED standards is typically a decision made by the end-user or ultimate owner; therefore, it is too early in the process to determine the results of a LEED status development for the entire project. Accordingly, coupling the timing of this LEED evaluation with a project specific development makes greater sense than attempting to anticipate or guess at development components under LEED analysis.

LEED certification is based on developer preference and will be determined for each site-specific development. Green building initiatives, such as the LEED program, are encouraged for all future development in the PDD to reduce the project's carbon footprint by incorporating sustainable design elements such as construction techniques, material selection, and operational practices that lower environmental impact and enhance quality of life.

12.8 Alternative 8: Balanced Open Space Alternative

The balanced Open Space Alternative evaluates a map that identifies areas where development would have the greatest and least sensitivity. In this map, development occurs in 27% of the land and 73% is preserved as open space. This alternative is very similar to the TND alternative and the Lower Elevation Layout Alternative. The western portion of the site is left largely undisturbed in order to preserve the wooded area. This alternative would reduce the magnitude of development and effects an improved design aesthetic.

Figure 36: Alternative 8: Balanced Open Space Alternative

The impacts associated with this pattern of development are the same as the TND alternative explored throughout the DGEIS. It is anticipated that any impacts associated with that alternative would also apply to this one.

12.9 Alternative 9: Reduced Density Alternative

This alternative evaluates the effect of reducing the number of units and bedrooms to not exceed existing code provisions. It was determined during the course of the preparation of the DGEIS that it is more appropriate to focus on a process-based approach rather than a development-specific approach. The number of units and bedrooms on a site is typically a decision made by the end-user or ultimate owner, making it premature to assess the effects of a reduced density alternative for the PDD. However, this alternative assumes a direct correlation between the current code provisions and recently obtained information about the project site. In reality, variations in timing, technology, design, and use indicated that this assumption is not well-founded.

12.10 Alternative 10: Fewer Exemptions from Existing Codes

The proposed PDD language uses the existing Town code parameters and applies them to various areas within the project development. The PDD regulations provide design standards and guidelines for building placement, materials, and architectural elements by establishing a minimum level of architectural quality, which positively contributes to the character of the PDD and enhances the public experience. The proposed zoning will allow no exemptions from the existing codes and will comply will all existing overlay districts. The PDD will not be exempt from the requirements of those districts.

The PDD regulations provide even stricter limits on development within the PDD. They encourage a diverse range of architectural styles that reflect the community's heritage and preferences. The regulations emphasize the use of retaining walls to limit tree clearing, protect natural resources, and add visual interest to the landscape. Tree clearing is restricted to removing dead or infested trees wherever possible. A mix of durable building materials is specified to complement the natural surroundings and add visual interest, with recommended materials including brick, stone, stucco, and wood.

The guidelines also address appropriate massing and scale for large buildings, encourage façade variations, and require shared outdoor spaces and connectivity to sidewalks. Accessibility is mandated for buildings and amenities, with strategic landscaping suggested to enhance building aesthetics. Community gardens are recommended and encouraged to foster community engagement.

12.11 Alternative 11: No Action (No Development) Alternative

This alternative evaluates the potential positive and negative changes that are likely to occur in the foreseeable future if no action is taken.

The project site has been the focus of continuous study and examination for decades. Its location, access to major roadways, reliable water supply, municipal infrastructure, and surrounding development will make doing nothing an impractical option. While the property is undeniably scenic, especially at higher elevations, it is not isolated. It benefits from its proximity to the New York State Thruway and existing commercial, residential, and service-oriented infrastructure, making it well-suited and appropriate for a PDD.

Moreover, leaving the site undeveloped does not align with the goals or capabilities of the Project Sponsor. A PDD, along with this DGEIS process, offers a well-planned approach that benefits the broader community. It allows for thoughtful growth, improves infrastructure, enhances public spaces, and supports economic development. Additionally, it creates opportunities for community input by involving local agencies, stakeholders, and the public in the planning process, ensuring that development aligns with the area's needs and vision for the future.

APPENDICES

APPENDIX A: Maps

APPENDIX B: Traffic Impact Report

APPENDIX C: Hydrogeologic Pumping Test Report

APPENDIX D: Economic and Fiscal Impact Analysis

APPENDIX E: Geotechnical Report

APPENDIX F: Screening Level Soil Sampling Summary Report

APPENDIX G: Preliminary Stormwater Management Plan

APPENDIX H: Wetland Delineation Report

APPENDIX I: Qualitative Biological Assessment

APPENDIX J: Climate Change Analysis Report

APPENDIX K: Preliminary Water and Sewer Engineer's Report

APPENDIX L: Cultural and Historic Resources

APPENDIX M: Visual Analysis

APPENDIX N: Evaluation of Site Sound Emissions

APPENDIX O: Energy Demand Report

APPENDIX P: PDD Regulations

APPENDIX Q: SEQRA Documents

APPENDIX R: Visual Impact Assessment