5.0 ALTERNATIVES

Section 617.9(b)(5) of the regulations implementing the New York State Environmental Quality Review Act (SEQRA) requires that a DEIS include a description and evaluation of the range of reasonable alternatives to the proposed action that are feasible, considering the objectives and capabilities of the project sponsor. The range of alternatives must include the "No Action" alternative. As per these regulations, alternatives should be limited to those for which no discretionary approval is needed. The Scoping Document for this DEIS requires an evaluation of nine (7) alternatives as follows:

1. DEVELOPMENT WITH NO ANNEXATION - Single Family Homes

2. ALTERNATE DENSITY MULTIFAMILY BUILDINGS

3. ALTERNATIVE USE
   a. All Senior housing: Active Adult Community
   b. 200 Senior Units out of the 458 unit total

4. ALTERNATIVE LAYOUT
   1. Fee simple layout (subdivision; each Townhouse unit has a small lot)

5. ALTERNATIVE UTILITIES - create a central water system at proposed development site

6. ALTERNATIVE GREEN TECHNOLOGY
   AND SUSTAINABLE BUILDING CONSTRUCTION - reduce power load on grid through self-sustainable system and possible solar array technology. Consider water collection system to irrigate lawns and replenish water table

7. NO ACTION - No Development

These seven alternatives are described and evaluated below. Since these are alternatives to the proposed action, which involves annexation for access to the Village water supply system and necessary rezoning upon annexation from the Town to the Village, annexation and rezoning are assumed to occur except where noted. The exceptions would be the self-sufficient water system (5.5) and the No Annexation alternative (5.1).

A summary matrix of the estimated impacts associated with each alternative as well as the proposed action is provided as Table 5-6, at the end of this chapter. This table quantifies the variations between alternatives in regard to the mix of dwelling units; building, impervious, disturbed and undisturbed areas; water and wastewater demand; traffic volume; and population.

5.1 DEVELOPMENT WITH NO ANNEXATION - Single Family Homes

The no-annexation alternative reviews the impacts that would occur if the project were to be developed without the proposed annexation. The project as proposed cannot be built as designed and remains within the Town, The Town SR-6 zoning regulations prohibit development of a multifamily neighborhood as a single condominium and stipulate that ownership must be fee simple. The project as proposed requires municipal water, which is not available in the Town, and thus requires annexation into the Village. Based upon these differences it is not possible to provide a direct comparison of the project to be built in the Village to the same project to be built in the Town. Annexation into the Village would relieve the Town of the cost of services funded by the part town and town highway tax costs. The result would be a

single-family home (SFH) alternative consisting of 120 single-family detached dwelling units on individual subdivision lots as illustrated in Figure 5-1. The no-annexation SFH alternative would not be consistent with the objectives of the applicant who wishes to tap into the Village's easily accessible existing municipal water system to create a low-impact multifamily and senior residential community on the site in accordance with the site's existing zoning.

The unit mix for the SFH alternative would be 108 four-bedroom homes (based upon the existing Town SR-6 Zoning) and 12 three-bedroom single-family homes (based upon the existing Village RS zoning). The density as represented in the conceptual plan would be less than 2 dwelling units per acre with a more extensive on-site road network than the proposed action. This single-family housing is not in accordance with the senior and multifamily housing for which the property is intended as per the Town of Chester's Comprehensive Plan.

Tapping into the Village's existing municipal water system, which has both sufficient capacity and accessible infrastructure, would be prudent and efficient from both a cost and environmental perspective. If the site could not access the Village's water system, the developer would need to look for an existing water source onsite necessitating either the development of a central water system or the drilling of individual wells. There is no guarantee that enough water would be found onsite to provide the necessary supply for any intended development. It would make little sense to fund and create a private on-site central water system or dig individual wells when a municipal system with sufficient capacity exists in areas directly adjacent to the site. Because of the added cost of creating the water source and treatment system, the burden of ownership and operation on future residents, and the reduction in the number of dwelling units, the project would be less economically viable.

The SFH alternative would also not be consistent with the Town of Chester's Comprehensive Plan objectives for the site. In accordance with the Comprehensive Plan's mandate for the property and consistent with "smart growth" planning practices, the intent of the applicant is to provide low-impact multi-family and senior housing on a centrally-located parcel appropriate for higher-density development.. Single-family homes have significantly greater impacts per unit than the lower-impact multi-family and senior housing proposed, primarily due to the increased number of school-age children per unit. Under the SFH alternative, a number of impacts identified in this DEIS would vary, largely with negative effects.

Soils and Topography

There would be an increase in disturbance to soils and topography under the SFH alternative when compared with the proposed action. This would involve grading of soils and possibly removal of rock on the project site under the single family home alternative to create the extended road network.

Surface Water, Wetlands and Groundwater

The SFH alternative would result in the same level of limited (0.1 acre) disturbance in the on-site jurisdictional wetlands. A single-family home development would also result in the alteration of drainage patterns on the project site and the introduction of less impervious surface cover (21.30 acres) than the proposed action (24.65 acres). As with the BT Holdings project, this would result in a potential increase in stormwater runoff rates, necessitating the construction of stormwater management facilities, including stormwater quality treatment. The impervious surface area per unit for single-family homes (0.18 acre per d.u.) would exceed the impervious area for each unit in the proposed action (0.05 acre per d.u.).

