

Appendix A

State Environmental Quality Review

FULL ENVIRONMENTAL ASSESSMENT FORM

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

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

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

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

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a negative declaration will be prepared.
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a CONDITIONED negative declaration will be prepared.*
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a positive declaration will be prepared.

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Knolls of Dover

Name of Action

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

PART 1--PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and will be subject to further verification and public review. Provide any additional information you believe is needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action <i>Knolls of Dover</i>		
Location of Action (include Street Address, Municipality and County) <i>Former Harlem Valley Psychiatric Center, Route 22 and Wheeler Road, Town of Dover, Dutchess County</i>		
Name of Applicant/Sponsor <i>Dover Knolls Development Company II, LLC contact: Kurt Mohr</i>		Business Telephone <i>(516) 745-0150</i>
Address <i>377 Oak Street</i>		
City/PO <i>Garden City</i>	State <i>NY</i>	Zip Code <i>11530</i>
Name of Owner(if different)		Business Telephone ()
Address		
City/PO	State	Zip Code
Description of Action <i>Redevelopment of the former Harlem Valley Psychiatric Center (HVPC) site. See project description in attached Master Plan Report.</i>		

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

A. SITE DESCRIPTION

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

1. Present land use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other *vacant former HVPC buildings, Div. for Youth detention facility, golf course*

2. Total acreage of project area: *854±* acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u><i>160±</i></u> acres	<u><i>202±</i></u> acres
Forested	<u><i>349±</i></u> acres	<u><i>311±</i></u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u><i>70±</i></u> acres	_____ acres
Wetland(Freshwater or tidal as per Articles 24,25 of ECL)	<u><i>163±</i></u> acres	<u><i>151±</i></u> acres
Water Surface Area	<u><i>13±</i></u> acres	<u><i>13±</i></u> acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	<u><i>35±</i></u> acres	<u><i>113±</i></u> acres
Other (Indicate type) <u><i>Golf course</i></u>	<u><i>64±</i></u> acres	<u><i>64±</i></u> acres

3. What is predominant soil type(s) on project site? *Stockbridge silt loam, Chatfield-Hollis complex, Urban land, Copake gravelly silt loam, Carlisle muck*

- a. Soil drainage: Well drained *75* % of site Moderately well drained _____ % of site
 Poorly drained *25* % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? *40±* acres (See 1 NYCRR 370).

- Are there bedrock outcroppings on project site? Yes No
 a. What is depth to bedrock? *varies ±2 - 40 ft.* (in feet)

5. Approximate percentage of proposed project site with slopes: 0-10% *45* % 10-15% *30* %
 15% or greater *25* %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places?
 Yes No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No
8. What is the depth of the water table? varies 0 - 6+ ft. (in feet)
9. Is site located over a primary, principal, or sole source aquifer? Yes No
- Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No (*Fishing in Swamp River*)
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
 Yes No According to HVPC Land Disposition DEIS - 7/92; M. Klemens & Associates field surveys - 2004, 2005
 Identify each species Bog and spotted turtle; Spotted, marbled, and Jefferson salamander; Botanical species
12. Are there any unique or unusual land forms on the project site?(i.e., cliffs, dunes, other geological formations)
 Yes No Describe In addition to wetlands, waterbodies and steep slopes, several environmentally important areas have been identified by the Town including vernal pools, fens and marble knolls
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
 Yes No If yes, explain Portion of site includes a running track; access to Swamp River
14. Does the present site include scenic views known to be important to the community?
 Yes No
15. Streams within or contiguous to project area: Swamp River
 a. Name of Stream and name of River to which it is tributary Ten Mile River which is tributary to the Housatonic River
16. Lakes, ponds, wetland areas within or contiguous to project area:
 a. Name DEC wetlands DP-22, 30,34, 35 Reservoir, ponds b. Size (In acres) Wetlands: 163± acres
Reservoir, ponds: 13± acres
17. Is the site served by existing public utilities? Yes No (*Project site contains its own internal utility systems.*)
 a) If Yes, does sufficient capacity exist to allow connection? Yes No
 b) If Yes, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
- is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No (*Great Swamp*)
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No (*Two sites, both delisted from NYSDEC Registry of Inactive Hazardous Waste Disposal Sites.*)

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- Total contiguous acreage owned or controlled by project sponsor 854± acres.
 - Project acreage to be developed: 146± acres initially; 299± acres ultimately.
 - Project acreage to remain undeveloped 555± acres.
 - Length of project, in miles: NA (if appropriate).
 - If the project is an expansion, indicate percent of expansion proposed NA %.
 - Number of off-street parking spaces existing NA; proposed TBD.
 - Maximum vehicular trips generated per hour 1200± in, 1200± out peak hour trips (upon completion of project).
 - If residential, Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	<u>63</u>	<u>120</u>	<u>124</u>	<u></u>
Ultimately	<u>73</u>	<u>120</u>	<u>1,145</u>	<u></u>

