HIDDEN CREEK Draft Environmental Impact Statement

Village of Monroe, Orange County, NY

Table of Contents

		<u>Page</u>
1.0	EXECUTIVE SUMMARY	1-1
2.0	DESCRIPTION OF PROPOSED ACTION	2-1
	Introduction Site Location and Description 2.2.1 Location of the Project 2.2.2 Environmental Setting 2.2.3 Easements Rights of Way & Restrictions 2.2.4 Infrastructure	2-1 2-2 2-2 2-2 2-3 2-3
2.3	Description of the Proposed Action 2.3.1 Site Design & Layout 2.3.2 Zoning and Land Use in Vicinity of Project Site 2.3.3 Calculation of Restricted Areas 2.3.4 Net Land Area 2.3.5 Compliance With Site Plan Approval, Conditional Use Authorization & Subdivision Approval	2-4 2-4 2-9 2-10 2-10
2.5 2.6	Project Purpose, Need & Benefits Construction and Maintenance Approvals, Reviews and Permits Involved and Interested Agencies List	2-12 2-14 2-17 2-18
3.0	ENVIRONMENTAL SETTING, IMPACTS, MITIGATION	3.1-1
3.1	Land Use and Zoning 3.1.1 Existing Land Use Conditions 3.1.2 Potential Land Use Impacts 3.1.3 Potential Impacts as a Result of Construction 3.1.4 Existing Zoning 3.1.5 Zoning Impacts 3.1.6 Compatibility with Local and Regional Plans 3.1.7 Potential Effects on Future Development Trends 3.1.8 Land Use & Zoning Mitigation	3.1-1 3.1-2 3.1-3 3.1-5 3.1-9 3.1-11 3.1-18
3.2	Soils and Topography 3.2.1 Environmental Setting 3.2.2 Potential Impacts 3.2.3 Mitigation Measures	3.2-1 3.2-1 3.2-6 3.2-9

	Table of Contents November 14, 2003
3.3 Surface Water Resources 3.3.1 Existing Conditions 3.3.2 Potential Impacts 3.3.3 Proposed Mitigation	3.3-1 3.3-1 3.3-3 3.3-8
3.4 Terrestrial and Aquatic Ecology 3.4.1 Vegetation 3.4.2 Fish and Wildlife 3.4.3 Wetlands	3.4-1 3.4-1 3.4-7 3.4-15
 3.5 Aesthetic Resources 3.5.1 Existing Conditions 3.5.2 Village of Monroe Code Requirement 3.5.3 Potential Impacts to Aesthetic Resources and Proposed 	3.5-1 3.5-1 3.5-2 Mitigation 3.5-3
3.6 Historic and Archeological Resources3.6.1 Historic and Prehistoric Resources3.6.2 Potential Impacts to Cultural Resources and Mitigation M	3.6-1 3.6-1 leasures 3.6-3
3.7 Community Facilities & Services3.7.1 Community Services3.7.2 Water and Wastewater3.7.3 Recreational Facilities	3.7-1 3.7-1 3.7-7 3.7-9
3.8 Transportation 3.8.1 Existing Conditions 3.8.2 No-Build Condition 3.8.3 Build Condition 3.8.4 Mitigation Measures 3.8.5 Conclusions	3.8-1 3.8-8 3.8-11 3.8-14 3.8-17
3.9 Noise and Air Resources 3.9.1 Noise 3.9.2 Air Quality	3.9-1 3.9-1 3.9-7
3.10 Community Character 3.10.1 Neighboring Single Family Streetscapes 3.10.2 Multi-Family Streetscapes 3.10.3 Potential Impacts on Community Character and Propos	3.10-1 3.10-1 3.10-4 sed Mitigation 3.10-7
 3.11 Fiscal Resources 3.11.1 Fiscal Conditions 3.11.2 Costs Associated with the Proposed Project 3.11.3 Mitigation Measures 	3.11-1 3.11-1 3.11-4 3.11-5

Table of Contents November 14, 2003

4.0	UNAVOIDABLE ADVERSE IMPACTS	4-1
5.0	ALTERNATIVES TO THE PROPOSED ACTION	5-1
	5.1 No Action5.2 Freeland Street Two Access Points5.3 Multi-Road Frontage Alternative5.4 Clarke Street Alternative	5-1 5-2 5-2 5-5
6.0	IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES	6-1
7.0	GROWTH INDUCING ASPECTS OF THE PROPOSED ACTION	7-1
8.0	EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES	8-1
9.0	REFERENCES AND PERSONS CONTACTED	9-1

