

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**REVISED 06/07/22**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project:			See attached address list
Project Location (describe, and attach a general location map): (17.2-3-10; 17.2-3-15; 17.2-4-32; 17.2-5-38; 17.2-5-39-120; 17.2-5-40; 17.2-5-41; 17.15-3-4; 17.15-3-8; 17.16-1-1-110 and 17.16-1-36)			
Brief Description of Proposed Action (include purpose or need):			
Name of Applicant/Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:

**B. Government Approvals**

**B. Government Approvals, Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> <li data-bbox="121 829 1549 861">i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li data-bbox="121 892 1549 924">ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li data-bbox="121 924 1549 955">iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</li> </ul>		

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?  Yes  No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?  Yes  No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Guidelines, goals and principles are provided (Goal 6A of the Comp. Plan Update 2021) for development of the Winston Farm property.  Yes  No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?

\_\_\_\_\_

\_\_\_\_\_

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

c. Is a zoning change requested as part of the proposed action?  Yes  No

If Yes,

i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? \_\_\_\_\_

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

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

d. What parks serve the project site?  
\_\_\_\_\_  
\_\_\_\_\_

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?  
\_\_\_\_\_

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

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

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
\_\_\_\_\_

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

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

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

i. If No, anticipated period of construction: \_\_\_\_\_ months

ii. If Yes:

- Total number of phases anticipated \_\_\_\_\_
- Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
- Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year

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

\_\_\_\_\_

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

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

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

i. Total number of structures \_\_\_\_\_

ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

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

i. Purpose of the impoundment: \_\_\_\_\_

ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_

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

iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres

v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length

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

**D.2. Project Operations**

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

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

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

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

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

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_

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

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

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

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

If Yes, describe: \_\_\_\_\_

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

If Yes:

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

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

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

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

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

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

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No

If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

• Do existing sewer lines serve the project site?  Yes  No  
 • Will a line extension within an existing district be necessary to serve the project?  Yes  No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
     \_\_\_\_\_ Square feet or \_\_\_\_\_-acres (impervious surface)  
     \_\_\_\_\_ Square feet or \_\_\_\_\_-acres (parcel size)  
 ii. Describe types of new point sources. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 • Will stormwater runoff flow to adjacent properties?  Yes  No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 \_\_\_\_\_  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 \_\_\_\_\_  
 \_\_\_\_\_

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:  
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

Traffic Impact Study to be prepared for the project.

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

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iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

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

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

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vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

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

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

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

If Yes:

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

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

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

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 i. Provide details including sources, time of day and duration:  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_  
 \_\_\_\_\_

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n. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_  
 \_\_\_\_\_

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o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No  
 If Yes:  
 i. Product(s) to be stored \_\_\_\_\_  
 ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)  
 iii. Generally, describe the proposed storage facilities: \_\_\_\_\_  
 \_\_\_\_\_

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q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No  
 If Yes:  
 i. Describe proposed treatment(s):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No  
 If Yes:  
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:  
 • Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 • Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: \_\_\_\_\_  
 \_\_\_\_\_  
 • Operation: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: \_\_\_\_\_  
 \_\_\_\_\_  
 • Operation: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
 • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
 • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
 \_\_\_\_\_  
 \_\_\_\_\_

**E. Site and Setting of Proposed Action**

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

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_  
 ii. If mix of uses, generally describe:  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Coverture	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

840

840

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c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

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

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

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

ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection:  
\_\_\_\_\_

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

- If yes, cite sources/documentation: \_\_\_\_\_

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

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g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
\_\_\_\_\_

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h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database      Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database      Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_

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iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
\_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

---

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_%

c. Predominant soil type(s) present on project site: \_\_\_\_\_ %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

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

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_  
 \_\_\_\_\_

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No  
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

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

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

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_ acres
- Wetland No. (if regulated by DEC) \_\_\_\_\_ (30.5 acres)

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_  
 \_\_\_\_\_

---

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	_____ _____ _____
n. Does the project site contain a designated significant natural community? <span style="float: right;">TBD</span> <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes:	
<i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____	
<i>ii.</i> Source(s) of description or evaluation: _____	
<i>iii.</i> Extent of community/habitat:	
<ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes:	TBD
<i>i.</i> Species and listing (endangered or threatened): _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes:	TBD
<i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, give a brief description of how the proposed action may affect that use: _____ _____	
<b>E.3. Designated Public Resources On or Near Project Site</b>	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes:	
<i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes:	
<i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	

<p>e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p>ii. Name: _____</p> <p>iii. Brief description of attributes on which listing is based: _____</p>
<p>f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe possible resource(s): _____</p> <p>ii. Basis for identification: _____</p>
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Identify resource: _____</p> <p>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p>iii. Distance between project and resource: _____ miles.</p>
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Identify the name of the river and its designation: _____</p> <p>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>

**F. Additional Information**

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

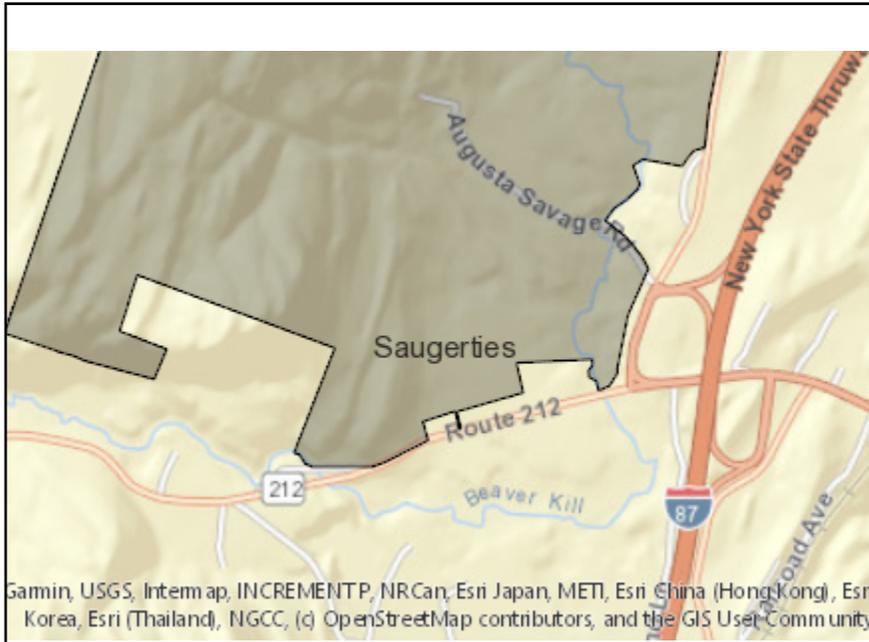
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

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

Applicant/Sponsor Name \_\_\_\_\_ Date \_\_\_\_\_  
On behalf of Saugerties Farm LLC

Signature  Title \_\_\_\_\_



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



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

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B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	863-119, 863-117
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):30.5
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	S-1
E.2.h.v [Impaired Water Bodies]	No

E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Vernal Pool, Red Maple-Blackgum Swamp, Chestnut Oak Forest
E.2.n.i [Natural Communities - Acres]	0.0
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Green Rock Cress
E.2.p. [Rare Plants or Animals]	Yes
E.2.p. [Rare Plants or Animals - Name]	Red-headed Woodpecker
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ULST004
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Snyder Farm, Wynkoop House
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

**Winston Farm  
List of Addresses**

<b>Address</b>	<b>Tax ID</b>	<b>Area (Acres)</b>	<b>Zoning District</b>
Off Rt 212	17.15-3-4	4.1	MDR
148 Old Rt 212	17.15-3-8	3	HR
108 Old Rt 212	17.16-1-1.110	43.8	MDR
496 Rt 212	17.16-1-36	0.5	MDR
365 Buffalo Rd	17.2-3-10	44	MDR
Northwoods Rd	17.2-3-15	24	MDR
Off Mowers Mill Rd	17.2-4-32	32	MDR
Augusta Savage Rd	17.2-5-38	15.5	MDR
Buffalo Rd	17.2-5-39.120	561.6	GB/MDR
119 Augusta Savage Rd	17.2-5-40	100	MDR
Off Niger Rd	17.2-5-41	10.4	MDR
	<b>Total:</b>	<b>838.9</b>	

**TOWN OF SAUGERTIES PLANNING BOARD**  
**SEQRA NOTICE OF INTENT TO BECOME LEAD AGENCY**

**DATE:** October 6, 2021

**TO:** Involved / Interested agencies (see attached list)

**RE:** Saugerties Farms LLC

This notice is issued pursuant to Part 617.6(b) of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Saugerties Town Board Board, as an involved agency, proposes to establish Lead Agency status for the proposed action for purposes of conducting an environmental review pursuant to Article 8 (State Environmental Quality Review Act, or SEQRA) of the Environmental Conservation Law. The Town of Saugerties Town Board is circulating herewith the annexed Application, together with Part 1 of the SEQRA Full Environmental Assessment Form, Application and related exhibits.

**PROPOSED ACTION:** Application of Saugerties Farms LLC for a zoning petition to rezone approximately 815 acres of predominately vacant land in the General Business (GB) and Moderate Density Residential (MDR) district to a Planned Development District (PDD) including but not limited to consumer service; office space; high-tech and research; makerspace and artisanal creative spaces; agri-manufacturing and research; hospitality; and indoor and outdoor entertainment and recreational opportunities.

**LOCATION:** The proposed project is to be situated on nine contiguous land parcels on 815+/- acres of land north of Route 212 and West of I-87 in the Town of Saugerties, Ulster County, New York.

The parcels are identified on the Town of Saugerties tax maps as the following tax parcels: [S/B/L 17.2-3-10; 17.2-4-32; 17.2-5-38; 17.2-5-39-120; 17.2-5-40; 17.2-5-41; 17.15-3-4; 17.16-1-1-110 and 17.16-1-36 (see location map attached to EAF).

**SEQRA STATUS:** Type I Action pursuant to 6 NYCRR Part 617.4(b)(2). In accordance with 6 NYCRR Part 617.6(b)(2)(i), the Town Board intends to conduct coordinated review for this action.

**DESCRIPTION OF ACTION:** The project is a proposed zoning amendment to change the zoning classification of nine properties, approximately 815 acres of predominately vacant land known as Winston Farm, from General Business (GB) and Moderate Density Residential (MDR) to a Planned Development District (PDD). The development concept plan and PDD regulations will foster a diverse mix of residential and nonresidential development and redevelopment opportunities. The uses include, but are not limited to, consumer service; office space; high-tech uses and research; makerspace and artisanal creative spaces; agri-manufacturing and research; hospitality; and indoor and outdoor entertainment, recreational and preservation opportunities. Subareas within the district will allow for a mix of complementary uses that will create employment opportunities, and will preserve and protect the natural landscape, sensitive environmental areas, and unique vistas.

**PLEASE TAKE NOTICE** that pursuant to 6 NYCRR Part 617.6(b)(3)(i) a Lead Agency is to be determined within thirty (30) calendar days of the date that the annexed materials are transmitted. Please state your agency's interest regarding selection of Lead Agency and any potential environmental effects of the proposed Action.

**PLEASE TAKE FURTHER NOTICE** that this determination, subject to agreement of the agencies involved, shall become effective 30 calendar days from the date of mailing provided at the top of this notice unless affirmative consent from all involved agencies are received prior to that date. Failure to respond within such 30 days period shall be deemed to be the consent of such agency or entity.

**Please Check a box** below and return by mail to the address stated below or email to [twood@saugerties.ny.gov](mailto:twood@saugerties.ny.gov):

- [ ] The \_\_\_\_\_ agrees and consents that the Town of Saugerties Town Board should act as Lead Agency for purposes of SEQRA review of the above mentioned project.
- [ ] The \_\_\_\_\_ does not consent that the Town of Saugerties Town Board serve as Lead Agency. To contest lead agency designation, the undersigned intends to follow the procedures outlined in 6 NYCRR 617.6(e).

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Please return within 30 days of the mailing of this correspondence to:

Fred Costello, Town of Saugerties Supervisor  
Town of Saugerties Town Board  
4 High Street  
Saugerties, NY 12477  
845-246-2800 ext. 358  
[twood@saugerties.ny.us](mailto:twood@saugerties.ny.us)

As an involved or interested agency, please send any comments or questions you may have to the address noted above, for consideration by the Town Board.

This Notice is being sent to the following involved/interested agencies:

Town of Saugerties Planning Board  
Becky Bertorelli, Planning Board Secretary  
Town Hall  
4 High Street  
Saugerties, New York 12477

Town of Saugerties Zoning Board of Appeals  
Mr. Kevin Freeman, Secretary  
Town Hall  
4 High Street  
Saugerties, New York 12477

Town of Saugerties Building Inspector  
Mr. Alvah Weeks, Jr.  
Town Hall  
4 High Street  
Saugerties, New York 12477

New York State Department of Environmental  
Conservation  
Mr. Martin Brand, Region 3 Director  
21 South Putt Corners Road  
New Paltz, New York 12561

New York State Department of Transportation  
David Corrigan, PE  
11 Quarry Street  
Kingston, New York 12401

New York State Department of Health  
Corning Tower  
Empire State Plaza,  
Albany, NY 12237

Ulster County Health Department  
Carol M. Smith, MD, MPH, Commissioner  
Golden Hill Office Building  
239 Golden Hill Lane

Town of Saugerties Highway Department  
Doug Myer, Superintendent  
25 Churchland Road  
Saugerties, New York 12477

United States Army Corps of Engineers  
New York District  
Western Permits Section  
Mr. Brian Orzel  
26 Federal Plaza  
New York, New York 10278-0090

Ulster County Planning Board  
Mr. Dennis Doyle, Director  
County Office Building  
PO Box 1800  
Kingston, New York 12402

New York State Office of Parks, Recreation,  
and Historic Preservation  
Ms. Ruth Pierpont  
625 Broadway  
Albany, New York 12207

United States Fish and Wildlife Service  
Ms. Robyn Niver  
3817 Luker Road  
Cortland, New York 13045

Centerville Fire Company  
c/o Fire Chief  
859 Saugerties-Woodstock Road  
Saugerties, New York, 12477

New York State Police Department  
1220 Washington Avenue  
Building 22  
Albany, New York 12226-2252

Town of Saugerties Police Department  
Joseph A. Sinagra, Chief of Police  
4 High Street  
Saugerties, New York 12477

Town of Saugerties Water/Sewer Department  
Mark Resso, Superintendent  
PO Box 177  
234 Lower Hudson Street  
Glasco, New York 12432

Village of Saugerties Water Department  
Mr. Mike Hopf  
Village Hall  
43 Partition Street  
Saugerties, New York 12477

Village of Saugerties Wastewater Department  
Mr. Alphonse Marino, Superintendent  
Village Hall  
43 Partition Street  
Saugerties, New York 12477

Diaz Memorial Ambulance Service  
1 Main Street  
Saugerties, New York, 12477

Saugerties Central School District  
Kirk Reinhardt, Superintendent  
310 Washington Avenue Ext.  
Saugerties, New York 12477

NYS Thruway Authority  
Albany Division  
200 Southern Blvd.  
P.O. Box 189  
Albany, NY 12201

Town of Saugerties Historic Preservation  
Commission  
c/o Audrey Klinkenberg  
Town Hall  
4 High Street  
Saugerties, New York 12477

Town of Saugerties Conservation Advisory  
Comission  
Town Hall  
4 High Street  
Saugerties, New York 12477

Central Hudson Corporation  
284 South Avenue  
Poughkeepsie, New York 12602



# TOWN OF SAUGERTIES

**Lisa A. Stanley**  
**Town Clerk**

Town Hall 4 High Street  
Saugerties, NY 12477  
845-246-2800 phone

[www.saugerties.ny.us](http://www.saugerties.ny.us)  
email: [lstanley@saugertiesny.gov](mailto:lstanley@saugertiesny.gov)  
845-246-0127 fax

I, the undersigned Town Clerk of the Town of Saugerties, Ulster County, New York, this 10<sup>th</sup> day of January, 2022

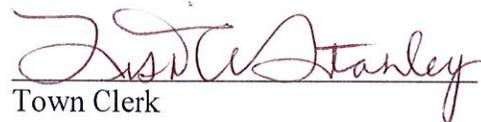
HEREBY CERTIFY:

That at a Regular Town Board meeting of the Saugerties Town Board held on Wednesday, January 5, 2022 the following motion was passed:

Motion made by Councilwoman Thornton, seconded by Supervisor Costello to approve the resolution as on file, pertaining to Saugerties Farms LLC for a Planned Development District: State Environmental Quality Review Act – Lead Agency Determination.

Roll Call Vote:

Councilwoman Peg Nau	voting	Yes
Councilwoman Leeanne Thornton	voting	Yes
Councilman Zachery Horton	voting	Yes
Councilman Mike Ivino	voting	Yes
Supervisor Fred Costello	voting	Yes

  
Town Clerk

RESOLUTION OF THE

TOWN BOARD OF THE

TOWN OF SAUGERTIES \_\_\_\_\_

In the Matter of the Application of

Saugerties Farms LLC for a

Planned Development District:

State Environmental Quality Review Act

(“SEQRA”) Review - Lead Agency Determination

**WHEREAS**, the Town of Saugerties has received an application from Saugerties Farms LLC (the “Applicant”) for a Planned Development District (“PDD”) on property generally known as SBL numbers 17.2-3-10; 17.2-4-32; 17.2-5-38; 17.2-5-39-120; 17.2-5-40; 17.2-5-41; 17.15-3-4; 17.16-1-1-110 and 17.16-1-36 (a location map is attached the Full Environmental Assessment Form (“FEAF”) describing the location of the parcels); and

**WHEREAS**, the action is a proposed zoning amendment to change the zoning classification of nine properties, constituting approximately 815 acres of predominately vacant land known as the Winston Farm, from General Business (GB) and Moderate Density Residential (MDR) to a PDD. *The applicant claims that the development concept plan and PDD regulations will foster a diverse mix of residential and nonresidential development and redevelopment opportunities. The proposed potential uses include, but are not limited to, consumer service; office space; high-tech uses and research; makerspace and artisanal creative spaces; agri-manufacturing and research; hospitality; and indoor and outdoor entertainment, recreational and preservation opportunities. Subareas within the district may allow for a mix of related uses.; and*

**WHEREAS**, the application was submitted together with a “FEAF” and other supporting documentation (“Application Materials”); and

**WHEREAS**, the Town Board must comply with the New York State Environmental Quality Review Act (“SEQRA”);

**WHEREAS**, by motion made at its Town Board meeting of September 15, 2021, the Town Board announced its intent to serve as Lead Agency under SEQRA and duly routed notice to involved and interested agencies; and

**WHEREAS**, more than 30 days has elapsed since notice was provided to the involved and interested agencies and no other agency has announced its intent or interest in serving as lead agency; and

NOW, THEREFORE BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF SAUGERTIES AS FOLLOWS:

- I. The Town Board hereby declares itself to be the Lead Agency under SEQRA; and
  
- II. The Town Board hereby authorizes and directs the Supervisor, with the assistance of the Town’s consultants and counsel, to notify involved and interested agencies of the Town Board’s determination to serve as SEQRA Lead Agency.

---

Town Board Member \_\_\_\_\_ so moved; Town Board Member

\_\_\_\_\_ Seconded, and the Town Board voted as follows:

AYE                      NAY                      ABSENT

Town Board Member Thornton

Town Board Member Horton

Town Board Member Ivino

Town Board Member Nau

Supervisor Costello

STATE OF NEW YORK                      }

COUNTY OF ULSTER                      }

TOWN OF SAUGERTIES                      }

I, \_\_\_\_\_, the Town Clerk of the Town of Saugerties, New York, do hereby certify that I have compared the foregoing copy of the resolution with the original resolution on file in my office and that the same is a true and correct transcript of said original resolution and of the

whole thereof as duly adopted by the Town Board of Saugerties at a meeting duly held at the Saugerties Town Hall on Jan. 5, 2022 by the required necessary vote of the members to approve the resolution.

Witness my hand and the seal of the Town of Saugerties, this \_\_\_\_ day of

\_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_

, TOWN CLERK

TOWN OF SAUGERTIES

*seal*

**RISELEY & MORIELLO**  
**ATTORNEYS AT LAW**  
111 Green Street  
Post Office Box 4465  
Kingston, New York 12402  
E-Mail: mike@moriellolaw.com

Richard F. Riseley  
Michael A. Moriello

Tel: (845) 338-6603  
Fax: (845) 340-1614

May 4, 2022

Passero Associates PC  
Zina Lagonegro, AICP  
Jess Sudol, PE  
242 West Main Street, Suite 100  
Rochester, New York 14614

RE: Winston Farm: Saugerties Farms LLC Submittal

**[VIA E-MAIL]**

Dear Zina and Jess:

Enclosed please find copies of the following documents, same in connection with the above referenced matter:

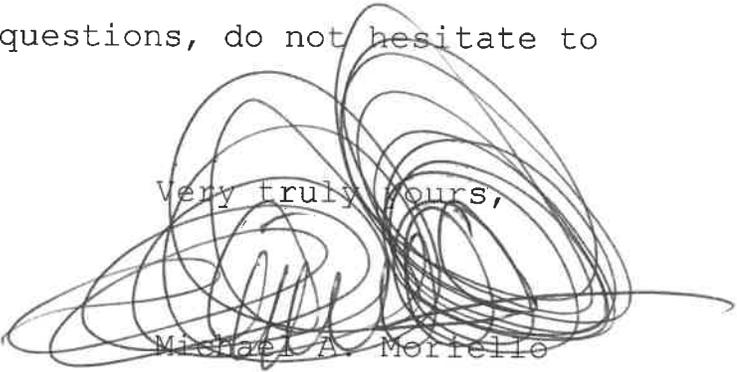
- 1.) Cover Letter.
- 2.) Amended Zoning Petition.
  - a: (Note, both documents incorporate all of the changes and PDD recitals by Dave Brennan, Esq.)
  - b: (John Mullen must sign before a notary public).
- 3.) Previously submitted Passero Associates Documents.
- 4.) Two Deeds.

Updates will need to be made to the Passero Associates documents and the SEQRA Long EAF, Part 1, as referenced previously.

In addition, the Town Board's Consulting Planners are looking for certain answers to portions of the Review Notes we discussed during our April 6, 2022 Meeting.

Should you have any questions, do not hesitate to contact me.

Very truly yours,



Michael A. Moriello

MAM:cam

cc: John Mullen  
Randy Richers  
Tom George  
Ed Cooper  
Dave Brennan, Esq.  
Tony Montano  
[all via e-mail]

**RISELEY & MORIELLO**  
**ATTORNEYS AT LAW**  
111 Green Street  
Post Office Box 4465  
Kingston, New York 12402  
E-Mail: mike@moriellolaw.com

Tel: (845) 338-6603  
Fax: (845) 340-1614

Richard F. Riseley  
Michael A. Moriello

May 10, 2022

Town of Saugerties Town Board  
Mr. Fred Costello, Supervisor  
4 High Street  
Saugerties, New York 12477

RE: Saugerties Farms LLC: Amended Zoning Petition

[VIA E-MAIL AND REGULAR MAIL]

Dear Fred and Town Board Members:

Submitted herewith for your consideration, please find Amended Zoning Petition, same in connection with the above referenced matter.

This Amendment pertains to the currently pending Saugerties Farms LLC Zoning Petition/Application before the Town Board of the Town of Saugerties, as Lead Agency under SEQRA and for all continuing legislative/administrative procedures associated therewith. In this regard, all Petition and Application documents previously submitted to the Town Board are incorporated by reference herein, as if fully set forth at length.

As the pending SEQRA proceedings exist under their own regulatory ambit [6 NYCRR Part 617 et. Seq.] and SEQRA does not change the jurisdiction between agencies, Morse v. Town of Gardiner Planning Board, 164 AD2d 336 (2nd Dep't, 1990), the previously submitted SEQRA documentation (which has not changed in application or effect) is hereby relied upon by the Petitioner/Applicant for all proceedings moving forward. Monroe-Livingston Landfill v. Town of Caledonia, 51 NY2d 679 (2980). In re Wilmore, Inc., NYSDEC Comm. Decision (May 18, 1982) at 6.

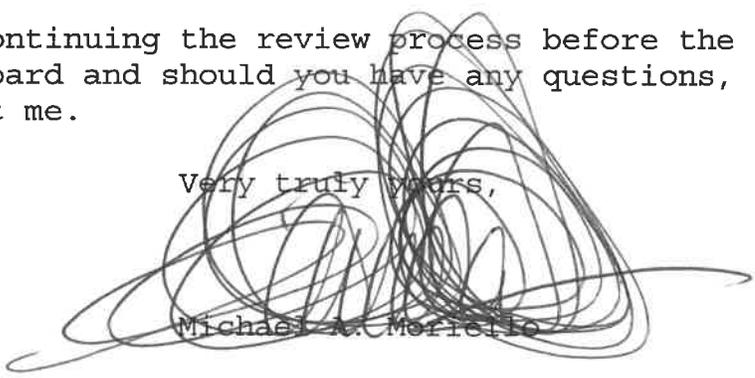
Technically, the Amended Rezoning Petition should be again referred to the Town of Saugerties Planning Board for review as part of the rezoning process. As such, this is to request that a second rezoning referral occur by way of Town Board action. Accordingly, I have included Ms. Becky Bertorelli and Mr. Howie Post as recipients under cover of this correspondence for Town of Saugerties Planning Board informational purposes.

In addition, the Amended Zoning Petition should further be referred to the Ulster County Planning Board by the Town of

Saugerties Town Board, as a Gateway Meeting will be requested by the Petitioner/Applicant.

We look forward to continuing the review process before the Town of Saugerties Town Board and should you have any questions, do not hesitate to contact me.

Very truly yours,

  
Michael A. Meriello

MAM:cam

cc: Saugerties Farms LLC  
David Brennan, Esq.  
Jess Sudol, PE  
Zina Lagonegro, AICP  
Tom George  
Chris LaPorta, PE  
John Grecco, Esq.  
George Redder, Esq.  
Lisa Stanley  
Adriana Beltrani, AICP  
Max Stanch, AICP  
Becky Bertorelli  
Howie Post  
[all via e-mail]

**RISELEY & MORIELLO**  
**ATTORNEYS AT LAW**  
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Post Office Box 4465  
Kingston, New York 12402  
E-Mail: mike@moriellolaw.com

Richard F. Riseley  
Michael A. Moriello

Tel: (845) 338-6603  
Fax: (845) 340-1614

**AMENDED ZONING PETITION**

**IN THE MATTER OF THE APPLICATION OF  
SAUGERTIES FARMS LLC**

For a zoning district change of 842 +/- acres of the lands know as the "Winston Farm" from (GB), General Business and (MDR) Moderate Density Residential and (HR) Hamlet Residential to (PDD), Planned Development District, together with the accompanying Zoning Map Amendment, in the Town of Saugerties, county of Ulster and State of New York.

