2.0 DESCRIPTION OF THE PROPOSED ACTION

2.1 Introduction

This Draft Environmental Impact Statement (DEIS) has been prepared in response to a Positive Declaration issued by the Village of Monroe Planning Board on July 15, 2002. The Applicant, KDJ Realty Inc., has requested preliminary Site Plan Approval, Conditional Use Authorization, Subdivision Approval, and a Wetland Permit to allow development of a 149 unit multifamily residential project on a 29.3 acre parcel of vacant wooded land located in the Village of Monroe, Orange County, New York. The proposed project is known as Hidden Creek.

The DEIS has been prepared to present and evaluate the potential environmental impacts associated with development of the proposed Hidden Creek Project. This DEIS has been prepared in accordance with the State Environmental Quality Review Act (SEQRA) and Part 617 of the implementing regulations. The contents and format of this DEIS were established in a scoping outline developed by the Applicant and the Village of Monroe Planning Board, acting as the SEQRA lead agency. The Planning Board held a public scoping meeting on April 15, 2002, and adopted a final Scope for a DEIS on September 12, 2002. The Scope for this document is included in Appendix A.

The Applicant proposes a 149-unit multifamily residential condominium project consisting of seven clusters of multifamily residential units. The proposed project site layout is shown in Figure 2-1 and 2-1A. The clusters are made up of a combinations of three, four, five and six modular buildings along an interior road network. Primary access is from Freeland Street (CR 40), a main thoroughfare in the area. Access is provided via a boulevard style entryway with two twelve-foot lanes and a ten-foot wide median. The boulevard extends for approximately 225 feet into the site where it forks into a looped center roadway that extends through the property intersecting with a series of smaller loops providing access to clusters of three to six unit modular buildings.

The road will be private and maintained by a homeowners' association (HOA). With the exception of the main boulevard, roads are generally 24 feet wide. Road grades on the main roads are under 7.5 percent and will not exceed 10 percent on the roadways accessing the parking areas. Total length of new interior roadway will be approximately 5,600 feet.

A secondary access will be provided from the existing driveway to Freeland Street, in the vicinity of Half-Hollow Turn. This access will be right turn only, both for inbound and outbound traffic.

Each multifamily residential unit will have a minimum of two off street parking spaces - one in the driveway, one in the garage. In addition, 98 parking spaces will be provided throughout the project. Of this total, 27 parking spaces are in proximity to the recreation area which contains a community clubhouse, pool, basketball court and playground area.

The residences will be one and two bedrooms and will average approximately 1390 square feet in area, per unit, for all unit types.

2.2 Site Location and Description

2.2.1 Location of the Project

The regional setting is shown in Figure 2-2 and the site location is shown in Figure 2-3. The project site is a 29.3 acre parcel located on Freeland Street, County Road 40, in the Village of Monroe, Orange County, New York. The proposed Hidden Creek project is designated as Tax Map Section 214, Block 1, Lots 7, 8, 9 and 11.1. The property is located in the UR-M (Urban Residential Multi-Family) Zoning District. Portions of the property along the flood plains adjacent to Ramapo Creek, are located in the Environmentally Sensitive (ES) Overlay District.

The property is situated west of Freeland Street, and north of Forshee Street in the Village of Monroe. The site has primary frontage on the west side of Freeland Street. The main access has 50 feet of frontage on Freeland Street. There is 350 feet of property on Freeland Street n/f owned by Burroughs, then an additional 165 feet of site frontage on Freeland Street as part of the proposed project. This structure will be converted to a maintenance facility as part of this application.

The site also has frontage on Clarke Street along the western edge of the site. Secondary access will be provided onto Freeland Street at the south end of the property opposite Half Hollow Turn. This secondary access will be a right turn only, both inbound and outbound.

2.2.2 Environmental Setting

The project site is predominantly vacant, with the exception of three existing structures in the southeast corner of the site. One of these structures is to remain, and will utilized for on-site maintenance purposes. The others are to be removed.

The project site is predominantly wooded. The proposed project will require removal of slightly less than 14 acres of trees. Pursuant to the Village of Monroe Zoning Code § 200-43, trees greater than 8" diameter breast height (dbh) have been tagged and identified, as illustrated in Figure 2-4, and as shown in the full scale drawing at the rear of the DEIS.

A total of 706 trees, with 8 inch dbh, will need to be removed to facilitate construction. A total of 709 new trees will be planted. Details have been provided in the Landscape Plan included in the back of the DEIS. This plan identifies the species and size of the proposed plantings as well as a planting and maintenance schedule.

