

Long EAF  
Part 3  
Environmental Narrative

**Prospect Gardens  
Subdivision and Site Plan**

*Prospect Road  
Village of South Blooming Grove  
Orange County, New York  
SBL # 201-1-5,6 & 7; 202-1-3, 4 & 5*

**Lead Agency:**

**Village of South Blooming Grove Planning Board  
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This document is prepared as an analysis and discussion of items deemed potentially large impact on the Prospect Gardens Long EAF Part 2 as adopted by the Village of South Blooming Grove Planning Board acting as Lead Agency.

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## Part 2 EAF Section 1. Impact on Land

*b. The proposed action may involve construction on slopes of 15% or greater.*

The Project has been designed to avoid construction on slopes of greater than 15% to the greatest extent practicable; however, due to the Project Site's topography, it will be impossible to entirely avoid slopes of 15% or greater. To the extent that slopes greater than 15% are disturbed, at any one time the area of disturbance will be kept to the minimum area possible. Furthermore, a full Erosion Control Plan has been prepared and areas of steep slopes will be stabilized in accordance with New York State Standards and Specifications for Erosion and Sediment Control. Also, weekly stormwater inspections will be performed by a Qualified Inspector with additional periodic inspections performed by Village of South Blooming Grove representatives and, occasionally, by New York State Department of Environmental Conservation ("NYSDEC") staff. By implementing the above, the impacts from construction on slopes of 15% percent or greater are minimized.

*e. The proposed action may involve construction that continues for more than one year or in multiple phases.*

The construction of the Project's infrastructure and dwelling units will continue for more than one year. The project is proposed to be completed in phases. Phasing is required for the project to conform to the maximum area of disturbance allowed at any one time under the stormwater SPDES General Permit for Construction Activities. Phasing of the project results in lower impacts to the land at any one time.

*f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).*

Physical disturbance to the project site will occur during construction of the infrastructure and dwelling units. The Project will comply with its SWPPP and follow site specific erosion and sediment control measures to ensure that there will be no significant adverse impacts from erosion. A copy of the project's SWPPP will be kept at the site during all construction activities. Any contractor involved in site-disturbing activities must sign a Contractor Certification Statement attesting to their familiarity with the requirements of the SWPPP. Inspections of the site will be conducted weekly by a qualified inspector with additional inspections done periodically by the village engineer and, occasionally, by NYSDEC staff. Conformance with the Project's erosion and sediment control plan will substantially mitigate potential impacts caused by the removal of vegetation and potential erosion caused by construction. Upon completion of the proposed improvements, any areas of the site that were disturbed and that are not covered by hardscapes such as buildings, roads, and sidewalks, will be revegetated with grass, trees, or decorative landscaping. The project is not expected to use herbicides or pesticides.

## Part 2 EAF Section 3. Impacts on Surface Waters

d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.

The Prospect Gardens site does contain areas of state and federal wetlands, a perennial stream known as Satterly Creek and its tributary watercourses. There is no proposed disturbance to Satterly Creek or its tributary watercourses. The NYSDEC wetland has been delineated by NYSDEC staff and there is no proposed disturbance to the state wetland or its associated 100 foot adjacent area. There is an area of federal wetland adjacent to Prospect Road which will be impacted by the construction of one of the access roads into the site. The location of the access road cannot be changed due to sight distance safety constraints. The amount of disturbance to the wetland is approximately 0.076 of an acre and falls under Nationwide Permit 29. A pre-construction notification will be submitted to the United States Army Corps of Engineers prior to the disturbance of the wetland.

e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.

The Project does have the potential to create turbidity in surface waters due to upland erosion associated with construction activity. An erosion and sediment control plan has been prepared to minimize this potential impact and the Project will be regularly inspected to ensure compliance with the plan. Any defects noted must be corrected within 24 hours. There is no anticipated turbidity associated with disturbing bottom sediments.

h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.

To mitigate soil erosion or create a source of stormwater discharge that may lead to siltation or other degradation of receiving waters, the Project will comply with its SWPPP and follow site specific erosion and sediment control measures. These measures include the installation of silt fence, diversion swales, sediment traps, check dams, stabilized construction entrances among other measures. Having redundant layers of erosion control will help to ensure that there will be no significant adverse impacts to water bodies. Additionally, by clustering the dwelling placement a more compact development has been created which allows for the preservation of open space areas. These areas will act as undisturbed vegetative buffers to surface water features. A copy of the project's SWPPP will be kept on the site and the development will be inspected weekly for compliance. Upon completion of the project, all disturbed areas will be stabilized and runoff from impervious areas will be directed toward multiple water quality treatment devices. After treatment, stormwater will continue its natural course of drainage. The rates of stormwater runoff will be kept at or below pre-developed levels for the 1-year, 10-year, and 100-year storm events. The attenuation of these storms to pre-developed levels will minimize the potential for downstream erosion in the post-developed condition.

k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.