TO: The Honorable Town Board of the Town of Saugerties:

Upon this Amended [hereinafter "Petition"} Petition and a certain previously submitted September 3, 2021 Zoning Amendment Application Form, the Amended Petition of Saugerties Farms LLC [John Mullen, Member and Michael A. Moriello, Esq. as Co-Attorney], (Collectively hereinafter "Petitioners") respectfully shows this honorable body as follows, pursuant to Article X of the Town of Saugerties Zoning Law and Sections 263, 264 and 265 of the Town Law of New York State:

STATE OF NEW YORK )  
COUNTY OF ULSTER )ss.:

John Mullen and Michael A. Moriello, being duly sworn, depose and say as follows:

FIRST: Name/Address.

The name and address of the fee owner of the premises which is the subject of this Petition is Saugerties Farm LLC and said owner has consented to this Petition pursuant to the Town of Saugerties Zoning Law.

SECOND: Premises.

The Winston Farm premises is located at NYS Route 212, Mower Hill Road and NYS Route 32 in the Town of Saugerties, Ulster County, New York, said lands being further identified as 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 [hereinafter the "Premises"].

THIRD: Improvements.

The premises is improved by the following structures and facilities:

- a.) Three (3) residential houses.
- b.) Stone House Mansion.
- c.) Snyder Farm House.
- d.) Three (3) agricultural barns.

FOURTH: Previous Rezoning Petition.

The Petitioner herein previously submitted a Rezoning Petition to the Town of Saugerties Town Board, dated September 3, 2021. It is the purpose of this Amended Rezoning Petition to place the Petition for rezoning in proper procedural form [verifications] and to expand upon the nature of the associated environmental review which is proceeding before the Town of Saugerties Town Board under SEQRA. [A copy of the September 3, 2021 Rezoning Petition is annexed hereto and made a part hereof as Exhibit "1".]

FIFTH: Description of the Rezoning Requested.

The Petitioner cites to the original Rezoning Petition with respect to a description of the rezoning request, the current zoning of the Premises and the proposed zoning of the Premises in order to avoid redundancy herein [See Exhibit "1"]. In association therewith, the Long EAF, Part 1 has been updated and Deed copies have been

provided in order to provide for the addition of two (2) parcels to the Rezoning and Application.

SIXTH: SEQRA Review.

The requested rezoning constitutes a Type I Action under SEQRA and coordinated environmental review procedures have been followed to date by the Town of Saugerties Town Board, as Lead Agency, by circulation of a Notice of Intent to Serve as Lead Agency to all involved and interested agencies. [See, 6 NYCRR Parts 617.4(b)(2), 617.4(b)(5)(iii), 617.4(b)(6)(i), 617.4(b)(6)(v).

Although there appears to have been some confusion occasioned by the initial Rezoning Petition as to the ultimate plans for the Premises, the Petitioner has clarified that a project specific review will not be pursued at this time. Accordingly, any and all references to future premises improvements and attendant conceptual map depictions as a specific development plan, were inadvertently offered by the Petitioner prior to representation by counsel and the same are hereby clarified to represent a maximum baseline for project review under SEQRA as part of a comprehensive examination of potential environmental effects.

It has always been the intention of the Petitioner to forward the proposed rezoning as part of a comprehensive land use process with community involvement by the Lead Agency, involved/interest agencies, and the public.

In this regard, the Petitioner has initiated an Environmental Impact Statement environmental review process, by way of submittal of a suggested Long Environmental Assessment Form, Part 2 draft answers

for determination of environmental significance by the Lead Agency [6 NYCRR Part 617.10].

The Lead Agency will ultimately complete its own Long EAF, Part 2 and issue a Positive Declaration of Environmental Significance. The associated Environmental review process will thereafter involve a public scoping process [6 NYCRR Part 617.9].

The associated EIS process will be utilized in order to initially assess conceptual plans and information for the Premises, before moving forward with project specific proposals within the context of the proposed rezoning of the Premises and the applicable regulatory criteria.

SEVENTH: Project Team.

The project team currently consists of the following representatives:

- 1.) Saugerties Farms LLC: Petitioner.
- 2.) Passero Associates: Engineering/Planning.
- 3.) David Brennan, Esq., Young Sommer LLC: Legal.
- 4.) Michael Moriello, Esq., Riseley & Moriello, PLLC: Legal.
- 5.) Ecological Solutions LLC: Endangered/Threatened Species and Wetlands.
- 6.) Camoin Associates: Socio-Economic.
- 7.) Stockade Strategies: Business Development.
- 8.) Focus Media: Public Relations.
- 9.) Joseph E. Diamond, PhD: Archeological/Cultural Resources.

EIGHTH: Statutory Law.

The statutory references for this Petition are as follows:

ELEVENTH: Procedure.

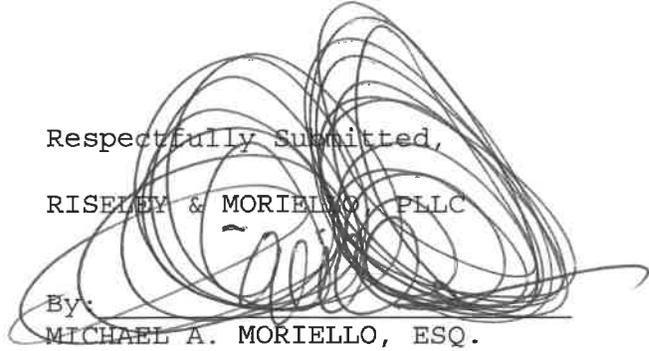
Pursuant to all of the above, the Petitioner requests that this Amended Petition be forwarded under SEQRA and legislatively continued for the purposes of the two required and duly noticed Rezoning Public Hearings, upon review and recommendation by the Town of Saugerties Planning Board, in accordance with Article X of the Town of Saugerties Zoning Law.

SAUGERTIES FARMS, LLC

By \_\_\_\_\_  
JOHN MULLEN, Member

Respectfully Submitted,

RISELEY & MORIELLO, PLLC

A large, dense, and somewhat illegible handwritten signature in black ink, appearing to be "Michael A. Moriello". The signature is written over the printed name and extends upwards and to the left.

By \_\_\_\_\_  
MICHAEL A. MORIELLO, ESQ.

ACKNOWLEDGMENTS

STATE OF NEW YORK )  
COUNTY OF ULSTER )ss.:

On the \_\_\_\_ day of May, 2022 before me, the undersigned, personally appeared John Mullen, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
Notary Public

STATE OF NEW YORK )  
COUNTY OF ULSTER )ss.:

On the 4<sup>th</sup> day of May, 2022 before me, the undersigned, personally appeared Michael A. Moriello, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

NANCY T. RISELEY  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02RI8584350  
Qualified in Ulster County  
Commission Expires July 31, 2022

EXHIBIT "1"



September 3, 2021

Town of Saugerties  
Town Board  
4 High Street  
Saugerties, NY 12477

**Re: Winston Farm Planned Development District (PDD)**  
**17.2-3-10; 17.2-4-32; 17.2-5-38; 17.2-5-39-120; 17.2-5-40; 17.2-5-41; 17.15-3-4;**  
**17.16-1-1-110; 17.16-1-36**  
**Letter of Intent – Application for Change of Zoning Map**

Dear Members of the Town Board:

On behalf of our client, Saugerties Farms LLC, we respectfully submit a petition to amend the zoning map for the above-mentioned properties for consideration by the Town Board at their September 15, 2021, meeting.

This Amendment, pursuant to Article X of the Town Code, will change the zoning classification of nine properties, approximately 815 acres of predominately vacant land known as Winston Farm, from General Business (GB) and Moderate Density Residential (MDR) to a Planned Development District (PDD). The development concept plan and PDD regulations will foster a unique and diverse mix of residential and nonresidential development and redevelopment opportunities. The uses include, but are not limited to, consumer service; office space; high-tech uses and research; makerspace and artisanal creative spaces; agri-manufacturing and research; hospitality; and indoor and outdoor entertainment, recreational and preservation opportunities. Subareas within the district will allow for a mix of complementary uses that will create employment opportunities, and will preserve and protect the natural landscape, sensitive environmental areas, and unique vistas.

### **Existing Conditions**

The subject properties are roughly bound by Saugerties-Woodstock Road (Route 212) along the south, the power lines along the west, Mower Mill Road to the north, and NYS Route 32 to the east. The site is opposite Exit 20 on the NYS Thruway (I-87) on NYS

**Town of Saugerties  
Application for Change of Zoning Map  
Winston Farm  
August 27, 2021**

Roue 32. The land increases in elevation from east to west toward the Catskills, and it is characterized by woodlands, pastures, and mountains. The Beaverkill runs north and south through the eastern portion of the site. There are two houses and an old stone mansion on the property.

**Comprehensive Plan**

The change in zoning from GB and MDR is requested to facilitate the orderly development of Winston Farm, approximately 815 acres. The proposed regulations strive to preserve and protect the natural landscape, and make the land and proposed uses accessible to the public whether living, working, visiting, or engaged in indoor and outdoor activities in the district.

A wide range of diverse residential, nonresidential, agricultural, recreational, entertainment, and hospitality uses are proposed. The planned development district will incorporate appropriate design elements, amenities or treatments that maintain and enhance the design relationships between buildings and uses within the district, and beyond the district, in order to maintain an ambience that is unique, playful, and inviting.

Development will include a vibrant mix of complementary building styles of varying heights and sizes, and indoor and outdoor rooms and spaces for active and passive recreation, entertainment, and social gathering.

The Village and Town of Saugerties Comprehensive Plan Update (2021), states there are a number of large parcels in the Town and Village that, if developed, would have a significant effect on future development. A study prepared by the Hudson Valley Economic Development Corporation, titled "The Winston Farm High Technology Feasibility Study Master Plan," was completed in October 2009. This document sets the bar by providing recommendations and guidelines for development of large-scale parcels in the municipality.

The Comprehensive Plan, Goal 6A: Policy Regarding Certain Large Parcels, identifies the following:

6.A.1. A citizens group (Friends of the Winston Farm) developed a vision for the Winston Farm, including basic guidelines for use and development, which are also applicable to other large parcels with similar characteristics:

- Be environmentally sound with a focus on energy self-sufficiency

**Town of Saugerties  
Application for Change of Zoning Map  
Winston Farm  
August 27, 2021**

- 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"2

6.A.2. 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.

The Winston Farm High Technology Feasibility Study Master Plan states, "after evaluation of nine sites within the region, Winston Farm emerged as the most favorable greenfield site for technology development as evaluated through an objective site selection process."

Following the initial site evaluation, a concept plan was prepared for the Winston Farm, and presented to the community. Following a number of community workshops, a revised plan was prepared based on the following guiding principles for a Winston Farm Research Park:

- 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 consisting of a mix of research and development oriented high-tech facilities and sustainable manufacturing.
- Supporting uses consisting of a mix of restaurants, shops, recreation, arts venues, educational centers offering workforce training, and a museum/interpretive center highlighting Hudson Valley heritage.
- A significant portion of the total site area preserved as open space.
- Sustainability/Leadership in Energy and Environmental Design (LEED) Certification required for park development.

The Winston Farm Planned Development District Master Plan and regulations meet the spirit and intent of the goals and objective of the Village and Town of Saugerties Comprehensive Plan.

**Town of Saugerties  
Application for Change of Zoning Map  
Winston Farm  
August 27, 2021**

We look forward to presenting the petition to amend the zoning map for the Winston Farm properties at the Town Board meeting scheduled for September 15, 2021.

If there are any questions or if you require any additional information, please contact me at [jsudol@passero.com](mailto:jsudol@passero.com) or 585-325-1000.

In support of our application attached please find enclosed:

- (5) Letters of Intent
- (5) Application for Change of Zoning Map with address list
- (5) Full Environmental Assessment Form (FEAF)
- ~~(5) Winston Farm Site Master Plan~~
- (5) Winston Farm Planned Development District Regulations-Draft
- (1) Fee of \$500

MS

N/A OMITTED FROM AMENDED ZONING PETITION AS A MASTER PLAN. NOW DEEMED "Maximum Baseline Map". @

Sincerely,



Jess Sudol, P.E.  
President



**TOWN OF SAUGERTIES**  
 4 HIGH STREET, TOWN HALL  
 SAUGERTIES, NEW YORK 12477



**APPLICATION FOR CHANGE OF ZONING MAP**  
**TOWN OF SAUGERTIES, NY 12477**

To the Town Board

Town of Saugerties

The Undersigned, Property Owner(s) within the Town of Saugerties, respectfully petition your board to change the Zoning map by changing:

From District: General Business (GB) and Moderate Density Residential (MDR)

To District: Planned Development District - Winston Farm

The property of the undersigned, described as follows:

Location of Property: Northwest corner of Routes 32 and 212

(See attached sheet for property addresses and corresponding Tax ID numbers)

SBL #: 17.2-3-10; 17.2-4-32; 17.2-5-38; 17.2-5-39-120; 17.2-5-40; 17.2-5-41  
17.15-3-4; 17.15-4-2; 17.16-1-1-110; 17.16-1-36

Area: 815 acres

Purpose: To rezone the properties to a Planned Development District to foster a diverse mix of development and redevelopment opportunities for residential, commercial, high-tech business, and environmental preservation.

Owner: Saugerties Farms LLC

Address: P.O. Box 683, Saugerties, NY 12477

Telephone: 845-399-1120

Email: RRichers@NYCrushing.com

Signature: [Handwritten Signature] Date: 8/30/21

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Fee of \$500.00 payable to the "Town of Saugerties" due with application.**  
**Any additional Engineering, Attorney and Consulting Fees are additional.**  
**Additional Information such as maps and project details may be requested.**

**Planned Development District – Winston Farm  
List of Addresses**

<b>Address</b>	<b>Tax ID</b>	<b>Area (acres)</b>	<b>Zoning District</b>
365 Buffalo Road	17.2-3-10	44.0	MDR
Off Mowers Mill Road	17.2-4-32	32.0	MDR
Augusta Savage Road	17.2-5-38	15.5	MDR
Buffalo Road	17.2-5-39-120	561.5	GB/MDR
119 August Savage Road	17.2-5-40	100.0	MDR
Off Niger Road	17.2-5-41	10.4	MDR
Off Route 212	17.15-3-4	4.10	MDR
Off Route 212	17.15-4.2	1.9	MDR
108 Old Route 212	17.16-1-1-110	43.8	MDR
496 Route 212	17.16-1-36	0.5	MDR

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Winston Farm Planned Development			See attached address list
Project Location (describe, and attach a general location map): (17.2-3-10; 17.2-4-32; 17.2-5-38; 17.2-5-39-120; 17.2-5-40; 17.2-5-41; 17.15-3-4; 17.16-1-1-110 and 17.16-1-36) Town of Saugerties, Ulster County, North of Route 212 and West of I-87. (various address: Buffalo Rd., 119 Augusta Savage Rd.; Off Niger Rd.; Rt 212)			
Brief Description of Proposed Action (include purpose or need):  The proposal is to rezone approximately 815 acres of predominately vacant land in the General Business (GB) and Moderate Density Residential (MDR) district to a Planned Development District (PDD). The development concept plan and PDD regulations will foster a unique and diverse mix of residential and nonresidential development and redevelopment opportunities, including, but not limited to consumer service; office space; high-tech and research; makerspace and artisanal creative spaces; agri-manufacturing and research; hospitality; and indoor and outdoor entertainment and recreational opportunities. Subareas within the district will allow for a mix of complementary uses that will create employment opportunities, and will preserve and protect the natural landscape, sensitive environmental areas, and unique vistas.			
Name of Applicant/Sponsor: Saugerties Farms LLC, Tom George		Telephone: 585-330-6203	
		E-Mail: tom.george@gmail.com	
Address: 64 Commercial Street			
City/PO: Rochester		State: NY	Zip Code: 14614
Project Contact (if not same as sponsor; give name and title/role): Jess Sudol, P.E., Passero Associates		Telephone: 585-325-1000	
		E-Mail: jsudol@passero.com	
Address: 242 W. Main Street, Suite 100			
City/PO: Rochester		State: NY	Zip Code: 14614
Property Owner (if not same as sponsor): Saugerties Farm LLC		Telephone:	
		E-Mail:	
Address: Buffalo Road, P.O. Box 638			
City/PO: Saugerties		State: NY	Zip Code: 12477

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board: Rezoning	August 2021
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Planning Board: Site Plan Review	August 2021
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Ulster County Planning Department (GML 239-m); UCDOH	August 2021
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT, NYS DEC	August 2021
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	US Army Corp	August 2021
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Guidelines, goals and principles are provided (Goal 6A of the Comp. Plan Update 2021) for development of the Winston Farm property.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
 If Yes, what is the zoning classification(s) including any applicable overlay district?  
General Business (GB) and Moderate Density Residential (MDR); Gateway Overlay Zone; Sensitive Area Overlay Zone; Aquifer Protection Zone (Aquifer Watershed Zone and Unconsolidated Aquifer Zone)

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

c. Is a zoning change requested as part of the proposed action?  Yes  No  
 If Yes,  
 i. What is the proposed new zoning for the site? Winston Farms Planned Development District (PDD)

**C.4. Existing community services.**

a. In what school district is the project site located? Saugerties Central School District

b. What police or other public protection forces serve the project site?  
Saugerties Police Department; NYS Police

c. Which fire protection and emergency medical services serve the project site?  
Saugerties Fire Department; Diaz Memorial Ambulance Service

d. What parks serve the project site?  
Saugerties Village Beach, Tina Chorvas Water Front Park

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential, retail and high tech commercial, indoor/outdoor recreation and entertainment

b. a. Total acreage of the site of the proposed action? 815 acres  
 b. Total acreage to be physically disturbed? 400 +/- acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 815 acres

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

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
 If Yes,  
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
Residential, commercial, recreation and entertainment  
 ii. Is a cluster/conservation layout proposed?  Yes  No  
 iii. Number of lots proposed? 95+/-  
 iv. Minimum and maximum proposed lot sizes? Minimum 1 acre Maximum 210

e. Will the proposed action be constructed in multiple phases?  Yes  No  
 i. If No, anticipated period of construction: \_\_\_\_\_ months  
 ii. If Yes:  
 • Total number of phases anticipated 10  
 • Anticipated commencement date of phase 1 (including demolition) 01 month 2023 year  
 • Anticipated completion date of final phase 12 month 2030 year  
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
TBD

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

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	47			500+/-
At completion of all phases	71			

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

i. Total number of structures \_\_\_\_\_ 10+  
 ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ TBD height; \_\_\_\_\_ width; and \_\_\_\_\_ length  
 iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ Full Build Out TBD square feet

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

i. Purpose of the impoundment: Stormwater management  
 ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: Runoff from the site  
 iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_  
 iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ 10+ acres  
 v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length  
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

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

i. What is the purpose of the excavation or dredging? \_\_\_\_\_  
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): \_\_\_\_\_  
 • Over what duration of time? \_\_\_\_\_  
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_  
 v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres  
 vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres  
 vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet  
 viii. Will the excavation require blasting?  Yes  No  
 ix. Summarize site reclamation goals and plan: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Beaverkill, proposed stormwater management ponds  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Fill in Beaverkill to allow dedicated road crossing, +/- 1 acre

iii. Will the proposed action cause or result in disturbance to bottom sediments?

Yes  No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

Yes  No

If Yes:

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

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

TBD

c. Will the proposed action use, or create a new demand for water?

Yes  No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 373,980 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

Yes  No

If Yes:

- Name of district or service area: Village of Saugerties Water System
- Does the existing public water supply have capacity to serve the proposal? Project will provide redundant source on site.  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?

Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
The project includes the construction of a new well to provide a redundant water supply source for the water district.
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

Yes  No

If Yes:

- Applicant/sponsor for new district: Town of Saugerties
- Date application submitted or anticipated: Summer 2022
- Proposed source(s) of supply for new district: Existing water supply and new well

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

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

d. Will the proposed action generate liquid wastes?

Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 373,980 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?

Yes  No

If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

Yes  No  
 Yes  No

Do existing sewer lines serve the project site?  
 Will a line extension within an existing district be necessary to serve the project?  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: Saugerties Farms LLC  
 • Date application submitted or anticipated: Summer 2022  
 • What is the receiving water for the wastewater discharge? Beaverkill

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  
New on-site Package Wastewater Treatment Plant  
 \_\_\_\_\_  
 \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
TBD  
 \_\_\_\_\_

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or 200+/- acres (impervious surface)  
 \_\_\_\_\_ Square feet or 815+/- acres (parcel size)

ii. Describe types of new point sources. Discharge from proposed storm sewer system  
 \_\_\_\_\_

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
Stormwater management areas  
 \_\_\_\_\_  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
Beaverkill  
 \_\_\_\_\_  
 • Will stormwater runoff flow to adjacent properties?  Yes  No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 \_\_\_\_\_  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 \_\_\_\_\_

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:  
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No  
Traffic Impact Study to be prepared for the project.

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

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

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

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

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

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

---

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
TBD

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

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

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7AM-6PM _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 24/7 _____</li> <li>• Saturday: _____ 24/7 _____</li> <li>• Sunday: _____ 24/7 _____</li> <li>• Holidays: _____ 24/7 _____</li> </ul>
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:  
Typical earthmoving equipment, dump and deliver trucks during construction. Outdoor entertainment venues will add new noise to the surrounding area, which will be studied further.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

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n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
Parking lot and building lighting in commercial areas will be downward directed, dark sky compliant. All lighting will minimize glare.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

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o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

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

If Yes:

i. Product(s) to be stored \_\_\_\_\_

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

iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

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

If Yes:

i. Describe proposed treatment(s):  
General lawn and landscaping care products.

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

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

If Yes:

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

- Construction: \_\_\_\_\_ TBD tons per \_\_\_\_\_ (unit of time)
- Operation : \_\_\_\_\_ TBD tons per \_\_\_\_\_ (unit of time)

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

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

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

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

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

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: \_\_\_\_\_ years

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

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

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

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

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

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_

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

### E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	3	200	+197
• Forested	585	311	-274
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	-	-	
• Agricultural (includes active orchards, field, greenhouse etc.)	175	75	-100
• Surface water features (lakes, ponds, streams, rivers, etc.)	24	28	+4
• Wetlands (freshwater or tidal)	26	24	-2
• Non-vegetated (bare rock, earth or fill)	2	2	0
• Other Describe: Lawn		175	+175

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: Former Woodstock 94 secondary stage.

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d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
Country Acres Center

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

- Dam height: 12+/- feet
- Dam length: 40 feet
- Surface area: +/-1.5 acres
- Volume impounded: 4.5 mil gallons OR acre-feet

ii. Dam's existing hazard classification: Unknown  
iii. Provide date and summarize results of last inspection:  
\_\_\_\_\_

---

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

- If yes, cite sources/documentation: \_\_\_\_\_

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  
\_\_\_\_\_  
\_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

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g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
\_\_\_\_\_  
\_\_\_\_\_

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h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
\_\_\_\_\_  
\_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ 0-3.5 feet feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ <1 %

c. Predominant soil type(s) present on project site:

Lordstown-Arnot Rock Outcrop	_____	25 %
Hudson Silt Loam and Schoharie	_____	17 %
Arnot-Lordstown Rock Outcrop	_____	15 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ >6.5 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 64 % of site  
 Moderately Well Drained: \_\_\_\_\_ 20 % of site  
 Poorly Drained \_\_\_\_\_ 16 % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 50 % of site  
 10-15%: \_\_\_\_\_ 25 % of site  
 15% or greater: \_\_\_\_\_ 25 % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

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h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No  
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

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

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

- Streams: Name 863-119, 863-117 \_\_\_\_\_ Classification <sup>C</sup> \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Federal Waters, NYS Wetland, Federal Waters, Fe... \_\_\_\_\_ Approximate Size NYS Wetland (in a... \_\_\_\_\_
- Wetland No. (if regulated by DEC) S-1 \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: Principal Aquifer \_\_\_\_\_

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

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 Vernal Pool, Red Maple-Blackgum Swamp, Chestnut Oak Forest  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ 0.0 acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No  
 If Yes:  
 i. Species and listing (endangered or threatened): \_\_\_\_\_  
 Green Rock Cress

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No  
 If Yes:  
 i. Species and listing: \_\_\_\_\_  
 Red-headed Woodpecker

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_  
 Local hunting on adjacent properties will not be impacted

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

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: ULST004

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? 50 +/- only a portion of which is in Group 1-4; CnB (Class 2) and HuB (Class 3) \_\_\_\_\_  
 ii. Source(s) of soil rating(s): Ags and Markets 2021 NYS Agricultural Land Classification-Ulster 01/01/2021

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_  
 \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  Yes  No

If Yes:

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

ii. Name: Eligible property: Snyder Farm, Wynkoop House

iii. Brief description of attributes on which listing is based: Savage, Augusta, House and Studio (01NR01740), 189 Old NY 32, Katsbaan, NY, Statewide significance Mid-19th Century Greek Revival

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

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

If Yes:

i. Describe possible resource(s): TBD

ii. Basis for identification:

---

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

If Yes:

i. Identify resource: Further research is necessary

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

iii. Distance between project and resource: \_\_\_\_\_ miles.