Replanting will include a varied selection of deciduous and evergreen tree species. Trees to be planted will be used as street trees, screening evergreen trees, wetland and wooded edge trees, and ornamental accent trees. These trees will be supplemented by masses of large shrubs in key locations for screening and/or wetland plantings. The replacement trees will provide a varied wildlife habitat for foraging, roosting and nesting.

The species selected for the Landscape Plan represent a varied mix that is suitable for a residential development site, and at the same time is representative of many of the native species found locally. The species are noted on the Landscape Plan drawing with symbols and abbreviations that are keyed into a plant list, also on the drawing. The plant list includes botanical and common name references, plant sizes and quantities. Where applicable

conventional size references may include caliper with height, spread with height, or height and spread alone.

Reference is made to the American Association of Nurserymen's standards for plant materials for evaluating material quality. The spring and fall dates of planting operations, maintenance and replacement guidelines are spelled out in notes under the plant list.

The Ramapo Creek runs along the northern portion of the site, and portions of the 100 year flood plain are contiguous to areas to be developed within the site, as shown in figure 2-5. There are several areas of federal jurisdictional wetlands, which total 4.56 acres, within the project site.

The Orange County Heritage Trail, which utilizes portions of the abandoned Consolidated Rail right-of-way, runs along the northern boundary of the project site. Elevations above mean sea level range from approximately 655 feet at a low point along the Ramapo Creek in the northeast portion of the property, to approximately 716 feet in the southeast corner of the site.

2.2.3 Easements, Rights of Way & Restrictions

Easements are noted on the plans at the rear of this document (see Existing Conditions survey). The total project area consists of 29.3 acres. Subtracting 5.9 acres for the flood plain, 2.3 acres for wetland areas outside of the flood plain, 0.3 acres for utility easements and 0.3 acres for areas of steep slope, the adjusted buildable area of the project is 20.5 acres. All the alluvial and organic soils found on the site are contained within the area of the Flood Plain. The utility easements on site are 15 feet wide for the sanitary sewer. There is also a perpetual easement in the vicinity of the Ramapo for channel changes.

There is an Environmentally Sensitive Overlay District, which roughly follows the 100 Year Flood Plain Boundary. No development is proposed within the Environmentally Sensitive Overlay District. There are no other known "special districts" applicable to the site.

2.2.4 Infrastructure

There are currently public water supply lines located in the vicinity of Freeland Street in proximity to the project site. There is a sewer line which flows from the southern property line running north and then east across the site parallel to the Ramapo Creek, (running 20 to 50 feet south and east of the creek), to a point of connection in Freeland Street. The site is located in Village of Monroe Water District and Orange County Sewer District #1. The project proposes to connect to these water and sewer facilities. The location of the water and sewer lines are shown in the Site and Utility Plan, included at the end of the document.

2.3 Description of the Proposed Action

2.3.1 Site Design and Layout

The proposed project site layout is shown in Figure 2-1. The proposed project involves the following major activities:

1. *Construction of 149 multifamily residential units.*

2. *Construction of an internal access road system to be maintained by the Homeowners Association.*

3. *Construction of a community pool, clubhouse, basketball court, and playground.*

4. *Construction of associated infrastructure for water, sewer and drainage facilities.*

The project is located in Section 214, Block 1 of the Village of Monroe and is composed of lots 7, 8, 9, and 11.1. The proposed project would consolidate Section 214, Block 1, lots 7, 8, 9, and 11.1 into a single lot that will accommodate the 149 multifamily residential units.

The proposed project consists of 105 two bedroom units and 44 one bedroom units.

As described above, the site is currently comprised of mostly wooded land. Additionally, it includes Ramapo Creek and its associated flood plain, and areas of federally regulated wetlands.

Access and Roadways

The general design concept for this multifamily residential project is to construct a central loop road with several smaller loops to provide access to seven multifamily residential clusters. The central loop, Hidden Creek Road, will be connected to Freeland Street by a two lane Boulevard Entrance, approximately 390 feet in length, with a landscaped median.

The central loop road, Hidden Creek Road is the largest portion of the 5,600 feet of road-right of-way. There are seven small loop roads providing direct access to the multifamily units which are clustered in groups of three to six modular units. These roads have the following lengths:

Loop road to Cluster A: 450 feet,
Loop road to Cluster B: 725 feet,
Loop road to Cluster C: 100 feet,
Loop road to Cluster D: 450 feet,
Loop road to Cluster E: 125 feet,
Loop road to Cluster F: 800 feet,
Loop road to Cluster G: 125 feet.

