TABLE OF CONTENTS

Page

1.0 Executive Summary
1.1 Submission Objectives 1.1
1.2 Project Description 1.1
1.3 Environmental Setting 1.2
1.4 Potential Impacts 1.2
1.5 Mitigation Measures 1.3
1.5.1 Alternatives 1.3
1.5.2 No Action 1.3
1.6 Approvals 1.3
1.7 Distribution of the DEIS 1.4

2.0 Description of The Proposed Project
2.1 Introduction 2-1
2.2 Public Need For The Project 2-1
2.3 Municipal Objectives 2-1
2.4 Project Background and History 2-7
2.4.1 Geographic Boundaries and Site Description 2-6
2.4.2 Description of Access to the Site 2-7
2.4.3 Project Design and Layout 2-7
2.4.4 Construction Phasing 2-13
2.4.5 Easements and Rights of Way 2-16
2.5 Alternatives 2-16
2.6 Approvals 2-16
2.6.1 Planned District Development Approval 2-16
2.6.2 Involved Agencies, Permits and Approvals 2-16

3.0 Existing Conditions
3.1 Natural Resources 3-1
3.1.1 Geology 3-1
3.1.2 Topography 3-1
3.1.3 Water Resources 3-2
3.1.3.1 Groundwater 3-2
3.1.3.2 Surface Water 3-2
3.1.3.3 Wetlands 3-3
3.1.3.4 Stormwater 3-4
3.1.4 Terrestrial and Aquatic Ecology 3-6
3.1.4.1 Vegetation 3-6
3.1.4.2 Fish and Wildlife 3-8
3.1.4.3 Protected Habitats and Species 3.8
3.1.5 Climate and Air Resources 3-9
3.1.5.1 Climate 3-9
3.1.5.2 Air Quality 3-9

3.2 Human Resources 3-10
3.2.1 Transportation 3-10
3.2.2 Land Use and Zoning 3-11
3.2.2.1 Existing Land Use 3-11

3.2.2.2 Agricultural Land Uses 3-12
3.2.2.3 Existing Zoning 3-12
3.2.2.4 Land Use Plans 3-13
3.2.3 Community Services 3-13
3.2.3.1 General Government 3-14
3.2.3.2 Educational Facilities 3-14
3.2.3.3 Police Protection 3-17
3.2.3.4 Fire Protection 3-17
3.2.3.5 Utilities 3-18
3.2.3.6 Water Supply 3-18
3.2.3.7 Sewage Treatment 3-20
3.2.3.8 Solid Waste Disposal 3-20
3.2.4 Socioeconomic Conditions 3-20
3.2.4.1 Population and Income 3-20
3.2.4.2 Housing 3-21
3.2.5 Cultural Resources 3-22
3.2.5.1 Historic and Archeological Resources 3-22
3.2.5.2 Visual Resources 3-25
3.2.5.3 Noise 3-27
3.2.6 Environmental Conditions 3-27

4.0 Potential Environmental Impacts and Mitigation Measures .....
4.1 Natural Resources 4-1
4.1.1 Stormwater 4-1
4.1.2 Geology 4-2
4.1.2.1 Subsurface Geology 4-2
4.1.2.2 Surface Geology 4-4
4.1.3 Water Resources 4-7
4.1.3.1 Groundwater 4-7
4.1.3.2 Surface Water and Wetlands 4-9
4.1.3.3 Floodplain 4-13
4.1.4 Terrestrial and Aquatic Ecology 4-13
4.1.4.1 Vegetation 4-13
4.1.4.2 Fish and Wildlife 4-14
4.1.4.2.1 Terrestrial Species 4-14
4.1.4.2.2 Aquatic Species 4-15
4.1.4.3 Protected Habitats 4-16
4.1.5 Climate and Air Resources 4-17
4.1.5.1 Climate 4-17
4.1.5.2 Air Quality 4-17
4.2 Human Resources 4-19
4.2.1 Transportation 4-19
4.2.2 Land Use Zoning and Compliance with the Comprehensive Plan 4-21
4.2.3 Agricultural Land Uses 4-22
4.2.4 Community Services 4-23
4.2.4.1 General Government 4-23
4.2.4.2 Educational Facilities 4-24
4.2.4.3 Police Protection 4-26
4.2.4.4 Fire Protection 4-26
4.2.4.5 Utilities (Electric, Gas, Cable, and Telecommunications 4-28
4.2.4.6 Water Supply 4-28

4.2.4.7 Sewage Treatment 4-29
4.2.4.8 Solid Waste Disposal 4-30
4.2.5 Socioeconomic Conditions 4-31
4.2.5.1 Population and Income 4-31
4.2.5.2 Housing 4-31
4.2.5.3 Support Facilities 4-32
4.2.5.4 Economic Impacts 4-33
4.2.5.4.1 Sales Tax 4-33
4.2.5.4.2 Property Tax 4-33
4.2.5.4.3 Job Growth 4-34
4.2.6 Cultural Resources 4-34
4.2.6.1 Historic and Archeological Resources 4-34
4.2.6.2 Visual Resources 4-36
4.2.6.3 Noise 4-38
4.2.7 Environmental Conditions 4-40
4.2.8 Cumulative 4-40