---

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

If Yes:

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

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

**F. Additional Information**

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

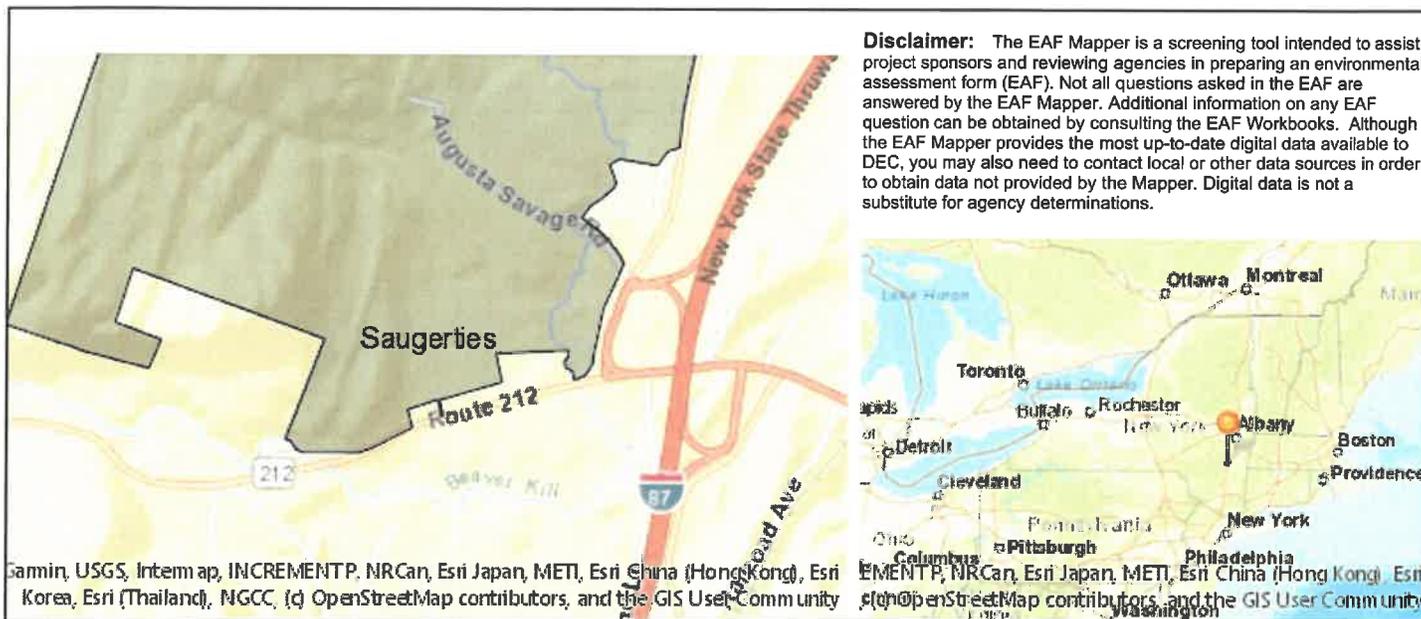
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

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

Applicant/Sponsor Name Randal L. Fishers Date 9/2/21

Signature [Handwritten Signature] Title owner/member



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	863-119, 863-117
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):30.5
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	S-1
E.2.h.v [Impaired Water Bodies]	No

E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Vernal Pool, Red Maple-Blackgum Swamp, Chestnut Oak Forest
E.2.n.i [Natural Communities - Acres]	0.0
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Green Rock Cress
E.2.p. [Rare Plants or Animals]	Yes
E.2.p. [Rare Plants or Animals - Name]	Red-headed Woodpecker
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ULST004
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property: Snyder Farm, Wynkoop House
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

**Planned Development District – Winston Farm  
List of Addresses**

<b>Address</b>	<b>Tax ID</b>	<b>Area (acres)</b>	<b>Zoning District</b>
365 Buffalo Road	17.2-3-10	44.0	MDR
Off Mowers Mill Road	17.2-4-32	32.0	MDR
Augusta Savage Road	17.2-5-38	15.5	MDR
Buffalo Road	17.2-5-39-120	561.5	GB/MDR
119 August Savage Road	17.2-5-40	100.0	MDR
Off Niger Road	17.2-5-41	10.4	MDR
Off Route 212	17.15-3-4	4.10	MDR
108 Old Route 212	17.16-1-1-110	43.8	MDR
496 Route 212	17.16-1-36	0.5	MDR

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**A. Purpose.**

- (1) The intent of Winston Farm Planned Development District (PDD) is to provide a flexible framework for the orderly development of approximately 815 acres of predominately vacant land in the Hudson Valley. The goal is to preserve and protect the natural landscape, and to make these areas accessible to the public whether living, working, visiting, or engaged in indoor and outdoor activities in the district.
- (2) Uses may include a wide range of diverse residential, nonresidential, agricultural, recreational, entertainment, and hospitality uses. The planned development district will incorporate appropriate design elements, amenities or treatments that maintain and enhance the design relationships between buildings and uses within the district and beyond the district in order to maintain an ambience that is unique, playful, and inviting.
- (3) Development will include 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 gathering. The development of 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:
  - (a) 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.
  - (b) To use strong unifying elements in the form of district-wide pedestrian and vehicular elements that promotes access to all users; integrated and extensive landscaping, lighting, walkways, site amenities, trails, and wayfinding.

**B. Objectives.**

- (1) To offer a diverse mix of residential and nonresidential development opportunities, including housing, retail, restaurant, office, hospitality,

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entertainment, and recreational uses that reinforce the historic use of the property and positions the district as the economic center offering a community-oriented, mixed-use center with regional appeal.

- (2) To capitalize on the site's strategic location near exit 20 of the New York State Thruway (I-87), providing easy access to large employment centers and community services.
- (3) To develop the district in the most sustainable way possible to ensure the preservation and protection of the natural landscape, and the continued enjoyment by the public in perpetuity.
- (4) To develop the district in a way that capitalizes on the unique vistas of the nearby mountains.

**C. Subarea descriptions.**

- (1) Subarea 1: Residential Low Density (RDL). This subarea is approximately \_\_\_ acres and is located near the northwest corner of the PDD. The area will accommodate single family development and estate homes with or without in-law and accessory apartment.
- (2) Subarea 2: Residential High Density (RHD). This subarea is approximately \_\_\_ acres and is located along near Saugerties-Woodstock Road. Development in this area will accommodate multifamily dwellings up to a maximum of 500 residential units. Balconies, rooftop decks, and other similar features are encouraged in this district.
- (3) Subarea 3: Perimeter Commercial. This subarea is approximately \_\_\_ acres and accommodates and promotes development of commercial uses along New York State Route 32. This subarea will accommodate retail, hotels, resort, indoor and outdoor entertainment facilities and event space. This subarea includes primary focal point and gateway into the district.
- (4) Subarea 4: Central Recreation. This subarea is \_\_\_ acres and is designed to offer outdoor adventure activities, such as, but not limited to, an adventure park, campsites and cabins, rock climbing, public access trails, agritourism, community-centered activities and programs, as well as boutique hotel, and spa.

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- (5) Subarea 5: Tech and Business Park. This subarea is approximately \_\_\_\_ acres and will promote the collection of buildings and spaces to inspire innovation, research and development, maker spaces, co-working, incubator space, collaborative work environments, which promotes organic business development and emerging technologies.

D. Permitted Uses. Permitted uses in the Planned Development District are specified for each of the five subareas. If a use is not listed, a special use permit shall be required in accordance with Section \_\_\_\_\_ of the Zoning Code. Uses which are permitted in Subareas 2, 3, 4 and 5 may extend into an adjacent Subarea up to 500 feet beyond the Subarea district boundary line.

- (1) Subarea 1: Residential Low Density (RLD). The maximum number of building lots is 125.
  - (a) Single family detached structures and estate homes with or without an in-law apartment or accessory dwelling unit.
  - (b) Home occupations, including studios or workshops in the principal dwelling or in a structure separate from the principal dwelling.
  - (c) Gardens and agricultural uses, when limited to not more than 10% of the parcel.
  - (d) Storage sheds, workshops, detached garages for up to two vehicles, pools and pool houses, decks, gazebos, patios, fencing, and the like when located in the rear yard.
  - (e) Alternative energy sources when not located in the front yard.
  - (f) Dog park.
- (2) Subarea 2: Residential High Density (RHD). The maximum number of residential units in the RHD is 500.
  - (a) Townhomes in groups of 4 or more, two-family dwellings, and multifamily dwellings with or without balconies and rooftop amenities.
  - (b) A community center or clubhouse.
  - (c) Community gardens and agricultural uses, when limited to not more than 10% of the parcel.
  - (d) One storage shed per parcel for the storage of lawn and snow removal equipment, outdoor furniture, tools, and the like, which support the residential units on the site.
  - (e) Gazebos, at grade patios, pools, and fencing.

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- (f) Home occupations.
  - (g) Retail sales and service including food stores, farmers' markets, bars and restaurants up to 5,000 square feet.
  - (h) Other retail uses on the first floor with residential units above.
  - (i) Alternative energy sources.
  - (j) Playgrounds.
  - (k) Dog park.
  - (l) For properties within 500 feet of NYS Route 212 (Saugerties-Woodstock Road), permitted uses shall include those listed for Subarea 2 in the RHD.
- (3) Subarea 3: Perimeter Commercial.
- (a) Hospitality, resorts, spas, and the like, including indoor recreation and entertainment, bars, restaurants, conference center, banquet facilities, and outdoor seating.
  - (b) Exhibition sports arenas.
  - (c) Bars and restaurant with outdoor seating.
  - (d) Breweries, distilleries and wineries.
  - (e) Retail sales and service up to 20,000 square feet.
  - (f) Health Clubs.
  - (g) Medical clinics, such as after-hours services.
  - (h) Live entertainment, including amphitheatres and supporting infrastructure and buildings, not including adult use entertainment.
  - (i) Art and craftsman studios, centers, galleries, museums, schools, and the like.
  - (j) Performing arts theaters and amphitheatres.
  - (k) Planetariums.
  - (l) Aquariums.
  - (m) Playgrounds.
  - (n) Agri manufacturing and research.
  - (o) Animal hospitals, day care, and clinics, excluding kennels, breeding and boarding.
  - (p) Alternative energy sources when screened from public view where practicable, unless it is being used for demonstration purposes.
  - (q) Technical, vocational, and educational schools and centers associated with the natural sciences.
  - (r) Personal wireless telecommunication facilities on the roof of a building of 4 stories or more.

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- (s) Other uses upon a finding by the Planning Board that the use is consistent and compatible with the intent of the PDD.
- (4) Subarea 4: Central Recreation.
- (a) Indoor and outdoor adventure activities.
  - (b) Campgrounds and campsites, including bathroom and shower facilities, water and waste stations, a general store, and pavilions.
  - (c) Bicycle and scooter rental buildings, and the like.
  - (d) Concession stands.
  - (e) Visitor and information centers.
  - (f) Community pool and recreation areas.
  - (g) Boutique hotel/spa.
  - (h) Gardens and agricultural uses, including Agri manufacturing and research.
  - (i) Technical, vocational, and educational schools and centers associated with the natural sciences.
  - (j) Alternative energy sources when screened from public view where practicable, unless it is being used for demonstration purposes.
  - (k) Playgrounds.
  - (l) Dog park.
- (5) Subarea 5: Tech and Business Park. Maximum gross building square footage shall not exceed 500,000 square feet.
- (a) Medical offices with research components and labs.
  - (b) Professional offices, including co-working spaces with labs.
  - (c) Medical clinics, including pharmacies and labs.
  - (d) Technology based research and development, such as optics, electronic systems, software development, photographic and imaging systems.
  - (e) Business incubators.
  - (f) Technical schools.
  - (g) Breweries, distilleries and wineries.
  - (h) Makerspace and artisanal creative spaces.
  - (i) Agri manufacturing and research.
  - (j) Warehousing, storage and distribution.
  - (k) Day-care centers.
  - (l) Utilities.

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- (m) Alternative energy sources when screened from public view where practicable, unless it is being used for demonstration purposes.
- (n) Personal wireless telecommunication towers and facilities.

**E. Special Permit Uses.**

- (1) Proposed uses within the Winston Farm PDD that do not comply with the permitted uses listed in section \_\_\_\_\_, or uses that exceed the maximum density listed shall require a Special Use Permit from the Town Board.
- (2) The Town Board shall review the proposal and determine if the proposed use complies with the intent of the Winston Farm PDD. The Town Board shall consider the potential environmental impacts of the proposed development against the Environmental Impact Statement (EIS) and subsequent findings issued on \_\_\_\_\_ to ensure the proposal is in harmony with the intent of the Winston Farm PDD, and does not result in a significant detrimental environmental impact.
- (3) Projects receiving a Special Use Permit from the Town Board shall be subject to site plan review by the Planning Board in Accordance with section \_\_\_\_\_ of the Winston Farm PDD.

**F. Site Plan Review.**

- (1) Uses proposed within the Winston Farm PDD which comply with sections \_\_\_\_\_ - \_\_\_\_\_ of the ordinance shall be subject to Site Plan review by the Town of Saugerties Planning Board. As part of the site plan review process the Planning Board shall review the proposal to ensure that it complies with the Winston Farm PDD. Upon a determination that the proposal is in compliance, the Planning Board shall issue Site Plan Approval.
- (2) Uses which require special use permit approval by the Town Board shall also require site plan review approval by the Planning Board.

**G. Requirements applying to all districts.**

- (1) Access management, parking, loading.
  - (a) Access Management. Unified site access and circulation, inter-parcel cross access, service roads, and network connectivity is encouraged to ensure the efficient use of land on and off the site. Access management promotes an economical use of land in a

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manner that preserves the safe and efficient movement of people and goods, reduces the potential for traffic conflicts between vehicles, pedestrians, and bicyclists, and helps to control investment in infrastructure and public services. Parking and loading areas and access management shall share infrastructure resources where applicable.

(b) Parking and parking structures.

1. Location.

- a. Parking may be provided anywhere within the PDD to serve all uses.
- b. Parking areas and parking structures for high density residential, nonresidential and mixed-use buildings shall be located and designed to be subordinate to the use it serves to minimize visual impacts from public vantage points, including the use of berms, landscaping and screening. This provision encourages lower-level or first floor parking. Parking structures are prohibited in Subarea 1.
- c. Buildings which include a minimum of 50% covered parking are permitted to increase building height by one story above that which is permitted in the PDD.
- d. Parking for nonresidential uses shall not be located within 50 feet of any residential Subarea or use.
- e. Except for residential uses, parking shall not be located within 30 feet of any intercampus drives within the PDD.
- f. Parking in Subareas 1 shall be limited to no more than three vehicles for each dwelling unit. No parking for such residential uses shall be located in the side or front yard except in a legal driveway that provides access to the rear yard, a detached or attached garage. The parking and storage or recreation vehicles and equipment shall be located in the rear yard.
- g. Parking between the building and intercampus drives in Subareas 1 is prohibited.

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2. Parking demand analysis. All new development and redevelopment shall be accompanied by a parking demand analysis. Such analysis shall be submitted to the Town Planning Board for review and approval and will include, at a minimum:
  - a. Analysis of existing parking conditions.
  - b. The anticipated number of parking spaces needed to accommodate the proposed use.
  - c. Rationale supporting the necessity for the requested number of parking spaces.
  - d. How the parking spaces are accommodated (on site, shared parking, shuttle, etc.).
  - e. Alternative accommodations to providing vehicular parking (bicycle parking, multimodal transportation, buses, etc.).
  - f. The typical peak-to-daily demand of the proposed use.
  - g. Analysis of parking demand of comparable uses.
3. Shared parking. Shared parking is encouraged to promote efficient use of land and resources by allowing users to share off-street parking facilities for uses that are located near one another and that have different peak parking demands or different operating hours. Shared parking shall be subject to the following standards:
  - a. Location. Shared off-street parking spaces shall be located no further than 2,000 feet from the buildings and uses they are intended to serve. This distance limitation may be waived by the Planning Board if adequate assurances are offered that shuttle service shall be operated between the shared lot and the principal use, and or bicycle and pedestrian accommodations are provided.



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2. Design and maintenance. Every loading space shall be designed, constructed and maintained in accordance with the standards and requirements herein set forth:

a. Screening.

- i. Sufficient screening shall be provided along all lot lines abutting any residentially zoned or developed property to buffer the residential use from all operations, materials and vehicles within any loading space.
- ii. Loading areas accessory to commercial uses, shopping centers or planned business developments shall be so located and screened from public view.

b. Design standards.

- i. Each loading space shall have the following minimum dimensions, in feet:

Type	Width	Length	Height
Tractor-trailer	12	55	14
Other	12	35	14

- ii. Loading spaces shall be designed and arranged to provide access to intercampus driveways, service roads in a manner that shall create the least possible interference with traffic movement.
- iii. Every loading space shall be surfaced with an asphalt or portland cement binder pavement or similar material which provides an all-weather, durable and dustless surface and shall be graded and drained to dispose of surface water accumulation to an approved stormwater management area or conveyed to a stormwater drainage system connected to a public or private sewer system.

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- iv. Loading and unloading operations shall take place wholly within the site.
  - v. No part of a loading area shall be utilized for the open-air outdoor storage of materials, merchandise and equipment.
  - vi. When any part of a loading area is also utilized for refuse and trash disposal and storage purposes, all outdoor containers shall be closed and permanently stationed in an area that is easily accessible for pickup and removal and that satisfies the screening requirements of this chapter.
  - vii. Loading and unloading operations shall be designed so they minimize the number and width of driveways or accessways to their location.
- (2) Multimodal transportation. Access within the PDD will provide for the safe, convenient, and comfortable travel by foot, bicycle, transit, and vehicle. Such safety considerations have the capacity to increase pedestrian, bicyclist, and transit usage, which has a positive impact on the physical health of individuals, the environment, the economic vitality of the community, and it aids in creating a sense of place. The mode of transportation to access good and services, employment, entertainment, and recreation destinations is a choice, all of which have equal importance. The design of the PDD will strive to:
- (a) Routinely accommodate all travelers: drivers, transit users, pedestrians, bicyclists, older individuals, children, and people with disabilities through the accommodation of bicycle lanes, sidewalks, trails, crosswalks, benches, street trees and shelters for public transit users.
  - (b) Provide raised crosswalks and traffic calming features in strategic locations to ensure safety in high pedestrian areas.
  - (c) Provide handicapped accessibility features throughout the campus, such as audible cues, detectable warning surfaces, lower crosswalk buttons, and the like, to improve mobility and safety of all travelers.

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(3) Building Design Requirements.

(a) Residential Buildings.

1. Architectural Character.

- a. Residential structures in Subarea 1 and 2 shall be developed with similar massing and architectural vocabulary, such as roof style and overhang; front porches; exterior building materials; and patterns of windows and doors.
- b. Attached garages in Subarea 1 shall be constructed to project not more than 15 feet closer to the street than the front wall of the dwelling.
- c. Detached garages and sheds in Subarea 1 and 2 shall be located in the rear yard, and shall be designed with similar architectural style and materials vocabulary as the primary building on the same parcel.

2. Façade Composition.

- a. Appropriate building materials include brick; natural or synthetic stone; cementitious stucco; fiber cement panels; painted wood clapboard siding; vinyl siding; and real log and timber-frame homes and cabins.

(b) Nonresidential, Mixed-Use and Recreational Buildings.

- 1. Architectural Character. This section provides 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 harmony and help the district coalesce into a unified place. This section includes both mandatory standards and advisory guidelines. 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

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elements that are clearly visible from the street or any civic space.

- a. All primary buildings shall be constructed or clad with materials that are durable and of a quality that will retain its appearance over time.
- b. At least 25% of the exterior elevation building materials shall be textured brick or decorative stone.
- c. Not more than 50% of the exterior building wall surface shall be devoted to precast masonry (lintels, trim and cornices only); exterior insulation finish system (EIFS) with smooth or sand finish; metal unless it is part of an overall design theme; glazed, ground face or split-face concrete block (used as an accent trim, piers and foundation walls only); and glass block.
- d. The following architectural elements are encouraged in the design of buildings:
  - i. Covered porches, balconies or rooftop gardens.
  - ii. Rigid frame or fabric awnings.
  - iii. Covered entrances and arcades.
  - iv. Clearly defined, visible entrances which maintain the proportional scale of the building.
  - v. Articulation of wall surface materials and colors, i.e., large facades divided into modules to create smaller sections.
  - vi. Pop-outs and projections.
  - vii. Varying roof heights, styles and wall planes.

2. Building orientation.

- a. Buildings shall be parallel to the intercampus drive unless restricted by site features.

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- b. Where a collection of similar buildings exist, the orientation may be around a center feature, such as an open space area, water feature, or civic area.
3. Façade Composition. It is likely that the buildings in the PDD will be constructed at a larger scale, both horizontally and vertically. Large structures can be monolithic, monotonous, and lacking in human scale. This can be avoided through principles of composition and proportion.
- a. Each composition should be conceived as a whole assembled from composite parts, which in turn are wholes composed of smaller parts.
  - b. Each building mass and facade composition should have a strong focus or center. The focus need not be at the geometric center of the composition, and the composition need not be symmetrical.
  - c. Parts of the composition should be joined by transitional elements that both separate and link adjacent parts.
  - d. Some elements of the composition should be dominant, while others are subordinate. This establishes a hierarchy and is a defense against the monotony of simple repetition.
  - e. Building facades are encouraged to have horizontal transitions. A horizontal transition is an architectural element, such as a cornice, balcony, gallery or change in material, that creates a distinction between the first and second stories or between the second and third stories. Horizontal transitions are not required on residential buildings.
  - f. A roof line is an important architectural element. The choice of roof style, and the use of a cornice, parapet, and change in material, if applicable, aid in creating a distinction between the top of the building and the lower stories.
  - g. Vertical articulations are encouraged through variations in roof lines, window groupings, applied facade

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elements such as piers or pilasters, bay windows and balconies, entrance stoops and porches, and subtle changes in materials and vertical planes that create shadow lines and textural differences.

- i. The use of vertically oriented facade elements can break up long monolithic walls and divide the composition into one or more segments, each with a discernible left, middle and right. A balance of vertical and horizontal lines should be sought, with the balance tipped slightly to the vertical.
- ii. Changes in vertical planes are encouraged as part of a larger facade composition and should not be used to present a false image of individual buildings. Where separate buildings abut, the principal planes of the facades should be flush.

**4. Windows and Transparency.**

- a. Windows, doors and other openings (except at ground story commercial frontages) shall be square or vertical in proportion. Window frames shall be recessed at least three inches from the plane of masonry or stucco building facades;
- b. Windows may be ganged horizontally if each grouping is separated by a framing element at least seven inches wide. The width to height ratio of windows, doors and similar elements should typically be 1:2 or 2:3.
- c. Windows and doors may be of vinyl; steel; aluminum, including clear anodized or factory-finished colors; fiberglass; aluminum clad wood; painted wood; stained or natural (clear finish) wood.
- d. Glazing shall be clear or lightly tinted.
- e. If muntins are provided, they shall be of the true divided or simulated divided (applied to interior and exterior with spacer bar within the glazing) types.

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- (4) Landscaping, buffers.
  - (a) Landscaping shall be considered a major integral part of the PDD design and as a unifying element that gives the district recognition, character and cohesion.
  - (b) Plant material will be used to define and help create a sense of entry into the district.
  - (c) A distinctive overall landscape plan shall be developed for the district that not only beautifies the district and defines vehicular and pedestrian circulation elements but also draws the district together as a single, definable place, while accommodating a diversity of uses.
  - (d) Each development or redevelopment proposal shall include a landscaping plan.
  
- (5) Lighting.
  - (a) No use shall produce a strong, dazzling light or reflection of a strong, dazzling light or glare that is visible from any point along a lot line.
  - (b) Pedestrian areas, plazas and walk lights shall not exceed 15 feet in height and should be designed to be harmonious with light fixtures on site.
  - (c) All light fixtures shall be concealed source fixtures except for pedestrian-oriented accent lights.
  - (d) Security lighting fixtures shall not project above the facade or roofline of any building and are to be shielded. Lighting shields shall be a color to complement the surface to which they are attached. Security lighting fixtures shall not be substituted for parking lot or walkway lighting fixtures and are restricted to lighting only loading and storage locations or other similar areas requiring security lighting.
  - (e) Service-area lighting shall be contained within the service yard boundary. No light spillover shall occur outside the service area; the light source shall not be visible from the street.
  - (f) Exterior wall-mounted floodlights shall be prohibited except for security lighting in enclosed service courtyards.

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- (6) Refuse locations.
  - (a) Screening of dumpster, refuse areas, and accessory open storage areas is required and shall be of sufficient height and density to screen the area from public streets, alleys, paths, private streets and abutting lots to a minimum height of six feet. This provision shall apply to all dumpsters, including those used for the collection and storage of recyclable materials.
  - (b) All screening shall be maintained in such a manner as to present a neat and orderly appearance at all times.
  - (c) All refuse collection areas shall be in the side and rear of the buildings.
  - (d) All refuse collection areas shall be effectively designed to contain all refuse generated on site and deposited between collections. Deposited refuse should not be visible from outside the refuse enclosure.
  - (e) Refuse collection areas should be so located upon the lot as to provide clear and convenient access to refuse collection vehicles.
- (7) Mechanical and electrical equipment. Mechanical and electrical equipment includes heating, ventilation, and air-conditioning (HVAC) equipment and electrical generators.
  - (a) To the maximum extent practical, all roof-mounted and ground-mounted mechanical equipment shall be screened from view or isolated so as not to be visible from public view, measured from a point five feet above grade. Roof screens, when used, shall be coordinated with the building to maintain a unified appearance.
  - (b) Mechanical and electrical equipment shall be screened from public streets, alleys, paths, private streets and abutting lots to a minimum height of six feet. When solid screening is used, the materials shall be compatible with the building.

H. Lot, area, yard and bulk requirements.

- (1) Subarea 1: Residential Low Density:
  - (a) Lot area.

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- |     |                                    |           |
|-----|------------------------------------|-----------|
| 1.  | Min. lot area.                     | N/A       |
| (b) | Setbacks.                          |           |
| 1.  | Min. front setback:                | 30 feet   |
| 2.  | Min. side setback:                 | N/A       |
| 3.  | Min. rear setback:                 | N/A       |
| (c) | Building Height.                   |           |
| 1.  | Min. building height:              | 20 feet   |
| 2.  | Max. building height:              | 6 stories |
| (d) | Building Area.                     | N/A       |
| (4) | Subarea 4: Central Recreation:     |           |
| (a) | Lot area.                          | N/A       |
| (b) | Setbacks.                          |           |
| 1.  | Min. front setback:                | 20 feet   |
| 2.  | Min side setback:                  | 60 feet   |
| 3.  | Min rear setback:                  | 60 feet   |
| (c) | Building Height.                   |           |
| 1.  | Min. building height:              | 1 story   |
| 2.  | Max. building height:              | 4 stories |
| (d) | Building Area.                     | N/A       |
| (5) | Subarea 5: Tech and Business Park: |           |
| (a) | Lot area.                          |           |
| 1.  | Min. lot area:                     | N/A       |
| (b) | Setbacks.                          |           |
| 1.  | Min. front setback:                | 30 feet   |
| 2.  | Min. side setback:                 | N/A       |

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3. Min. rear setback: N/A

(c) Building Height.

- 1. Min. building height: N/A
- 2. Max. building height: 5 stories

(d) Building Area. N/A

I. Accessory uses and structures: TBD

J. Green Space & Preservation Requirements: TBD

K. Signs: TBD

L. Personal Wireless Telecommunications: TBD

M. Planned Development District Procedures.

(1) In addition to the general definitions in Section 245-56 of the Town of Saugerties Zoning Code, the following shall apply to the PDD:

- Agri manufacturing and research.
- Intercampus drive.
- Alternative energy sources.

(2) Development and redevelopment in the PD is subject to the requirements set forth in \_\_\_\_\_ of the Zoning Code.

(3) Modifications to the PDD and concept map shall be subject to \_\_\_\_\_.

**A LOCAL LAW ESTABLISHING THE WINSTON FARMS  
PLANNED DEVELOPMENT DISTRICT**

**Be it enacted** by the Town Board of the Town of Saugerties as follows:

**GENERAL ENABLING LEGISLATION**

**SECTION I – FINDINGS AND PURPOSE**

- A. When coordinated with the municipal comprehensive plan, Planned Development Districts can be an effective tool for guiding development in ways that support community goals and priorities.
- B. Planned Development Districts provide a means by which different land uses within an area covered by a single development plan may be combined to achieve compatibility among such uses. Unattainable with traditional municipal zoning techniques, Planned Development Districts provide flexibility in the regulation of land use development in order to: (i) encourage innovation in land use variety and design, in the layout and type of new structures and in their integration with existing structures; (ii) enhance efficiency in the use of land, natural resources, energy, community services and utilities; (iii) encourage open space preservation and protection of natural resources, historic sites and structures; (iv) facilitate the provision of housing and improved residential environments; and (v) enhance the ability of municipalities to promote business and employment opportunities.
- C. Specifically, Planned Development Districts can:
  - (1) Provide a procedure which can relate the type, design and layout of residential and commercial development to the particular site, thereby encouraging preservation of the site's natural characteristics; and
  - (2) Encourage innovations in residential and commercial development so that the growing demands of the population may be met by greater variety in type, design, and layout of residential, commercial, and open space land uses.