Additionally the drive to the maintenance area is approximately 400 feet long. The proposed multifamily residential units will each have driveway access to the internal roadway system.

The main internal roads will be 30 feet wide including curbs. Parking loops will be 20 feet wide including curbs. All roads will be constructed to Village standards and no centerline grade will exceed 10 percent.

Parking

Per §200-57 of the Village of Monroe Zoning Code a minimum of 1.11 parking spaces per unit is required for Multifamily Residential Condominium/Townhouse type uses. Per these requirements a total of 165 would be required. As proposed the project provides 396 spaces as detailed below.

A minimum of two spaces per unit, one in the driveway, and one in the garage will be provided. Additional open parking for the multifamily residential units will be provided in small lots located adjacent to each cluster. These parking areas will be paved and designed with adequate width for turnaround areas. The open parking provided for multifamily units is as follows;

- Cluster A - 16 spaces
- Cluster B - 16 spaces
- Cluster C - 6 spaces
- Cluster D - 27 spaces
- Cluster E - 9 spaces
- Cluster F - 15 spaces
- Cluster G - 9 spaces

The total open parking for the project is 98 spaces. Of this total, the 27 parking spaces in the vicinity of Cluster D are in proximity to the recreation area.

Earthwork and Grading

Based upon engineering estimates, there will be a surplus of 1700 cubic yards of material generated from on-site cut and fill activities. Were this fill dispersed on site it would increase the overall elevation of proposed grades by about 1.5 inches overall. As described in Section 3.2 Soils and Topography and 3.3 Surface Water Resources, the project includes a proposed erosion and sediment control plan. This plan was prepared by the project engineer to prevent potential impacts to on-site or downstream water resources from development-related erosion or sediment. A full scale drawing of the Erosion Control Plan is included at the rear of this document.

Stormwater Management

The project engineer has prepared a Stormwater Pollution Prevention Plan to control and treat runoff from the development. This plan is described in Section 3.3, Surface Water Resources and is also included as Appendix C.

With the implementation of the project engineer's proposed erosion and sediment control plan and the stormwater management plan, no potential adverse impacts to on-site or downstream water resources are expected to result from the proposed development. The proposed project will result in minor adjustments to on-site drainage patterns. All stormwater will continue to exit the site at the existing design points.

Water and Sewer Services

The project site is located within the Orange County Sewer District #1. The Sewer District operates under an intermunicipal agreement with other municipalities in Orange County. Authorization to make a sewer connection to the existing system is required from the Village Board, Orange County Department of Public Works, and NYSDEC.

The proposed sewer extension consists of approximately 4,000 linear feet of 8 inch diameter PVC pipe. There is an existing Orange County Sewer District No.1 sewer main traversing the property, which flows from the southerly property line running north and then east across the site parallel to the Ramapo Creek, (running 20 to 50 feet south and east of the creek), to a point of connection in Freeland Street.

The entire proposed sewer system is to be located within roadways and sanitary sewer easements. All sanitary sewer easements are proposed to be dedicated to the Village of Monroe. The proposed system consists of collection lines throughout the site, flowing by gravity to two separate low points on the site, being in the location of Building Cluster A and Building Cluster G. There will be two separate points of connection to the existing Orange County Sewer District sewer line. The sanitary sewer system has been designed so that all flows can be achieved by gravity. Therefore, no pump stations are required.

All manholes will be 48", and all of the proposed unit connections will be either 4" PVC or cast iron pipes, with a minimum slope of 2 percent. These connections will extend just past the right-of-way line, and then be capped. The entire sewer is located within the proposed rights-of way and sanitary easements, which are to be dedicated to the Village of Monroe.

Landscaping

The project site is predominantly wooded. The proposed project will require removal of slightly under 14 acres of trees. Pursuant to the Village of Monroe Zoning Code § 200-43, trees greater than 8" diameter breast height have been tagged and identified on the proposed site plan as illustrated in figure 2-4 Existing Tree Cover. A full scale drawing of the Existing Tree Plan is located at the end of this document. Accommodation has been made to provide sufficient replacement of the trees removed. The Landscape Plan included at the end of this DEIS includes size, species, and a planting schedule for the replacement of trees removed. The project lies adjacent to existing residential properties. In general, the vegetation at the perimeter of the property will be retained to provide a buffer between the on-site development and existing adjacent land uses. Vegetated areas between townhouse clusters will be retained as buffer areas.

