

617.20
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 un-measurable. It is also understood that those who determine significance may have little or no formal knowledge of the environments 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 of 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

Wind Rose Project in Dutchess County, New York

Name of Action

Town of Dover Planning Board

Name of Lead Agency

David Wylock

Name of Responsible Officer in Lead Agency

Planning Board Chairman

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 may be subject to further verification and public review. Provide any additional information you believe will be 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 Wind Rose Project		
LOCATION OF ACTION (Include Street Address, Municipality and County) West Dover Road, Towns of Dover and Pawling, Dutchess County		
NAME OF APPLICANT/SPONSOR Wind Rose Dutchess, LLC	BUSINESS TELEPHONE 845-855-0900	
ADDRESS 26 East Main Street, Suite 2		
CITY/PO Pawling	STATE New York	ZIP CODE 12564
NAME OF OWNER (if different) See Exhibit 1	BUSINESS TELEPHONE	
ADDRESS		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION The Wind Rose project is a proposed membership club involving the development of eight parcels totaling 1,144.79 acres on West Dover Road in the Towns of Dover and Pawling. The project includes the development of a Jack Nicklaus signature golf course and club house, equestrian facilities, 21 suite units, 12 duplex units, 43 cottage units, 154 full ownership units, and recreational facilities, on parcels zoned Ru and Rc in the Town of Dover, and zoned R-2 in the Town of Pawling. A Draft Environmental Impact Statement will be prepared to assess the potential impacts anticipated from the proposed action. Refer to the attached project description for a detailed description of proposed action.		

Please 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

2. Total acreage of project area: <u>1,144.8 acres</u>	PAWLING DOVER	PAWLING DOVER
APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Bushland (Non-agricultural)	<u>140.9 59.0</u> acres	<u>39.6 24.9</u> acres
Forested	<u>267.4 500.1</u> acres	<u>223.8 403.7</u> acres
Agricultural (Includes orchards, cropland, pastures, etc.)	<u>28.0 22.1</u> acres	<u>12.6 6.4</u> acres
Wetland (Regulated by State or Fed.)	<u>43.2 68.5</u> acres	<u>43.2 68.5</u> acres
Water Surface Area (pending confirmation of boundary)*	<u>- -</u> acres	<u>3.3 0.6</u> acres
Unvegetated (Rock, earth or fill)	<u>4.2 1.3</u> acres	<u>11.0 8.4</u> acres
Roads, buildings and other paved surfaces	<u>0.5 0.7</u> acres	<u>24.3 28.3</u> acres
Other (Indicate type) <u>Lawn and landscaped Areas, Golf Course and Recreational Facilities</u>	<u>3.2 5.7</u> Acres	<u>133.0 113.4</u> acres

* No water surface areas are located outside the limits of delineated wetlands (See 16 below)

What is predominant soil type(s) on project site? Stockbridge Silt Loam, Farmington Galway complex, Hollis-Chatfield-Rock Outcrop complex, Sun silt loam

- a. Soil drainage: Well Drained 77 % of site Moderately well drained 4 %
 Poorly Drained 19 % 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? 330 acres. (See 1 NYCRR 3700)
4. Are there bedrock outcroppings on project site? Yes No
a. What is the depth to bedrock? 0-80 (in feet)
5. Approximate percentage of proposed site with slopes: 0-10% 42 % 10-15% 19 %
 15% or greater 38 %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or 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? 0-80 (in feet)
9. Is site located over a primary, principal, or sole source aquifer? Yes No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
 Yes No According to New York State Department of Environmental Conservation (NYSDEC)
Identify each species Red Maple-Hardwood Swamp, (Rank: S4S5, G5) Bog Turtle *Glyptemis muhlenbergii* (S-Imperiled G Vulnerable); Carolina Whitlowgrass *Draba reptans* (S Imperiled G Demonstrably secure)
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations.)
 Yes No Describe Great Swamp Critical Environmental Area
13. Is the project site presently used by the community or neighborhood as an open space or recreational area?
 Yes No If yes, explain _____
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: Burton Brook
a. Name of Stream and name of River to which it is tributary Swamp River – Northerly Drainage to Ten Mile River
16. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name **NYSDEC Wetland DP-22 (Great Swamp) 33.3 acres**
NYSDEC Wetland PL-16 25.6 acres
NYSDEC Wetland DP-33 27.8 acres
USACOE and Local 24.8 acres
b. Size **111.7 acres**
17. Is the site served by existing public utilities? Yes No
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
19. 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
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. **Project Description** Physical dimensions and scale of project (fill in dimensions as appropriate)