**SECTION II – PROCEDURE**

- A. The procedure for processing a request for a Planned Development District ("PDD") shall follow the procedures described herein and not the procedures described in Zoning Law Article X entitled "Amendments."
- B. Application for the establishment of a PDD shall be prepared and filed with the Town Board and will thereafter be promptly transmitted to the Planning Board for its review and recommendation as to the adoption of the PDD. The application shall include the following:

- (1) A survey of the property to be included in the PDD, showing existing features of the property, including contours, buildings, streets, utility lines, easements, rights-of-way and existing land use.
  - (2) A site plan or a subdivision plat with contours, showing proposed building locations, lots and setbacks.
  - (3) Traffic circulation and access plan, showing parking areas and pedestrian walks.
  - (4) A description of the overall sequence and time schedule for the project.
- C. The Planning Board shall review the application along with any proposed local law and recommend whether the zoning should be changed to the proposed PDD and shall report its recommendation to the Town Board within 45 days of the referral. Failure of the Planning Board to make recommendations within 45 days shall be deemed an approval thereof.
- D. In recommending adoption of a PDD the Planning Board shall:
- (1) State its reasons for such recommendation, describing any conditions that it believes make the PDD advisable;
  - (2) Specifically set forth the manner in which, in its opinion, the PDD would be in harmony with the Comprehensive Plan and the PDD would be in furtherance of the purposes set forth in Zoning Law Article I.
  - (3) In recommending the rejection or revision of any proposed PDD, the Planning Board shall similarly state its reasons.
- E. The Town Board or Town Clerk shall refer the proposed Planned Development District to the County Planning Board if required by General Municipal Law § 239-m.
- F. The Town Board or Town Clerk shall provide a copy of the proposed Planned Development District to each of the municipalities adjoining the Town of Saugerties.
- G. The Town Board shall seek to act as Lead Agency under the State Environmental Quality Review Act for any proposed PDD and ensure that the requisite SEQRA process is completed prior to taking action to approve a PDD.
- H. Prior to any approval, the Town Board by resolution adopted at a regular or special meeting, shall fix the time and place of two public hearings on the proposed PDD, with public notice as provided by law, with at least 10 days' notice of each public hearing and with at least 15 days between each public hearing.
- I. The following is a list of factors for the Town Board to consider when reviewing a PDD:

- (1) Compatibility with the surrounding area;
  - (2) Need for the proposed development;
  - (3) Whether the proposed PDD meets the goals of the Town by providing inclusionary housing opportunities in the Town;
  - (4) Whether or not an exception from the zoning law requirements and limitations is warranted by virtue of design and amenities incorporated in the development plan;
  - (5) That the proposed change to the PDD district is in conformance with the general intent of the Comprehensive Plan;
  - (6) That the existing and proposed roads are suitable and adequate to carry anticipated traffic in and around the proposed PDD;
  - (7) That existing and proposed utility services are adequate for the proposed development;
  - (8) That the PDD makes it possible for the creation of a creative, innovative and efficient use of the property.
- J. The Town Board may then approve the Planned Development District, but such action shall have the effect only of granting permission for development of the specific proposed plan submitted to and approved by the Town Board and contained in a proposed local law. The PDD shall be adopted by a simple majority of the Town Board unless the Planning Board recommended denial of the PDD. In such a circumstance, the PDD must be approved by the Town Board by a majority plus one vote.
- K. Upon approval of a PDD, it shall be filed in the office of the Town Clerk and such approval shall be promptly transmitted to the Town Planning Board to allow the Town Planning Board to consider approval of the subdivision, site plan, special permit or other approvals normally granted by the Town Planning Board for the development contemplated therein.
- L. Upon approval of a PDD, the Local Law shall be filed with the Secretary of State in accordance with the Municipal Home Rule Law of the State of New York. A summary of the Local Law shall be published once in a newspaper of general circulation in the Town. In addition, a copy of the Local Law shall be posted on the Town Clerk's bulletin board and on the Town's website in accordance with Town Law. Affidavits of publication and posting shall be filed with the Town Clerk.

### **SECTION III - WINSTON FARMS PLANNED DEVELOPMENT DISTRICT**

#### **A. PURPOSE**

**INSERT PASSERO DRAFT HERE**

## **MISCELLANEOUS MATTERS**

### **SECTION IV - AMENDMENT TO ZONING MAP**

The Town of Saugerties, New York Zoning Law and the Town of Saugerties Zoning Map be and the same are hereby amended by changing the following described area as set forth below from the existing zoning to a Planned Development District to be known and described as the “Winston Farms Planned Development District.”

### **SECTION V - BUILDING PERMITS/CERTIFICATE OF OCCUPANCY**

Prior to construction within any phase, the Project Sponsor shall obtain a building permit from the Town of Saugerties Building Department (the “Building Department”).

A certificate of occupancy must be obtained from the Building Department prior to occupying all or any portion of any newly constructed building within the PDD. A certificate of occupancy will be granted by the Building Department for occupancy of the completed portion of any building as permitted by the New York State Fire Prevention and Building Code (the “Building Code”) and the provisions of this local law.

### **SECTION VI - PERFORMANCE BONDS**

Prior to the issuance of a Building Permit for construction within the PDD, the Project Sponsor shall file a performance bond or letter of credit in an amount and for a duration required by the Town so as to guarantee completion of the infrastructure necessary to support the residential and commercial structures. The amount of which will be determined during the subdivision review process by the Planning Board in consultation with the Town Engineer and must be acceptable in form to Town’s Attorney.

### **SECTION VII – VIOLATIONS**

Any violations of the provisions of this local law shall be deemed a violation of the Zoning Law, and the provisions hereof shall be enforceable pursuant to the enforcement provisions of the said Zoning Law. The Town may also seek any other remedies as allowed under law.

### **SECTION VIII – CONFLICTS**

In any instances where specific permitted uses, setbacks or dimensional requirements, development guidelines and/or review procedures specifically set forth in this PDD conflict with other general provisions or requirements of the Zoning Law or Subdivision Law, the particular provisions set forth herein shall take precedence. In all instances not specifically addressed in this PDD, the Zoning Law shall apply.

**SECTION IX – SEVERABILITY**

If any section or subsection, paragraph, clause, phrase or provision of this Local Law be adjudged invalid for any reason or shall be deleted or subsequently repealed, the same shall not affect the validity of this Local Law as a whole or any part or provision hereof other than the part to be adjudged to be invalid and/or deleted and/or subsequently repealed.

**SECTION X – EFFECTIVE DATE**

This Local Law shall take effect immediately upon filing with the Secretary of State in accordance with the Municipal Home Rule Law of the State of New York.

BE IT ENACTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 202\_\_ BY THE TOWN BOARD OF THE TOWN OF SAUGERTIES, COUNTY OF ULSTER, STATE OF NEW YORK.

FRED COSTELLO, JR., SUPERVISOR  
LEANNE THORNTON, COUNCILWOMAN  
MIKE IVINO, COUNCILMAN  
PEG NAU, COUNCILWOMAN  
ZACHERY HORTON, COUNCILMAN

\_\_\_\_\_  
LISA STANLEY, TOWN CLERK  
TOWN OF SAUGERTIES

**APPENDIX A**

**PROPERTY DESCRIPTION**

Consisting of Tax Map Numbers

**INSERT**

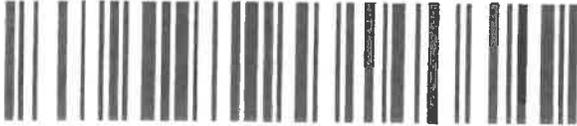
**Legal Description to be inserted**



**ULSTER COUNTY – STATE OF NEW YORK**  
**NINA POSTUPACK, COUNTY CLERK**  
**244 FAIR STREET, KINGSTON, NEW YORK 12401**

**COUNTY CLERK'S RECORDING PAGE**

**\*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\***



**BOOK/PAGE: 7018 / 53**  
**INSTRUMENT #: 2022-3853**

**Receipt#: 2022015492**  
**Clerk: RS**  
**Rec Date: 03/02/2022 12:54:00 PM**  
**Doc Grp: D**  
**Descrip: DEED**  
**Num Pgs: 5**  
**Rec'd Frm: GLASCO ABSTRACT INC**

**Party1: PARISI LOUIS**  
**Party2: SAUGERTIES FARMS LLC**  
**Town: SAUGERTIES TOWN**

**Recording:**

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

**Sub Total: 315.00**

Transfer Tax	
Transfer Tax - State	400.00

**Sub Total: 400.00**

**Total: 715.00**

**\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\***

**\*\*\*\*\* Transfer Tax \*\*\*\*\***  
**Transfer Tax #: 4134**  
**Transfer Tax**  
**Consideration: 100000.00**

Transfer Tax - State	400.00
----------------------	--------

**Total: 400.00**

Record and Return To:

**ERICA KF GUERIN ESQ**  
**828 ROUTE 212**  
**SAUGERTIES NY 12477**

**WARNING\*\*\***

\*\*\* Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a (5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

*Nina Postupack*  
 Nina Postupack  
 Ulster County Clerk

4  
5/18/89

# THIS INDENTURE

Made this 24<sup>th</sup> day of February, Two Thousand Twenty Two

Between LOUIS PARISI and DAWN PARISI, his wife, both residing at P.O. Box 644, Saugerties, New York, parties of the first part,

and SAUGERTIES FARMS, LLC, with offices located at P.O. Box 683, Saugerties, New York, party of the second part,

Witnesseth, that the party of the first part, in consideration of ----- ONE D O L L A R ----- (\$1.00), lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL THAT TRACT, PIECE OR PARCEL OF LAND, situate in the Town of Saugerties, County of Ulster and State of New York, viz: 24 acres, more or less, described as Land, Veteran. Bounded north by Kimble, east by O'Bryon, south and west by land of Daley, against which the words, "Frank Miller" appear on the assessment rolls of the Town of Saugerties for the year 1928.

ALSO, ALL THAT TRACT, PIECE OR PARCEL OF LAND, situated in the Town of Saugerties, County of Ulster and State of New York, viz: 16 acres to be laid out in the form of a parallelogram, as near as may be, across the northeast side of the 24 acres, more or less, bounded on the north by Kimble, east by the highway, south by lands of Crotty, west by Keenan (the whole of said 24 acre parcel, against which the name "Frank Miller" appears on the assessment roll of the Town of Saugerties for the year 1927) having been liable to sale for taxes. The above-described sixteen acre parcel being part of the lands first above described, and being included in the said first described parcel of land.

BEING a portion of the same premises as conveyed by Louis Parisi to Louis Parisi and Dawn Parisi, by deed dated August 17, 2020, and thereafter recorded in the Ulster County Clerk's Office on September 15, 2020, as instrument no. 2020-12837.

Together with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

GAI-2021-890-OR

CP





ULSTER COUNTY – STATE OF NEW YORK  
 NINA POSTUPACK, COUNTY CLERK  
 244 FAIR STREET, KINGSTON, NEW YORK 12401

COUNTY CLERK'S RECORDING PAGE  
 \*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



BOOK/PAGE: 7024 / 207  
 INSTRUMENT #: 2022-4535

Receipt#: 2022018679  
 Clerk: JCAH  
 Rec Date: 03/11/2022 09:22:09 AM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 6  
 Rec'd Frm: GLASCO ABSTRACT INC

Party1: MYER GLADYS M BY EXS  
 Party2: SAUGERTIES FARMS LLC  
 Town: SAUGERTIES TOWN  
 17.15-3-8

Recording:

Cover Page	5.00
Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 205.00

Transfer Tax	
Transfer Tax - State	940.00

Sub Total: 940.00

Total: 1145.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*

Transfer Tax #: 4327  
 Transfer Tax  
 Consideration: 235000.00

Transfer Tax - State	940.00
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Total: 940.00

Record and Return To:

ERICA GUERIN ESQ  
 858 ROUTE 212  
 SAUGERTIES NY 12477

WARNING\*\*\*

\*\*\* Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a (5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

*Nina Postupack*  
 Nina Postupack  
 Ulster County Clerk

5  
472  
4889

# This Indenture

Made This 10<sup>th</sup> day of March, in the year, *Two Thousand Twenty-Two*;

Between,

DAVID M. MYER residing at 175 Peoples Road Saugerties NY 12477, DANNY K. MYER, residing at 60 Carol Ann's Way, Saugerties NY 12477 and DONNA L. HARRIS, residing at 8902 Rosewood Way, Jessup MD 20794, as Executors of the Last Will and Testament of Gladys M. Myer, deceased; -----Parties of the First Part,  
and

SAUGERTIES FARMS LLC, a Limited Liability Company, organized under the laws of the State of New York, and having an address at PO Box 683, Saugerties NY 12477; -----  
-----Party of the Second Part,

**Witnesseth**, that the party of the first part, by virtue of the power and authority to given in and by the Estates, Powers and Trusts law, Article 11, Section 11-1.1(5) B and (18), or any amendment thereof from time to time made, and in consideration of -----  
- - -Two Hundred and Thirty-five Thousand & xx/100 DOLLARS - - -  
(\$235,000.00) lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, his distributees, heirs and assigns forever,

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, situate lying in being in the Town of Saugerties, County of Ulster and State of New York more described as follows:

"See Attached Schedule A"

**Being** the same premise as conveyed by Donald W. Myer and Gladys M. Myers to Gladys M. Myers dated March 21, 2011 recorded in the Ulster County Clerk's Office on April 5, 2011 in Instrument 2011-4788.

The said Gladys M. Myers, died, testate, a resident of the Ulster County, New York on February 21, 2021 and her last Will and Testament was duly admitted to probate by the Ulster County Surrogate Court, at which time David M. Myer, Danny K. Myer and Donna L Harris were appointed Executors of the estate of Gladys M. Myers.

GAΣ-2021-991-OR

✓ Glasco Abstract

**Together** with the appurtenances and also all the estate which the said Decedent had at the time of her decease in said premises, AND also the estate therein, which the parties of the first part had or have power to convey or dispose of, whether individually, or by virtue of said Estate or statute or otherwise.

**To Have and To Hold**, the premises herein granted unto the party of the second part, his distributees, heirs and assigns forever.

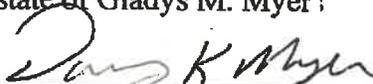
**And** the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been encumbered in any way whatever.

**Subject** to the trust fund provisions of section thirteen of the Lien Law.

**In Witness Whereof**, the parties of the first part have hereunto set their hands and seals the day and year first above written.

**In the Presence Of**

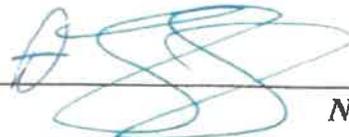
  
\_\_\_\_\_  
**David M. Myers**, Executor of the  
Estate of Gladys M. Myer :

  
\_\_\_\_\_  
**Danny K. Myers**, Executor of the  
Estate of Gladys M. Myer:

  
\_\_\_\_\_  
**Donna L. Harris**, Executor of the  
Estate of Gladys M. Myer.

STATE OF NEW YORK :  
COUNTY OF Ulster : SS.:

On this 10 day of MARCH, in the year, **Two Thousand Two**, before me the undersigned, a Notary Public in and for said State, personally appeared **David M. Myer**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they duly executed the same in their capacity, and that by their signatures on the instrument, the individuals, or the persons upon behalf of which the individuals acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

TIMOTHY MURPHY  
Notary Public, State of New York  
Registration No. 02MU4515594  
County of Ulster  
Commission Expires August 31, 2022

STATE OF NEW YORK :  
COUNTY OF Ulster : SS.:

On this 10 day of MARCH, in the year, **Two Thousand Two**, before me the undersigned, a Notary Public in and for said State, personally appeared **Danny K. Myer**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they duly executed the same in their capacity, and that by their signatures on the instrument, the individuals, or the persons upon behalf of which the individuals acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

TIMOTHY MURPHY  
Notary Public, State of New York  
Registration No. 02MU4515594  
County of Ulster  
Commission Expires August 31, 2022

STATE OF Maryland :  
COUNTY OF Howard : SS.:

On this 17 day of February, in the year, **Two Thousand Two**, before me the undersigned, a Notary Public in and for said State, personally appeared **Donna L. Harris** personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they duly executed the same in their capacity, and that by their signatures on the instrument, the individuals, or the persons upon behalf of which the individuals acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public



**Record and Return to:**

**Erica Guerin, Esq. 858 Route 212, Saugerties NY 12477**

## SCHEDULE A Description

Title Number: GAI-2021-991

All that certain lot, piece or parcel of land situate, lying and being in the Town of Saugerties, County of Ulster and State of New York, and being more particularly bounded and described as follows:

Beginning on the northerly line of a public road known as New York State Route 212, being at the southwesterly corner of lands now or formerly of Schaffer and the southeasterly corner of the herein described parcel of land; thence, following said New York State Route 212, S78° 04' 20" W 603.33' (feet) to the intersection of a public road known as Old New York State Route 212; thence, following said Old New York State Route 212, the following eight (8) courses:

1. N43° 58' 31" E 70.56' (feet);
2. N38° 48' 26" E 129.36' (feet);
3. N48° 53' 28" E 45.42' (feet);
4. N67° 46' 37" E 34.64' (feet);
5. N80° 28' 34" E 52.17' (feet);
6. N86° 28' 10" E 50.51' (feet);
7. S88° 52' 55" E 54.34' (feet);
8. N87° 24' 43" E 169.43' (feet) to the northwesterly corner of aforesaid lands of Schaffer;

Thence, following said lands of Schaffer and the approximate centerline of an intermittent stream, the following three (3) courses:

1. S37° 11' 23" E 50.21' (feet);
2. S40° 02' 46" E 47.01' (feet);
3. S32° 55' 40" E 14.54' (feet) to the place of beginning.

The above described parcel of land includes a house parcel on the northerly line of aforesaid Old New York State Route 212; said house parcel is more particularly bounded and described as follows:

Beginning on the northerly line of a public road known as Old New York State Route 212, being the southerly corner of lands now or formerly of Saugerties Farms LLC, and the southeasterly corner of the herein described parcel of land; thence, following said Old New York State Route 212, the following five (5) courses:

1. S87° 24' 43" W 139.20' (feet);
2. N88° 52' 55" W 54.76' (feet);
3. S86° 28' 10" W 55.16' (feet);
4. S80° 28' 34" W 60.35' (feet);
5. S67° 46' 37" W 44.43' (feet) to an easterly corner of lands now or formerly of Shafran;

Thence, following said lands of Shafran, the following five (5) courses:

1. N65° 13' 16" W 102.36' (feet);
2. N46° 16' 56" W 70.82' (feet);
3. N54° 49' 26" W 56.16' (feet) to a large tree stump remains;
4. Partially along a stone wall, N63° 48' 44" E 231.64' (feet);
5. N76° 21' 44" E 156.79' (feet) to the westerly bounds of aforesaid lands of Saugerties Farms LLC;

Thence, following said lands of Saugerties Farms LLC, the following three (3) courses:

1. S04° 43' 29" E 36.36' (feet);
2. S44° 00' 22" E 147.57' (feet) to the approximate centerline of an intermittent stream;
3. Following the approximate centerline of said intermittent stream, S40° 45' 14" E 113.02' (feet) to the place of beginning.

All bearings in reference to North per New York State East Coordinate Datum.

**RISELEY & MORIELLO**  
**ATTORNEYS AT LAW**  
111 Green Street  
Post Office Box 4465  
Kingston, New York 12402  
E-Mail: mike@moriellolaw.com

Richard F. Riseley  
Michael A. Moriello

Tel: (845) 338-6603  
Fax: (845) 340-1614

June 8, 2022

Town of Saugerties Town Board  
Mr. Fred Costello, Supervisor  
4 High Street  
Saugerties, New York 12477

RE: Saugerties Farms LLC: Amended Zoning Petition

**[VIA E-MAIL AND REGULAR MAIL]**

Dear Fred and Town Board Members:

Submitted herewith for your consideration, please find Amended Zoning Petition, same in connection with the above referenced matter.

This Amendment pertains to the currently pending Saugerties Farms LLC Zoning Petition/Application before the Town Board of the Town of Saugerties, as Lead Agency under SEQRA and for all continuing legislative/administrative procedures associated therewith. In this regard, all Petition and Application documents previously submitted to the Town Board are incorporated by reference herein, as if fully set forth at length.

As the pending SEQRA proceedings exist under their own regulatory ambit [6 NYCRR Part 617 et. Seq.] and SEQRA does not change the jurisdiction between agencies, Morse v. Town of Gardiner Planning Board, 164 AD2d 336 (2d Dep't, 1990), the previously submitted SEQRA documentation (which has not changed in application or effect) is hereby relied upon by the Petitioner/Applicant for all proceedings moving forward. Monroe-Livingston Landfill v. Town of Caledonia, 51 NY2d 679 (2980). In re Wilmore, Inc., NYSDEC Comm. Decision (May 18, 1982) at 6.

Technically, the Amended Rezoning Petition should be again referred to the Town of Saugerties Planning Board for review as part of the rezoning process. As such, this is to request that a second rezoning referral occur by way of Town Board action. Accordingly, I have included Ms. Becky Bertorelli and Mr. Howie Post as recipients under cover of this correspondence for Town of Saugerties Planning Board informational purposes.

In addition, the Amended Zoning Petition should further be referred to the Ulster County Planning Board by the Town of

Saugerties Town Board, as a Gateway Meeting will be requested by the Petitioner/Applicant.

We look forward to continuing the review process before the Town of Saugerties Town Board and should you have any questions, do not hesitate to contact me.

Very truly yours,

Michael J. Morsella

MAM:cam

cc: Saugerties Farms LLC  
David Brennan, Esq.  
Jess Sudol, PE  
Zina Lagonegro, AICP  
Tom George  
Chris LaPorta, PE  
John Grecco, Esq.  
George Redder, Esq.  
Lisa Stanley  
Adriana Beltrani, AICP  
Max Stanch, AICP  
Becky Bertorelli  
Howie Post  
[all via e-mail]

**RISELEY & MORIELLO**  
**ATTORNEYS AT LAW**  
111 Green Street  
Post Office Box 4465  
Kingston, New York 12402  
E-Mail: mike@moriellolaw.com

Richard F. Riseley  
Michael A. Moriello

Tel: (845) 338-6603  
Fax: (845) 340-1614

**AMENDED ZONING PETITION**

**IN THE MATTER OF THE APPLICATION OF  
SAUGERTIES FARMS LLC**

For a zoning district change of 840 +/- acres of the lands know as the "Winston Farm" from (GB), General Business and (MDR) Moderate Density Residential and (HR) Hamlet Residential to (PDD), Planned Development District, together with the accompanying Zoning Map Amendment, in the Town of Saugerties, county of Ulster and State of New York.

TO: The Honorable Town Board of the Town of Saugerties:

Upon this Amended [hereinafter "Petition"} Petition and a certain previously submitted September 3, 2021 Zoning Amendment Application Form, the Amended Petition of Saugerties Farms LLC [John Mullen, Member and Michael A. Moriello, Esq. as Co-Attorney], (Collectively hereinafter "Petitioners") respectfully shows this honorable body as follows, pursuant to Article X of the Town of Saugerties Zoning Law and Sections 263, 264 and 265 of the Town Law of New York State:

STATE OF NEW YORK )  
COUNTY OF ULSTER )ss.:

John Mullen and Michael A. Moriello, being duly sworn, depose and say as follows:

FIRST: Name/Address.

The name and address of the fee owner of the premises which is the subject of this Petition is Saugerties Farm LLC and said owner has consented to this Petition pursuant to the Town of Saugerties Zoning Law.

SECOND: Premises.

The Winston Farm premises is located at NYS Route 212, Mower Hill Road and NYS Route 32 in the Town of Saugerties, Ulster County, New York, said lands being further identified as 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 [hereinafter the "Premises"].

THIRD: Improvements.

The premises is improved by the following structures and facilities:

- a.) Three (3) residential houses.
- b.) Stone House Mansion.
- c.) Snyder Farm House.
- d.) Three (3) agricultural barns.

FOURTH: Previous Rezoning Petition.

The Petitioner herein previously submitted a Rezoning Petition to the Town of Saugerties Town Board, dated September 3, 2021. It is the purpose of this Amended Rezoning Petition to place the Petition for rezoning in proper procedural form [verifications] and to expand upon the nature of the associated environmental review which is proceeding before the Town of Saugerties Town Board under SEQRA. [A copy of the September 3, 2021 Rezoning Petition is annexed hereto and made a part hereof as Exhibit "1".]

FIFTH: Description of the Rezoning Requested.

The Petitioner cites to the original Rezoning Petition with respect to a description of the rezoning request, the current zoning of the Premises and the proposed zoning of the Premises in order to avoid redundancy herein [See Exhibit "1"]. In association therewith, the Long EAF, Part 1 has been updated and Deed copies have been

provided in order to provide for the addition of two (2) parcels to the Rezoning and Application.

SIXTH: SEQRA Review.

The requested rezoning constitutes a Type I Action under SEQRA and coordinated environmental review procedures have been followed to date by the Town of Saugerties Town Board, as Lead Agency, by circulation of a Notice of Intent to Serve as Lead Agency to all involved and interested agencies. [See, 6 NYCRR Parts 617.4(b)(2), 617.4(b)(5)(iii), 617.4(b)(6)(i), 617.4(b)(6)(v).

Although there appears to have been some confusion occasioned by the initial Rezoning Petition as to the ultimate plans for the Premises, the Petitioner has clarified that a project specific review will not be pursued at this time. Accordingly, any and all references to future premises improvements and attendant conceptual map depictions as a specific development plan, were inadvertently offered by the Petitioner prior to representation by counsel and the same are hereby clarified to represent a maximum baseline for project review under SEQRA as part of a comprehensive examination of potential environmental effects.

It has always been the intention of the Petitioner to forward the proposed rezoning as part of a comprehensive land use process with community involvement by the Lead Agency, involved/interest agencies, and the public.

In this regard, the Petitioner has initiated an Environmental Impact Statement environmental review process, by way of submittal of a suggested Long Environmental Assessment Form, Part 2 draft answers

for determination of environmental significance by the Lead Agency [6 NYCRR Part 617.10].

The Lead Agency will ultimately complete its own Long EAF, Part 2 and issue a Positive Declaration of Environmental Significance. The associated Environmental review process will thereafter involve a public scoping process [6 NYCRR Part 617.9].

The associated EIS process will be utilized in order to initially assess conceptual plans and information for the Premises, before moving forward with project specific proposals within the context of the proposed rezoning of the Premises and the applicable regulatory criteria.

SEVENTH: Project Team.

The project team currently consists of the following representatives:

- 1.) Saugerties Farms LLC: Petitioner.
- 2.) Passero Associates: Engineering/Planning.
- 3.) David Brennan, Esq., Young Sommer LLC: Legal.
- 4.) Michael Moriello, Esq., Riseley & Moriello, PLLC: Legal.
- 5.) Ecological Solutions LLC: Endangered/Threatened Species and Wetlands.
- 6.) Camoin Associates: Socio-Economic.
- 7.) Stockade Strategies: Business Development.
- 8.) Focus Media: Public Relations.
- 9.) Joseph E. Diamond, PhD: Archeological/Cultural Resources.

EIGHTH: Statutory Law.