Additionally, the project lies adjacent to the Orange County Heritage Trail. In the vicinity of the project, this Trailway lies along the abandoned Consolidated Rail Corp. right-of-way bed as shown in figure 2-6. It is raised above the surrounding area and currently consists of a rough gravel surface. Vegetation will be retained to provide a buffer between the on-site development and the existing railway. If necessary, additional planting, using native species, will be provided to ensure a buffer between the Orange County Trailway and the proposed project development.

Site Development Statistics

The total area of disturbance for this project involves 17.3 acres or slightly less than 60 percent of the site. The extent of site disturbance respects the 100 year flood plain, utility easements, areas of steep slope, wetland areas and areas of alluvial soils which exist throughout the site to the greatest degree practicable.

The project will result in new impervious area of 8.51 acres, including road pavement, buildings and driveways. A total of 12 acres or approximately 41 percent of the site will remain undisturbed. These undisturbed areas are found along the perimeter of the site paralleling the Ramapo Creek to the north and west, and provide a vegetative buffer to the south and east.

Wetlands

Wetlands disturbance will predominantly occur in three distinct locations, with two additional minor areas of disturbance. This disturbance is necessary to accommodate road and utilities crossings. Road and building sites have been designed to avoid wetland areas wherever possible. Approximately .31 acres of wetlands will be potentially disturbed to facilitate construction. Stormwater management basins have been located where they will receive the greatest volume of stormwater flows while requiring the least amount of site grading and disturbance

To mitigate the loss of wetland and buffer functions associated with the disturbances described above, the Applicant is proposing several measures. The stormwater management basins will be planted as emergent wetlands to provide additional filtering of storm flows and biological uptake of nutrients. Because these basins do not represent impervious surfaces or maintained landscape areas, they will be restored as functional buffer areas to the wetlands. Potential wetland mitigation replacement areas are shown in figure 3.4-5.

Habitable Space

The site plan conforms with the dimensional requirements of the Village zoning regulations. The maximum density of one-bedroom units is 8 units per acre, and the maximum density of two-bedroom units is 7 units per acre. The proposed project will include 44 one-bedroom units and 105 two-bedroom units. The square footage of each unit is approximately 1390 square feet in area, per unit, for all unit types. Each unit contains 8 habitable rooms, consisting of:

- A combined Living Room/Dining Room.
- Bedroom #1
- Bedroom #2/Den
- Family Room
- Kitchen
- Bathroom #1
- Bathroom #2
- Bathroom (½)#3

The one bedroom units have an open den area in place of the second bedroom, resulting in the same room count. Each unit also can be expected to have 500 square feet of basement and a two car garage. Zoning regulations require 1.11 parking spaces per unit. This would result in 165 required parking spaces. Assuming one car parked in the driveway and one car parked in the garage, in addition to the 98 unallocated parking spaces throughout the project there are a total of 396 parking places provided.

Non Residential Space

The community clubhouse will be a 1,500 square foot facility that will be available to all residents of the project. It will include a meeting/party room, rest rooms and changing areas. There will be a community pool and basketball facilities, and a playground provided as part of the recreation facilities. All the recreational facilities are grouped and centrally located within the project.

An existing, unoccupied residence will be converted to a maintenance facility consisting of 1,500 square foot.

A sample Homeowner's Agreement has been included as Appendix J, which outlines the manner in which the proper continued future operation and maintenance of all buildings, recreation facilities, open space, parking areas, walkways, utilities, and other common lands and facilities will take place.

Upon completion, the site will have approximately 8.89 acres of landscaped green space that will be maintained by the HOA. In addition there will be 12.0 acres of undisturbed natural area. The total area of site disturbance will be 17.3 acres. Impervious surfaces will cover approximately 8.51 acres, or about 29 percent of the project site. A summary of existing and proposed project site coverage is provided in Table 2-1.

Table 2-1
Approximate Site Coverage: Existing and Proposed (in Acres)

Land Cover	Existing	Proposed	Change
Upland/Woodlands	19.92	6.31	-13.61
Wetlands/Woodlands	4.56	4.25	-0.31
Scrub-shrub	1.04	0.24	-0.80
Lawn and Landscaping	2.27	8.89	6.62
Stream	0.78	0.78	0.00
Detention ponds	0.00	0.19	0.19
Impervious surfaces*	0.28	8.51	8.23
Dirt Roads & Foot Trails	0.45	0.13	-0.42

Source: Pietrzak & Pfau Engineering Consultants, PLLC 2002.
* includes existing roads, driveways and buildings

2.3.2 Land Use & Zoning in the Site Vicinity

The project site is a 29.3-acre parcel of vacant wooded land located on the west side of County Road 40 (Freeland Street) north of Forshee Street. The site is generally surrounded by a combination of single-family residential use and vacant land. The land to the southeast and west of the site is single family residential. Land parcels immediately to the north and southwest of the project site are vacant. The project site is located in close proximity to the Village business district. It is also situated to take advantage of the commercial development located along Route 17M.