Vegetation and Wildlife

Disturbance and removal of approximately 16.4 acres of woodlands; and 43.5 acres of field or brush would occur under the SFH alternative, which is about 3.4 acres more than what would occur under the proposed action. The site would have much less remaining habitat and vegetative cover to support wildlife.

Individually-owned lots could potentially be cleared completely or nearly completely depending on the desires of the property owner. The development would be spread out homogeneously over the site to provide lots with each dwelling.

Transportation and Traffic

The SFH alternative would generate fewer vehicle trips (124) in the PM peak hour than those resulting from the BT Holdings development (245 PM trips). There would be short term construction-related traffic in either plan. The duration of the construction period may be reduced for this alternative due to the construction of fewer homes.

Noise

Under the SFH alternative, short term impacts associated with construction noise would be expected to occur for a shorter length of time with fewer units than the proposed action.

Land Use and Zoning

The proposed site would be developed as a low- to medium-density neighborhood which is not as consistent with the pattern of intensive commercial and high-density residential development as the proposed action. The opportunity to place a demographically-mixed neighborhood (senior, affordable and non-senior units) in close proximity to shopping, services, workplaces and nearby community amenities would be lost. The SFH alternative would not be consistent with the intended density and zoning of the majority portion of the site as set forth in the Town of Chester Comprehensive Plan (2.5 to 6 units per acre and up to 8 senior units per acre).
The inefficiency of a SFH development relative to the proposed project is apparent in several ways. Building area would be only slightly lower at 9.56 acres even though there are far fewer dwelling units (120, rather than 458 units). Paved roads and driveway area per dwelling unit (d.u.) would be 0.1 acre per d.u. for the SFH alternative. By comparison, the proposed action would require much less paved roads, driveway and sidewalk area per unit at 0.03 acre per d.u., even including sidewalks and recreational amenities. The same is true when total disturbed area (59.98 acres or 0.5 acre/d.u.) for 120 single-family homes (59.98 acres or 0.5 acre/d.u.) is compared with the total disturbed area for the 458 multi-family dwellings in the proposed action (56.61 acres or 0.12 acre/d.u.)

Economic and Demographic

Financial and demographic impacts to the community would change significantly under the SFH alternative. In many important ways, single-family homes are higher-impact relative to the units proposed under the BT Holdings plan.

Refer to Table 5-1 for the breakdown of proposed units and the projected population.

Table 5-1
Single Family Housing Population Projection

Unit Type	Number of Units	Municipality	Population Multiplier	Projected Population	School Children Multiplier	Projected School Children Population
3 BR Single Family	12	Village of Chester	2.95	35	0.58	7
4 BR Single Family	108	Town of Chester	3.67	396	1.05	114
TOTAL	**120**			**431**		**121**

Source: Rutgers University Center for Urban Policy Research, June 2006.
Zoning and Acreage Analysis for SFH Alternative included in Appendix O.

Projected Assessed Value

Under the SFH alternative, all units proposed would be in fee simple ownership. The projection of future taxes for the SFH alternative is based on the average selling price of the homes. The proposed residential development will have 108 four-bedroom and 12 three-bedroom single-family detached dwellings with an estimated sales price of $500,000 and $400,000 respectively. Based on this information, the projected total market value of the SFH alternative would be $58,800,000. Using the current residential assessment ratio (RAR) of 0.50, the total assessed value of the SFH alternative would be $29,400,000.

Projected Property Tax Revenues and Other Fees

As shown in the Table 5-2, total project-generated tax revenues annually under the SFH alternative are estimated to be $1,433,014 annually. For comparison purposes, Table 5-3 presents the anticipated tax revenue from the proposed BT Holdings multifamily project which shows total project-generated tax revenues of $2,769,535 annually. Thus the SFH alternative represents a reduction of $1,336,521, or 48%, in total annual tax revenue.

By far the largest portion of the total revenue for the SFH alternative, 68 percent, would accrue to the Chester Union Free School District (Chester UFSD), which would receive $971,927. Under the proposed BT Holdings project, the Chester UFSD would receive $1,606,933. Thus the SFH alternative represents a reduction of $635,007, or 40%, in total annual Chester UFSD tax revenue.

Under the SFH alternative, the Town of Chester would receive $217,351 in total annual tax revenue which includes revenue from the Town general fund tax ($135,443), Part Town tax ($64,795) and Highway tax ($17,113). Under the proposed BT Holdings project, the Town would gain a total of $223,934 annually from the Town general fund tax alone. Thus the SFH alternative represents a reduction of $6,583, or 3%, in total tax revenue to the Town (including Part Town and Highway tax) and $88,491, or 40%, in Town general fund tax alone compared to the proposed BT Holdings project.

Under the SFH alternative, the Village would receive $28,800 in total annual tax revenue as opposed to $583,301 under the proposed BT Holdings project. Thus the SFH alternative represents a reduction of $554,501, or 95%, in total Village tax revenue.