The Village of South Blooming Grove is a contract user that discharges into the Harriman Wastewater Treatment Plant. The Village currently has an allowable discharge of 490,000 gallons per day (“gpd”). The 12-month average discharge ending in January 2023, the latest date for which data has been made available, is reported to be 320,168 gpd, leaving a remaining available capacity of 169,833 gpd. The Prospect Gardens project is computed to result in a daily discharge of 68,640 gpd. The project lies within this Village of South Blooming Grove and is therefore eligible for discharge into the Village's system subject to agreement by the Village Board. The Project will install a new gravity sewer collection system to collect sanitary sewer from the proposed dwelling units and community facilities. A new sewage pump station will be installed which will pump from the Project Site to the existing Village pump station. The owner's of Prospect Gardens have also expressed their willingness to donate a five-acre parcel of land to the Village of South Blooming Grove to be used as a possible location for a new municipal sewage treatment plant.

## Part 2 EAF Section 4. Impact on Groundwater

a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.

There are currently three water supply wells located on the project site with respective yields of 40 gallons per minute (“gpm”), 54 gpm, and 6 gpm as detailed in Attachment I. For the purposes of the water supply, the 6 gpm well is disregarded. If the remaining two wells are made a part of the Village's municipal system, the water calculation could include both wells providing 94 gpm or 135,360 gpd, satisfying almost twice the computed Prospect Gardens water demand of 68,640 gpd. The applicant intends to conduct further investigations of potential well sites within the project site given its highly favorable location along the Satterly Creek valley. If for some reason the project does not interconnect with the Village's water supply system, a private water supply system will be created. In accordance with State Standards, the water system will need to provide twice the average demand with the best well out of service. Taking the 54 gpm out of service results in an available 57,600 gpd of water from the 40 gpm well. Dividing this value by two results in 28,800 gpd of available capacity, which is enough for 65 four-bedroom dwelling units. Based on this, the first phase of the Project would be limited to 32 two-family structures until such time as additional wells are drilled and tested or connection to the municipal system with adequate capacity is made.

b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer.

As part of the project's approval process, the project will apply for and obtain an Article 11 Water Withdrawal Permit from the NYSDEC as well as a water supply system approval from Orange County. These governing agencies will confirm that the project's water demand and

the capacity of the on-site wells will not exceed the safe and sustainable withdrawal capacity of the local supply or aquifer.

c. The proposed action may allow or result in residential uses in areas without water and sewer services.

The Project is located within the Village of South Blooming Grove which has both municipal water and sewer services. Water and sewer services are not physically present at the project's frontage on Prospect Road and will require extension of these services to the site. The development will also seek inclusion into the service area by the Village Board. The project proposes to pay for the extension of all water and sewer utilities to the site, as well as pay all applicable connection fees. In the event that municipal water and sewer are not brought to the site, the developer will create a private water and sewer system through the use of a Transportation Corporation, though this option is not anticipated to be needed.

## Part 2 EAF Section 7. Impact on Plants and Animals

The Project's construction will result in the loss of habitat and displacement of animal species that currently reside on the site. A loss of plants will occur due to the conversion of natural areas to structures, roads or other hardscapes. A biological site assessment was conducted by North Country Ecological Services and is included in Attachment II. The assessment concludes that the project will not result in a significant adverse impact on endangered or threatened flora and fauna. Additionally, the development is proposed as a cluster development which will leave 50% of the property as preserved open space. Displaced wildlife could relocate to this open space. Accordingly, the project will not result in a significant adverse impact on plants and animals.

## Part 2 EAF Section 8. Impact on Agricultural Resources

a. The proposed action may impact soil classified within soil groups 1 through 4 of the NYS Land Classification System.

The Project Site was previously used for farming activities; however, farming activities have not been present for over five years, so the site is not considered to contain an active farming operation. There are some soils present on the parcel that fall under Group 4 of the New York Land Classification System, specifically Mardin B-type soils. This area of the site containing these soils is currently fallow and approximately 50% of the area within the soil type lies within the area proposed to be preserved as open space. Considering agricultural uses no longer exist at the project site and the site is not being used for productive farming operations, the Project will not impact agricultural resources.



## Part 2 EAF Section 9. Impact on Aesthetic Resources

a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.