The entire project site is zoned UR-M. Land to the southwest is also zoned UR-M and is largely undeveloped with the exception of the end of Clark Street which is developed as small lot residential. Immediately south of the project site is Forshee Street which is zoned SR-10 and developed in small lot single family residential. To the north, the land is zoned SR-20. Portions of this area are residentially developed. Seamanville Cemetery is located immediately north of Spring Street in the vicinity of the project area. This area is zoned SR-20. Lands to the east are zoned SR-10 and are residentially developed as single family.

An in-field assessment of community character was conducted in the site vicinity and is presented in DEIS Section 3.10. The analysis extended to the immediate vicinity of the site, encompassing all properties within 500 feet of the subject property boundary as outlined in §200-92 of the Village of Monroe Code (Criteria for recommendations of the Architectural Appearance Review Board). The following summarizes the character of the land uses found in the study area.

Immediately west of the project site is Clarke Street development, a dead end local road with its cul-de-sac at the western property line of the subject site. Clarke Street is a narrow two-lane road off of Maple Avenue. At the east end of Clarke Street are several single-family homes on small lots. A parcel owned by the Village of Monroe containing the Village's Highway Department facilities is located northwest of the site along Clarke Street.

The right of way for Consolidated Rail Corporation abuts the property to the north. The railroad has been abandoned in this area, and the raised right-of-way is part of the Orange County Trailway system. There is a strip of land between the trailway and Spring Street containing several single-family homes on lots of varying sizes. The Seamanville Cemetery lies north of Spring Street in proximity to the project site.

To the east of the project site is Freeland Street (County Route 40), a heavily traveled collector road. Land use along Freeland Street in the vicinity of the site (between Forshee Street and the Village Line at the County Heritage Trail) is single family residential on lots of varying sizes.

Forshee Street is a dead end local road located immediately south of the project site. Forshee Street is a narrow two-lane road with small single family residential lots. Additional land to the southwest is vacant and wooded.

The development along these roadways is generally complete. Only a small amount of infill development appears possible. The applicant is not aware of any development proposals for the nearby vacant land.

2.3.3 Calculation of Restricted Areas

The total project area consists of 29.3 acres. The restricted areas of the site include 5.9 acres for the flood plain, 2.3 acres for wetland areas outside of the flood plain, 0.3 acres for utility easements and 0.3 acres for areas of steep slope. All the alluvial and organic soils found on the site are contained within the area of the Flood Plain.

2.3.4 Net Land Area

After accounting for the aforementioned environmental conditions, the adjusted buildable area of the project site is 20.5 acres. This will yield 149 units at the bedroom mix proposed by the applicant, or approximately 7.27 units per acre

2.3.5 Compliance with Site Plan Approval, Conditional Use Authorization and Subdivision Approval

The project site is zoned UR-M Urban Multifamily Residential in the Village of Monroe. Under the Village Zoning Code the UR-M zone allows multifamily residential units, as a conditional use. Portions of the property in the vicinity of the Ramapo Creek, are located within the Village's Environmentally Sensitive (ES) Overlay Zoning District. There is no development proposed within the Environmentally Sensitive Overlay District. A map of the zoning including the Environmentally Sensitive Overlay District is shown on Figure 2-7.

UR-M Zoning District, Bulk Zoning Regulations - Multifamily Residential

UR-M Zoning allows the following Conditional Uses subject to Site Plan approval of the Village Planning Board:

- Parking lot or structure
- Public utility structure or right-of-way
- Mobile home court
- Multifamily Residential
- Town or Row Housing
- Conversion of an existing dwelling to multifamily dwellings
- Convalescent home

Accessory uses allowed include customary residential accessory uses, private garage or parking area, signs, noncommercial social, recreational and cultural facilities, including community centers, daycare and solar energy systems.

Table 2-2 provides a comparison between the Bulk Zoning regulations for multifamily residential in the UR-M zoning district, and the proposed Hidden Creek project. The Hidden Creek project as proposed is in compliance with these regulations.