Orange County would receive approximately $174,174 annually under the SFH alternative compared to $287,971 from the proposed BT Holdings project (a reduction of $113,797, or 40%) and the Chester Fire District would receive approximately $40,763 under the SFH alternative compared to $67,396 annually from the proposed BT Holdings project (a reduction of $26,632, or 40%).

Table 5-2
Single Family Housing Alternative
Projected Property Tax Revenues and Fees

Taxing Jurisdiction	Tax Rate (per $1,000 AV*)	Total Assessed Value	Property Tax Revenues to County	Property Tax Revenues to Village	Property Tax Revenues to Town	Property Tax Revenues to Fire	Property Tax Revenues to School
Orange County	$ 5.9243	$29,400,000	$174,174	--	--	--	--
Village of Chester	$12.0000	$ 2,400,000	--	$28,800	--		--
Town of Chester	$ 4.6069	$27,000,000	--	--	$135,443	--	--
Part Town	$ 2.3998	$27,000,000	--	--	$ 64,795	--	--
Highway	$ 0.6338	$27,000,000	--	--	$ 17,113	--	--
Fire	$ 1.3865	$29,400,000	--	--	--	$ 40,763	--
Chester UFSD	$33.0587	$29,400,000	--	--	--	--	$971,927
Total			$174,174	$28,800	$217,351	$ 40,763	$971,927
TOTAL TAX REVENUE			**$1,433,014**				

Source: Town of Chester/Village of Chester Assessor's Office; Tim Miller Associates, Inc., 2009.
Property tax revenues rounded to the nearest dollar. Discrepancies between the total and individual line items due to rounding.

Table 5-3
BT Holdings Proposed Multifamily Project
Projected Property Tax Revenues and Fees

Taxing Jurisdiction	Tax Rate (per $1,000 AV*)	Total Assessed Value	Property Tax Revenues to County	Property Tax Revenues to Village	Property Tax Revenues to Town	Property Tax Revenues to Fire	Property Tax Revenues to School
Orange County	$ 5.9243	$48,608,438	$287,971	--	--	--	--
Village of Chester	$12.0000	$48,608,438	--	$583,301	--	--	--
Town of Chester	$ 4.6069	$48,608,438	--	--	$223,934	--	--
Part Town	$ 2.3998	$48,608,438	--	--	--	--	--
Highway	$ 0.6338	$48,608,438	--	--	--	--	--
Fire	$ 1.3865	$48,608,438	--	--	--	$67,396	--
Chester UFSD	$33.0587	$48,608,438	--	--	--	--	$1,606,933
Total			$287,971	$583,301	$223,934	$67,396	$1,606,933
TOTAL TAX REVENUE			**$2,769,535**				

Source: Town of Chester/Village of Chester Assessor's Office; Tim Miller Associates, Inc., 2009.
Property tax revenues rounded to the nearest dollar. Discrepancies between the total and individual line items due to rounding.

Associated Costs

Chester Union Free School DIstrict

As shown in Table 5-1, the community population would increase by 431 under the SFH alternative, a reduction of 62 percent compared to the 1,137 increase expected under the proposed action. However, single-family homes generate far more school children per unit than multifamily and senior housing. Based upon an increased student population per single family household, the expected 121 school-age children under the SFH alternative *is the same as the 121 students expected under the proposed action*. The heavy reduction in property tax revenue in conjunction with the same projected expense associated with school-age children has a major effect on the SFH alternative's financial impact to the school district. The decrease in revenue of approximately $635,007 in the SFH alternative as compared to the proposed BT Holdings project results in a net *deficit* to the school district of $627,693 after covering the student costs (as opposed to a $7,330 expected benefit under the proposed BT Holdings project). This $627,693 deficit would need to be covered by the households in the Chester UFSD, both Town and Village.

Town of Chester

Under the SFH alternative, all residents of the BT Holdings development would pay general fund taxes to the Town of Chester. Those residents in the Town portion of the development would also pay separate Part Town and Highway taxes.

The total 2009 budget for the Town of Chester (including part town and town highway) is $8,129,754, while the total tax levy is estimated to be $5,224,229. As detailed in the Fiscal Analysis Worksheets included in Appendix N, Dividing the 2009 residentially induced costs by the 2007 estimated population of the Town of 13,402 would results in an estimated per capita municipal cost to the Town of approximately $508. In other words, for each additional Town resident, the Town can be expected to incur $508 in additional expense to be raised by residential tax revenue.

Under the SFH alternative, the Town's population is projected to increase by 396 persons at full build-out. As noted above, the estimated annual per capita expense for general municipal services to the Town is $508 per capita, thus costs are projected to total $201,168 annually.

As shown in Table 5-2, overall revenues from the SFH alternative for general municipal services associated with the Town (including part town and highway) are projected to be $217,351. Therefore, after covering the anticipated municipal cost to the Town of $201,168, a net benefit in the amount of $16,183 would be projected to the Town of Chester as a result of the SFH alternative.

Village of Chester

The SFH alternative includes a portion of development within the Village of Chester. As described in Section 3.8, the per capita cost is determined by dividing the population into the total residential cost. Therefore, dividing the 2009 residentially induced costs by the 2007 estimated population of the Village of 3,575, would result in an estimated per capita municipal cost of approximately $219. In other words, for each additional Village resident, the Village can be expected to incur $219 in additional expense to be raised by residential tax revenue.