APPENDICES

Appendix A	Final Scoping Document, Positive Declaration
Appendix B	Traffic Impact Study
Appendix C	Stormwater Pollution Prevention Plan
Appendix D	Archaeological Assessment
Appendix E	Correspondence
Appendix F	Site Specific Soils Report
Appendix G	Wetland Delineation Report prepared for ACOE
Appendix H	Wetland Jurisdictional Determination Application
Appendix I	Roadway Cut & Fill Analysis
Appendix J	Sample Home Owners Agreement
Appendix K	Sewer Main Extension
Appendix L	Water Report including Water Main Extension

Table of Contents November 14, 2003

List of Tables

		<u>Page</u>
Table 1-1	Approximate Site Coverage: Existing and Proposed	
1-6		
Table 1-2	Level of Service Summary, Build Condition	1-12
Table 1-3	Current & Projected Taxes Generated by Project Site	1-14
Table 1-4	Revenue & Cost Summary	1-19
Table 1-5	Alternative Impact Comparisons	1-22
Table 2-1	Approximate Site Coverage: Existing and Proposed	
2-8		
Table 2-2	UR-M Zoning Bulk Regulations	2-11
Table 3.1-1:	UR-M Zoning Bulk Regulations	3.1-9
Table 3.1-2	Percent of Housing Unit Types	3.1-13
Table 3.1-3	Median Household Income	3.1-13
Table 3.1-4	Single Family Housing Inventory Market Value	3.1-15
Table 3.2-1:	Soil Characteristics and Limitations	3.2-5
Table 3.2-2:	Existing Condition Slope Analysis	3.2-6
Table 3.2-3:	Estimated Annual Sediment Loading Hidden Creek	3.2-7
Table 3.2-4:	Slope Analysis for Hidden Creek	3.2-8
Table 3.3-1:	Existing Peak Flows at Onsite & Offsite Design Points	3.3-3
Table 3.3-2:	Existing Pollutant Loading Estimates	
3.3-3		
Table 3.3-3:	Comparison of Pre- and Post Development Peak Flows at	
	Design Points	3.3-4
Table 3.3-4:	Pre vs. Post Development Pollutant Loadings	0.0 .
14510 0.0 1.	·	3.3-5
Table 3.3-5:	Pre vs. Post Development Pollutant Landings with BMPs	3.3-11
Table 3.4-1:	·	3.4-1
Table 3.4-1A	Tree Analysis	3.4-3
Table 3.4-2:		3.4-4
Table 3.4-3:	• • • • • • • • • • • • • • • • • • • •	3.4-8
Table 3.4-4:		3.4-11
Table 3.4-5:	Wetlands - Hidden Creek	3.4-16
Table 3.4-6:	Wetland Jurisdictional Status - Hidden Creek	3.4-18
Table 3.4-7:	Wetland Functional Evaluation - Existing Conditions	0.1.10
3.4-19	Trotain Functional Evaluation Existing Containing	
Table 3.4-8:	Direct Impact to Existing Wetlands	3.4-20
Table 3.4-9:	Anticipated Impacts to Wetland Functions - Hidden Creek	3.4-21
Table 3.7-1:	Monroe Woodbury School District 2001-2002 Enrollment	3.7-1
Table 3.7-2:	School Age Children Projection - Hidden Creek	3.7-5
Table 3.7-2A	Land Area Regulation Standards for Neighborhood Community Facilities	
Table 3.8-1	Unsignalized Intersections Level of Service Criteria	3.8-2
Table 3.8-2	Signalized Intersections Level of Service Criteria	3.8-3
Table 3.8-3:	Level of Service Summary, Existing Conditions	0.0 0
14510 0.0 0.	- Signalized Intersections	3.8-7
Table 3.8-4:	Level of Service Summary, Existing Conditions	5.5 1
1 abio 0.0 7.	- Unsignalized Intersections	3.8-8
Table 3.8-5:	Level of Service Summary, No-Build Conditions	5.5 0
. 42.0 0.0 0.	- Signalized Intersections	3.8-9

Hidden Creek DEIS

		Table of Contents November 14, 2003
Table 3.8-6:	Level of Service Summary, No-Build Conditions	2.0.40
	 Unsignalized Intersections 	3.8-10
Table 3.8-7:	Project Site Trip Generation Rates	3.8-11
Table 3.8-8:	Project Site Trip Generation Summary	3.8-11