- Dimensions (in feet) of largest proposed structure 40± height; 300± width; 400± length.
- Linear feet of frontage along a public thoroughfare project will occupy is? ±6200 ft. on Route 22

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? TBD tons/cubic yards.
3. Will disturbed areas be reclaimed? Yes No N/A
 a. If yes, for what intended purpose is the site being reclaimed? Commercial, institutional and residential development; landscaped area
 b. Will topsoil be stockpiled for reclamation? Yes No
 c. Will upper subsoil be stockpiled for reclamation? Yes No
- How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 78± acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project? Yes No
6. If single phase project: Anticipated period of construction NA months, (including demolition).
7. If multi-phased: NA
 a. Total number of phases anticipated 4 (number).
 b. Anticipated date of commencement phase 1 _____ month 2006 year, (including demolition).
 c. Approximate completion date of final phase _____ month 2016 year.
 d. Is phase 1 functionally dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No TBD
9. Number of jobs generated: during construction? ±250 per year; after project is complete? ±2,000.
10. Number of jobs eliminated by this project? 0.
11. Will project require relocation of any projects or facilities? Yes No If yes, explain _____
Existing buildings
12. Is surface liquid waste disposal involved? Yes No
 a. If yes, indicate type of waste (sewage, industrial, etc.) and amount treated wastewater
 b. Name of water body into which effluent will be discharged Swamp River
13. Is subsurface liquid waste disposal involved? Yes No Type _____
14. Will surface area of an existing water body increase or decrease by proposal? Yes No
 Explain _____
15. Is project, or any portion of project, located in a 100 year flood plain? Yes No (Flood plain generally coterminous with Great Swamp wetland boundary.)
16. Will the project generate solid waste? Yes No
 a. If yes, what is the amount per month? ±200 tons.
 b. If yes, will an existing solid waste facility be used? Yes No
 c. If yes, give name Dutchess County Resource Recovery facility; location Poughkeepsie
 d. Will any wastes **not** go into a sewage disposal system or into a sanitary landfill? Yes No
 e. If Yes, explain Recyclables
17. Will the project involve the disposal of solid waste? Yes No
 a. If yes, what is the anticipated rate of disposal? _____ tons/month.
 b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? Yes No
19. Will project routinely produce odors (more than one hour per day)? Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No
21. Will project result in an increase in energy use? Yes No
 If yes, indicate type(s) Increase in use of electricity and heating fuels
22. If water supply is from wells, indicate pumping capacity NA gallons/minute.
23. Total anticipated water usage per day ±300,000 gallons/day. (Domestic usage, excluding golf course irrigation needs.)
- Does project involve Local, State or Federal funding? Yes No TBD
 If yes, explain _____

City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>master development plan,</u> <u>zoning change for overlay and Dykeman</u>	_____
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>subdivision, site plan</u>	_____
City, Town Zoning Board	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>water, sewer, subdivision</u>	_____
Other Local Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
Other Regional Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>County Planning Dept.</u> <u>review</u>	_____
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>DOT (curb cuts)</u> <u>DEC (wetland, SPDES</u> <u>water and sewer)</u>	_____
Federal Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>ACOE (wetland permit)</u>	_____

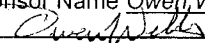
C. ZONING and PLANNING INFORMATION

1. Does proposed action involve a planning or zoning decision? Yes No
 If Yes, indicate decision required:
 zoning amendment zoning variance special use permit subdivision site plan
 new/revision of master plan resource management plan other master development plan
2. What is the zoning classification(s) of the site? SR, CO, HM, HR, RU and MC, SC, FP Overlays
3. What is the maximum potential development of the site if developed as permitted by the present zoning?
Approximately 1535 dwelling units and 1.2 million sf of commercial development
4. What is the proposed zoning of the site? Same as existing with MC overlay extended to 83 acre parcel in northwest corner
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
Same as existing plus approximately 100± units with rezoning 83 acres into MC Overlay
6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
7. What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?
Zoning: RU, RC, HC, HR, SR, CO Land Use: Residential, commercial, vacant, recreational
8. Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? Yes No
9. If the proposed action is the subdivision of land, how many lots are proposed? TBD
 a. What is the minimum lot size proposed? TBD
10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes No
 a. If yes, is existing capacity sufficient to handle projected demand? Yes No TBD (as part of DEIS.)
12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No
 a. If yes, is the existing road network adequate to handle the additional traffic? Yes No TBD (as part of DEIS.)

D. Informational Details

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

E. Verification

I certify that the information provided above is true to the best of my knowledge.
 Applicant/Sponsor Name Owen Wells, Saccardi & Schiff, Inc. for Dover Knolls Development Company II, LLC Date 11/17/2005
 Signature  Title Planning Consultant
 This action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.