Additional detail on project compliance is in the Zoning Section 3.1

Table 2-2
UR-M Zoning District, Bulk Zoning Regulations - Multifamily Residential

	UR-M Zone	**Hidden Creek Project**
	Minimum With Central Water & Sewers	**Minimum Provided**
Lot Area	5 Acres	29.3 Acres
Lot Width	150 feet	+/- 1640 feet
Front Yard	40 feet	40 feet
One Side Yard	30 feet	30 feet
Both Side Yards	50 feet	50 feet
Rear Yard	30 feet	30 feet
Off-Street Parking Spaces / Dwelling Unit or SF	1.11 per unit	2 per unit plus 98 spaces
Livable Floor Area/ Dwelling unit	1,200 square feet	1,390 square feet
	Maximum Permitted	**Maximum Provided**
Building Height	2.5 stories or 35 feet	2.5 stories or 35 feet
*Lot Coverage**	20%	11%
**Lot Coverage = The percentage of the lot area that is occupied by the building or group of buildings.*		
SOURCE: Village of Monroe Zoning Code and Pietrzak & Pfau, project engineer.		

2.4 Project Purpose, Need and Benefits

Project Purpose & Need

The Village of Monroe is located in the New York metropolitan region's outer ring, an area of high growth and development during the past two decades. Population throughout the Village of Monroe and the regional demand for housing is expected to continue to grow in this decade and thereafter. Increased accessibility to this area has caused an increase in real estate values in this area.

The project is proposed in response to the increasing need and demand for housing in Orange County, and addresses the need for variety and affordability in the housing supply of the Village of Monroe and greater Orange County.

The proposed project is a clustered multifamily residential development and is generally compatible with, and supportive of the land use goals and policies established in the Village of Monroe Master Plan, the Orange County Comprehensive Development Plan, and the Monroe Woodbury Harriman Comprehensive Development Plan. Goals for this area call for continued emphasis on the residential nature of the area providing variety in types of housing, and providing affordable options to the young, elderly and people of moderate means who wish to live in the area. Development should be guided by the Urban/Rural concept put forth in the Orange County Master Plan, whereby development is encouraged in the built up or urban areas of Orange County, while at the same time preserving the rural park like setting with numerous lakes, steams, hills, meadows and wooded areas, that are characteristic of the undeveloped areas in the region.

The Village of Monroe Master Plan (1960) states “In future years, after the sewage treatment plant is operating, it will be desirable to permit multifamily residences, on some of the vacant tracts in the sewered area. These will provide residential units, particularly for recently married couples and for very senior couples whose children have grown up and moved away. This type of residential development will thus balance the housing supply by meeting the needs of these two very vital groups in the social pattern of the community.” Although the Master Plan was published in 1960, these goals are still relevant today.

The plan allows for the preservation of approximately 12 acres of undisturbed area in combination with 8.89 acres of landscaped areas for a total of 20.89 acres of open area and green space. Opportunities for passive recreation will be provided via access to the Orange County Heritage Trail. Active recreation opportunities will be provided by the .85 acre on-site recreation area provided.

The Applicant will market the proposed new homes consistent with current market conditions and housing demand. Proposed new residential construction will be similar to that shown on Figure 3.5-3, with front door entrances and garages oriented toward the street. The architecture will reflect modern fenestration and detailing, including framed chimney chases, double-hung windows, accent trim, skylights, paladian windows, and moderately pitched roofs with broken roof lines. Architectural styling of the proposed townhomes is shown in Figure 3.5-3 and 3.5-5, in Section 3.5 Aesthetic Resources. The building footprint of the proposed units is 25 feet by 35 feet.

The site is somewhat isolated from the heart of the Village so there is no style in the immediate proximity of the site that would define or dictate an aesthetic to be emulated.

The residences are proposed to have approximately 1,390 square feet for each unit. Building heights and dimensions will conform to the Village's zoning requirements.

The projected price range for the proposed homes is approximately $175,000 to $225,000 for the multifamily residences. This type of unit offers relative affordability compared to single family residences in the area. Discussions with local Realtors indicate that average homes in the area are selling in the mid $300,000 range. There are no additional provisions for affordable housing or handicapped accessible housing as part of this application.

In this regard the project is intended to comply with Section 200-63 of the Zoning to create multifamily units designed to serve the present and future housing needs of those persons living and working in the Village of Monroe, including both the elderly and young households, families of moderate income, small families and other household who may need or desire, for whatever reason, to live in multifamily housing. These matters are discussed further in section 3.1 of this DEIS.