Table of Contents November 14, 2003

List of Tables (continued)

Table 3.8-9:	Level of Service Summary, Build Condition	
	- Signalized Intersections	3.8-12
Table 3.8-10:	Level of Service Summary, Build Condition	
	- Unsignalized Intersections	3.8-13
Table 3.8-11	Level of Service Summary, Build Condition with Mitigation	
	- Signalized Intersections	3.8-16
Table 3.9-1:	Perceptions of Changes in Noise Levels	3.9-1
Table 3.9-2:	Community Response to Increases in Noise Levels	3.9-2
Table 3.9-3:	HUD Site Acceptability Standards.	3.9-2
Table 3.9-4:	Construction Noise Levels (dBA)	3.9-4
Table 3.9-5:	Regional Air Quality Data Summary	3.9-8
Table 3.11-1:	Current & Projected Taxes Generated by Project Site	3.11-3
Table 3.11-2:	Revenue & Cost Summary - Hidden Creek Estates	3.11-5
Table 5-1	Alternative Impact Comparison	5-7

Table of Contents November 14, 2003

List of Figures

		After Page
Figure 2-1:	Proposed Site Plan	2-1
Figure 2-1A	Proposed Site Plan with Wetland Areas & Flood Plain	2-1
Figure 2-2:	Regional Location Map	2-2
Figure 2-3:	Site Location Map	2-2
Figure 2-4:	Existing Tree Coverage	2-2
Figure 2-5:	100 Year Flood Plain	2-3
Figure 2-6	Orange County Heritage Trailway	2-6
Figure 2-7	Environmentally Sensitive Overlay District	2-10
Figure 3.1-1	Village of Monroe Zoning Map	3.1-5
Figure 3.2-1	Soils Map	3.2-1
Figure 3.2-1A	Site Specific Soils Map	3.2-1
Figure 3.2-2	Existing Slopes	3.2-5
Figure 3.2-3	Existing Drainage Basins	3.2-6
Figure 3.2-4	Proposed Drainage Basins	3.2-6
Figure 3.2-5	Proposed Site Grading	3.2-7
Figure 3.2-6	Proposed Slopes	3.2-7
Figure 3.2-7	Cut & Fill Plan	3.2-8
Figure 3.2-8	Slope Disturbance Map	3.2-8
Figure 3.3-1	Ramapo Creek & Flood Plain	3.3-1
Figure 3.3-2	Existing Condition Drainage Areas	3.3-2
Figure 3.3-3	Proposed Condition Drainage Areas	3.3-4
Figure 3.3-4	Site Plan Showing 100 Year Floodplain Boundary	3.3-8
Figure 3.4-1	Existing Land Cover Areas	3.4-1
Figure 3.4-2	Existing Tree Coverage	3.4-2
Figure 3.4-3	Trees Proposed for Removal	3.4-5
Figure 3.4-4:	Wetlands Map	3.4-15
Figure 3.4-5	Wetland Disturbance Area	3.4-20
Figure 3.5-1:	Orange County Heritage Trail	3.5-1
Figure 3.5-2	View from Trail looking Into Project Site	3.5-1
Figure 3.5-3:	Proposed Architectural Styling	3.5-3
Figure 3.5-4	Proposed Architectural Detailing	3.5-3
Figure 3.5-5	Sample Entryways	3.5-3
Figure 3.5-6	Proposed Pool Area	3.5-3
Figure 3.5-7	Sample Brick Facings	3.5-3
Figure 3.5-8	Proposed Building Material Sample Colors	3.5-3
Figure 3.5-9	Line of Sight Profile from Heritage Trail	3.5-4
Figure 3.8-1:	Regional Transportation Network	
3.8-1		
Figure 3.8-2:	Intersections Studied	3.8-1
Figure 3.9-1	Noise Measurement Locations	3.9-4
Figure 5-1:	Multi Road Frontage Alternative	5-2
Figure 5-2	Representative Elevation	5-2
Figure 5-3	Representative Garages	5-2
Figure 5-4	Representative Sidewalks	5-2

Hidden Creek DEIS

Table of Contents

November 14, 2003

Figure 5-5: Clarke Street Access Alternative

5-5

List of Drawings (In rear pocket)

Title

Cover Sheet
Existing Conditions Survey
Site & Utility Plan
Grading Plan
Erosion Control Plan
Profiles
Profiles & Site Details
Site Details
Existing Tree Plan
Proposed Tree Plan
Tree Plan Data List
Landscaping Plan
Lighting Plan