The statutory references for this Petition are as follows:

- a.) Town of Saugerties Zoning Law.
- b.) Town Law of the State of New York, Sections 64, 263, 264, 265 and 283-a.
- c.) SEQRA [6 NYCRR Part 617 et. seq.].
- d.) General Municipal Law of the State of New York, Section 239-m.
- e.) Municipal Home Rule Law of the State of New York, Sections 10, 20, 21, 22 and 27.
- f.) Section 7-741 of the Village Law of the State of New York.

NINTH: Comprehensive Plan.

The Petitioner believes that after the Town Board (as Lead agency) completes its EIS review under SEQRA, and the Town Board further completes its analysis of the relevant considerations as set forth above, the Town Board will agree that the proposed zoning amendment has a rational and legitimate planning basis, that there will be an immediate and permanent public benefit posed thereby and that the amendment is part of a well considered and comprehensive plan to serve the general welfare of the entire Town of Saugerties and surrounding environs.

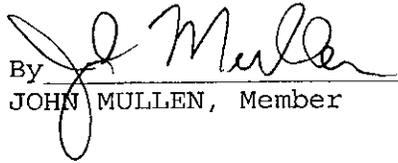
TENTH: PDD Criteria.

The Town of Saugerties Zoning Law currently sets forth a planned Development District (PDD) definition under the definitional section of said Zoning Law. However, the PDD criteria for use and bulk requirements are not developed to any definitive degree. Accordingly, the Petitioner herein is submitting proposed draft Planned Development District Regulations for consideration as part of the Rezoning and Application process and as part of the project documentation. [Copy annexed hereto and made a part of hereof as Exhibit "2."]

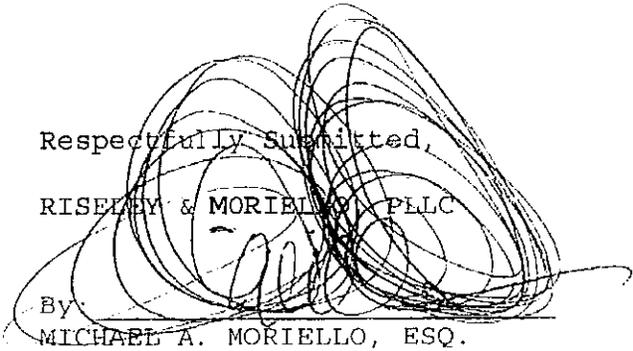
ELEVENTH: Procedure.

Pursuant to all of the above, the Petitioner requests that this Amended Petition be forwarded under SEQRA and legislatively continued for the purposes of the two required and duly noticed Rezoning Public Hearings, upon review and recommendation by the Town of Saugerties Planning Board, in accordance with Article X of the Town of Saugerties Zoning Law.

SAUGERTIES FARMS, LLC

By  \_\_\_\_\_  
JOHN MULLEN, Member

Respectfully Submitted,  
RISEBY & MORIELLO PLLC

 \_\_\_\_\_  
By: MICHAEL A. MORIELLO, ESQ.

ACKNOWLEDGMENTS

STATE OF NEW YORK )  
COUNTY OF ULSTER )ss.:

On the \_\_\_\_ day of June, 2022 before me, the undersigned, personally appeared John Mullen, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
Notary Public

STATE OF NEW YORK )  
COUNTY OF ULSTER )ss.:

On the 17<sup>th</sup> day of June, 2022 before me, the undersigned, personally appeared Michael A. Moriello, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

PAUL L. GRUNER  
NOTARY PUBLIC, State of New York  
Resident in and for Ulster County  
Commission Expires May 31, 2024



# TOWN OF SAUGERTIES

4 High Street  
Saugerties, New York 12477

TEL: (845) 246-2800 FAX: (845) 247-0355



Fred Costello Jr.  
*Supervisor*  
Leeanne Thornton  
*Deputy Supervisor*

*Members of Town Board*  
Zach Horton  
Michael Ivino  
Mary M. (Peg) Nau

## MEMO

Date: July 21, 2022

To: Involved and Interested Agencies (See Attached List)

From: Fred Costello Jr., Supervisor

Re: Application of Saugerties Farms LLC –  
Winston Farm Planned Development District  
Town of Saugerties, Ulster County, New York  
**Coordinated SEQR Review – Positive Declaration – Notice of Intent to  
Prepare a Draft Generic Environmental Impact Statement – Determination  
of Significance**

On behalf of the Town Board of the Town of Saugerties, the Lead Agency for the above-referenced project, enclosed for your information and for filing with your agency, please find the Positive Declaration/Determination of Significance for the above referenced project, which was adopted by vote of the Town Board on July 13, 2022.

**STATE ENVIRONMENTAL QUALITY REVIEW ACT**  
**POSITIVE DECLARATION**  
**Notice of Intent to Prepare a Draft Generic Environmental Impact Statement**  
**Determination of Significance**

This notice is issued pursuant to Part 617 of the State regulations for Article 8 (the State Environmental Quality Review Act - SEQR) of the Environmental Conservation Law.

The Town of Saugerties Town Board, Ulster County, New York, as SEQR Lead Agency, has determined that the proposed action described below may have a significant adverse impact on the environment and that a Draft Generic Environmental Impact Statement shall be prepared after scoping.

**Title of Action:** Winston Farm Planned Development District

**Location:** Town of Saugerties, Ulster County, New York  
Near the northwest corner of New York State (NYS) Route 32 and  
NYS 212 (Saugerties-Woodstock Road) near Exit 20 of NYS I-87.

**Description of Action:**

The proposal is to rezone and redevelop the project site, known locally as Winston Farm, consisting of eleven contiguous predominantly vacant land parcels totaling 840 +/- acres as a Planned Development District (PDD). The project site is currently zoned General Business (GB), Moderate Density Residential (MDR), and Hamlet Residential (HR) and within the Gateway Overlay (GO), Aquifer Protection Overlay (APO) and Sensitive Area Overlay (SAO). The project sponsor proposes a range of potential uses as including, but not limited to consumer service; office space; high-tech and research; 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 property is currently comprised of 500 acres heavily wooded acres in the west and 300 acres of open fields and agriculture in the east. The project site ranges in elevation from approximately 150 feet to 450 feet above mean sea level (amsl) and drains to the Beaver Kill, and its unnamed tributaries.

Structures on the site include a caretaker's residence, a seasonal residence, an abandoned mansion, the remains of a former barn, and a small family cemetery.

**SEQR Status:** Type I

**Scoping:**

Upon receipt of a draft scope by the project sponsor, the Town Board shall forward the same to all involved and/or interested agencies, and to any individual that has expressed an interest in

**STATE ENVIRONMENTAL QUALITY REVIEW ACT**  
**POSITIVE DECLARATION**  
**Notice of Intent to Prepare a Draft Generic Environmental Impact Statement**  
**Determination of Significance**

writing to the lead agency, along with the time period within which written comments on the draft scope will be accepted and along with the date, time and location of a public scoping meeting to be held for the purpose of collecting oral comment on the draft scope. The timeframes for comment and issuance of a final scope will be in accordance with 6 NYCRR § 617.8.

**Reasons Supporting this Determination:**

The Town of Saugerties Town Board, having reviewed and analyzed part 1 of the Full Environmental Assessment Form (EAF), having completed Part 2 of the Full EAF, has identified the following potential significant impacts on the environment.

- (1) **Impact on Land.** The redevelopment of 815 acres may result in a substantial impact to land. The project may remove large quantities of excavated materials, and has the potential to cause erosion, water quality issues, and dust during construction. The construction activities will continue for more than one year or in multiple phases, and requires a construction phasing plan, including a schedule of construction milestones, construction practices, truck access routes, and a description and quantity of import/export of natural material.
- (2) **Impacts on Flooding, Surface and Ground Water.** The Project anticipates the creation of new stormwater retention facilities, the introduction of significant new impervious surfaces, the need for new or expanded wastewater treatment facilities, and the Project site contains freshwater wetlands.
- (3) **Impacts on Plants and Animals.** The Project has the potential to remove or destroy endangered, rare or threatened plant and animal habitats, and migratory fish and wildlife species.
- (4) **Impact on Agricultural Resources.** The Project is located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304, and consists of highly productive soils in Group 1-4.
- (5) **Impact on Aesthetic, Historic and Archeological Resources.** The Project has the potential to cause impairment to the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character.
- (6) **Impact on Open Space and Recreation.** The Project site was the site of Woodstock '94, an American music festival of nation-wide significance held in 1994 to

**STATE ENVIRONMENTAL QUALITY REVIEW ACT**  
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commemorate the 25<sup>th</sup> anniversary of the original Woodstock festival held in 1969. The site may be used informally for passive recreation.

- (7) **Impact on Transportation.** There is the potential for a substantial increase in traffic, including truck traffic, that may exceed the capacity of the existing road network and significantly increase congestion.
  
- (8) **Impact on Energy.** The Project has the potential for an increased demand for, or a major change in the quantity or type of energy currently available to serve the Project (water, sewer, gas, electric, etc.).
  
- (9) **Impact on Human Health**
  
- (10) **Impact on Noise, Odor, Air, Light.** Significant adverse impacts may occur related to noise, odor, and light, both during construction and with full operation of the Project, particularly affecting the nearby residential areas.
  
- (11) **Impacts on Solid Waste.** The Project has the potential to generate large amounts of solid waste, such as recyclable materials and municipal solid waste.
  
- (12) **Consistency with Community Character and Community Plans.** The Project may cause a change in density and/or population that may not be supported by existing infrastructure, may not be consistent with the community plans, or which may have an increased demand on community and emergency services, such as, but not limited to schools, emergency response, the Comprehensive Plan, farmland protection plans, aquifer and watershed plans, or other plans of town, county and regional significance.

In accordance with 6 NYCRR 617.10 a Generic Environmental Impact Statement will be prepared given the conceptual nature of the Action and given that pursuant to 6 NYCRR 617.10(a) the Action constitutes or could constitute:

- (1) a number of separate actions in a given geographic area which, if considered singly, may have minor impacts, but if considered together may have significant impacts;
  
- (2) a sequence of actions, contemplated by a single agency or individual; and

**STATE ENVIRONMENTAL QUALITY REVIEW ACT  
POSITIVE DECLARATION  
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- (4) an entire program or plan having wide application or restricting the range of future alternative policies or projects, including new or significant changes to existing land use plans, development plans, zoning regulations or agency comprehensive resource management plans.

**Lead Agency Address:** Town of Saugerties Town Board  
4 High Street  
Saugerties, NY 12477

**Lead Agency Contact:** Fred Costello, Supervisor  
C/O Terri Wood, Supervisor's Secretary  
4 High Street  
Saugerties, NY 12477  
(845) 246-2800

In accordance with 6 NYCRR 617.12, this notice will be distributed the following involved and interested agencies:

Saugerties Town Board- Lead Agency  
C/O Terri Wood, Supervisor's Secretary  
4 High Street  
Saugerties, NY 12477

Saugerties Farms LLC  
C/O Jess Sudol, P.E.-for the Applicant  
242 W. Main Street, Suite 100  
Rochester, NY 14614

Town of Saugerties Planning Board  
Becky Bertorelli, Planning Board Secretary  
Town Hall  
4 High Street  
Saugerties, New York 12477

Town of Saugerties Zoning Board of Appeals  
Mr. Kevin Freeman, Secretary  
Town Hall  
4 High Street  
Saugerties, New York 12477

**STATE ENVIRONMENTAL QUALITY REVIEW ACT**  
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**Determination of Significance**

Town of Saugerties Building Inspector  
Mr. Alvah Weeks, Jr.  
Town Hall  
4 High Street  
Saugerties, New York 12477

New York State Department of Environmental Conservation  
Ms. Kelly Turturro, Region 3 Director  
21 South Putt Corners Road  
New Paltz, New York 12561

New York State Department of Transportation  
David Corrigan, PE  
11 Quarry Street  
Kingston, New York 12401

New York State Department of Health  
Corning Tower  
Empire State Plaza,  
Albany, NY 12237

Ulster County Health Department  
Carol M. Smith, MD, MPH, Commissioner  
Golden Hill Office Building  
239 Golden Hill Lane  
Kingston, NY 12402

Town of Saugerties Highway Department  
Raymond Mayone, Superintendent  
4 High Street  
Saugerties, New York 12477

United States Army Corps of Engineers  
New York District  
Attn: Regulatory Branch, Room 1937  
26 Federal Plaza  
New York, New York 10278-0090

**STATE ENVIRONMENTAL QUALITY REVIEW ACT**  
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Ulster County Planning Board  
Mr. Dennis Doyle, Director  
County Office Building  
PO Box 1800  
Kingston, New York 12402

New York State Office of Parks, Recreation, and Historic Preservation  
Mr. Daniel Mackay  
625 Broadway  
Albany, New York 12207

United States Fish and Wildlife Service  
Ms. Robyn Niver  
3817 Luker Road  
Cortland, New York 13045

Centerville Fire Company  
c/o Fire Chief  
PO Box 84  
Saugerties, New York, 12477

New York State Police Department  
1220 Washington Avenue  
Building 22  
Albany, New York 12226-2252

Town of Saugerties Police Department  
Joseph A. Sinagra, Chief of Police  
4 High Street  
Saugerties, New York 12477

Town of Saugerties Water/Sewer Department  
Mark Resso, Superintendent  
4 High Street  
Saugerties, New York 12477

**STATE ENVIRONMENTAL QUALITY REVIEW ACT**  
**POSITIVE DECLARATION**  
**Notice of Intent to Prepare a Draft Generic Environmental Impact Statement**  
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Village of Saugerties Water Department  
Mr. Mike Hopf  
Village Hall  
43 Partition Street  
Saugerties, New York 12477

Village of Saugerties Wastewater Department  
Mr Joe Myers, Superintendent  
Village Hall  
43 Partition Street  
Saugerties, New York 12477

Diaz Memorial Ambulance Service  
1 Main Street  
Saugerties, New York, 12477

Saugerties Central School District  
Kirk Reinhardt, Superintendent  
Call Box A  
Saugerties, New York 12477

NYS Thruway Authority  
Albany Division  
200 Southern Blvd.  
P.O. Box 189  
Albany, NY 12201

Town of Saugerties Historic Preservation Commission  
c/o Stefan Yarabek, Chair  
Town Hall  
4 High Street  
Saugerties, New York 12477

Town of Saugerties Conservation Advisory Commission  
c/o Mary O'Donnell, Chair  
Town Hall  
4 High Street  
Saugerties, New York 12477

**STATE ENVIRONMENTAL QUALITY REVIEW ACT**  
**POSITIVE DECLARATION**  
**Notice of Intent to Prepare a Draft Generic Environmental Impact Statement**  
**Determination of Significance**

Central Hudson Corporation  
284 South Avenue  
Poughkeepsie, New York 12602

Woodstock Land Conservancy  
Andy Mossey, Executive Director  
P.O. Box 864  
Woodstock, New York 12498

Catskill Mountainkeeper  
Ramsay Adams, Executive Director  
P.O. Box 268  
Hurleyville, New York 12747

In accordance with 6 NYCRR 617.12 this notice will be published in the Environmental Notice Bulletin.



## ENB Region 3 Notices 7/27/2022

### Negative Declaration

**Orange County** - The Village of Monroe Board of Trustees, as lead agency, has determined that the proposed Mill Ponds Dredging will not have a significant adverse environmental impact. The action involves a proposal by the Village of Monroe to dredge both Mill Ponds to remove silt and sedimentation, reduce algae growth and improve the overall water quality and usability of the ponds. Approximately 14 acres of disturbance to both ponds is anticipated. The work will take approximately three months to complete. No increase in surface area is proposed. The project is located between Mill Pond Parkway and NYS Route 17M in the Village of Monroe, New York.

**Contact:** Neil Dwyer, Village of Monroe, 7 Stage Road, Monroe, NY 10950, Phone: (845) 782-8341, E-mail: mayor.dwyer@villageofmonroe.org.

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**Ulster County** - The City of Kingston Planning Board, as lead agency, has determined that the proposed Golden Hill will not have a significant adverse environmental impact. The action involves the subdivision of 41+ acres into 2 lots. The 21 ± acres lot containing the former Ulster County Jail is proposed to be rezoned from RRR Single Family Residential to O-2 Limited Office. The project will also include demolition of the existing structures and construction of an affordable, mixed income development comprised of 6 buildings totaling 164 residential units and a 5,000 square foot of community center. Site improvements will also include utilities, parking, landscaping, lighting, signage, etc. The project is located at 63 Golden Hill Drive in the City of Kingston, New York.

**Contact:** Suzanne Cahill, City of Kingston, 420 Broadway, Kingston, NY 12401, Phone: (845) 334-3955, E-mail: planning@kingston-ny.gov.

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**Westchester County** - The Town of Greenburgh Town Board, as lead agency, has determined that the proposed 2022 DS District Code Amendments will not have a significant adverse environmental impact. The action involves an amendment to Section 285-28 of the Code of the Town of Greenburgh to provide for a mix of commercial, office and related uses in its locations along the Town's mixed-use corridors and its locations at several high volume intersections in the Town. The amendments add adult day care centers, business and vocation schools, and office uses as permitted uses. The amendments add motor vehicle sales and child day care centers as special permit uses. The project is located throughout the Town of Greenburgh, New York.

**Contact:** Garrett Duquesne, Town of Greenburgh, 177 Hillside Avenue, Greenburgh, NY 10607, Phone: (914) 989-1532, E-mail: gduquesne@greenburghny.com.

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### Positive Declaration

**Ulster County** - The Town of Saugerties Town Board, as lead agency, has determined that the proposed Winston Farm Planned Development District (PDD) may have a significant adverse impact on the environment and a Draft Environmental Impact Statement must be prepared. The action involves a proposal to rezone and redevelop the project site, known locally as Winston Farm, consisting of eleven contiguous predominantly vacant land parcels totaling 840 ± acres as a Planned Development District (PDD). The project site is currently zoned General Business (GB), Moderate Density Residential (MOR), and Hamlet Residential (HR) and within the Gateway Overlay (GO), Aquifer Protection Overlay (APO) and Sensitive Area Overlay (SAO). The project sponsor proposes a range of potential uses including, but not limited to consumer service; office space; high-tech and research; 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 project is located at NYS Routes 32 and 212 in the Town of Saugerties, New York.

**Contact:** Terri Wood, Town of Saugerties, 4 High Street, Saugerties, NY 12477, Phone: (845) 246-2800, E-mail: twood@saugertiesny.gov.



# ENB Region 3 Notices 8/31/2022

## Negative Declaration

**Westchester County** - The Town and Village of Harrison, as co-lead agencies, has determined that the proposed Harrison Recreation and Community Center Site Plan will not have a significant adverse environmental impact. The action involves the development of the new Harrison Recreation and Community Center. The project will replace four pre-existing buildings and utilize municipal sanitary and water systems available at the site. The project is located at 270 Harrison Avenue in the Town of Harrison, New York.

**Contact:** Rich Dionisio, Town of Harrison, 1 Heineman Place, Harrison, NY 10528, Phone: (914) 670-3005, E-mail: rdionisio@harrison-ny.gov.

## Notice of Availability of Draft Scope and Public Scoping Session

**Ulster County** - The Town of Saugerties Town Board, as lead agency, has made the Draft Scope for the proposed Winston Farm Planned Development District available. The Draft Scope is available from the Town of Saugerties Town Clerk Office, 4 High Street, Saugerties NY 12477 and on line at: <http://saugerties.ny.us/winstonfarm>. **A public scoping session on the Draft Scope will be held on September 21, 2022 at 6:00 p.m. at the Frank D. Greco Memorial Senior Center, 207 Market Street, Saugerties, NY 12477.** Written comments on the Draft Scope will be accepted until October 1, 2022.

The action involves a proposal to rezone and redevelop the project site, known locally as Winston Farm, consisting of eleven contiguous predominantly vacant land parcels totaling 840 ± acres as a Planned Development District (POD). The project site is currently zoned General Business (GB), Moderate Density Residential (MDR), and Hamlet Residential (HR) and within the Gateway Overlay (GO), Aquifer Protection Overlay (APO) and Sensitive Area Overlay (SAO). The project sponsor proposes a range of potential uses as including, but not limited to consumer service; office space; high-tech and research; 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 project is located at NYS Route 32 and 212 in the Town of Saugerties, New York.

**Contact:** Terri Wood, Town of Saugerties, 4 High Street Saugerties, NY 12477, Phone: (845) 246-2800, E-mail: twood@saugertiesny.gov.

### Translation Services

This page is available in other languages

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한국어

Kreyòl Ayisyen

Italiano

العربية

Polski

Français



**TOWN OF SAUGERTIES TOWN BOARD**  
**PUBLIC NOTICE FOR**  
**WINSTON FARM PDD DRAFT SCOPE ACCEPTANCE AND**  
**PUBLIC HEARING**

PLEASE TAKE NOTICE that a public hearing will be held by the Town Board of the Town of Saugerties on **Wednesday, September 21, 2022 at 6:00pm** at the Frank. D. Greco Memorial Senior Center, 207 Market St., Saugerties NY, 12477 regarding the Draft Scope for the Winston Farm Planned Development District Draft Generic Environmental Impact Statement (“DGEIS”).

The Town of Saugerties Town Board, as Lead Agency under the State Environmental Quality Review Act (SEQRA), has determined that the proposed zoning amendment for the Winston Farm Planned Development District may have significant adverse impact on the environment and a Draft Generic Environmental Impact Statement (“DGEIS”) must be prepared. The Draft Scoping Document, prepared by the applicant, proposes what significant impacts will be addressed in the DGEIS.

Written comment will be accepted until **5:00 pm on Saturday October 1, 2022.**

The Draft Scoping Document is available for review at the Town Clerk’s Office, 4 High Street, Saugerties NY, or digitally at <https://townsaugerties.digitaltowpath.org:10234/content/Generic/View/713>

Written comment can be submitted via email or posted mail to the following:

Supervisor’s Office  
c/o Terri Wood, Secretary  
4 High Street  
Saugerties NY, 12477  
[Winstonfarmcomments@saugertiesny.gov](mailto:Winstonfarmcomments@saugertiesny.gov)

Following conclusion of the written comment period, a Final Scope will be prepared and adopted by the Town Board identifying the impacts that must be addressed by the DGEIS.

By Order of the Town Board of the Town of Saugerties dated \_\_\_\_\_.

Lisa Stanley, Town Clerk  
Town of Saugerties



# TOWN OF SAUGERTIES

## TOWN BOARD

4 High Street Saugerties, NY 12477  
Tel: (845) 246-2800 Fax: (845) 247-0355



Fred Costello Jr.  
*Supervisor*  
Leeanne Thorton  
*Deputy Supervisor*

*Members of Town Board*  
Zach Horton  
Michael Ivino  
Mary M. (Peg) Nau

## MEMO

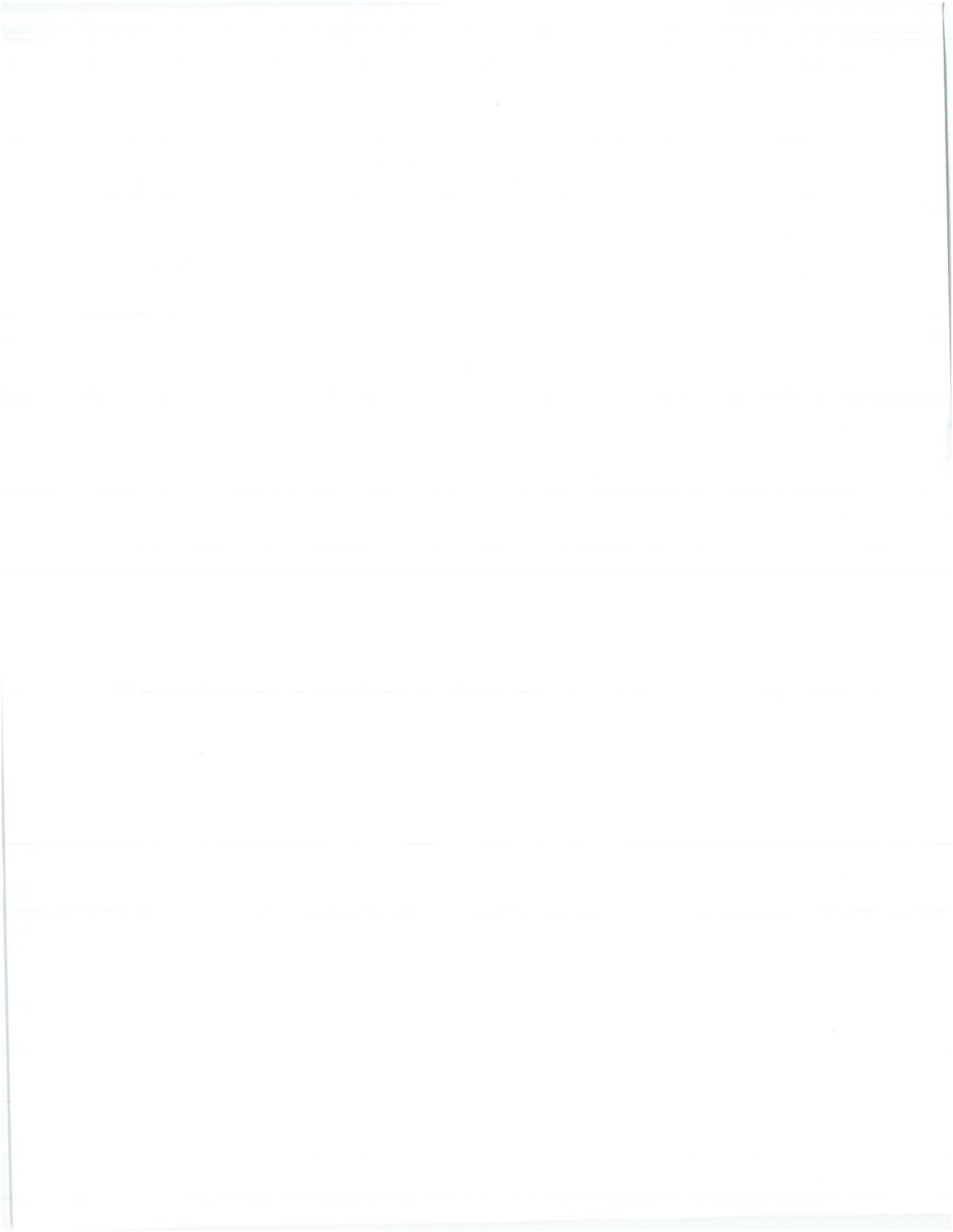
Date: January 6, 2023

To: Involved and Interested Agencies

From: Fred Costello Jr., Supervisor

Re: Application of Saugerties Farms LLC-  
Winston Farm Planned Development District  
Town of Saugerties, Ulster County, NY  
**Final Scope**

On behalf of the Town Board of the Town of Saugerties, the Lead Agency for the above-referenced project, enclosed for your information and filing please find the Final Scope for the preparation of a Draft Generic Environmental Impact Statement, which was adopted by vote of the Town Board on January 4, 2023.