As shown in Table 5-1, the SFH alternative is projected to increase the Village's population by 35 persons at full build-out. As noted above, the estimated annual per capita expense for general municipal services is $219. Using this as a basis for projections, additional costs are projected to total $7,665 annually.

As shown in Table 5-4, overall revenues from the SFH alternative for general municipal services associated with the Village are projected to be $28,800. Therefore, after covering the anticipated municipal cost to the Village, a net benefit in the amount of $21,135 would be projected to the Village of Chester as a result of the SFH alternative. This represents an annual reduction in the net benefit to the Village of $313,163, compared to the $334,298 estimated net benefit under the proposed BT Holdings project. In other words the net benefit to the Village under the BT Holdings proposal is more than 15 times the revenue which would result from the SFH.

Table 5-4 shows the municipal cost and anticipated tax revenue in the Village, the Town and the Chester USFD for the SFH alternative. Table 5-5 provides a comparison of these same values for the proposed BT Holdings multifamily project.

Table 5-4
Summary of Revenue and Cost Analysis
Single Family Housing (SFH) Alternative

Jurisdiction	Tax Revenue	Service Cost	Net Benefit / (Deficit)
Town of Chester	$217,351	$201,168	$16,183
Village of Chester	$28,800	$7,665	$21,135
Chester USFD	$971,927	$1,599,620	($627,693)

Table 5-5
Summary of Revenue and Cost Analysis
BT Holdings Multifamily Proposal

Jurisdiction	Tax Revenue	Service Cost	Net Benefit / (Deficit)
Town of Chester	$223,934	$166,002	$57,932
Village of Chester	$583,301	$249,003	$334,298
Chester UFSD	$1,606,933	$1,599,620	$7,313

Summary

Total tax revenues would decline by nearly 50% from $2.8 million for the applicant's proposed multi-family and senior project to $1.4 million under the SFH alternative. Total school tax revenues would be reduced sharply by the SFH alternative *with no associated reduction in school child expense*. This results in a significant financial drain on the community. Rather than producing an annual $7 thousand benefit for the school district as the proposed BT Holdings plan projects, the SFH alternative would produce an annual $627 thousand net deficit to the school district, the burden of which would fall on Chester residents, both Town and Village.

Community Facilities and Services

There would be a reduction in demand placed on certain community services and facilities, like those associated with seniors, as a result of the SFH alternative. As mentioned above, a reduction in property tax revenues generated by 120 single-family homes is anticipated as compared to 458 multi-family units in the proposed action. With the reduced number of future residents, there would be less of an increase in market demand for neighborhood or other commercial uses.

Utilities

The developer would seek to tap into the Town's Consolidated Sewer District No. 1 which is within the Moodna Basin sewer service area and flows to the Harriman Sewage Treatment Plant. There is adequate capacity within the sewer system to handle the wastewater generated.

However, with one-quarter the number of dwellings the project could not support the contribution to construction of any contemplated Black Meadow Creek Wastewater Treatment Plant and its associated infrastructure improvements should this facility come online.

There would be less demand placed on municipal water services and facilities as a result of the SFH alternative due to the reduced number of users in the water service areas. The developer would seek to tap into the Village's municipal water system if that option were available and would pay usage fees but would not be responsible for payment of Village municipal taxes. If the Village would not allocate water to the project, the developer would seek to drill wells on-site, either creating its own central water system or drilling individual wells for each unit. There is no guarantee that enough water would be found onsite to provide the necessary supply for any intended development.

The related disturbance for construction of on-site water and sewer system improvements would be more extensive because of the areal extent of roads to serve the single-family homes.

Visual Resources

There would be a change in the visual setting of the property as viewed from surrounding properties or public roads. The effect of the single-family alternative would be more intensive than the proposed action because the disturbance covers a broader extent of the site. Compared to the proposed action, an increased removal of existing brush, meadow and wooded area of the property would occur.

As mentioned earlier, individually-owned lots could potentially be cleared completely or nearly completely depending on the desires of the property owner. And the development would be

spread out homogeneously over the site to provide lots with each dwelling as compared with the more compact nature and controlled landscaping of the residential mixed-use development as proposed by BT Holdings.

5.2 Multi-family Buildings

The multi-family buildings alternative consists of 528 multi-family dwelling units in buildings with approximately 34 to 50 dwelling units per building. The unit mix would include 100 units for seniors, and a larger number of one- and two-bedroom dwellings as these would be apartment and condominium-style units that would be more marketable to older adults, empty nesters, single persons and young couples. Placing a large number of units in each structure would make the development more compact than the proposed action allowing more units to be accommodated on the site. The building area (5.21 acres) would be significantly less than the proposed action. However, larger parking areas with travel lanes would be needed resulting in greater paved road and parking area (17.26 acres).