- a. Total contiguous acreage owned or controlled by project sponsor 1,144.8 acres. 653.99 acres in Dover
490.80 acres in Pawling
- b. Project acreage to be developed: 450 acres initially; 450 acres ultimately.
- c. Project acreage to remain undeveloped 695 acres.
- d. Length of project, in miles: N.A. (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed? N.A. %
- f. Number of off-street parking spaces existing 12 ; proposed 884 (449 Residential / 435 Club) .
- g. Maximum vehicular trips generated per hour 202 (upon completion of project)? 202
- h. residential: Number and type of housing units:

21 Suite Units, 12 Duplex Units, 43 Cottage Units, and 154 Single Family Full Ownership Units

	One Family Pawling Dover	Two Family	Multiple Family	Condominium (Dover)
Initially	<u>90 64</u>	<u>N.A</u>	<u>N.A</u>	<u>76</u>
Ultimately	<u>90 64</u>	<u>N.A</u>	<u>N.A</u>	<u>76</u>

- i. Dimensions (in feet) of largest proposed structure <35 feet height; 100 feet width; 200 feet length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 7,000 ft.
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
- a. If yes, for what intended purpose is the site being reclaimed? Lawns, Landscaping, Golf Course, Trails, Recreational Facilities, Agricultural (Garden and Nursery), and Equestrian Center
- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 450 (to be reclaimed) 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? N.A. months, (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated? TBD (number).
- b. Anticipated date of commencement phase 1 2010 month _____ year, (including demolition)
- c. Approximate completion date of final phase 2014 month _____ year.
- d. Is phase 1 functionally dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No
9. Number of jobs generated during construction? 938 ; after project is complete 150 (Full Time Equivalent)
10. Number of jobs eliminated by this project? 0
11. Will project require relocation of any projects or facilities? Yes No
If yes, explain _____
12. Is surface liquid waste disposal involved? Yes No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount. 150,000 gallons per day of treated effluent
- b. Name of water body into which effluent will be discharged. Unnamed tributary of Swamp River
13. Is subsurface liquid waste disposal involved? Yes No
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 100 year flood plain? Yes No
16. Will the project generate solid waste? Yes No

- a. If yes, what is the amount per month .0525 per person Tons
- b. If yes, will an existing solid waste facility be used? Yes No
- c. If yes, give name Towns of Dover and Pawling Transfer Stations ; location Dover and Pawling
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
- e. If yes, explain N.A.

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) Electric and Fossil Fuel
22. If water supply is from wells, indicate pumping capacity 208 (minimum) gallons/minute.
23. Total anticipated water usage per day 150,000 (potable) gallons/day.
24. Does project involve Local, State or Federal funding? Yes No
If yes, explain _____

25. Approvals Required:

		Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Transportation Corporation for Water and Sewer Facilities Operation</u>	_____
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Site Plan Approval; Special Use Permit, Subdivision, Environmental (Wetlands , etc.), Special Permits for Golf Course and Membership Club, Highway Work Permit</u>	_____
City, Town Zoning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Area Variance</u>	_____
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Water Supply System and Wells, Wastewater Collection and Treatment, Realty Subdivision</u>	_____
Other Local Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
Other Regional Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Dutchess County Planning Department Approval pursuant to New York State General Municipal Law Section 239(l), (m), Dutchess County Department of Highways and Facilities Permit</u>	_____
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>NYSDEC: Article 15 permit, Article 24 Wetlands Permit, Stormwater Pollution Prevention Plan, Water Supply and Wastewater SPDES Permit, Water Quality Certification; NYSDOH: Water Supply and Wastewater treatment</u>	_____
Federal Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Army Corps of Engineers Wetlands 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 _____
2. What is the zoning classification of the site? Town of Dover: RU, RC Town of Pawling: R-2
3. What is the maximum potential development of the site if developed as permitted by the present zoning? **408**

4. What is the proposed zoning of the site? No rezoning proposed
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
No rezoning proposed
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 ¼ mile radius of proposed action?
Residential
8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? Yes No
9. If the proposed action is the subdivision of land, how many lots are proposed? Dover: 140 Pawling: 90
- a. What is the minimum lot size proposed? Approximately 8,000 square feet
10. Will proposed action require authorization(s) for 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
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

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 measures that you propose to mitigate or avoid them.

See attached Project Narrative

E. Verification

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

Applicant/Sponsor Name Wind Rose Dutchess, LLC (By Jeffrey P. Jones) Date June 9, 2008

Signature  Title Project Manager

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.