Based upon the demographic multipliers, as found in the Urban Land Institute's Development Impact Assessment Handbook, projected household size will be approximately 2.07 persons per household in the two bedroom units, and 1.0 persons per household in the one bedroom units.[1] The new subdivision will potentially add 261 persons to the Village population, of which

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[1] *The demographic multipliers used for this project, source: Urban Land Institute's Development Impact Assessment Handbook, made the following assumptions as to region and user type: Townhouse development specific to the Northeast region projects 2.0685 persons for each two bedroom unit, and 1.0 person for each one bedroom unit. This analysis resulted in a projection of population increase of 261 persons.*

In order to provide a conservative analysis of the projected school children population a factor of .1393 students per two bedroom townhouses in the northeast region unit was used for all 149 townhouse units. The results of this projection indicate, of the 261 new persons living in the Village of Monroe, 21 of them could be expected to be school age children.

The data provided in the Urban Land Institute's Development Impact Assessment Handbook, published in 1994 is based upon the 1987 American Housing Survey. Data for the computation of demographic multipliers is from the American Housing Survey (AHS) conducted by the bureau of the census for the U.S. Department of Housing and Urban Development. The handbook states that "Housing unit size continues to be the dominant criteria affecting both household size and number of school age children." The multipliers were derived based upon extensive research of population trends as it relates to housing type. Since 1981 the survey of characteristics of housing units and the people that live in them has been conducted in every odd numbered year.

Upon discussion with Rutgers University Center for Urban Policy Research, the 1994 Urban Land Institute's Development Impact Assessment Handbook contains their last published set of demographic multipliers. Although the raw data is collected biannually, analysis of demographic trends, and a recalculation of the multiplier formulas is a complex process. Dr. Robert Burchell and David Listokin of the Rutgers University Center for Urban Policy Research, are in the process of preparing an updated version of the Handbook, based upon 2000 census data, scheduled for publication in late 2004 or early 2005.

21 can be expected to be school age children. Background information on these demographic multipliers can be found in the Fiscal Section 3.11.1.1.

The Applicant has been involved in the development of residential and commercial properties and the construction of buildings throughout the region including Orange County. Other projects that this developer has sponsored in this area are listed below:

- Strawtown Farms - Highland Mills, Orange County (82 townhomes)
- Montebellow West - Montebello, Rockland County (27 single family lots)
- Davies Farm - Congers, Rockland County (28 single family homes)
- Jon & Kristopher HOA - South Nyack, Rockland County (8 townhomes)
- Long Clove Mews - Congers, Rockland County (56 townhomes)
- Hidden Valley - Congers, Rockland County (94 townhomes)

Benefits of the Project to the Village of Monroe

Orange County and the Village of Monroe are areas of a steadily growing population and continuing demand for a variety and affordable housing. The development of the site into multifamily residences will provide new housing stock other than detached single family to meet this demand. The proposed price range of these units will provide relative affordability of housing in the area.

Based on an analysis of projected future assessed valuation, the net project-generated annual tax revenues to the Village of Monroe would be $133,926 or approximately 43 times the revenues currently generated by the property. The net increase between the total current tax revenues generated by the site and the total future project-generated revenues for the project is projected to be approximately $130,796.

Following an analysis of projected costs to the Village associated with the completed project, the project is expected to provide surplus revenues to the Village of Monroe in the amount of $43,881 and to the Monroe-Woodbury Central School District in the amount of $420,066. Details of this analysis can be found in the Fiscal Analysis Section 3.11.

2.5 Construction and Maintenance

Construction

The project as proposed is to construct 149 units under common ownership, to be bound by the tenants of a Home Owners Association. The proposed project is anticipated to be developed over a multi-year period in response to market conditions. It is anticipated the project will be built out over a period of up to three years, with the main road and building clusters “A” and “B” to be constructed first, followed by building clusters “C”, “D” and “G”, in addition to the recreation area. In the third phase, the remaining residential townhouses will be constructed and the road will be finished. Full occupancy is expected to occur within three years of groundbreaking.

The project is proposed in response to the increasing need and demand for housing in Orange County, and addresses the need for variety and affordability in the housing supply of the Village of Monroe and greater Orange County.

A preliminary construction schedule is as follows:

- Clearing and grubbing for site entrance and access road: month one;
- Excavation, utilities and stormwater systems, and grading: months one to six;
- Access Road construction: months three to nine;
- Residential construction: months six to thirty-six.

Soil erosion and sedimentation control plans have been developed for the project and demonstrate measures to provide temporary and permanent erosion control for the project, in accordance with the Stormwater Management Design Manual. Full size Erosion Control Plans are attached at the rear of the document. The plans show that:

1) All erosion, sediment and site control measures must be inspected and maintained weekly or following rainfall events.

2) Sediment control barriers are provided for the road construction and on individual lots.

