

**BT Holdings Chester Development  
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)  
Volume I of II**

VILLAGE AND TOWN OF CHESTER, ORANGE COUNTY, NEW YORK

**Tax Map Identification:**

**Town of Chester: Section 2, Block 1, Lots 39  
Village of Chester: Section 107, Block 3, Lot 4;  
Section 108, Block 1, Lot 1; and  
Section 120, Block 1, Lot 1**

***Lead Agency:* VILLAGE OF CHESTER VILLAGE BOARD  
47 Main Street  
Chester, NY 10918  
Contact Person: Mayor Phillip Valastro - (845) 469-2388**

***Project Sponsor:* BT HOLDINGS, LLC  
1 Columbus Place, North Tower, Suite N38F  
New York, NY 10019  
Attention: Frank Nussbaum - (212) 581-3654**

***DEIS Prepared By:* TIM MILLER ASSOCIATES, INC.  
10 North Street  
Cold Spring, New York, 10516  
Attention: Ann Cutignola, AICP - (845) 265-4400**

***Project Engineer:* LANGAN ENGINEERING & ENVIRONMENTAL SERVICES  
River Drive Center 1  
Elmwood Park, NJ 07407  
Attention: Bryan Waisnor, P.E. - (201) 794-6900**

***Project Architect:* BARTON PARTNERS, INC.  
Architects & Planners  
700 East Main Street, 3rd Floor  
Norristown, PA 19401-4122  
Attention: Doug Olsen, ASLA, RLA - (610) 930-2800**

***Cultural Resources:* CITY/SCAPE CULTURAL RESOURCE CONSULTANTS  
166 Hillair Circle  
White Plains, NY 10605  
Attention: Gail Guillet - (914) 328-3032**

**Lead Agency Acceptance Date: November 9, 2009.**

**Date of Public Hearing: January 7, 2010.**

**Deadline for Receipt of Public Comments: February 5, 2010.**

**October 22, 2009**

**BT HOLDINGS**  
**Draft Environmental Impact Statement (DEIS)**

***Table of Contents***

	<u>Page</u>
<b>1.0 EXECUTIVE SUMMARY</b>	<b>1-1</b>
<b>2.0 DESCRIPTION OF THE PROPOSED ACTION</b>	<b>2-1</b>
2.1 Site Location	2-2
2.2 Site History	2-3
2.3 Description of Action	2-3
2.4 Construction and Operation	2-13
2.5 Project Purpose, Need and Benefit	2-16
2.6 Approvals, Reviews and Permits	2-19
<b>3.0 ENVIRONMENTAL SETTING, POTENTIAL IMPACTS, AND MITIGATION</b>	<b>3.1</b>
3.1 Soils and Topography	3.1-1
3.1.1 Existing Setting	3.1-1
3.1.2 Potential Impacts	3.1-5
3.1.3 Mitigation Measures	3.1-7
3.2 Surface Water, Wetlands and Groundwater Resources	3.2-1
3.2.1 Existing Groundwater Resources	3.2-1
3.2.2 Existing Wetlands	3.2-1
3.2.3 Existing Surface Water Resources	3.2-1
3.2.4 Potential Impacts - Groundwater Resources	3.2-2
3.2.5 Mitigation - Groundwater Resources	3.2-3
3.2.6 Potential Impacts - Wetlands	3.2-3
3.2.7 Potential Impacts - Surface Water Resources	3.2-3
3.2.8 Groundwater Resources Mitigation	3.2-9
3.2.9 Wetlands Mitigation	3.2-9
3.2.10 Surface Water Resources Mitigation	3.2-9
3.3 Vegetation and Wildlife	3.3-1
3.3.1 Existing Conditions	3.3-1
3.3.1.1 Introduction and Project Setting	3.3-1
3.3.1.2 Methodology	3.3-2
3.3.1.3 Vegetation	3.3-2
3.3.1.4 Wildlife	3.3-9
3.3.1.5 Wetlands	3.3-17
3.3.2 Potential Impacts	3.3-19
3.3.2.1 Potential Impacts to Natural Resources	3.3-20
3.3.2.2 Potential Wetland Impacts	3.3-23
3.3.3 Proposed Mitigation Measures	3.3-24
3.3.3.1 Vegetation	3.3-26
3.3.3.2 Wildlife	3.3-26

