

HIGHLAND MILLS CENTER SENIOR HOUSING

PART 3 ENVIRONMENTAL NARRATIVE

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Wetlands:

In completing the Long Environmental Assessment Form Part 2, the Village of Woodbury Planning Board has checked Item 3d – Impacts on Water – “The proposed action may involve construction within or adjoining freshwater or tidal wetland, or in the bed or banks of any other water body”, as a potential moderate to large impact. The proposed action will involve a small disturbance to an on-site fresh water wetland, as well as the adjacent area, which requires a Village wetlands permit.

The project includes a freshwater wetland along the south easterly side of the property. Of the 16.12 acres proposed to be in the SH Zone, 3.65 acres is classified as freshwater wetlands. The project will be completely outside the boundary of those wetland areas, with the exception of a small disturbance of 645± s.f. for parking along the eastern side of the wetlands and a crossing or approximately 3,005± s.f. to provide for stormwater and access to the west or the on-site wetlands. Most of the property would be within the adjacent area, limiting the possibility of avoiding the adjacent area. The proposed development will minimize impact on wetlands by site design and compliance with permit requirements. A full Stormwater Pollution Prevention Plan (SWPPP) will be prepared and implemented in accordance with NYSDEC requirements. All stormwater from the site will be collected and treated to maintain water quality prior to any discharge to wetlands. No post-construction runoff from improvements in the adjacent area will discharge directly to a wetland. All efforts will be made to infiltrate stormwater, and full erosion control practices will be implemented during construction. Also, as part of the SWPPP, on-site inspections during construction shall be required and be available to both NYSDEC and Village officials.

The freshwater wetlands in the immediate area of the adjacent development does not appear to be high quality wetlands. The adjacent area, where much of the development is proposed, is not an effective buffer, as much of the surface is non-vegetative earth. The proposed development will include revegetation of this area in accordance with the Site Plan/Landscaping Plan design. This redevelopment will decrease the potential for erosion into the wetland and enhance the buffer to provide permanent protection to the freshwater wetland from future degradation.

Also, the Zoning Code allows for a 25% reduction in parking with Planning Board approval. Any reduction in parking, as the result of site plan review, will create an additional buffer area and protection to wetlands.

Based on the above, the project will have minimal impacts to the wetlands adjacent to the site. Further, the project meets the following standards as outlined in the Village of Woodbury Zoning Law.

- a. The proposed regulated activity is consistent with the policy of this chapter to preserve, protect and conserve freshwater wetlands and the benefits derived therefrom, to prevent the despoliation and destruction of freshwater wetlands and to regulate the development of such wetlands in order to secure the natural benefits of freshwater wetlands, consistent with the general welfare and beneficial economic, social and agricultural development of the Village of Woodbury.
- b. The proposed regulated activity is consistent with the land use regulations applicable in the Village of Woodbury pursuant to § 24-0903 of the State Environmental Conservation Law.
- c. The proposed regulated activity is compatible with the public health and welfare.
- d. The proposed regulated activity is reasonable and necessary.
- e. There is no reasonable alternative for the proposed regulated activity on the site which is not a freshwater wetland or an adjacent area.

Phasing:

A phasing plan shall be developed as part of the site plan approval process. This plan will consist of two (2) phases in which each phase will contain the construction of one (1) of the two (2) proposed buildings and associated parking and infrastructure. Specifically, Building 1 (building to the south) would be constructed first, along with the main access drive and a total of 110 parking spaces. Where possible, utilities and other site infrastructure will be installed in Phase 1 to minimize disturbance in Phase 2. The emergency access drive out to Lilac Drive will

also be constructed as part of Phase 1 to maintain emergency services. All stormwater management facilities will be constructed as part of Phase 1, so that those areas will be completely stabilized and functioning throughout the project.

Phase 2 construction will consist of construction of the second building and remaining parking areas. Construction access shall be through the emergency access drive and staging will be within Phase 2 only, so that no construction equipment will be associated with or affect Phase 1. This will minimize any adverse effects to the residents occupying Phase 1. Also, during Phase 2 construction, adequate safety fencing shall be provided so that Phase 2 shall not be accessible to residents of Phase 1.

Water Supply:

The proposed project will utilize Village of Woodbury central water. Because this is a senior housing use, the anticipated water usage is lower than that of a typical apartment complex. In reviewing meter readings in similar senior citizen projects, the approximate average daily flow is 45 gal/day/bedroom. The units will provide water conserving fixtures and otherwise implement water conservation. However, to be conservative, 75 gal/day/bedroom is utilized to calculate the average daily flow.

Based on 36 one (1) bedroom units and 60 two (2) bedroom units, the total anticipated flow would be 11,700 gpd or 8.13 gpm, which is minimal water usage.

Further, this project will also require the review and approval from the Orange County Health Department for the public water supply. As such, that department will review both the existing Village system for adequacy, as well as the proposed project itself. No construction can commence without Orange County Health Department approval, and hence verification of adequate water supply.

Sanitary Sewer:

The proposed project will utilize Village or Woodbury Central Sewer. The anticipated daily flow is 11,700 gpd or 8.13 gpm. I & I work shall be conducted by the applicant to reduce I & I to the Hollis pump station in an amount exceeding the project's demands.

Flood Plain:

Only the rear portion of the property contains a portion of 100 year flood plain. There is no proposal to encroach or fill any of this flood plain. A full Stormwater Pollution Prevention Plan will be required, in which the peak stormwater flows must be attenuated, so that there is no increase in peak runoff rates directed toward these flood plains. As such, there will be no impact to the flood plain based on this project.

There are also concerns of potential flooding from the Timber Ridge development. This development sits above the project site, and as such, this project will have no effect on any Timber Ridge flooding. Also, as part of our stormwater analysis, all existing drainage structures shall be analyzed so that no additional flows will tax this infrastructure to potentially increase flooding.

Historic and Archeological Resources:

The New York State DEC mapper shows no archeological sites, but does indicate the Rushmore Memorial Library as part of the National Register of Historic Places. This project will have no effect on this structure.

The mapper has also identified the Indiana Bat and Long Eared Bat as threatened or endangered species. This refers to potential on-site habitat. To mitigate any potential impacts, tree cutting will be limited to November 1st to March 31st, which will restrict any cutting or potential roosting trees during the potential bat mating or roosting season for those species.

Energy:

All buildings will be required to meet current NYS Building Energy Codes. This project will use no more energy than any other new development with similar use.

Human Health:

The proposed action may be located within 1,500 feet of a school, hospital, licensed day care, group home, nursing home or retirement community. The proposed senior citizen

residence use is a completely compatible use with any of the above. As such, there will be no impacts to any of those uses within 1,500 feet of the project.

Consistency with Community Character:

The proposed action may create a modest demand for addition community services, including schools, police and fire. There will be an additional demand for emergency services, such as police and fire. With regard to police, senior communities have historically low crime rates and as such, impacts on the police department are not expected. With regard to fire, all buildings and site plan elements shall meet current fire codes so to minimize any impacts. The project is not expected to have any adverse impacts on the school system, as the Village Zoning prohibits children under 18 with very limited exceptions. Overall, the project will have a beneficial impact on the District, as it will be a ratable that pays school taxes.