3) Specific areas will be identified for soil stockpiling, throughout the site. Temporary sedimentation basins are proposed during construction, two of which will be converted to permanent stormwater management basins.

4) Any disturbed areas that may be exposed for more than 21 days will be seeded and mulched to provide temporary stabilization.

Project Maintenance

The Applicant will be responsible for monitoring construction progress and contractor adherence to the approved plans and specifications. The Applicant will provide the name and telephone number of a designated construction project manager to the Building Inspector and Village Engineer prior to commencing construction. During the entire construction period, the construction manager will be required to maintain weekly progress reports at the site which will be available for review by the Building Inspector and Village Engineer.

The construction project manager will be responsible for the maintenance and operation of all stormwater management facilities such as catch basins, drainage swales and sediment basins for the duration of construction. The construction manager will be responsible for erosion control and soil stabilization measures for the duration of construction. The Applicant will be responsible for the maintenance of all landscape plantings and permanent erosion control measures at the site during construction. Damage to plantings and seeded areas from storm events will be promptly stabilized and restored.

The construction entrance will contain a wheel washing station so that soil will be removed from tires and tires will be cleaned before trucks leave the site. Repair of any damage attributed to construction traffic on local roads from this site will be the responsibility of the construction project manager.

The internal roads and infrastructure will be maintained by the Applicant throughout the construction period as necessary to provide safe and adequate site access and to ensure properly functioning stormwater management. Following construction, the maintenance of all grounds, building exteriors and community facilities will be the responsibility of the Home Owners association. Additionally the proposed road will be maintained by the HOA. Utilities such as water and sewer mains will be proposed for dedication to the Village.

2.6 Approvals, Reviews and Permits

As the Lead Agency, the Village of Monroe Planning Board has primary responsibility for review of this application and determining its conformance with the Village's requirements for the subdivision of land. The proposed action will require the following approvals or referrals by the following listed agencies (involved agencies):

Village of Monroe Village Board	Connection to municipal sewer system Connection to municipal water system
Village of Monroe Planning Board	Lot consolidation Site plan approval Conditional Use Authorization
Orange County Health Department	Water main extension
Orange County Department of Public Works	Entrance permit Sewer Main Extension
Orange County Planning Department	Referral for review per §239 of General Municipal Law (No approval)
NYS Department of Environmental Conservation	Stormwater Discharge SPDES General Permit Sewer Main Extension Water Quality Certification
U.S. Army Corps of Engineers	Nationwide Wetlands Permit #39

A list of involved agencies, interested parties, and their addresses, as identified at the time of preparation of this document, is included in 2.7.

2.7 Involved and Interested Agencies

This Draft Environmental Impact Statement was prepared by Tim Miller Associates, Inc., with input from the project sponsor, and with the assistance of the project team. As identified in the Positive Declaration adopted on July 15, 2002 by the Village of Monroe the following organizations have been identified as involved and interested agencies.

Village of Monroe Planning Board - Lead Agency
Village Hall - 7 Stage Road
Monroe, New York 10950

Village of Monroe Village Board
Village Hall - 7 Stage Road
Monroe, New York 10950

Village of Monroe Zoning Board of Appeals
Village Hall - 7 Stage Road
Monroe, New York 10950

Village of Monroe Water Department
Village Hall - 7 Stage Road
Monroe, New York 10950

Village of Monroe Architectural Review Board
Village Hall - 7 Stage Road
Monroe, New York 10950

Village of Monroe Police Department
104 Stage Road
Monroe, New York 10950

Orange County Department of Public Works
PO Box 509
Goshen, New York 10924

Orange County Department of Health
124 Main Street
Goshen, New York 10924

Orange County Department of Environmental Facilities and Services
124 Main Street
Goshen, New York 10924

Orange County Department of Planning
124 Main Street
Goshen, New York 10924

New York State DEC Region 3
21 South Putt Corners Road
New Paltz, New York 12561

New York State Department of Transportation
Region 8
4 Burnette Boulevard
Poughkeepsie, NY 12603

New York State OPRHP
Historic Preservation
Historic Preservation - Field Services Bureau
Peebles Island PO Box 189
Waterford, New York 12188-0189

Jeff Perry
Orange & Rockland Utilities
500 Route 208
Monroe, NY 10950

United States Army Corps of Engineers
Regulatory Branch, New York District
26 Federal Plaza
New York NY 10278-0090

Monroe Woodbury Central School District
Mr. James Lewis, Assistant Superintendent for Business
228 Route 32
Central Valley, New York, 10917