**Table of Contents**

October 22, 2009

3.3.3.3 Wetlands	3.3-27
3.4 Cultural Resources	3.4-1
3.4.1 Introduction	3.4-1
3.4.2 Existing Conditions	3.4-2
3.4.3 Potential Impacts	3.4-7
3.4.4 Mitigation Measures	3.4-7
3.5 Traffic and Transportation	3.5-1
3.5.1 Regional Road Network	3.5-1
3.5.2 Local Setting	3.5-1
3.5.3 Existing Peak Hour Volumes	3.5-5
3.5.4 Measure of Effectiveness Criteria	3.5-5
3.5.5 Existing Levels of Service	3.5-6
3.5.6 No-Build Traffic Conditions	3.5-10
3.5.7 Future Conditions with the Project	3.5-15
3.6 Land Use and Zoning	3.6-1
3.6.1 Existing Conditions	3.6-1
3.6.1.1 Land Use	3.6-1
3.6.1.2 Agricultural Resources	3.6-4
3.6.1.3 Zoning	3.6-5
3.6.1.4 Conformance with Local and Area Plans	3.6-17
3.6.2 Potential Impacts	3.6-19
3.6.2.1 Land Use	3.6-19
3.6.2.2 Agricultural Resources	3.6-20
3.6.2.3 Zoning	3.6-20
3.6.2.4 Conformance with Local and Area Plans	3.6-21
3.6.3 Mitigation Measures	3.6-22
3.6.3.1 Land Use	3.6-22
3.6.3.2 Agricultural Resources	3.6-22
3.6.3.3 Zoning	3.6-22
3.6.3.4 Conformance with Local and Area Plans	3.6-23
3.7 Noise	3.7-1
3.7.1 Existing Conditions	3.7-1
3.7.2 Potential Impacts	3.7-3
3.7.3 Mitigation Measures	3.7-5
3.8 Economics and Demographics	3.8-1
3.8.1 Demographics	3.8-1
3.8.2 Economics	3.8-5
3.8.3 Potential Impacts	3.8-6
3.8.4 Mitigation Measures	3.8-14
3.9 Community Facilities and Services	3.9-1
3.9.1 Existing Conditions	3.9-1
3.9.2 Potential Impacts	3.9-5
3.9.3 Mitigation Measures	3.9-11

## Table of Contents

October 22, 2009

3.10 Utilities	3.10-1
3.10.1 Wastewater Treatment	3.10-1
3.10.2 Water Supply	3.10-5
3.10.3 Solid Waste	3.10-7
3.10.4 Energy Resources	3.10-9
3.10.5 Mitigation for Utilities (Thresholds for Development)	3.10-10
3.11 Visual Resources	3.11-1
3.11.1 Introduction and Methodology	3.11-1
3.11.2 Existing Conditions	3.11-1
3.11.3 Potential Visual Impacts	3.11-4
3.11.4 Proposed Mitigation Measures	3.11-8
<b>4.0 ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED</b>	<b>4-1</b>
<b>5.0 ALTERNATIVES</b>	<b>5-1</b>
5.1 Development With No Annexation - Single Family Homes	5-1
5.2 Multi-family Buildings	5-9
5.3 Alternative Use	5-11
5.4 Alternative Layout - <i>Fee-Simple</i>	5-16
5.5 Alternative Utilities - On-Site Water Supply	5-20
5.6 Alternative Green Technology and Sustainable Building Construction	5-22
5.7 No Action - No Development	5-24
5.8 Impact Comparisons	5-26
<b>6.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES</b>	<b>6-1</b>
<b>7.0 GROWTH-INDUCING ASPECTS</b>	<b>7-1</b>
<b>8.0 EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES</b>	<b>8-1</b>
<b>9.0 THRESHOLDS OF DEVELOPMENT</b>	<b>9-1</b>