The multi-family buildings alternative would not be consistent with the objectives of the applicant. The sponsor agrees with the Town of Chester's Comprehensive Plan's conclusion that a diverse offering of housing options appealing to a broad range of end users - from young professionals to empty nesters to seniors - is the most prudent development option in regard to smart community planning for the local Chester community. The multi-family alternative would not offer the diverse mix of housing options that the applicant believes is more consistent with market demand. While the multi-family alternative would only age-restrict 100 units, in practice the significantly higher number of one- and two-bedroom units would result in a community targeted towards seniors. Research indicates that the market simply could not support a senior community of this size, whether rental or "for-sale". For-sale senior units, in particular, would be difficult to market in this area, especially considering the recent approval of the Meadow Hill Seniors development consisting of a projected 142 condominiums and other proposed senior projects in various stages of the development process.

Additionally, this alternative would not be consistent with the applicant's desire to create a streetscape community of finely-finished townhouses with a smaller number of units per building (three to twelve dwellings per structure) more in line with the suburban-rural aesthetic of the Chester community. By the very nature and structure of the units and buildings, the multi-family alternative would result in lower price-range units.

In addition to the other impacts listed below, the multi-family buildings alternative would involve less total impervious surface area (22.47 acres) than the proposed action (24.65 acres). The total disturbed area for the multi-family buildings alternative (51.84 acres) is less than the total disturbed area for the proposed action (56.61).

Soils and Topography

There would be less disturbance to soils and topography under the multi-family buildings alternative when compared to the proposed action. The grading of soils and possibly removal of rock on the project site under the multi-family buildings alternative may be more intensive to create more level areas for fewer larger buildings.

Surface Water, Wetlands and Groundwater

The multi-family buildings alternative would result in the same level of disturbance in the on-site jurisdictional wetlands (0.1 acre). The multi-family buildings alternative would also result in the alteration of drainage patterns on the project site and the introduction of approximately somewhat less area (22.47 acres) of impervious surface cover than the proposed action. As with the proposed BT Holdings project, this would result in an increase in stormwater runoff rates, necessitating the construction of stormwater management facilities, including stormwater quality treatment.

Vegetation and Wildlife

Disturbance and removal of approximately 13.8 acres of woodlands; and 38.0 acres of field or brush would occur under the multi-family buildings alternative, which is about 4.7 acres more than what would occur under the proposed action. The site would have much less remaining habitat and vegetative cover for local wildlife.

Transportation and Traffic

The number of vehicle trips (238) in the PM peak hour with the multi-family buildings alternative would be similar to that resulting from the BT Holdings development (245 PM trips). There would be short term construction-related traffic.

Noise

Under the multi-family buildings alternative, the short term impacts associated with construction noise would occur.

Land Use and Zoning

The proposed site would be developed as a high-density apartment building neighborhood, which is consistent with the nearby pattern of intensive commercial and high-density residential development similar to the proposed action. Construction of a demographically mixed neighborhood in close proximity to shopping, services, workplaces and nearby community amenities would occur consistent with local planning goals. The multi-family building alternative would be consistent with the intended density as set forth in the Town of Chester's comprehensive plan objectives and zoning (2.5 to 6 units per acre and up to 8 senior units per acre).

However, the number of units per structure would not be consistent with the other local townhouse and condominium developments, including the Whispering Hills development, which has fewer units per building (approximately 6 units per structure).

Economic and Demographic

The increase in the Village's and Town's population (1,061) with the multi-family building alternative would be similar to the increase associated with the proposed action (1,137). Accordingly, the number of students (104) from the multi-family buildings alternative would be comparable but slightly less than the students from the proposed action (121). This decrease is largely due to the decline in three-bedroom units. The market and assessed values and resulting property tax revenues would be anticipated to be both less per unit and in total. Overall

property tax revenues for the multi-family building alternative are expected to decline by nearly 30 percent relative to the proposed action.

Community Facilities and Services

There would be a comparable demand placed on community services and facilities as a result of the multi-family buildings alternative. However, less property tax revenues would be generated as compared to the proposed action. A comparable increase in demand for neighborhood or other commercial goods and services would also be expected.

Utilities

There would be a slightly smaller demand placed on municipal water and sewer services and facilities as a result of the multi-family buildings alternative. The project, which would be within the Moodna Basin sewer service area, would dispose of its wastewater via the municipal sewer system which flows to the Harriman Sewage Treatment Plant. There is adequate capacity within the sewer system to handle the wastewater generated.

Given a slightly higher number of resulting dwellings, when compared to the proposed action, there could still be a rationale for the project developer to participate in any contemplated Black Meadow Creek Wastewater Treatment Plant construction should this facility come online.

Under this alternative, the project would have access to the Village's municipal water system as a result of annexation. There would be adequate capacity in the system to service the project.

Visual Resources

There would be a change in the visual setting of the property as viewed from surrounding properties or public roads when compared to the proposed action because while the development would be more compact, each of the proposed structures would have a larger mass. Increased disturbance would be needed to create sites for larger structures. As noted above, an increased removal of existing brush and meadow and wooded area of the property would occur.

5.3 Alternative Use

This Alternative reviews the following scenarios:

- All Senior housing: Active Adult Community; and
- 200 Senior Units out of the 458 unit total.

5.3.1 All Senior Housing

The all-senior housing alternative consists of 458 units with the same layout as shown on the conceptual site plan for the proposed action, except all of the dwelling units would be for seniors. The units mix would have a much larger number of one-bedroom units than the proposed action (343 instead of 75 1 BR units). The number of two-bedroom dwellings would be comparable (115 2 BR), yet there be no three-bedroom units.