**FINAL SCOPE**

for the preparation of a  
**DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS)**

for  
**WINSTON FARM PLANNED DEVELOPMENT DISTRICT  
TOWN OF SAUGERTIES, ULSTER COUNTY, NEW YORK**

**Positive Declaration Issued: July 13, 2022**

**Public Scoping Session Held: September 21, 2022**

**Comments Accepted Through: October 1, 2022**

**Final Scope Issued: January 4, 2023**

**Lead Agency Contact Person: Fred Costello, Supervisor  
Town of Saugerties  
Town of Saugerties Town Board  
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## 1.0 DESCRIPTION OF ACTION

### 1.1. PROPOSED PROJECT AND PRINCIPAL ACTION

The proposed action is the planned, multi-phase, mixed-use development of the 840+/-acre Project Site in accordance with Planned Development District (PDD) Zoning provision proposed by the project sponsor. The proposed zoning would:

- Divide the site into subareas;
- Prescribe a range of allowable uses and limits on the residential density and/or non-residential floor area for each sub-area;
- Provide an illustrative non-binding development concept plan;
- Provide flexible standards for the amount, location and design of parking and loading facilities;
- Provide flexible standards for landscaping, lighting and street furnishings;
- Provide flexible standards for the design and layout of streets, bicycle facilities and pedestrian facilities;
- Provide standards for architectural appearance of buildings;
- Provide standards for setbacks, lot area and building height by subdistrict;
- Provide standards (yet to be identified) for accessory structures, open space, signs, solar energy facilities and wireless communications;
- Exempt the future redevelopment from existing Town Zoning controls except those governing:
  - Procedures and contents of site plan, subdivision and special permit approvals;
  - Procedures for granting area variances;
  - Procedures for amending zoning (including the PDD);
  - Administrative procedures;
  - Enforcement;
- Allow any use that is permitted in the PDD, but not in the sub-area to be authorized by a Special Use Permit of the Town Board;
- Allow the limits for residential density or maximum floor area for the sub-area to be exceeded by a Special Use Permit of the Town Board;
- Allow the waiving of any bulk requirements by issuance of a Special Use Permit of the Town Board;
- Require Site Plan Review by the Planning Board subject to the PDD provisions and the environmental impact thresholds to be established in the forthcoming GEIS.

The full proposed PDD provisions are attached to this Scope.

### 1.2. POTENTIAL FUTURE RELATED ACTIONS IF PROJECT APPROVED

This action includes the following identified possible future related actions:

- Site Plan or subdivision approval by the Saugerties Town Planning Board;
- Variances by the Saugerties Town Zoning Board;
- Special Use Permit approval by the Saugerties Town Board;
- Permitting by New York State DEC;
- Permitting by New York State DOT;
- Permitting by New York State DOH;
- Permitting by Ulster County Health Department;
- Permitting by the Saugerties Town Highway Department;
- Permitting by the US Army Corps of Engineers;
- Permitting or Section 106 Review by the NY Office of Parks, Recreation and Historic Preservation;
- Permitting by the US Fish and Wildlife Service;

### **1.3. DESCRIPTION OF PROJECT SITE**

The subject properties are located in Saugerties, Ulster County, New York near the northwest corner of New York State (NYS) Route 32 and NYS 212 (Saugerties-Woodstock Road) near Exit 20 of NYS I-87. The Project Site, known locally as Winston Farm, consists of eleven contiguous land parcels totaling 840 +/- acres including Section-Block-Lot (SBL) 17.2-3-10; 17.2-3-15; 17.2-4-32; 17.2-5-38; 17.2-5-39-120; 17.2-5-40; 17.2-5-41; 17.15-3-4; 17.15-3-8; 17.16-1-1-110 and 17.16-1-36. Collectively referred to in this document as the "Project Site" or Winston Farm.

The portion of the Project Site fronting to NYS Route 32 is currently zoned for General Business (GB) while parcels internal to the site are zoned for Moderate Density Residential (MDR). Two parcels fronting Old Route 212 are within the Hamlet Residential (HR) district. Almost the entire site is overlaid by the Aquifer Protection Overlay (APO), the Gateway Overlay (GO) and Sensitive Area Overlay (SAO) districts.

The western portion of the Project Site, approximately 500 acres, are heavily wooded and not readily accessible. The eastern 300 acres of the farm parcels are primarily open fields that are farmed for hay. Access to the eastern portion of Winston Farm is primarily provided via Augusta Savage Road. All 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.

The Project Site ranges in elevation from 150 feet above mean sea level (amsl) to approximately 450 feet amsl. These parcels straddle 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 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. Properties along NYS Route 212 and 32 are relatively flat.

There are several structures or remnants of structures on the site, including the caretaker's residence which is occupied year-round, the property owner's seasonal residence, an abandoned mansion, the remains of a former barn, and a small family cemetery.

## **2.0 POTENTIAL ENVIRONMENTAL IMPACTS IDENTIFIED IN THE EAF OR THROUGH CONSULTATION WITH AGENCIES AND THE PUBLIC**

### **2.1. SEQR PROCESS LEADING TO POSITIVE DECLARATION**

In accordance with 6 NYCRR Part 617, State Environmental Quality Review (SEQR), the Town of Saugerties Town Board classified this project as a Type 1 Action for the purposes of environmental review based on a determination that the Project will involve the rezoning of approximately 840 acres of land; the Project occurs within a local municipality with a population under 150,000 and involves construction of more than 200 units to be connected to existing community or public water and sewerage systems including sewage treatment works; and, the action includes a nonagricultural use occurring wholly or partially within an agricultural district (certified pursuant to Agriculture and Markets Law, Article 25-AA, sections 303 and 304). These thresholds for a Type 1 Action are set forth in 6 NYCRR Part 617.4(b). The SEQR regulations require the Lead Agency to conduct a Coordinated Environmental Review for all Type 1 Actions. Therefore, 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.

In accordance with 6 NYCRR Part 617.7, upon receipt and review of all agency comments, the Environmental Assessment Form (EAF), and other application materials submitted by the project sponsor, the Town Board considered the potential environmental impacts of the Project and determined that this action may result in significant adverse environmental impacts and that a Draft Generic Environmental Impact Statement (DGEIS) must be prepared. The Town of Saugerties Town Board issued a Positive Declaration to this effect on July 13, 2022.

### **2.2. POTENTIAL ENVIRONMENTAL IMPACTS IDENTIFIED IN EAF**

**Impact on Land.** The redevelopment of 840+/- acres may result in a substantial impact to land. The project may remove large quantities of excavated materials, and has the potential to cause erosion, water quality issues, and dust during construction. The construction activities will continue for more than one year or in multiple phases, and requires a construction phasing plan, including a schedule of construction milestones, construction practices, truck access routes, and a description and quantity of import/export of natural material.

**Impacts on Surface and Ground Water.** The Project anticipates the creation of new stormwater retention facilities, the introduction of significant new impervious surfaces, the need for new or expanded water and wastewater treatment facilities, and the Project Site contains freshwater wetlands. Water withdrawal

**Impacts on Plants and Animals.** The Project has the potential to remove or destroy endangered, rare or threatened plant and animal habitats, and migratory fish and wildlife species.

**Impact on Agricultural Resources.** The Project is located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304, and consists of highly productive soils in Group 1-4.

**Impact on Aesthetic, Historic and Archeological Resources.** The Project has the potential to cause impairment to the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character.

**Impact on Open Space and Recreation.** The Project Site was the site of Woodstock '94, an American music festival of nation-wide significance held in 1994 to commemorate the 25<sup>th</sup> anniversary of the original Woodstock festival held in 1969. The site may be used informally for passive recreation.

**Impact on Transportation.** There is the potential for a substantial increase in traffic, including truck traffic, that may exceed the capacity of the existing road network and significantly increase congestion.

**Impact on Energy.** The Project has the potential for an increased demand for, or a major change in the quantity or type of energy currently available to serve the Project (water, sewer, gas, electric, etc.).

**Impact on Noise, Odor, Air, Light.** Significant adverse impacts may occur related to noise, odor, and light, both during construction and with full operation of the Project, particularly affecting the nearby residential areas.

**Impacts on Solid Waste.** The Project has the potential to generate large amounts of solid waste, such as recyclable materials and municipal solid waste.

**Consistency with Community Plans.** The Project may cause a change in density and/or population that may not be supported by existing infrastructure, may not be consistent with the community plans, or which may have an increased demand on community and emergency services, such as, but not limited to schools, emergency response, the Comprehensive Plan, farmland protection plans, aquifer and watershed plans, or other plans of town, county and regional significance.

## **2.3. POTENTIAL IMPACTS IDENTIFIED THROUGH CONSULTATION WITH AGENCIES AND THE PUBLIC**

### **2.3.1. SCOPING**

Scoping is required for all environmental impact statements (EIS) and has been initiated by the Town of Saugerties Town Board, as Lead Agency. The purpose of the scoping process is to identify the potentially significant adverse environmental impacts to be addressed in the DGEIS and to eliminate those impacts

that are irrelevant or insignificant. These issues are determined based on a full review of the EAF Parts 1 and 2, the Positive Declaration, the Development Concept Plan, the Draft Planned Development District (PDD) regulations, and relevant comments received from Involved and Interested Agencies and the public.

The objectives of project scoping are to:

- Identify/confirm the potentiality for significant environmental issues.
- Identify limits or extent of the DGEIS.
- Identify extent, quality, and method of presenting existing information and required new information needed to adequately address impacts.
- Identify potential mitigation measures.
- Identify information or data to be included in an appendix.
- Identify the range of reasonable alternatives to be addressed.
- Eliminate irrelevant or insignificant issues and the reasons why those issues were not included in the final scope.

On August 1, 2022, the project sponsor submitted a draft Scoping Document to the Town of Saugerties. As part of the DGEIS process, and in accordance with 6 NYCRR Part 617.8, the Town Board conducted a public scoping meeting on September 21, 2022 at the Greco Senior Center, 207 Market Street, Saugerties, NY and held open for written comment until October 1, 2022.

The scoping was conducted to afford public and agency input regarding the topics and methodology of study for the DGEIS. The public scoping process ensures that the DGEIS will be a concise, accurate, and complete document upon which all Involved Agencies can base their individual decisions regarding the Project.

### 2.3.2. AGENCIES CONSULTED

Involved Agencies are agencies that have jurisdiction to fund, approve, or directly undertake an action. The project sponsor's draft scope was distributed to the following Involved Agencies:

- Town of Saugerties Planning Board
- Town of Saugerties Zoning Board of Appeals
- Village of Saugerties Board of Trustees
- Ulster County Health Department
- New York State Department of Environmental Conservation (NYSDEC)
- New York State Department of Health
- New York State Department of Transportation (NYSDOT)
- United States Army Corp of Engineers (USACE)

The following Agencies, departments, institutions and organizations are not believed to have permitting, funding, or approval jurisdiction. These groups were provided a copy of the draft scope because of their expertise or concern regarding the action, or because it was anticipated that they may have particular interest in the action:

- Town of Saugerties Building Inspector
- Town of Saugerties Police Department
- Town of Saugerties Water/Sewer Department
- Town of Saugerties Highway Department
- Town of Saugerties Historic Preservation Commission
- Town of Saugerties Conservation Advisory Commission
- Village of Saugerties Water Department
- Village of Saugerties Wastewater Department
- Saugerties Central School District
- Centerville Fire Company Department
- Diaz Memorial Ambulance Service
- New York State Police
- New York State Office of Parks, Recreation, and Historic Preservation
- New York State Thruway Authority
- Ulster County Executive
- Ulster County Planning Board
- Ulster County Department of Public Works
- Ulster County Area Transit
- Ulster County Agricultural and Farmland Protection Board
- US Department of Interior - Fish and Wildlife Service
- Central Hudson Corporation
- Saugerties Farm LLC
- Scenic Hudson
- Catskill Mountainkeeper
- Woodstock Land Conservancy

#### **2.4. PROMINENT ISSUES CONSIDERED IN THE EAF OR RAISED DURING SCOPING DETERMINED TO BE INSIGNIFICANT OR IRRELEVANT**

During the public scoping, a number of comments were made regarding opposition to the proposed action and concern regarding environmental impacts. General comments were made regarding the importance of protecting environmental resources including groundwater, wildlife and forest habitat. Statements of opinion such as these were considered irrelevant for the purposes of Scoping. The Lead Agency reviewed all comments, identified and incorporated all those which provided substantive input related to the Scope

of the GEIS, and noted all comments which were statements of opinion and not incorporated into the Scope.

### **3.0 DGEIS REQUIREMENTS**

#### **3.1. FRAMEWORK FOR ENVIRONMENTAL REVIEW**

Article 8 of the New York State Environmental Conservation Law, the State Environmental Quality Review Act (SEQRA) requires a lead agency to analyze the environmental impacts of proposed actions and, to the maximum extent practicable, avoid or mitigate potentially significant adverse impacts on the environment, consistent with social, economic, and other essential considerations. An Environmental Impact Statement (EIS) is a comprehensive document used to systematically consider environmental effects, evaluate a reasonable range of alternatives, and identify and propose mitigation, to the maximum extent practicable, of any potentially significant adverse environmental impacts. The EIS provides a means for the lead and involved agencies to consider environmental factors and choose among alternatives in their decision-making processes related to a proposed action.

##### **3.1.1. GENERIC ENVIRONMENTAL IMPACT STATEMENT**

A Generic Environmental Impact Statement (GEIS) is a broader, more general EIS that analyzes the impacts of a concept or overall plan rather than those of a specific project plan. The GEIS is useful when the details of a specific impact cannot be accurately identified, as no site-specific project has been proposed, but a broad set of further, future projects is likely to result from the agency's action. The GEIS follows the same format as the EIS for a more specific project, but its content is necessarily broader.

A GEIS will be prepared in accordance with SEQRA and its implementing regulations found at 6 N.Y.C.R.R. Part 617.

#### **3.2. QUALITY OF INFORMATION**

The DGEIS should be written in the third person. The terms "we" and "our" should not be used. The Applicant's conclusions and opinions should be identified as those of the "Project Sponsor", "Applicant" or "Developer."

Narrative discussions should be accompanied by appropriate charts, graphs, maps, and diagrams whenever possible. If a particular subject matter can most effectively be described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the site shall include adjacent homes, other neighboring uses and structures, roads, water bodies and a legend.

Environmental impacts should be described in terms that the layperson can readily understand (e.g., truckloads of fill and cubic yards rather than just cubic yards).

All discussions of mitigation measures should consider at least those measures mentioned in the Final Scope. Where reasonable and necessary, mitigation measures should be incorporated into the Proposed Action if they are not already included.

The DGEIS is intended to convey general and technical information regarding the potential environmental impacts of the Project to the Town of Saugerties Town Board (as Lead Agency), agencies involved in the review of the Project, and to the interested public. The Preparer of the DGEIS is encouraged to keep the audience in mind as it prepares the document. Enough detail should be provided in each subject area to ensure that most readers of the document will understand, and be able to make decisions based upon, the information provided.

As the DGEIS will become, upon acceptance by the Lead Agency, a document that may, if appropriate, support objective findings on approvals requested under the application, the Preparer shall avoid subjective statements regarding potential impacts. The DGEIS should contain objective statements and conclusions of facts based upon technical analyses. Subjective evaluations of impacts where evidence is inconclusive or subject to opinion should be prefaced by statements indicating that "It is the Applicant's opinion that...". The Town of Saugerties Town Board reserves the right, during review of the document, to require that subjective statements be removed from the document or otherwise modified to indicate that such subjective statements are not necessarily representative of the findings of the Lead Agency.

This Final Scope has been prepared in accordance with the requirements of 6 NYCRR Part 617, Article 8 of the Environmental Conservation Law (State Environmental Quality Review [SEQR]), at the direction of the Town of Saugerties Town Board, the designated Lead Agency for the proposed action.

### **3.3. ORGANIZATION OF ENVIRONMENTAL IMPACT ANALYSIS**

The actual construction involved in the Proposed Action will depend on unknown future developer proposals and future market conditions across an unknown time horizon and in unidentified phases. In order to consider the impacts of development under the new zoning provisions, the environmental review will need to analyze and compare a range of reasonable alternatives as identified hereafter, the chief among which are the No-Action Alternative, the Project Sponsor's Preferred Alternative, and the Reasonable Worst-Case Development Scenario.

#### *No Action Alternative.*

The No Action Alternative is the likely future condition of the Project Site if the proposed action is not approved. It will include an assessment of the maximum range of development likely to occur under existing zoning and should serve as a baseline against which to compare proposed project impacts.

*Project Sponsor's Preferred Plan*

This is the plan that the project sponsor anticipates pursuing based on current conditions if the proposed action is approved.

*Reasonable Worst Case Development Scenario*

This is the most intensive development that could be reasonably anticipated to occur if the zoning is adopted as currently petitioned.

Each impact subject area (e.g., water resources, traffic and transportation, etc.) should be presented in a separate subsection, and further presented in subsections relating to:

- existing conditions;
- future conditions under the no-action alternative
- future conditions under the project sponsor's preferred plan
- future conditions under the reasonable worst-case development scenario

**3.4. SITE LOCATION AND DESCRIPTION OF THE PROPOSED ACTION**

In this section the project sponsor will describe the Project Site location and context. The project sponsor will describe the proposed action and the goals of the Project, as well as the purpose and need for the Project in the Town of Saugerties. Maps will be incorporated into this section to illustrate the project location, existing site conditions described and the proposed action itself.

The subject properties are located in Saugerties, Ulster County, New York near the northwest corner of New York State (NYS) Route 32 and NYS 212 (Saugerties-Woodstock Road) near Exit 20 of NYS I-87. The Project Site, known locally as Winston Farm, consists of eleven contiguous land parcels totaling 840 +/- acres including Section-Block-Lot (SBL) 17.2-3-10; 17.2-3-15; 17.2-4-32; 17.2-5-38; 17.2-5-39-120; 17.2-5-40; 17.2-5-41; 17.15-3-4; 17.15-3-8; 17.16-1-1-110 and 17.16-1-36. Collectively referred to in this document as the "Project Site" or Winston Farm.

**4.0 SPECIFIC CONTENT AND ORGANIZATION OF THE DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT**

Section 617.9(b) of the SEQR implementing regulations outlines the minimum content that should be included in a DGEIS. The minimum subject areas expected to be included in the DGEIS for this project are described below.

Generic EISs and their findings should set forth specific conditions or criteria under which future actions will be undertaken or approved, including requirements for any subsequent SEQR compliance. This may

include thresholds and criteria for supplemental EISs to reflect specific significant impacts, such as site-specific impacts, that were not adequately addressed or analyzed in the generic EIS.

**4.1. COVER SHEET [PURSUANT TO 6 NYCRR PART 617.9(B)(3)]**

- A. Identification as Draft Generic Environmental Impact Statement.
- B. Title/name of the Project.
- C. Location (County and Town) of the Project.
- D. Name and address of the lead agency; name and telephone number of the person to contact at the lead agency for information and SEQRA status (Type I).
- E. Name and address of the Project Sponsor; name, address and telephone number of the person representing the applicant.
- F. Name, address, and email address of the primary preparer(s) of the DGEIS.
- G. Date of submittal and all DGEIS revision dates.
- H. Date of acceptance of the DGEIS as complete (to be inserted at a later date).
- I. Date of Public Hearing and subsequent adjournments (to be inserted at a later date).
- J. The deadline date by which comments are due (to be inserted at a later date).

**4.2. LIST OF CONSULTANTS INVOLVED WITH THE PROJECT**

**4.3. TABLE OF CONTENTS**

The DGEIS shall include listings of major sections and subsections, tables, figures, maps, charts, appendices, and any items that may be submitted under a separate cover (and identified as such).

**4.4. EXECUTIVE SUMMARY**

The Executive Summary shall consist of a brief but precise summary of the DGEIS that adequately and accurately summarizes the primary information and conclusions contained within each chapter and section of the document.

**4.5. DESCRIPTION OF THE PROPOSED ACTION**

**4.5.1. PROJECT BACKGROUND**

A brief description of the site and relevant development/planning history of the site will be provided. This history should also include a description of key milestones of the SEQRA process conducted to date.

**4.5.2. PROJECT PURPOSE, NEED AND PUBLIC BENEFIT**

The purpose and objectives of the project sponsor shall be clearly identified and will serve as a basis for any narrowing of alternatives that are inconsistent with those objectives.

The need for the project shall be established in terms of the market need for the uses, scales and densities proposed.

A discussion of any public benefits to accrue from the proposed project should be described, including social and economic considerations. Any public policies achieved by the proposed project as expressed by adopted Comprehensive Plan or policy documents of the Town, County or State or agencies thereof should be described.

#### 4.5.3. SITE LOCATION

A comprehensive description of the site location shall be provided including, but not limited to:

- A. Establish geographic boundaries and conditions of the Project Site, including regional and local maps, tax maps designation and abutting roads.
- B. Site acreage, easements affecting the Project Site, and existing access.
- C. Discuss land uses in the immediate area – one (1) mile surrounding the Project Site boundaries, and relation.
- D. Site description (existing zoning, site characteristics, soil and topographic characteristics, vegetation conditions, wetlands, wildlife habitat, cultural and historic resources, etc.).
- E. Discuss the prior and present use of the Project Site.

#### 4.5.4. PROPOSED ZONING

A comprehensive description of the proposed PDD zoning shall be presented in terms of:

- A. Uses permitted by subarea.
- B. Density in terms of units and bedrooms for residential, and floor area and acreage for indoor and outdoor non-residential uses respectively, disclosed for the total site and each subarea.
- C. Bulk requirements prescribed and whether such requirements are prescribed on a use, subarea or other basis. Additionally, any bulk requirements shall be further described based on the standards under which those requirements will be measured.
- D. The procedure that will need to be followed upon adoption of the zoning, for both permitted and special permit uses.
- E. All specific and general standards imposed under the proposed zoning.
- F. Provisions of the current code that are exempted from applying to future development under the PDD. These shall be described by each provision of the code, and the rationale for exempting future PDD provisions shall be provided. Any new PDD provisions intended to achieve the purpose of exempted provisions shall be described.
- G. A description of the procedure for amending the PDD in the future.
- H. A description of any provisions for expiration of approvals including the PDD and subsequent site plans.

#### 4.5.5. PROJECT SPONSOR'S PREFERRED PLAN ALTERNATIVE

The DEIS shall present a conceptual plan map for the Project Sponsor's Preferred Plan. The Plan shall be described as follows:

##### A. DESIGN AND LAYOUT

###### 1. Total Project Area

- Proposed impervious surface area (roofs, driveways, roads, etc.)
- Area of site disturbance, including utility areas.
- Description of unfragmented natural areas and areas of the site to remain undisturbed.
- Area of open space and usable open space.
- Stormwater management/drainage plans.

###### 2. Structures

- Proposed layout of buildings and structures including proposed uses.
- Sample building elevations consistent with PDD requirements and a description of those elements that are required to meet proposed architectural requirements.
- Discussion of energy efficiency design and construction standards to be utilized.
- Discussion of energy infrastructure including the use of Solar Panels and Electric Vehicle (EV) charging stations.

###### 3. Site access, vehicular and pedestrian circulation, and parking

- Description of on-site vehicle, bicycle and pedestrian circulation, including ingress and egress and relevant provisions within the PDD requiring such facilities.
- Description of access to nearby public transportation facilities and relevant provisions within the PDD requiring such access.
- Description of location and ownership of existing and proposed roads and emergency access, if necessary.
- Location of proposed pavement area and pavement type and relevant provisions within the PDD governing these design choices.
- Description of construction vehicle access during construction and post-operation.
- Description of nearby bicycle lanes and sidewalks, potential connections and relevant provisions within the PDD requiring such connections.
- Number of parking spaces and parking layout, including an analysis of the computation of parking spaces to serve the Project as well as a description of the extent to which the provisions of the PDD will govern these elements.

- Locations and numbers of EV charging stations and relevant provisions within the PDD requiring such facilities.
  - Any improvements to existing public rights-of-way or other public improvements.
  - Description of conformity to American with Disabilities Act (ADA) requirements.
4. Landscaping, Lighting and Signage Plans
- Description of existing and proposed landscape buffers in relation to potential site visibility and a description to the extent that such buffers are prescribed by the PDD.
  - Description of site lighting, including hours thereof and the extent to which these are prescribed by the PDD
  - Description of proposed signage and the extent to which proposed signage is prescribed by the PDD.
5. Utilities

This section will describe the demand for sewer, consumptive and non-consumptive estimates for water use, electric and natural gas, garbage and recycling, and wireless telecommunications facilities and the provision of same resulting from the maximum buildout under the Proposed Action. This section will discuss the need for the formation of any new taxing districts such as drainage, sewer and water. This section will discuss energy and utility saving features required under the PDD.

## **B. CONSTRUCTION AND PROJECT PHASING**

### **1. Construction**

- Anticipated construction period and schedule of construction milestones (i.e., site clearing, grading and fill placement, infrastructure, foundations, etc.) and the extent to which they are prescribed by the PDD.
- Proposed phasing to the extent known or anticipated based on current market conditions and provisions of the PDD that will govern phasing.
- Construction practices and access and the extent to which they are prescribed by the PDD.
- Number of truckloads anticipated for import/export of natural materials or construction materials, including the times of day and routes thereof and the extent to which they are prescribed by the PDD.
- Methods to limit the spread of invasive species during site construction.

## **C. PERMITS AND APPROVALS REQUIRED**

List of approvals and permits needed.

**4.5.6. REASONABLE WORST CASE DEVELOPMENT SCENARIO**

The Reasonable Worst Case Development Scenario (RWCDs) shall be described. This will be the most intensive development that could reasonably be anticipated to occur under the PDD zoning as proposed and considering reasonable assumptions regarding market demand, costs and other salient factors (which should be disclosed). Where there are multiple RWCDs based on different types of impacts (traffic, water consumption, energy consumption, community services, etc.), each RWCDs should be described.

A concept plan or plans demonstrating each RWCDs identified shall be developed. This plan shall be described to the same detail as the Project Sponsors' Preferred Plan Alternative as required under 4.5.5.

**4.6. ENVIRONMENTAL ASSESSMENT**

This section shall provide a subject-based assessment of the existing environment, impacts of the proposed project and required mitigations. Each subject will be presented by disclosing existing conditions, baseline conditions (impacts under the no-action alternative), severity of impacts under the project sponsor's preferred plan alternative as compared to the baseline and existing conditions, severity of impacts under the RWCDs as compared to the baseline and existing conditions, and mitigation measures designed to avoid, minimize, or offset identified impacts. Mitigation of impacts of the preferred plan as compared to the no-action alternative may include consideration of eliminating exemptions from existing zoning provisions. Mitigating impacts of the RWCDs as compared to the preferred plan may include adjustment of the PDD zoning to better reflect the desired conditions under the preferred plan.

**4.6.1. IMPACT ON LAND**

**A. EXISTING CONDITIONS**

1. Prepare a geotechnical analysis including maps and graphics as applicable of soil compositions including agriculturally significant and hydric soils, depth to bedrock, depth to water table, and other pertinent topics as may be identified.
2. Identify the topographic elevations on site including areas of "steep slopes" as defined in the Town of Saugerties Town Code, and slopes which would preclude development.
3. Describe existing land cover.
4. Identify the potential for soil contamination resulting from agricultural or other prior uses.