5.0 Adverse Environmental Impacts that Cannot be Avoided
5.1 Natural Resources 5-1
5.2 Geology 5-1
5.2.1 Subsurface 5-1
5.2.2 Surface 5-1
5.2.3 Water Resources 5-1
5.2.3.1 Groundwater 5-1
5.2.3.2 Surface Water and Wetlands 5-2
5.2.3.3 Floodplain 5-3
5.2.4 Terrestrial an Aquatic Ecology 5-3
5.2.4.1 Vegetation 5-3
5.2.4.2 Fish and Wildlife 5-4
5.2.4.2.1 Terrestrial Species 5-4
5.2.4.2.2 Aquatic Species 5-4
5.2.5 Climate and Air Resources 5-4
5.2.5.1 Climate 5-4
5.2.5.2 Air Resources 5-5
5.3 Human Resources 5-5
5.3.1 Transportation 5-5
5.3.2 Land Use, Zoning and Compliance with the Comprehensive Plan 5-5
5.3.3 Agricultural Land Uses 5-6
5.3.4 Community Services 5-6
5.3.4.1 General Government 5-6
5.3.4.2 Educational Facilities 5-7
5.3.4.3 Police and Fire Protection 5-7
5.3.4.4 Utilities 5-7
5.3.4.5 Water Supply 5-7
5.3.4.6 Sewage Treatment 5-7
5.3.4.7 Solid Waste Disposal 5-8
5.3.5 Socioeconomic Conditions 5-8
5.3.5.1 Population Income 5-8
5.3.5.2 Housing 5-8
5.3.5.3 Support Facilities 5-8
5.3.5.4 Economic Impacts 5-9

5.3.6 Cultural Resources 5-9
5.3.6.1 Historic and Archeological Resources 5-9
5.3.6.2 Visual Resources 5-9
5.3.6.3 Noise 5-10
5.3.7 Environmental Conditions 5-10
5.3.8 Cumulative Impacts 5-10

6.0 Alternatives
6.1 No Action Alternative 6-1
6.2 Country Club Properties - Previously Proposed Project 6-2
6.2.1 Potential Impact Comparison 6-2
6.2.1.1 Land Disturbance Impacts 6-2
6.2.1.2 Population Related Impacts 6-3
6.3 Current Zoning Allowances 6-4
6.3.1 Allowed Densities 6-4
6.3.2 Impact Comparison to Proposed Project 6-5

7.0 Irreversible And Irretrievable Commitment Of Resources
7.1 Open Space, Community Character and Zoning 7-1
7.2 Vegetation, Habitats, and Topography 7-1
7.3 Water Resources 7-2
7.4 Commitment of Energy and Construction Materials 7-2

8.0 Growth-Inducing Aspects of the Project
8.1 Population Increase and Impacts on Housing 8-1
8.2 Economic Impacts 8-7
8.3 Induced Development Potential 8-8

9.0 Effects on the Use and Conservation of Energy
9.1 Proposed Energy Sources and Alternatives 9-1
9.2 Anticipated Levels of Energy Consumption 9-1
9.3 Indirect Effects of Energy Consumption 9-1

10.0 Figures

List of Figures

Figure 1 – Project Location

Figure 2 – Project Concept

Figure 3A –Water Utilities

Figure 3B – Sewer Utilities

Figure 3C – Phasing Plan

Figures 4A, 4B & 4C – Off-Site Sanitary Sewer Line Route

Figure 5 – Soils

Figure 6 – Topographic Survey

Figure 7 – Water Resources

Figure 8 – Existing Conditions Drainage Area

Figure 9 – Developed Conditions Drainage Area

Figure 10 – Conceptual Grading Plan

Figure 10A – Wetland Impacts

Figure 11 – Traffic Impact Assessment Intersection Locations

Figure 12 – Existing Land Use

Figure 13 – Existing Zoning

Figure 14 – Historic and Archeological Site Locations

Figure 15A – Viewshed Map

Figure 15B – Line of Sight Analysis

Figure 15C – Line of Sight Profiles

Figure 16 – Noise Impact Assessment

Carriage Hill Estates

DEIS Submission

Appendices

Appendix	Contents
1.	Geotechnical Report A. Dente Engineering Report dated November 23, 2004 B. Dente Engineering Report dated June 29, 2005 C. Dente Engineering Report dated August 23, 2005
2.	Final Stormwater Management Report
3.	Final Wetlands Delineation Report
4.	Correspondences
5.	Air Quality Assessment
6.	Traffic Study
7.	Agricultural Data Statement
8.	Engineering Report: Water Supply and Sewage Treatment
9.	Solid Waste Calculation Reference
10.	Phase I and II Archaeological
11.	Visual Impact Assessment Report
12.	Phase 1 Environmental Assessment

List of Abbreviations

ABBREVIATIONS	REFERS TO:
SEQRA	State Environmental Quality Review Act
EAF	Environmental Assessment Form
EPA	U.S. Environmental Protection Agency
EPM	NYSDOT Environmental Procedures Manual
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
GPM	Gallons Per Minute
USACOE	United States Army Corps of Engineers
DEIS	Draft Environmental Impact Statement
GSF	Gross Square Feet
SF	Square Feet
MGD	Million Gallons Per Day
ROW	Right of Way
NAAQS	National Ambient Air Quality Standards
NWI	National Wetlands Inventory
PSI	Pounds Per Square Inch
NYSDOT	New York State Department of Transportation
NYSOPRHP	New York State Office of Parks, Recreation & Historic Preservation
PDD	Planned Development District
PUD	Planned Unit Development
BMP	Best Management Practices