Since the layout of units would be the same, all of the site disturbance values for the all-senior housing alternative would be equal to those for the proposed action including: building area; impervious surface area; disturbed and undisturbed areas.

The all-senior alternative would not be consistent with the objectives of the applicant as it would not create a residential mixed-use development offering diverse housing options, including senior units, that the applicant believes is more consistent with market demand. The sponsor agrees with the Town of Chester's Comprehensive Plan's conclusion that a diverse offering of housing options appealing to a broad range of end users - from young professionals to empty nesters to seniors - is the most prudent development option in regard to smart community planning for the local Chester community. Chester has not offered a significant new multi-family housing option to local residents in many years.

Research indicates that the market simply could not support a senior community of this size, whether rental or "for-sale". For-sale senior units, in particular, would be difficult to market in this area, especially considering the recent approval of the Meadow Hill Seniors development consisting of a projected 142 condominiums and other proposed senior projects in various stages of the development process.

Finally, the applicant does not wish to offer a single housing option (seniors) on a parcel and project of this size.

Soils and Topography

There would be the same disturbance to soils and topography under the all-senior alternative as the proposed action.

Surface Water, Wetlands and Groundwater

The all-senior alternative would result in the same level of disturbance (0.1 acre) in the on-site jurisdictional wetlands as the proposed action. The all-senior alternative would also result in the alteration of drainage patterns on the project site and the introduction of the same level of impervious surface cover as the proposed action. As with the BT Holdings project, this would result in an increase in stormwater runoff rates, necessitating the construction of stormwater management facilities, including stormwater quality treatment.

Vegetation and Wildlife

Disturbance and removal of woodlands and field or brush would be the same under the all-senior alternative as what would occur with the proposed action. The site would have the same amount of remaining habitat and vegetative cover for local wildlife.

Transportation and Traffic

The number of vehicle trips would be lower in the PM peak hour with the all-senior alternative (142) than that resulting from the BT Holdings development (245 PM trips). There would be short term construction-related traffic.

Noise

Under the all-senior alternative, the short term impacts associated with construction noise would be similar to the proposed action.

Land Use and Zoning

The proposed site would be developed as a medium- to high-density neighborhood, which is consistent with the nearby pattern of intensive commercial and high-density residential development similar to the proposed action. However, the opportunity to construct a demographically mixed neighborhood in close proximity to shopping, services, workplaces and nearby community amenities would be lost as the residents would be all senior citizens. The all-senior alternative would be consistent with the intended density as set forth in the Town of Chester's comprehensive plan objectives and zoning (2.5 to 6 units per acre and up to 8 senior units per acre).

The number of units per structure in the townhouse and condominium units would be consistent with the nearby Whispering Hills development, which has a similar number of units per building (approximately 6 units per structure). However, the all-senior alternative would be significantly less dense than Whispering Hills.

Economic and Demographic

The increase in the Village's and Town's population (825) would be lower with the all-senior alternative when compared to the proposed action (1,137). There would be no students from the all-senior alternative as opposed to the 121 students expected from the proposed action. Property tax revenues would be significantly lower with the all-senior alternative as compared with the proposed action as a result of the larger number of one- and two-bedroom units and the absence of three-bedroom dwellings.

Community Facilities and Services

There would be no impact on schools and somewhat less demand placed on other community services and facilities as a result of the all-senior alternative. A notable increase in demand for senior-related services, such as ambulance calls, would be expected. As mentioned above, a significant reduction in property tax revenues generated would be expected as compared to the proposed action since there would be a large number of one-bedroom dwellings and no three-bedroom units. There would be a reduced level of demand for neighborhood or other commercial goods and services compared to the proposed action with fewer residents. Such demand would be related to the needs of seniors rather than families.

Utilities

There would be a significantly reduced demand placed on municipal water and sewer services and facilities as a result of the all-senior alternative, except that irrigation demand would be the same. The project, which would be within the Moodna Basin sewer service area, would dispose of its wastewater via the municipal sewer system which flows to the Harriman Sewage Treatment Plant. There is adequate capacity within the sewer system to handle the wastewater generated.

Given the same number of resulting dwellings, when compared to the proposed action, there could still be a rationale for the project developer to participate in any contemplated Black Meadow Creek Wastewater Treatment Plant construction should this facility come online.

Under this alternative, the project would have access to the Village's municipal water system as a result of annexation. There would be adequate capacity in the system to service the project.

Visual Resources

The visual setting of the property as viewed from surrounding properties or public roads would be the same as the proposed action.

5.3.2 Senior Units - 200

The 200-unit senior housing alternative consists of 458 units as set forth on the conceptual site plan for the proposed action, except that the number of dwellings allocated to seniors would be 200 rather than 100 units the proposed action. The unit mix would include double the number of one-bedroom units than the proposed action (150 instead of 75 1 BR units). The number of two-bedroom dwellings would be comparable to the proposed action (105 2 BR instead of 101 units). There would be a reduced number of three-bedroom units (203 instead of 282 3 BR units).