**APPENDICES**

Appendix A	SEQR Documentation
Appendix B	Correspondence
Appendix C	Draft Zoning Amendment Table and Text
Appendix D	Preliminary Stormwater Management Plan
Appendix E	Wetland Delineation Report
Appendix F	Species Lists
Appendix G	Cultural Resource Survey Report and Addendum
Appendix H	Traffic Measures of Effectiveness
Appendix I	Level of Service Calculations
Appendix J	Wastewater Report
Appendix K	Water Supply Report
Appendix L	Transportation Supplemental Data
Appendix M	Preliminary Geotechnical Investigation Report
Appendix N	Fiscal Analysis Data
Appendix O	Single Family Housing Alternative - Fiscal Analysis Data

## List of Tables

	<u>Page</u>	
Table 2-1	Project Site Parcels and Existing Zoning Districts	2-1
Table 3.1-1	Existing Slope Analysis	3.1-1
Table 3.1-2	Soil Characteristics and Limitations	3.1-4
Table 3.1-3	Disturbance of Slopes	3.1-5
Table 3.2-1	Peak Pre-Development Flow Summary	3.2-2
Table 3.2-2	Pre- and Post-Development Peak Flow	3.2-4
Table 3.3-1	Existing On-Site Habitat Coverage	3.3-2
Table 3.3-2	Vegetation - Observed Species	3.3-6
Table 3.3-3	Wildlife List - Observed and Regional Species	3.3-11
Table 3.3-4	Bird List <b>NYSDEC Breeding Bird Survey Blocks</b>	3.3-13
Table 3.3-5	Assessment of On-Site Freshwater Wetland Benefits	3.3-18
Table 3.3-6	Existing and Proposed Approximate Land Coverage	3.3-20
Table 3.3-7	Regional Upland Condition Landscaping Plantings	3.3-25
Table 3.5-1	Posted Speed Limits	3.5-2
Table 3.5-2	Existing Condition Level of Service Summary - NYS Route 94	3.5-5
Table 3.5-3	Existing Condition Level of Service Summary	3.5-6
Table 3.5-4	Pending, Approved, or Under Construction Projects	3.5-8
Table 3.5-5	No-Build Condition Level of Service Summary - NYS Route 94 Signalized Intersections	3.5-10
Table 3.5-6	No-Build Condition Level of Service Summary Unsignalized and Signalized Intersections	3.5-11
Table 3.5-7	Project Site Trip Rate Summary	3.5-14
Table 3.5-8	Site Trips Generated	3.5-14
Table 3.5-9	Non-Senior Site Trips Generated	3.5-15
Table 3.5-10	Build Condition Level of Service Summary - NYS Route 94 Signalized Intersections	3.5-16
Table 3.5-11	Build Condition Level of Service Summary Unsignalized and Signalized Intersections	3.5-17
Table 3.5-12	Parking Summary	3.5-18
Table 3.5-13	Level of Service Summary All Conditions - NYS Route 94 Signalized Intersections	3.5-20
Table 3.5-14	Level of Service Summary All Conditions Unsignalized and Signalized Intersections	3.5-21
Table 3.6-1	Project Site Parcels and Existing Zoning Districts	3.6-5
Table 3.6-2	Lot and Bulk Requirements: SR-6 District	3.6-6
Table 3.6-3	Lot and Bulk Requirements: SR-6 District	3.6-11
Table 3.6-4	Parking Summary	3.6-12
Table 3.7-1	Perception of Changes in Noise Levels	3.7-1
Table 3.7-2	Community Response to Increases in Noise Levels	3.7-2
Table 3.7-3	Sound Levels of Common Activities	3.7-2
Table 3.7-4	Construction Noise Levels	3.7-4
Table 3.8-1	Population in the Town of Chester and Orange County 1990 - 2007	3.8-1
Table 3.8-2	Sex and Age of Population in the Village and Town of Chester, 2000	3.8-2
Table 3.8-3	Household Information	3.8-3
Table 3.8-4	Village and Town of Chester Household Income, 2000	3.8-3
Table 3.8-5a	Housing Type in the Village of Chester, 2000	3.8-4