**B. POTENTIAL IMPACTS (NO-ACTION, PREFERRED PLAN, RWCDs)**

Soils

1. Identify and describe areas and extent of grading, cut and fill to achieve maximum buildout of the PDD. Include discussion of removal and/or reuse of existing vegetation and topsoil. Define the anticipated volume of earth to be imported to or exported from the Project Site.
2. Quantify areas of slope disturbance resulting from the Project and depict on topographic map showing slope contours.
3. Discuss adequate soil erosion and sediment control measures in accordance with the NYS Department of Environmental Conservation's "New York Standards and Specifications for Erosion and Sedimentation Control" (current version).

#### Construction and Phasing

1. Discuss the process and timing for building and/or bonding community infrastructure improvements such as roads, water, sewer and stormwater management facilities.

#### **C. POTENTIAL MITIGATION MEASURES**

1. Mitigation will be proposed for identified adverse environmental impacts, as necessary. Unavoidable adverse impacts will be identified.

### **4.6.2. IMPACT ON FLOODING, SURFACE WATER AND GROUND WATER RESOURCES**

#### **A. EXISTING CONDITIONS**

##### Floodplains, Surface Waters & Wetlands

1. Describe and map of areas designated as flood zones and floodways.
2. Complete a wetland delineation, locate and describe wetlands and associated jurisdictional areas such as buffers and contributing wetlands or surface water bodies.
3. Inventory streams and surface water resources on site including jurisdiction, classification and other water quality metrics.
4. Identify and describe the watersheds entering and leaving the site.

##### Groundwater

1. Discuss existing documents and reports related to the Beaver Kill Aquifer.
2. Provide a hydrogeological assessment of groundwater resources on the site including an evaluation of existing available groundwater supply from wells within the Beaver Kill Aquifer:

- a. Characterize the Beaver Kill Aquifer to determine the quantity of groundwater that can be safely withdrawn from it without impacting other groundwater users or the environment.
  - b. Compile and analyze existing data including that provided in existing reports, well logs from drillers, NYSDEC, DOH, and other sources.
  - c. Provide a map showing the extent of the Beaver Kill aquifer, and all current groundwater users in the area.
  - d. Summarize any reported boundary conditions, groundwater recharge locations, annual recharge, aquifer composition and porosity, the groundwater flow direction within it, hydraulic conductivity, transmissivity, hydraulic gradient, storage capacity, and safe yield.
3. Compare groundwater yield to water demand. Evaluate the feasibility of developing a dedicated water supply for the Project Site that does not deplete water availability for surrounding users.
  4. Prepare a water capacity and quality analysis of identified groundwater resources that will serve the Project Site including areas proposed for individual wells.
  5. Provide pump test and capacity analysis of groundwater resources on the site including safe yield analysis based on a 72-hour pump test completed according to the NYSDEC Pumping Test Procedures for Water Withdrawal Permit Applications.
    - a. Consideration of Drought- Standard DEC testing protocols shall be utilized which restrict testing of unconfined aquifer during peak recharge periods between March through May. Pump test reports shall also include three (3) and six (6) month well drawdown projections and discussion of impacts due to drought conditions.
    - b. Consideration of off-site well influence- The Applicant must both verify to the Town that they have received approval of a well testing protocol from DEC which includes off site well monitoring and confirm to the Town that they are prepared to monitor a representative number of off-site existing domestic wells particularly to the north and south of the Winston Farm site, focusing on the alignment of the Beaver Kill Aquifer. A minimum of 3 domestic wells must be monitored, each, in these north and south directions. In addition, a representative number of off-site domestic wells in proximity to the Montano well must also be monitored.
      - i. The pumping test plan shall be included as an appendix to the DGEIS.
  6. Map the likely recharge areas for the Beaver Kill Aquifer within the Winston Farm site. Use this data to produce a map of the areas where development could occur without interfering with, or polluting, groundwater recharge.

- a. If pollution does enter the aquifer and pollute the groundwater, identify alternate water sources that would be available to supply development at the site.
7. Describe the Aquifer Overlay and Sensitive Area Overlay Provisions and the extent they apply to the Project Site under each of the alternatives. Identify any similar provisions or Aquifer protections regulated through the PDD.
8. Describe the depth to the water table at varying locations throughout the site, including each subarea identified by the PDD.
9. Analyze how climate change could affect the supply of water due to changing weather patterns and discuss water availability on the site during drought conditions.
10. Describe how land clearing and increase in impervious surfaces due to the proposed project could impact groundwater recharge in the area.

**B. POTENTIAL IMPACTS (NO-ACTION, PREFERRED PLAN, RWCDs)**

Floodplains, Surface Water & Wetlands

1. Measure and predict typical seasonal flow conditions in the Beaver Kill including the water level and flow rate of the Beaver Kill over the course of a year.
2. Estimate future water level and flow ranges during higher and lower precipitation years, based on past seasons and climate change predictions.
3. Discuss potential impacts on flood plains, surface water, wetlands or groundwater, pursuant to NYS CRRA Flood Risk Management Guidance.
  - a. Identify the elevation and horizontal flood-hazard area that results from adding two feet (three feet for critical facilities) of freeboard to the base flood elevation and extending this level (transversely to the direction of flow in riverine situations) to its intersection with the ground;
  - b. The vertical flood elevation and corresponding horizontal floodplain subject to flooding from the 0.2-percent annual chance ["500-year"] flood; and
  - c. The elevation determined by a climate-informed science guideline elevation in which adequate, actionable science is available (such as the State Flood Risk Management Guidance).
4. Provide for reasonable and appropriate stormwater management on site and discuss permitting requirements that will be required of the NYSDEC, the USACE, and the Town of Saugerties. Describe Project requirements for coverage under SPDES General Permit for Stormwater Discharges from Construction Activity.
5. Discuss stormwater or green infrastructure requirements contained in the PDD that relate to the protection of floodplains, surface water or groundwater.

6. Discuss existing and proposed stormwater management facilities, discuss MS4 requirements.
7. Calculate anticipated levels of BOD, phosphorus, and SPDES-permitted contaminants that may be discharged to the Beaver Kill.
8. Model the changes in flow and water quality to the Beaver Kill that can be expected from both wastewater and stormwater inputs throughout the year.
9. Discuss any impacts that may be incurred to downstream waterbodies.
10. Discuss the potential for pollution and the use of polluting chemicals such as pesticides, herbicides, and other chemicals or byproducts that may be used on the site.

**C. POTENTIAL MITIGATION MEASURES**

1. Mitigation measures will be provided for identified adverse environmental impacts, as necessary. Unavoidable adverse impacts will be identified.

**4.6.3. IMPACT ON PLANTS AND ANIMALS**

**A. EXISTING CONDITIONS**

1. Present existing data on Winston Farm habitats and species observations, drawing from existing biodiversity assessments, :
  - a. Biodiversity assessment by biologists Christopher Graham, MS, and Erik Kiviat, PhD, of Hudsonia, Inc., "Preliminary Biodiversity Assessment of the Winston Farm Property," 18 September 2022
2. Identify the existing land cover on the site.
3. Conduct a biodiversity and habitat assessment on the site during appropriate seasonal timeframes. Survey for the species and potential habitat for same, including but not limited to:
  - a. Breeding birds of conservation concern;
  - b. Wintering raptors;
  - c. Snakes;
  - d. Turtles;
  - e. Endangered bog turtle and northern cricket frog;
  - f. Pool-breeding amphibians;
  - g. Butterflies and odonates of conservation concern;
  - h. Rare plants.
4. Map ecologically significant habitats on the site using scientifically accepted methods.
5. Identify and map ecological communities and/or habitats important to the regional ecosystem, for example, matrix forests, habitat cores, etc.

6. Identify and map any significant natural communities, biodiversity areas, important bird areas or any other known important areas.
7. Identify any endangered or threatened plant or animal species as may be identified through on-site assessments and consultation with the NYS DEC or US Fish and Wildlife Service.
8. Identify rare plant or animal species and/or habitat found on site.
9. Identify areas most critical to climate resilience

**B. POTENTIAL IMPACTS (NO-ACTION, PREFERRED PLAN, RWCDs)**

1. Discuss and quantify the impacts of the Project on the potential loss or degradation of existing biodiversity, habitat and ecological communities including the potential loss of protected wildlife or plant habitat including impact to habitat fragmentation and edge effects caused by development.
2. Identify areas of remaining core forest and large meadows sufficient to support habitat.
3. Identify whether unique tree species are located on site and discuss potential impacts to same.
4. Discuss impacts on wildlife displacement, loss of nesting/breeding, foraging and over-wintering of wildlife, and potential for wildlife accommodation on the site.
5. Consult with New York State Department of Environmental Conservation (NYSDEC), U.S. Fish and Wildlife Service (USFWS), and NY Natural Heritage Program, to determine if special conditions of development or permits are required.
6. Describe extent to which the proposed PDD includes tree preservation provisions or retains existing code requirements related to tree preservation.

**C. POTENTIAL MITIGATION MEASURES**

1. Mitigation measures will be provided for identified adverse environmental impacts, as necessary. Unavoidable adverse impacts will be identified.

**4.6.4. IMPACT ON AGRICULTURAL RESOURCES**

**A. EXISTING CONDITIONS**

1. Identify the limits of designated agricultural districts on the site and discuss the implications and policies of same.
2. Describe the previous use of the land and the timeframe for when the site was last used for agricultural purposes.

3. Describe agricultural soil groups found on the Site.
4. Describe past use of agricultural chemicals on the site.
5. Describe whether the Project Site is specifically mentioned in a County or Town Farmland Protection Plan.

**B. POTENTIAL IMPACTS (NO-ACTION, PREFERRED PLAN, RWCDs)**

1. Discuss if a portion or all of the agricultural soil will be permanently transformed.
2. Describe the loss of agricultural productive soils and how this will affect the agricultural district.
3. Describe the potential for soil impacts due to the use of agricultural chemicals on the site.

**C. POTENTIAL MITIGATION MEASURES**

1. Mitigation will be proposed for identified adverse environmental impacts, as necessary. Unavoidable adverse impacts will be identified.

**4.6.5. IMPACT ON AESTHETIC RESOURCES & COMMUNITY CHARACTER**

**A. EXISTING CONDITIONS**

Community Character & Aesthetic Resources

1. Describe the man-made and natural features of the Project Site and surrounding area including the visual character of the Town and the area within 1/2 mile of the property boundary including a discussion of buildings, structures and their uses, the natural environment and intensity of land use.
2. Identify aesthetic resources and scenic areas within 5 miles of the Project Site.
3. Locate and provide images that convey the community character on and surrounding the site.
4. Discuss architecturally significant and historic structures on and surrounding the site, including in the Village of Saugerties and Malden historic districts.

**B. POTENTIAL IMPACTS (NO-ACTION, PREFERRED PLAN, RWCDs)**

Aesthetic Resources

1. Discuss the bulk and height requirements of the PDD zoning and visually depict areas identified for development. Discuss any regulations related to building massing or form contained in the PDD.

2. Describe/depict significant views from adjacent areas that may be impacted by the proposed action as identified by the Lead Agency, including, but not limited to:
  - a. NYS Route 32
  - b. NYS I-87
  - c. NYS Route 212
  - d. People's Road
  - e. Canoe Hill Road
  - f. Holmeville Road
  - g. Buffalo road
  - h. Mower Hill Road
  - i. Augusta Savage Road and Route 32
  - j. Identified historic listed or eligible buildings
  - k. Views from identified scenic areas of local or statewide significance within 5 miles of the Project Site
  - l. NYS Parks and Historic Sites
3. Prepare site sections showing the relationship to existing and proposed development and adjacent existing development.
4. Illustrate sight-lines and viewsheds internal/external to the site.
5. In adherence with the NYS Department of Environmental Conservation program policy, entitled "Assessing and Mitigating Visual Impacts" describe/depict potential impacts to the visual conditions of the Project Site both in leaf-on and leaf-off condition. Include cross-sections and/or rendering of the built conditions (photo simulation) from vantage points identified above.
6. Provide a narrative description and graphic representation (computer generated 2-D photo renderings and site models/massing diagrams of buildings and the site, including a 3-D site model) of the Project, including physical dimensions.
7. Discuss how the preferred alternative has been arranged in relation to visual impacts and how buffer areas, proposed building heights, and existing/proposed vegetation relate to visual impacts.

#### Community Character

1. Discuss the practices outlined in the Ulster County Design Manual as it relates to the proposed action.
2. Compare the surrounding development density to the proposed development density. Discuss the intent for the Project Site in terms of architectural design

and site layout and provide images and renderings that depict the architectural and design intent.

3. Discuss similarities and differences in existing community character in the Town and Village of Saugerties.
  4. Discuss the Gateway Overlay zoning district and the extent to which the proposed action conforms, does not conform to same.
  5. Discuss architectural and design standards that may be incorporated into the PDD by using renderings or exemplary images which depict the size, massing and architectural style of buildings proposed for the site as viewed from the internal right of way.
  6. Discuss changes to the landscape including the removal of trees and wetland vegetation, and/or the incorporation of landscaping requirements to the PDD.
  7. Discuss the future use and impacts to historic structures and infrastructure on site including the Snyder Property and Stone Bridges.
- C. POTENTIAL MITIGATION MEASURES**
1. Mitigation will be proposed for identified adverse environmental impacts, as necessary. Unavoidable impacts will be identified.

**4.6.6. IMPACTS ON HISTORIC AND ARCHEOLOGICAL RESOURCES**

**A. EXISTING CONDITIONS**

1. Identify, document and inventory historic and archeological resources on the site, or within 5 miles of the Project Site boundaries, including sites of cultural history and of local historic significance as designated by the Town and Village of Saugerties Historic Preservation Commission. This shall include but may not be limited to:
  - a. Stone bridges on site;
  - b. Snyder Farm and other structures on site;
  - c. Cemeteries and other known burial grounds on site;
  - d. Saugerties Village Historic District;
  - e. Malden Historic District;
  - f. The Carriage Road
  - g. Fieldstone walls and similar rock walls;
  - h. Foundations and ruins
2. Discuss the site's role in Native American and African American History.
3. Provide a narrative description and graphic representation of each site or location.

**B. POTENTIAL IMPACTS (NO-ACTION, PREFERRED PLAN, RWCDs)**

1. Identify potential visual and physical impacts on these resources.
2. Discuss relevant provisions of the PDD that may relate to historic preservation. Depict any architectural design requirements that may relate to the surrounding historic architectural vernacular.
3. Perform a Phase 1A Archeological Resource Inventory and additional inventories as may be required by NYS Historic Preservation Office.
4. Provide correspondence from NYS Historic Preservation Office regarding required studies and permits.
5. Discuss whether any education or interpretation is proposed that would highlight the site history, artifacts, and role in Town, Village and Hudson Valley history.

**C. POTENTIAL MITIGATION MEASURES**

1. Mitigation will be proposed for identified adverse impacts as necessary. Unavoidable impacts will be identified.

**4.6.7. IMPACTS ON OPEN SPACE AND RECREATION**

**A. EXISTING CONDITIONS**

1. Identify and document the use of the site by the public as an open-space resource, both formally and informally.
2. Identify the contiguous, non-fragmented open space existing on the site.
3. Identify and inventory open space and recreational resources that serve the Project Site including amenities provided by each resource.
4. Identify sections of the Town of Saugerties Open Space Plan that relate to the Project Site and surrounding environs.

**B. POTENTIAL IMPACTS (NO-ACTION, PREFERRED PLAN, RWCDs)**

1. Discuss the potential impacts of the Proposed Action on open-space and recreational opportunities including the demand on existing resources from increased population.
2. Identify areas of the site proposed for development and areas of the site proposed for conservation, public recreation or access, active recreation, passive recreation and/or commercial recreation. Identify areas of unfragmented habitat proposed to remain.
3. Discuss whether payment in lieu of parkland or dedication of parkland will be provided. Discuss phasing with respect to residential development.

**C. POTENTIAL MITIGATION MEASURES**

1. Mitigation will be proposed to preserve and protect open-space and recreational opportunities while preserving and protecting the natural environment.

**4.6.8. IMPACTS ON TRANSPORTATION**

**A. EXISTING CONDITIONS**

1. A Traffic Impact Study (TIS) will be conducted to analyze the movement of people and goods to, from and near the Project. The TIS will be provided as an appendix in the DGEIS and will include the description of size, capacity, and physical condition of the roadways serving the proposed action, including, but not limited to:

- a. Classification and jurisdiction
- b. Roadway width (edge to edge)
- c. Number of lanes per direction
- d. Presence of shoulders
- e. General grade and alignment (hills and curves)
- f. Speed limit
- g. Roadway surface condition
- h. Parking (permitted/prohibited/present?)
- i. Sidewalks
- j. Pedestrian accommodations, including sidewalks, crosswalks, curb ramps and pedestrian traffic signal equipment
- k. Bicycle accommodations
- l. Bus stops

Roadways to be described should include:

- a. NYS Route 32
- b. NYS Route 212
- c. NYS I-87
- d. Augusta Savage Road
- e. Old Route 32
- f. Old Route 212
- g. Mower Mill Road
- h. Buffalo Road
- i. Lodge Road
- j. Eddy Street
- k. Hommelville Road

- l. Harry Wells Road
  - m. Blue Mountain Road
  - n. Churchland Road
  - o. Kings Highway (CR 31)
2. Discuss planned/ongoing roadway projects being undertaken by NYSDOT, County, Village and/or Town.
3. Existing traffic conditions will be documented for the weekday AM and PM peak hours from historical data and by conducting turning movement manual counts at the following intersections near the Project Site. 7:30 AM - 9:00 AM (weekdays); 2:30 PM - 6:30 PM (weekdays); 11:00 AM - 5:00 PM (Saturday and Sunday) as well as Friday afternoon /evening 3:30 to 7:30 PM:
- a. NYS Routes 32 and 212
  - b. NYS Route 32, Augusta Savage Road, and I-87 SB Entrance/Exit
  - c. NYS Route 32 and Old Route 32
  - d. NYS Route 32 and Mower Mill Road
  - e. NYS Route 212 and I-87 NB on/off Ramp
  - f. NYS Route 212 and Churchland Road
  - g. NYS Route 212 and Railroad Avenue
  - h. Blue Mountain Road and Route 212
  - i. Hommelville Road/Peoples Road and NYS Route 32
  - j. NYS Route 212 and Kings Highway (CR 31)
  - k. NYS Route 212 and Big Lots/CVS Plaza Driveway
  - l. NYS Route 212 (Ulster Avenue) and Market Street
  - m. Market Street and Main Street
  - n. NYS Route 212 and Churchland Lane
  - o. NYS Route 212 and Unsignalized Driveways between I-87 Overpass and CVS Plaza Access, i.e. Stewart's, McDonald's, etc.\*
  - p. Main Street and Partition Street
  - q. NYS Route 32 and CR 34
  - r. Harry Wells Road and Buffalo Road

(\*These driveway movements impact the operation of the other signalized intersections in the corridor and need to be considered in the Synchro Modeling.)

Data shall not follow or precede holidays, and weekday conditions should include dates when schools are in session and representative of peak

traffic conditions in the area. School bus traffic and local stops should be included in this information.

Automatic Traffic Recorder (ATR) data, including volumes, vehicle classification and speeds, is to be provided and summarized for the following locations:

- a. NYS Routes 32 and 212
  - b. NYS Route 32, Augusta Savage Road, and I-87 Entrance/Exit
  - c. NYS Route 32 and Old Route 32
  - d. NYS Route 32 and Mower Mill Road
  - e. NYS Route 212 and I-87
  - f. NYS Route 212 and Churchland Lane
  - g. NYS Route 212 and Railroad Avenue
  - h. Kings Highway South of NYS Route 212
4. Utilizing the ATR Data and the Project Trip Generation Data, document that the Turning Movement Counts captured the peak periods to be analyzed. If it is determined that peak periods occurred outside the hours/days counted, then additional data may need to be collected. Traffic counts shall include pedestrian and bicycle activity as well as vehicle classification, i.e., trucks, school buses passenger cars.
  5. All Existing Traffic Volumes shall be compared against historical traffic count information from sources including, but not limited to, the NYSDOT, Ulster County and/or Town of Saugerties. The historical traffic count information shall be utilized to verify the traffic data collected is representative of peak conditions and also determine whether any seasonal variations in traffic volumes occur in the area that should be taken into consideration. The Existing Traffic Volumes should be adjusted, based upon a review of the historical traffic count information. Consideration of winter ski season effects should be included in this evaluation.
  6. Conduct intersection capacity analyses of the existing peak hour conditions identified from the Existing Traffic Volumes at all study intersections identified above as potentially affected by the Project using the current version of Synchro or Highway Capacity Software, based on the Highway Capacity Manual. At a minimum this will include the Peak AM and Peak PM Weekday roadway peak hours, as well as the Peak Friday afternoon/evening and Saturday midday and Sunday peak roadway hour (to be determined based on counts and site trip generation). Analysis should include parameter adjustments at appropriate locations to account for items

including, but not limited to, Pedestrian Lead Intervals, On-street Parking and Bus Stops, peak hour factors, vehicle composition and other parameters.

7. Discuss the mix of vehicle types on the affected roadways.
8. Describe the level of service (LOS) on each of the roadways and intersections and any increases that will result from the Project as compared to the No-Build conditions. This should also be presented in tabular form summarizing the LOS, V/C ratios, and average vehicle delays.
9. Provide an analysis of the accident history (based on available State, Town, Village Police records) of affected roadways and intersections listed above, detailing the number, type, contributory factors, conditions, etc. for the most recent three-year period (adjustment to three-year period may be necessary due to COVID pandemic impacts). Provide tables in the DGEIS summarizing the data.
  - a. Collect and summarize accident data for all studied intersections for the latest available five-year (5) period. Accident data should be summarized in tabular form by type, weather conditions, day of week, and contributing factors. Accident rates should be calculated and compared to state-wide averages.
10. Provide a description of existing public transportation including schedules, routes, and available capacity. A description of pedestrian facilities on or in the vicinity of the roadways and intersections listed above should be provided. This should include a description of any pedestrian facilities that may ultimately connect to the Project Site.
11. Provide drawings showing sightlines and sightline profiles in both directions at the Project streets/ driveways, including identification of any streets/driveways located on opposite side of NYS Route 32 in the vicinity of Project driveways to ensure safe offset intersection conditions are met with provision of new Project driveway(s).
12. Discuss relevant goals of the Ulster County Transportation plan.
13. Review AASHTO and NYSDOT criteria for geometric improvements including left turn lane evaluations at all site driveways and intersections identified in Section 4.6.8 A.3a.

**B. POTENTIAL IMPACTS (NO-ACTION, PREFERRED PLAN, RWCDs)**

1. Describe internal site access and circulation patterns including:
  - a. Truck turning templates
  - b. Provision of pedestrian and bicycle accommodations

- c. Provision of public transportation
  - d. Applicable emergency service information
  - e. Access to residential areas
  - f. Applicable standards in the PDD code
- 
2. Identify the Project completion year and coordinate with the New York State Department of Transportation (NYSDOT) to determine the appropriate "Design Year" (Estimated Time of Completion or Estimated Time of Completion + 10 years).
  3. Identify other projects which will generate a substantial volume of traffic to the roadways studied.
  4. Grow the existing traffic volumes at the intersections identified in Existing Conditions section above based on NYSDOT and Ulster County data and add the other vicinity development projects (to be identified by the Town) traffic volumes to get the "No-Build" traffic volumes, with figures included in the DGEIS for each of the peak hours previously noted.
  5. Using accepted sources, such as the current version of Institute of Transportation Engineers (ITE) publication, Trip Generation, or surveys of similar local facilities, determine how much traffic will be generated by the Project during the weekday AM and PM peak hours, as well as weekend peak hours (including Friday evening, Saturday, and Sunday). Trip Generation estimates should also be included for total weekday daily and weekend daily trips. Any seasonal variations in the Trip Generation should be identified along with estimates for any special event conditions.
  6. Trip distribution patterns should be established for the generated trips, based on expected travel times and trip origins/destinations to assign the Project traffic to the study intersections, with figures included in the DGEIS.
  7. The Project trips should be added to the No-Build traffic volumes for the intersections identified above to yield the "Build" traffic volumes, with figures included in the DGEIS.
  8. Provide figures illustrating the Existing, Projected, No-Build, Site-generated and Build Traffic Volumes, as well as Site-generated Trip Distributions for the study area intersections.
  9. Provide build and No-Build peak-hour traffic analysis at the intersections identified in Existing Conditions above using acceptable transportation analysis software as required by NYSDOT (SYNCHRO 11 or latest edition), based on the Highway Capacity Manual. Where other identified projects are required to implement roadway improvements, these improvements should be included in the No-Build and Build intersection analyses, along

with the other projects traffic. The resulting analyses should be summarized and compared (level of service, delays, and volume/capacity ratios - with tables provided in the DGEIS), and potential project impacts compared. This information should be provided for each location by lane group. Queues and available storage should also be provided to identify any locations that projected volumes will exceed available storage.

10. At intersections with high accident rates, the number of Project vehicles added to individual turning movements should be identified along with the number of accidents that have been recorded on those movements.
11. Indicate the anticipated number and breakdown of parking spaces that could result from a build out of the PDD and identify how that would be accommodated on-site. Parking required for any special events should be identified along with a discussion of how it will be accommodated.
12. Identify maximum peak-hour construction traffic, peak-hour construction traffic mix and recommended truck traffic routes to and from the site during construction. Discussion shall include number/size of trucks, existing truck restrictions on area roadways, and length of construction for the various phases, including cut and fill. Include a discussion on the impacts to the current roadway pavements and the potential for repairs.
13. Discuss the degree to which the proposed action furthers, or does not further, the goals of the Ulster County Transportation Plan.
14. Prepare conceptual improvement plans for any geometric or traffic signal improvements. Available right-of-way should be identified to determine feasibility of such improvements. Land dedication should be provided if needed.
15. Identify connections to existing or proposed bike paths.
16. Provide an evaluation of special event conditions for all key locations.
17. Prepare Traffic Signal Warrant Analysis for any existing unsignalized intersections that are expected to experience Levels of Service "E" or "F".

#### C. POTENTIAL MITIGATION MEASURES

The following typical mitigation measures should be considered along with any others that may result from the analysis.

1. Discuss alternative densities and/or alternative circulation patterns that may mitigate or avoid adverse traffic/transportation impacts.
2. Discuss mitigations required as a result of the Traffic Impact Analysis and those as required by NYSDOT, Ulster County, or the Town. Conceptual approval of such should be obtained from these agencies.

3. Identify any measures to reduce vehicle trips including potential expansion to public transit facilities.
4. Any mitigation measures should identify the party responsible for implementing the improvements and the method of funding.
5. Consider need for upgrades to existing park n' ride facilities and to existing bicycle facilities and routes.
6. Evaluate potential roundabouts as alternate improvements at key locations.
7. Discuss/identify measures for addressing accident mitigation including but not limited to signing, striping, geometric, signal improvements including signal backplates, and other measures.
8. Potential new traffic signals and/or signal upgrades.
9. Obtain input from emergency services organizations including police, fire, and ambulance on potential mitigation measures.
10. Prepare a Post Construction Traffic Monitoring Program to be coordinated with the NYS DOT and the Town to assess actual operating conditions after construction and operation including during event conditions.
11. Provide a detailed Traffic Management Plan for any proposed special event conditions.