Since the layout of units would be the same, all of the site disturbance values for the 200-unit senior housing alternative would be equal to those for the proposed action including: building area; impervious surface area; disturbed and undisturbed areas.

The 200-unit senior alternative would not be consistent with the objectives of the applicant. It would not create the residential mixed-use development that the applicant believes is consistent with market demand. Research indicates that the market could not support a senior community of this size, whether rental or "for-sale". The recent approval of the Meadow Hill Seniors development consisting of a projected 142 condominiums reduces the local demand for "for-sale" options. Additionally, senior rental communities are not recommended to be of a size larger than 75 to 100 units as the market doesn't exist in the area.

Moreover, the larger proportion of senior units (44 percent) does not correspond to the actual population of the Town and Village, of which seniors are 8 percent and 11 percent of the population, respectively.

Soils and Topography

The same disturbance to soils and topography would occur under the 200-unit senior alternative as with the proposed action.

Surface Water, Wetlands and Groundwater

The 200-unit senior alternative would result in the same level of disturbance (0.1 acre) in the on-site jurisdictional wetlands as the proposed action. The 200-unit senior alternative would also result in the alteration of drainage patterns on the project site and the introduction of the same level of impervious surface cover as the proposed action. As with the BT Holdings project, this would result in an increase in stormwater runoff, necessary stormwater management facilities, including stormwater quality treatment.

Vegetation and Wildlife

Disturbance and removal of woodlands and field or brush would be the same under the 200-unit senior alternative as what would occur with the proposed action. The site would have the same amount of remaining habitat and vegetative cover for local wildlife.

Transportation and Traffic

The number of vehicle trips in the PM peak hour would be lower with the 200-unit senior alternative (218) than that resulting from the BT Holdings development (245 PM trips). There would be short term construction-related traffic.

Noise

Under the 200-unit senior alternative, the short term impacts associated with construction noise would be similar to the proposed action.

Land Use and Zoning

The proposed site would be developed as a medium- to high-density neighborhood, which is consistent with the nearby pattern of intensive commercial and high-density residential development similar to the proposed action. The construction of a demographically mixed neighborhood in proximity to shopping, services, workplaces and nearby community amenities would occur consistent with local planning goals, yet with a less diverse mix as many more of the dwellings (100 more) would be occupied by senior citizens. The 200-unit senior alternative would be consistent with the intended density as set forth in the Town of Chester's comprehensive plan objectives and zoning (2.5 to 6 units per acre and up to 8 senior units per acre).

The number of units per structure and related massing in the townhouse and condominium units would be consistent with the nearby Whispering Hills development, which has a similar number of units per building (approximately 6 units per structure). However, the 200-unit senior alternative would be significantly less dense than the Whispering Hills development.

Economic and Demographic

The increase in the Village's and Town's population (1,049) with the 200-unit senior alternative would be similar to the proposed action (1,137). Two hundred of the homes will be occupied by smaller households with 1.8 persons per senior unit instead of 2.09 to 2.83 persons per non-age-restricted dwelling. There would be fewer students from the 200-unit senior alternative (87) as compared to the number from the proposed action (121). The property tax revenues would be anticipated to be significantly less overall as a result of the larger number of one- and two-bedroom units and the reduced number of three-bedroom dwellings.

Community Facilities and Services

There would be less impact on schools and slightly less demand placed on other community services and facilities as a result of the 200-unit senior alternative. A notable increase in demand for senior-related services would be expected. A reduction in property tax revenues generated would be anticipated from the 200-unit senior alternative as compared to the proposed action since there would be a larger number of one-bedroom dwellings and fewer three-bedroom units. There would be a slightly reduced level of demand for neighborhood or other commercial goods and services compared to the proposed action with fewer residents and demands would be related to the needs of adults rather than families.

Utilities

There would be a reduced demand placed on municipal water and sewer services and facilities as a result of the 200-unit senior alternative, except that irrigation demand would be the same. The project, which would be within the Moodna Basin sewer service area, would dispose of its wastewater via the municipal sewer system which flows to the Harriman Sewage Treatment Plant. There is adequate capacity within the sewer system to handle the wastewater generated.

Given the same number of resulting dwellings, when compared to the proposed action, there could still be a rationale for the project developer to participate in any contemplated Black Meadow Creek Wastewater Treatment Plant construction should this facility come online.

Under this alternative, the project would have access to the Village's municipal water system as a result of annexation. There would be adequate capacity in the system to service the project.

Visual Resources

The visual setting of the property as viewed from surrounding properties or public roads would be the same as the proposed action.

5.4 Alternative Layout - *Fee-Simple*

This Alternative reviews the impacts that would occur if the project were to be developed with a fee-simple layout (subdivision; each unit has a small lot). An illustration of fee-simple lots associated with a 6-unit structure is provided in Figure 5-2.

The only type of units that would be compatible with a fee-simple design would be the side-to-side townhouse dwellings designed with a complete ground floor footprint. Therefore, the existing layout for the proposed action would be used, however, all back-to-back (condominium-style) units would be eliminated and replaced with side-to-side units. This would reduce the total number of units on the site to 382, with 100 senior apartments and 282 non-age-restricted homes (76 fewer units). The unit mix would include: 75 one-bedroom and 25 two-bedroom senior apartments; and 282 three-bedroom non-age-restricted townhouses.