To mitigate potential visual and aesthetic impacts, the Project has been proposed as a cluster development, leaving 50% of the property as open space in its natural, green state. Furthermore, Prospect Road is located within the Village's Scenic Road Overlay District. The Prospect Gardens site has approximately 1,960 linear feet of frontage along Prospect Road. The area of proposed development has been clustered in the southern portion of the property within a frontage of approximately 680 linear feet leaving approximately 1,280 linear feet of frontage, or approximately 65% of the total frontage, undisturbed in its natural state. Within the 680 linear feet of development area, a 30-foot-wide landscaped buffer, followed by a 40 foot yard setback, has been provided between Prospect Road and the proposed structures. This buffer will be planted with evergreen vegetation and will be sloped up along Prospect Road with a height of approximately 20 feet. Based on all the above, the visual impact of the Project as viewed from Prospect Road will be substantially mitigated with vegetation and the views into the site will be largely limited to the Project's two access roads. Photo simulations of the access drives to Prospect Road, as well as the renderings of the overall development can be found in attachment 5.

## Part 2 EAF Section 10. Impact on Historical and Archeological Resources

b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.

A Phase 1A/1B archeological survey has been performed in the area of potential effect and submitted to the NYS Office of Parks, Recreation and Historic Preservation. The office has issued a no impact letter included which can be found in Attachment III indicating that the Project will not result in a significant adverse impact to any historical or archaeological resources.

## Part 2 EAF Section 13. Impact on Transportation

a. Projected traffic increase may exceed capacity of existing road network.

A Traffic Impact Study has been completed for the Project and can be found in Attachment IV. The study included an analysis of Prospect Road, Round Hill Road, Peddler Hill Road, and New York State Route 208. Existing traffic volumes were counted at the intersections of Prospect Road and Peddler Hill Road, Prospect Road and Round Hill Road, Route 208 and

Peddler Hill Road, and Route 208 and Round Hill Road. The traffic counts were conducted on January 20th, 2023 and February 3rd, 2023. In addition to the traffic counts, accident data for the previous five years was obtained from the New York State Department of Transportation.

Analysis was then conducted for the 2026 no-build traffic condition, which refers to levels of service to be expected if the Prospect Gardens project was not built. The analysis then studied the 2026 build condition. The results of the study are presented in levels of service at the respective intersections with levels of service A through F coinciding with the time that the vehicle will be delayed at each respective intersection.

The results reveal that the intersection of Prospect Road and Peddler Hill Road currently operates at an A level of service and will continue to operate at an A level of service in the 2026 build condition. The intersection of Prospect Road and Round Hill Road currently operates at a B level of service and will continue to operate at a level of service of B in the 2026 build condition. The intersection of NYS State Route 208 and Peddler Hill Road has left turn movements that currently operate at an F level of service. The study recommends that a dedicated left turn lane on New York State Route 208 be developed at this time, regardless of whether the Prospect Gardens is constructed. NYS Route 208 and Round Hill Road currently operates at a C level of service dropping slightly to D or E in the 2026 no build and build conditions. Based on this, the Prospect Gardens project is not the determining factor in the future drop in level of service at this intersection. The study finds two proposed access roads into Project from Prospect Road will operate at levels of service of B or better.

The study goes on to indicate that several improvements can be made to improve sight distance at all the intersections identified. This includes adding a painted centerline and fog lines to Prospect Road to improve traffic safety. Additionally, the Village of South Blooming Grove has asked that the project sponsor take the lead in financing and constructing shoulder improvements to Prospect Road between Peddler Hill Road and the Project Site. The applicant would be reimbursed by fair share contributions from other projects along Prospect Road as they are developed. The project sponsor has tentatively agreed to this request with the specifics to be determined.

Based on the above, the Project will not exceed the capacity of the existing road network, nor will it result in a change in the level of service at any of the four intersections studied. Rather, the project will make improvements to the existing road network, further mitigating any impacts caused by increased traffic from the project and improving the current roadway system.

*e. The proposed action may alter the present pattern of movement of people or goods.*

The project will result in the movement of residents to and from the development. Since the Project does not propose commercial development, new residents will utilize commercial and retail facilities located in the surrounding area. As indicated in the Project's traffic impact study, the changes in the movement of people or goods associated with the development will not result in any significant adverse impacts or alter existing movement patterns.

## Part 2 EAF Section 14. Impact on Energy

a. The proposed action will require a new, or an upgrade to an existing, substation.

The Project will require the installation of electrical wires to provide the dwelling units and associated infrastructure with electricity. The applicant has been in contact with Orange and Rockland Utilities who have indicated that Orange and Rockland Utilities can serve the project's energy needs. The installation of such electrical wiring and/or any upgrades to an existing substation will not result in any significant adverse impacts in this regard.

d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.

The Project will involve the heating and cooling of more than 100,000 square feet of building area upon completion in the form of residential spaces. All building envelopes will be constructed to current New York State energy codes and will comply with the heat loss and energy consumption requirements found therein.

## Part 2 EAF Section 15. Impact on Noise, Odor, and Light

e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.