**Table of Contents**

October 22, 2009

Table 3.8-5b	Housing Type in the Town of Chester, 2000	3.8-4
Table 3.8-6	Tax Lot and 2008 Assessed Value	3.8-5
Table 3.8-7	2009 Property Tax Revenues	3.8-6
Table 3.8-8	Unit Type, Bedroom Count, Population Projections	3.8-7
Table 3.8-9	Projected Property Tax Revenues	3.8-10
Table 3.8-10	Summary of Revenue and Cost Analysis	3.8-11
Table 3.9-1	Chester Union Free School District Capacity	3.9-1
Table 3.9-2	Unit Type, Bedroom Count, Population Projections	3.9-6
Table 3.9-3	Chester Union Free School District Historic Enrollments	3.9-7
Table 3.9-4	Parkland Requirements	3.9-10
Table 10-1	Pending or Approved Wastewater Projects	3.10-2
Table 10-2	Pending or Approved Water Supply Projects	3.10-6
Table 5-1	Single Family Housing (SFH) Population Projection	5-4
Table 5-2	Projected Property Tax Revenues - SFH Alternative	5-5
Table 5-3	Projected Property Tax Revenues - BT Holdings Multifamily Proposal	5-5
Table 5-4	Summary of Revenue and Cost - SFH Alternative	5-7
Table 5-5	Summary of Revenue and Cost - BT Holdings Multifamily Proposal	5-7
Table 5-6	Total Taxes Paid per Unit	5-17

**List of Figures**

	<u>At end of Chapter</u>
Figure 2-1	2.0
Figure 2-2	2.0
Figure 2-3	2.0
Figure 2-4	2.0
Figure 2-5	2.0
Figure 2-6	2.0
Figure 2-7	2.0
Figure 2-8	2.0
Figure 2-9	2.0
Figure 2-10	2.0
Figure 2-11	2.0
Figure 2-12	2.0
Figure 2-13	2.0
Figure 3.1-1	3.1
Figure 3.1-2	3.1
Figure 3.1-3	3.1
Figure 3.2-1	3.2
Figure 3.2-2	3.2
Figure 3.3-1	3.3
Figure 3.3-2	3.3
Figure 3.3-3	3.3
Figure 3.3-4	3.3
Figure 3.5-1	3.5
Figure 3.5-2	3.5
Figure 3.5-3	3.5
Figure 3.5-4	3.5
Figure 3.5-5	3.5
Figure 3.5-6	3.5
Figure 3.5-7	3.5
Figure 3.5-8	3.5
Figure 3.5-9	3.5
Figure 3.5-10	3.5
Figure 3.5-11	3.5
Figure 3.5-12	3.5
Figure 3.5-13	3.5
Figure 3.5-14	3.5
Figure 3.5-15	3.5
Figure 3.5-16	3.5
Figure 3.5-17	3.5
Figure 3.6-1	3.6
Figure 3.6-2	3.6
Figure 3.6-3	3.6
Figure 3.6-4	3.6
Figure 3.11-1	3.11
Figure 3.11-2	3.11
Figure 3.11-3	3.11



**Table of Contents**

October 22, 2009

Figure 3.11-4	View C - Existing View from Talmadge Farm	3.11
Figure 3.11-5	View D - Existing View from Whispering Hills Drive	3.11
Figure 3.11-6	View E - Existing View from Hambletonian Avenue	3.11
Figure 3.11-7	View F - Existing View from Carpenter Road	3.11
Figure 3.11-8	View A - Post-Development View from NYS Rte. 17M at Castle Family Fun Center	3.11
Figure 5-1	Alternative Site Plan Single Family Homes	5.0
Figure 5-2	Alternative Site Plan Fee Simple Layout	5.0

**List of Drawings**

**Title**

Conceptual Site Plan, Landscaping and Lighting  
Chester Development, prepared by Barton Partners,  
Inc., dated 10/22/09

Site Survey

21.01

Grading and Drainage Plan

23.01

Soil Erosion and Sediment Control Plan

23.02

Soil Erosion and Sediment Control Details

23.10

Overall Phasing Plan