4.6.9.

**IMPACTS TO UTILITY FACILITIES**

**A. EXISTING CONDITIONS**

Water and Wastewater

1. Identify and describe existing public water supply source(s), capacity, and usage which includes both Village and Town resources. Provide ten (10)-year summary of usage.
2. Discuss the stormwater and sanitary sewer system available in the project area. Identify the provider of same.
3. Identify and describe existing wastewater conveyance and treatment facilities, capacity, and current usage. Provide at least a five-year summary of flows and loadings at Village WWTF. Highlight and average the highest 3 months of flows for each year.
4. Review and Discuss Current Intermunicipal Agreement between Town and Village of Saugerties for Water Supply to existing Town Districts (Glasco, Malden, Kings Highway) and the balance available under the current agreement. Include a discussion and details related to the Town's exceedance of that allocation.

Gas, Electric

1. Identify and describe the electricity and gas providers to the site and their service areas.
2. Identify the existing capacities of those providers, and identify any changes anticipated to service as a result of the NYS Climate Action Plan or similar policies.
3. Discuss the Town of Saugerties Community Choice Aggregation Policy.
4. Discuss the existing electricity and gas demand of the site.

Telecommunications

1. Describe existing facilities and capacity for cable, telephone, cellular and internet services.

**B. POTENTIAL IMPACTS (NO-ACTION, PREFERRED PLAN, RWCDs)**

Water and Wastewater

1. Quantify the demand for water supply including a detailed summary of each type of water use and seasonal variation. For example, "X" single family units use "Y" gallons per day; Irrigation uses "Y" gallons per day over "X" timeframe.
2. Quantify demand for wastewater treatment using the same detailed summary as for water supply. Discuss any fluctuations in water supply and/or demand that may occur seasonally.
3. Review the capacity of Town and Village wastewater treatment and conveyance systems including the addition of anticipated loads from the Project. Provide a summary review of WWTF flows and performance for the most recent five-year period. Highlight and provide average of the highest 3 months of flows for each year. Review specific capacity limitations of the Village conveyance system between the project and the Village WWTF.
4. Analyze the capacity for groundwater at the site to meet or exceed the water demand of the proposed action. Predict the surplus or deficit in supply in each season of the year.
5. Include an analysis of the limits of the Village Water Filtration Plant and legal taking from the Plattekill Watershed(1.8 MGD).
6. Discuss whether the Village Water Supply System will be required to serve the Project Site wholly or in part. Identify points of interconnect and improvements needed to make the connection.
7. Confer with Village and Town leadership on water connection options and describe the proposed physical and legal mechanism for interconnecting

- Winston Farm with the Village water system. Explain how Winston Farm water would be used as a supplemental or back-up supply for the Village system.
8. Perform a cumulative impact analysis to catalog other active development projects requiring public water and quantify the new public water demand anticipated in the next ten years
  9. Identify the location of on-site water resources and wastewater facilities and describe the proposed methods of conveyance and treatment.
  10. Identify impacts associated with extensions of existing stormwater and sanitary sewer systems, water supply to serve the Project, and review alternatives for on-site water supply and wastewater treatment/discharge.
  11. Provide capacity of Town and Village of Saugerties Water Supply and Treatment System including a summary of water usage for the most recent five-year period. Provide analysis of additional water supply requirement of project on the overall supply capacity.
  12. Review past hydraulic models of the Town and Village Water Distribution and assess the impacts at critical nodes for the following conditions: Average Demand (gpm), Peak Hourly Demand (gpm) and Fire Demand (Sprinkler plus Hydrant Reserve.)
  13. Describe proposed water main extension to the project and provide a calculation of fire flow requirements based on NFPA guidelines.
  14. Describe proposed wastewater conveyance and treatment systems to accommodate wastewater flow from the Project. Identify any necessary upgrades, installations and/or replacements to off-site wastewater conveyance system components, if necessary.
  15. Provide an assessment of on-site wastewater treatment/discharge as an alternative to connection to the existing municipal sewer system.
  16. Describe any downstream conveyance structures and confirm these structures are adequate for any changes to drainage patterns including any stormwater infrastructure, if necessary.
  17. Describe the infrastructure required for the proposed water distribution system (storage tanks, pressure zones, distribution mains extensions, any required water treatment, water services, etc.) and provide a map of the system(s). Both on and off-site improvements will be described, if appropriate. Discuss anticipated water demand (domestic, fire flow, etc.), and any necessary treatment systems.
  18. Describe administrative issues related to the proposed water systems such as property ownership, easements, facility ownership, maintenance, and service area boundaries.

Gas, Electric

1. Provide projected utility loads of the proposed action.
2. Discuss both the short- and long-term energy demands of the Project on energy sources including from construction and operation.
3. Discuss energy saving techniques and technologies to be required under the PDD. Discuss compliance with the County and Town Comprehensive Plans, NYS or other applicable Climate Action Plans and applicable zoning and building code regulations including NY Stretch code.

#### Telecommunications

1. Describe demands for cable, telephone and cellular services, including any limitations relating to growth.

#### **C. POTENTIAL MITIGATION MEASURES**

1. Evaluate the potential for incorporating energy conservation techniques and technologies into the design and operation of the buildings and parking areas.
2. Discuss sustainable measures to be implemented through the PDD to reduce energy and water demand, the use of fossil fuels, and the overall carbon footprint of the proposed action.
3. Discuss how innovative stormwater management practices will be incorporated into the PDD and the potential impacts of those interventions.
4. Mitigation will be proposed for identified adverse environmental impacts, as necessary. Unavoidable adverse impacts will be identified and quantified if possible.

#### **4.6.10. IMPACTS TO ENERGY & CLIMATE CHANGE**

##### **A. EXISTING CONDITIONS**

1. Quantify current sources and amounts of greenhouse gas emissions being produced on the site including CO<sub>2</sub>, Nitrous Oxide, Methane and industrial gases.
2. Quantify current sources and amounts of carbon sequestration being provided by vegetation and soil.
3. Quantify the energy demand on site.

##### **B. POTENTIAL IMPACTS (NO-ACTION, PREFERRED PLAN, RWCDs)**

#### Green House Gas Emissions & Energy Consumption

1. Quantify potential energy demand of the site. Include consideration of climate change temperature increases in projecting future utility loads. Include consideration of the use of electric vehicles in projecting future utility loads.
2. Quantify project sources of direct (propane, natural gas, fuel oil, gasoline, diesel usage) greenhouse gas emissions during both construction and long-term operations, include transport and commuting.
3. Provide comparison of development under NY Stretch Code and any energy saving provisions required by the PDD.
4. Quantify project sources of indirect (electricity, solid waste) greenhouse gas emissions during both construction and long-term operations.
5. Assess the potential for Combined Heat and Power (CHP) and/or microgrid technology to be utilized on site.

#### Municipal Plans and Programs

1. Identify how the project meets the goals and objectives of the New York State Climate Action Plan.
2. Identify how the project meets the Town of Saugerties goals and objective as a bronze certified New York State Climate Smart Community and identify other relevant Climate Smart Actions as outlined by the NYS Department of State Climate Smart program.
3. Discuss compliance with the goals of any Climate Action Plans promulgated by the Town/Village.
4. Identity compliance with the goals and objectives of the NYS Clean Energy Communities program of which the Town is a designated community.

#### **C. POTENTIAL MITIGATION MEASURES**

1. Identify energy and fuel conservation requirements and technologies that may be required in the PDD beyond minimum requirements of State Energy Conservation Construction Code, LEED or Energy Star.
2. Minimize overall project layout to minimize internal travel distances.
3. Investigate opportunities for recycling, such as use of construction products fabricated from recycled material (recycled carpet squares, reprocessed glass, tiling, or rubber floor coverings produced from waste tires), or using waste heat from an industrial plant to heat nearby facilities.

#### 4.6.11. NOISE, LIGHT, ODOR, AIR AND HUMAN HEALTH IMPACTS

##### A. EXISTING CONDITIONS

###### Noise

1. Measure and describe existing noise levels at the Project boundaries including during peak and non-peak traffic flows on NYS Route 32 and 212. Dates and times of measurement shall be provided.
2. Identify background noise levels in the surrounding area.
3. Discuss applicable existing Town and State regulations.

###### Light

1. Describe existing light sources.
2. Discuss site conditions that will affect light propagation, such as terrain, existing vegetation, etc.
3. Discuss applicable existing Town regulations.

###### Odors

1. Identify any existing known odors in the immediate area (2 miles).
2. Discuss location of sensitive receptors, if applicable.
3. Discuss applicable existing Town regulations.

###### Air

1. Summarize existing ambient air quality conditions in the region based on published New York State Department of Environmental Conservation and US EPA ambient air monitoring data. Identify existing sources of air pollution in the immediate area (2 miles).
2. Discuss location of sensitive receptors, if applicable.
3. Discuss applicable existing Town, State and Federal regulations.

##### B. Potential Impacts (NO-ACTION, PREFERRED PLAN, RWCDs)

###### Noise

1. Discuss and model noise producing sources during construction and operation of the site, including hours of operation and duration.
2. Discuss and model site conditions that will affect noise propagation such as terrain, existing vegetation, etc.

3. Discuss conformance with the Town of Saugerties Zoning Code, proposed PDD provisions, and NYSDEC Conservation Program Policy entitled, "Assessing and Mitigating Noise Impacts."
4. Discuss noise from congregant and large gathering facilities such as concert venues or other permitted uses both during the day and at night.

Light

1. Discuss the extent to which the PDD will regulate lighting, or the extent to which the proposed action will rely on Town regulations to regulate lighting.
2. Identify potential lighting impacts from proposed uses.
3. Discuss site conditions that will affect light propagation, such as terrain, existing vegetation, etc.
4. Discuss light from congregant activities at night.

Odors

1. Discuss the potential for odor producing sources during construction and operation of the site.

Air

1. Discuss the potential for impacts to the Town and any identified sensitive receptors from sources of air emissions during construction and operation of the site, including potential impacts to air quality due to increased traffic to the site.

**C. POTENTIAL MITIGATION MEASURES**

1. Mitigation will be proposed for identified adverse environmental impacts, as necessary. Unavoidable adverse impacts will be identified and quantified if possible.

**4.6.12. FISCAL & ECONOMIC IMPACTS AND COMMUNITY SERVICES**

**A. EXISTING CONDITIONS**

Population, Socioeconomics & Housing

1. Identify the population and socioeconomic conditions in the Town of Saugerties including income, educational attainment, age of the

population, cost burden. Compare permanent and seasonal populations based on socioeconomic conditions.

2. Discuss the tax revenue generated by the Project Site.
3. Identify how and where residents of the Town are employed.
4. Identify major economic sectors represented in the Town.
5. Identify the amount of housing available in the Town by unit type, rental versus ownership rates, housing cost and availability.
6. Discuss relevant takeaways and goals from the Ulster County Housing Action Plan.

#### Community and Emergency Services

1. Locate and describe public educational institutions in the Town including the population served, enrollment, annual budget, staffing and other relevant information.
2. Locate and describe community services such as recreational centers, libraries, post offices and parks including budget, staffing and other relevant information.
3. Identify applicable Town or County services serving the Project Site such as Town of Saugerties Highway Department.
4. Describe fire, police, and emergency medical service providers serving the Town. Identify their locations, population served, staffing levels, equipment availability, number and type of calls received per year, and average response time to the site. Discuss any resource sharing contracts these entities have with other municipalities.
5. Identify taxing districts that apply to the Project Site. Evaluate the existing tax revenue from the site based on the most recent data.
6. Identify the budget of applicable Town or County services serving the Project Site.

#### Solid Waste

1. Discuss Ulster County Waste Management Plan and quantify current sources and amounts of solid waste being produced on the site and methods of disposal.
2. Identify the locations of waste transfer stations, landfills and methods of waste hauling available to the Project Site.
3. Identify local plans and policies applicable to the disposal of solid wastes in New York State, Ulster County and the Town of Saugerties.

#### **B. POTENTIAL IMPACTS (NO-ACTION, PREFERRED PLAN, RWCDs)**

Population, Socioeconomics & Housing

1. Prepare a market gap analysis to demonstrate the demand and/or need for the uses proposed in the PDD.
2. Assess the potential residential population growth at the site including age breakdown. Identify the number of school age children that are predicted to live within the development and the number that would likely attend public schools. Utilize PUMS-derived demographic multipliers accounting for price, units in structure, and ownership tenure, or justify alternative.
3. Identify the number of employees and visitors that could result from a full buildout under the PDD zoning.
4. Provide an analysis of the changes in the local economy (including restaurants, shopping, services, etc.) that would likely occur as a result of full buildout under the PDD zoning, including primary, secondary and tertiary employment, and any other economic shifts due to indirect spending generated by residents and employees of the Project. Identify input-output accounts used in analysis, and assumptions supporting the analysis.
5. Identify housing affordability provisions in the PDD and how the PDD addresses the need for housing affordability and diversity.
6. Quantify the share of market rate, affordable or workforce housing units that would be created from full buildout of the PDD.
7. Estimate the increase in tax revenue to the Town, County, School District and any special taxing jurisdictions within which the Project Site is located. Identify whether tax abatements will be requested from the IDA or other agencies authorized to issue them.
8. Calculate the increased community service costs to the Town, County and any special taxing jurisdictions within which the Project Site is located.
9. Predict increased costs to the school district based on the increased number of schoolchildren.
10. Identify the income needed to rent or own without being cost burdened.
11. Identify ways in which the project furthers the goals of the Ulster County Housing Action Plan.

Community and Emergency Services

1. Discuss the effects of additional demands on schools, fire, police and emergency medical services and their capabilities to service the Project. Correspondence from personnel will be provided.

2. Discuss impacts to the Saugerties Central School District including the number of anticipated school children, the cost of educating and accommodating the additional school children and the revenue to the School District from taxes.
3. A fiscal impact analysis will be prepared to evaluate the estimated costs and revenues to community services that result from the maximum buildout of the PDD.

#### Solid Waste

1. Quantify the nature and amount of potential waste generated during both construction and long-term operations, and proposed methods of disposal.
2. Identify secondary traffic impacts due to transport and disposal off-site.
3. Discuss efforts to meet the goals of the Ulster County Solid Waste Management Plan.

#### C. POTENTIAL MITIGATION MEASURES

1. Mitigation will be proposed for identified adverse environmental impacts, as necessary. Unavoidable adverse impacts will be identified and quantified if possible.

#### 4.6.13. LAND USE, ZONING AND COMMUNITY PLANS

##### A. EXISTING CONDITIONS

#### Zoning

1. Describe the existing zoning, including zoning overlays on and within 2 miles surrounding the Project Site. Identify regulatory requirements applicable to the zoning districts.
2. Quantify the area of the Project Site regulated by each district.

#### Land Use

1. Describe and graphically present existing land uses on and surrounding the Project Site.
2. Identify the future land use and density of the site under existing zoning.
3. Identify the number of residential units that could be accommodated through the Town of Saugerties Conservation Subdivision law.

#### Community Plans

1. Discuss the relevant goals and policies set forth in the Town/Village of Saugerties Comprehensive Plan and Open Space Plan as well as adopted policies and/or plans as set forth by other entities, such as the NYS Open Space Plan, Ulster County Comprehensive Plan and Ulster County Open Space Plan.

**B. POTENTIAL IMPACTS (NO-ACTION, PREFERRED PLAN, RWCDs)**

Zoning

1. Describe the provisions of the proposed PDD as it relates to the allowable land uses, height, bulk etc. on the site. The areas impacted by any subarea or specific provisions of the PDD shall be quantified.
2. Discuss the extent to which the proposed PDD will defer to existing Town Zoning codes, how and when those provisions would apply including the Aquifer Protection Overlay, Sensitive Area Overlay and Gateway Overlay districts.

Land Use

1. Compare the type and intensity of land uses and the development densities allowed under existing and proposed PDD zoning.

Community Plans

1. Discuss the Proposed Action's consistency with the relevant goals and policies set forth in:
  - a. Town/Village of Saugerties Comprehensive Plan
  - b. Town Open Space Plan
  - c. NYS Open Space Plan,
  - d. Ulster County Comprehensive Plan and
  - e. Ulster County Open Space Plan.
  - f. 2005 Saugerties Groundwater Protection Plan
2. All goals or recommendations set forth in the above-mentioned documents that might apply to the proposed action shall be enumerated, and consistency with same discussed.

**C. POTENTIAL MITIGATION MEASURES**

1. Mitigation will be proposed for identified adverse environmental impacts, as necessary. Unavoidable adverse impacts will be identified and quantified if possible.

#### 4.0 PROPOSED MITIGATION MEASURES

The Draft Generic Environmental Impact Statement should include a discussion of all anticipated impacts and how they will be mitigated to reduce or eliminate potential impacts of the Project to the surrounding community to the maximum extent practicable. If mitigation measures are adequately addressed in the discussion of impacts, this section can act as a summary.

#### 5.0 PROJECT ALTERNATIVES

This section contains alternatives to the Project that may minimize or avoid adverse environmental impacts. Discussion of each alternative will be at a level of detail sufficient to permit a comparative assessment of costs, benefits, and environmental risks (peak hour trip generation estimates should be provided for each of these alternatives) of each alternative, such as:

- A. Alternative 1: No Action Alternative – an evaluation of the potential adverse and beneficial impacts that would result from full buildout under existing zoning. Discuss extent to which this alternative would serve the goals of the project sponsor.
- B. Alternative 2: RWCDs- Describe and analyze the RWCDs. Identify the extent to which the Preferred Plan may assume elements of the RWCDs over time through waiver, special permit, variances and other piecemeal adjustments, if the PDD is not adjusted to eliminate impacts of the RWCDs beyond the preferred plan.
- C. Alternative 3: Alternative “Traditional Neighborhood Development” Layout – An evaluation and assessment of a revised site layout that achieves the following:
  - Tech & Business Park with direct access only from Route 32;
  - Achieve residential density through the use of a walkable, Traditional, Mixed-Use Neighborhood Development (TND) clustered in areas identified as Subarea 2, Subarea 5 and/or Subarea 3;
  - Conservation of 75% of the site to be offered for passive public recreational use or conserved under conservation easement.
- D. Alternative 4: Reduced Scale of Uses: Discuss the potential impacts of the proposed action if the PDD does not permit a water park and amphitheater.
- E. Alternative 5: Alternative Subarea 1 Layout: Cluster single family “estate lots” consistent with existing Conservation Subdivision regulations.
- F. Alternative 6: Lower Elevation Layout: No construction of residential, commercial or industrial buildings on ground with an elevation over 250 feet amsl.
- G. Alternative 7: LEED Neighborhood Development- Project meets LEED Neighborhood Development standards Silver certification or better.

- H. Alternative 8: Balanced Open Space Alternative: Develop a series of maps that identify areas where development would have least impact on groundwater, where development would have least impact on wildlife habitat, and areas with least impact on other resources, including scenic resources, historical resources, noise/light, community character, etc. Overlay these maps to identify the areas with greatest and least sensitivity and identify 27% of the land with least impact and designate those areas as the development envelope, leaving 73% of the site preserved as open space (to match the ratio in the 2009 concept plan). Evaluate the development that could take place within that envelope.
- I. Alternative 9: Reduced Density Alternative – to the extent the Preferred Plan allows a greater number of units or bedrooms than the no-action alternative, an evaluation and assessment of reducing the number of units and bedrooms to the number allowed under existing code provisions should be provided. A 25% reduction in residential density and non-residential square footage and a 50% reduction in residential and non-residential square footage shall be assessed.
- J. Alternative 10: Fewer exemptions from existing codes. To the extent that the analysis required by section 4.5.4 F describes exempted provisions of the current code, whose purposes and intents are not reasonably served by alternative provisions of the PDD, this alternative shall describe the impact of not exempting such provisions from the PDD.
- K. Additional Alternative Analysis – The range of alternatives may also include as appropriate, discussion of:
- Alternative technology
  - Alternative scale and magnitude
  - Alternative timing
  - Alternative uses.
  - Alternative types of action
  - Alternative proposed regulatory processes

## 6.0 UNAVOIDABLE ENVIRONMENTAL IMPACTS

Identify those adverse environmental impacts that can be expected to occur regardless of the mitigation measures considered. Provide a summary of proposed impacts in terms of loss of environmental resources.

- Temporary construction impacts
- Impacts to natural site features
- Operational impacts

## **7.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**

This section will summarize the Project and its impacts in terms of the loss of environmental resources, both in the immediate future and in the long term.

## **8.0 CUMULATIVE IMPACTS**

The impacts of the proposed action must be considered in relation to other related projects proposed in the vicinity. An allowance for cumulative traffic impacts, at the very least, must be presented.

## **9.0 GROWTH-INDUCING IMPACTS**

Potential impacts related to ancillary growth if any should be evaluated. This chapter will discuss whether there is a growth-inducing impact as a consequence of the approval and construction of the Project, as well as the potential extension of water and/or sewer services at the Project Site, including in terms of potential residential and commercial growth.

## **10.0 CONCERNS/IMPACTS DETERMINED TO BE IRRELEVANT OR INSIGNIFICANT**

Under 6 NYCRR Part 617, State Environmental Quality Review (SEQR), the Lead Agency is responsible for eliminating consideration of those impacts and concerns that have been identified during the scoping process that are determined to be irrelevant or insignificant either because they are not legally relevant to the environmental review of the proposed action, they are not environmentally significant, or they have been adequately addressed prior to the scoping process. These issues and concerns should not be included in the DGEIS.

## **11.0 INFORMATION TO BE INCLUDED IN THE APPENDIX OF THE DGEIS**

The main body of the DGEIS shall provide sufficient detail to enable the reader to understand, interpret, and evaluate the existing conditions, potential impacts, mitigation measures, and alternative Project scenarios. The Appendix shall contain back-up studies and technical reports that supplement and support the narrative in the DGEIS. The methodologies and results of the studies and technical reports shall be summarized and explained in the main body of the DGEIS. The reader should not be forced to move from one section to another to understand the information being presented. Only site-specific documents that are not readily available to the public should be included as appendices to the DGEIS. The following are examples of documents to be included in the Appendix:

- All application materials
- Environmental Assessment Form (EAF) Parts 1 and 2, and Positive Declaration
- Final Scope
- Correspondence related to the Project
- Site Plan (Full scale)
- Traffic Impact Study
- Stormwater Management Plan and Engineering Report
- Natural Resources Report(s), including habitat and wildlife studies
- Water System Data and Supporting Technical Reports
- Wastewater Collection and Supporting Technical Reports
- Historic Resources and Archaeological Surveys (if required)
- Cultural Resources Investigation Report
- Wetland Delineation Report
- Geotechnical Report
- List of all federal, state, regional or local agencies, organizations or consultants contacted during the preparation of the DGEIS
- Relevant correspondence regarding the Project

## 12.0

### **PUBLIC INSPECTION**

The DGEIS and all associated documents, inclusions and appendices must be made available for inspection by the public online, by way of a dedicated website. The website is located at [www.winstonfarm.com](http://www.winstonfarm.com).

**4.7. APPENDIX**

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**Appendix A            Lead Agency Designation**

**Appendix B            Positive Declaration**





## ENB Region 3 Notices 1/18/2023

### Negative Declaration

**Sullivan County** - The Village of Woodridge, as lead agency, has determined that the proposed Water System Improvements Project will not have a significant adverse environmental impact. The Village of Woodridge owns and operates a water system that serves residential, commercial, and industrial properties within the Village, as well as a few properties in the Town of Fallsburg. Components of the Village's water system are aging and in need of improvements. The proposed project includes the replacement of approximately 13,000 linear foot of water main, replacement of selected hydrants and valves, and improvements at the Village's water treatment plant (WTP). The WTP improvements include construction of one new water storage tank, replacement of the existing slow sand filters with an ultrafiltration membrane system, construction of a new building to house the new filtration system, and rehabilitation of the existing sludge settling lagoon (new recycle pumps and associated piping). The project is located in the Village of Woodridge and the existing WTP is in Town of Fallsburg, New York.

**Contact:** Joan Collins, Village of Woodridge, P.O. Box 655, Woodridge, NY 12789, Phone: (845) 434-7337, E-mail: myra.woodridge12789@yahoo.com.

**Sullivan County** - The New York State Office of Parks, Recreation and Historic Preservation (NYS OPRHP), as lead agency, has determined that the proposed Lake Superior State Park 2023 Trails will not have a significant adverse environmental impact. The action involves a proposal by Sullivan County for the creation of new trails on the west side of Lake Superior, within Lake Superior State Park. New trails on the west side of the lake will complete the trail network throughout the park. Trails will be created in phases, starting in 2023. The project is located in the Lake Superior State Park at 342 Dr Duggan Road in the Town of Bethel New York.

**Contact:** Brian Scardefield, Sullivan County, Government Center, 100 North Street, P.O. Box 5012, Monticello, NY 12701, Phone: (845) 807-0287, E-mail: brian.scardefield@sullivanny.us.

**Westchester County** - The City of White Plains Common Council, as lead agency, has determined that the proposed 1111 Westchester Avenue will not have a significant adverse environmental impact. The action involves the construction of an additional parking structure within the current campus, office facility at 1111 Westchester Avenue. The 25.8 acre site is deemed an environmentally sensitive site due to the presence of wetlands and steep slopes. It is developed with two office buildings with 336,112 square foot of floor area and 1,311 spaces in surface parking areas. The project involves construction of a three-level, 495 space parking structure within existing parking areas which will result in a net increase of approximately 266 parking spaces. The project is located at 1111 Westchester Avenue in the City of White Plains, New York.

**Contact:** Christopher N. Gomez, City of White Plains, 70 Church Street, White Plains, NY 10601 Phone: (914) 422-1300, E-mail: cgomez@whiteplainsny.gov.

### Notice of Availability of Final Scope

**Ulster County** - The Town of Saugerties Town Board, as lead agency, has made the Final Scope for the proposed Winston Farm Planned Development District available. The Final Scope is available from the Town of Saugerties Town Clerk Office, 4 High Street, Saugerties NY 12477 and on line at: <https://townsaugerties.digitaltowpath.org:10234/content/Generic/View/713>.

The action involves a proposal to rezone and redevelop the project site, known locally as Winston Farm, consisting of eleven contiguous predominantly vacant land parcels totaling 840 ± acres as a Planned Development District (PDD). The project site is currently zoned General Business (GB), Moderate Density Residential (MDR), and Hamlet Residential (HR) and within the Gateway Overlay (GO), Aquifer Protection Overlay (APO) and Sensitive Area Overlay (SAO). The project sponsor proposes a range of potential uses including, but not limited to consumer service; office space; high-tech and research; 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 project is located at NYS Route 32 and 212 in the Town of Saugerties, New York.

**Contact:** Terri Wood, Town of Saugerties, 4 High Street, Saugerties NY 12477, Phone: (845) 246-2800, E-mail: wood@saugertiesny.gov or costello@saugertiesny.gov.