The Project is not expected to result in significant impacts due to noise or odor. The Project will have street lights and building-mounted lights to provide safe illumination of sidewalks and walkways. Street lights will have mounting heights not to exceed twenty feet and will be dark sky compliant with sharp cutoff shields which will eliminate fugitive light and direct the illumination downward. Peak light levels will not exceed two foot-candles in the illuminated spaces with an average light level of approximately one foot-candle. Lighting fixtures will be LED-type fixtures using a warm color temperature of less than 3000 Kelvin to avoid the stark lighting impacts associated with cooler lighting temperatures.

## Part 2 EAF Section 17. Consistency with Community Plans

a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).

The project proposes residential development permitted by current Zoning. While the density proposed by the Project is greater than the density in the immediate vicinity of the Project Site, it will not be much different from, or in sharp contrast to, current surrounding land use patterns within the overall Village of South Blooming Grove. The populated Village communities located off NYS Route 208 include both single-family and multi-family units. In that sense, the Project

is more consistent with the existing subdivisions than that of the single-family homes located immediately surrounding the site on Prospect Road. Given that the project proposes a residential subdivision it is appropriate to compare it with other subdivisions within the Village. In that regard the Project proposes residential and multi-family homes consistent with those in the extant Village subdivisions and the Project will not result in any significant adverse impacts on land use components and current surrounding land use patterns.

*e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.*

The populated Village communities located off NYS Route 208 include both single-family and multi-family units. They consist of approximately 1,000 residential parcels/dwelling units situated on approximately 480 acres of land. The residential parcels/dwelling units consist of 760 residential single-family lots/ homes located in the Worley Heights, Capital Hill, and Merriewold Lake subdivisions, with the remaining units belonging to Stone Gate Condominiums (Tax Map Sections 205, 209, 210, 211, 213, 214, 215, 216, and 221). This results in an average density of approximately 2.1 dwelling units per acre (or one unit per 0.48 acre). While the Project's overall density is slightly higher than this, it is not significantly different from that of the extant Village subdivisions. Regarding infrastructure concerns, as detailed above, the Project will result in improvements to existing roads, water, and sewer infrastructure, and after the completion of these improvements, will not result in any significant adverse impacts to water and sewer supply, transportation, traffic, and other infrastructure in the area. The Project will include infrastructure improvements while providing much-needed housing to meet local and regional housing needs.

*f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.*

Please refer to the response under 17.e. above.

## Part 2 EAF Section 18. Consistency with Community Character

*b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)*

Prospect Gardens may create a demand for additional community services such as schools, police, fire, and ambulance services, the property taxes generated as a result of the Project will offset any increase in demand for these services. Additionally, Project residents could serve as volunteers to serve the Village with such services.

*f. Proposed action is inconsistent with the character of the existing natural landscape.*

Please refer to 9.a. and 17.a. above.

## Density Calculations

The Prospect Gardens development consists of six tax parcels identified as Village of South Blooming Grove SBL # 201-1-5, 6, & 7 and 202-1-3, 4, & 5 comprising 73.38 acres located in the RR Zoning District. The site contains approximately 9.4 acres of wetlands and watercourses, no cemeteries, and no critical environmental areas. In accordance with Village's Zoning Code, the project is therefore computed to contain 63.98 acres of net buildable acres.

Per the Code, a Project's base lot count is equal to the lesser of 1 dwelling unit per acre of net buildable area or 1 dwelling unit per two acres of gross parcel area. In the Prospect Gardens analysis this results in 63 lots per the net buildable area calculation or 36 lots per gross acreage calculations. The base lot count is therefore 36.

According to §235-14.1(A)(3) the Project's adjusted base lot count will be 1.5 times the base lot count resulting in a total 54 lots permitted. Each lot may contain an accessory apartment in accordance with §235-54.

The Village's Zoning Code allows a project in the RR Zone to apply for the approval of multifamily units via a Planning Board Conditional Use Permit. The applicable density, as stated on the Village of South Blooming Grove Table of Bulk Requirements, is stated as to be "determined during subdivision process by the Planning Board." The Project is proposing four multifamily buildings consisting of 18 units each, for a total of 72 multifamily units. The proposed bulk requirements for the multi-family use are those found in the R-M Zone, namely 3,000 square feet per dwelling unit, which is the most reasonable standard to apply in the absence of specific minimums in the RR District. To offset the density per the adjusted base lot count, the 3,000 square feet per multifamily unit, or 216,000 square feet (4.95 acres) was subtracted from the gross lot area for the purposes of the amended individual lot calculation.

Deducting the 4.95 acres allocated for the proposed multifamily units results in 68.43 gross acres (73.38-4.95) available for the individual lot calculation. This reduces the project's adjusted base lot count by three units to a total of 51 units, each of which may contain an accessory apartment.

Accordingly, the Project proposes 51 individual lots each with the potential for a single family home and accessory apartment together with 72 multifamily units to be constructed as four buildings having 18 units each.