The layout of units and roads would be essentially the same as the proposed action, with fewer multi-family buildings. Even though there are fewer multi-family structures, the townhouse units are wider and the structures would have a larger footprint than a multi-unit back-to-back building. Therefore, all of the site disturbance values for the fee-simple alternative would be equal to those for the proposed action including: building area; impervious surface area; disturbed and undisturbed areas. Accordingly, the fee-simple alternative would not result in any increase in open space or pervious surface area on the site.

There are multiple reasons the applicant does not wish to pursue a fee-simple multi-family development, among the most important of which are that the (i) the end-users (buyers) would be paying far more in property taxes than the expenses generated and (ii) fee-simple multi-family homes would not be marketable to end-users because of these higher taxes. As such, the developer does not believe the project would be remotely viable in a fee-simple scenario.

To that first point, unlike detached single-family homes on their own lots which result in a greater net expense on the local community, "maintenance-free" multi-family developments of the type proposed have economies of scale and lower impacts per unit which translate into lower net expenses for their community and for the municipality. Indeed one of the principal reasons communities typically support more compact communities is to reduce associated costs per unit[1]. These developments are owned and operated by the homeowners who pay fees towards a homeowners' association to cover the development-related expenses (private roads, plowing, garbage collection, stormwater improvement maintenance, etc.) that would otherwise be covered by the local municipality. The lower impacts also include far fewer expected school-age children per unit and fewer associated expenses per unit (see discussion in Section 5.1.1 Single-Family Home Alternative above). This reduces corresponding expenses on the local community and as a result requires fewer taxes, which is one of the main rationales for the different tax methodologies in the first place. See discussion in 3.8 Economic & Demographics for detail on the lower expenses associated with these "maintenance-free" developments and the respective taxes generated which cover those costs.

In regards to the marketability of fee-simple townhouses (or lack thereof), fee-simple multi-family homes would require end-users to pay taxes that are significantly higher than other multi-family housing options in the area, such as those at Whispering Hills and at Meadow Glen in Monroe, which are in condominium ownership.

Refer to Table 5-6 below for a comparison of taxes paid by various types of units.

Table 5-6
Total Taxes Paid per Unit

Unit	Municipality	Ownership	Total Taxes
Whispering Hills 3BR unit	Village	Condo	$4,330
Meadow Glen 3BR townhouse	Monroe	Condo	$7,700
Proposed 3BR townhouse*	**Village**	**Condo**	**$7,371**
Proposed 3BR townhouse*	**Village**	**Fee-Simple**	**$12,975**
Proposed 3BR townhouse*	**Town**	**Fee-Simple**	**$10,933**

*Estimate of traditional 'side-by-side' townhouse.
Note: Figures and methodology were calculated using data from municipal tax assessors and available market information.

As shown above, owners of a Whispering Hills three-bedroom condominium pay an average of $4,330. Meadow Glen in Monroe residents, living in three-bedrooom townhouse units of very similar size, price and style to the proposed BT Holdings units, pay an average of approximately $7,700. The total taxes for a proposed BT Holdings 3BR townhouse unit in condominium ownership would pay an estimated $7,371 which is in line with the comparable Meadow Glen unit (and 70% above those of a Whispering Hills unit).

However, a fee-simple three-bedroom townhouse in the Village would be taxed at nearly $13,000, or 76% more than the estimated $7,371 in tax. For illustrative purposes, the taxes for a proposed unit located in the Town is also included. Even when not paying Village taxes, the fee-simple unit would be taxed at $10,933, or 48% above the estimated taxes.

[1] For example, a policeman driving through the proposed project could do so in a couple of minutes. To cover a similar amount of homes in a single-family home subdivision on miles of roads would take exponentially longer.

As proposed, one of the principal reasons for the existing estimated high taxes to be paid by the proposed units would be that buyers would be paying both Town and Village taxes. If you take school taxes out of the equation, Village taxes alone exceed the sum of Town, County and Fire taxes combined. Essentially by annexing the property into the Village, the end-users will already be paying substantially more in taxes to begin with to the Chester community, even under condominium ownership. The developer does not believe that units with taxes at a much higher level as a result of fee-simple ownership would be marketable to end-users and as such does not believe the fee-simple idea to be viable.

Additionally, fee-simple homes also require a full ground footprint, as mentioned above, which would limit the types of units that could be constructed. The developer believes it prudent to offer a diverse range of multi-family housing options, including "back-to-back" condominiums targeted towards buyers looking for smaller, more inexpensive homes, especially on a site and in a project of this size.

Fee-simple lots would also change the dynamic and aesthetic of the proposed community. Individually-owned lots could potentially be cleared completely or nearly completely depending on the desires of the property owner.

At the end of the day, the developer seeks to create a viable residential mixed-use development offering a diverse range of marketable housing options including townhouses of various styles and sizes. For all the reasons stated above, a fee-simple alternative would not allow this to occur.

Soils and Topography

There would be the same disturbance to soils and topography under the fee-simple alternative as the proposed action.

Surface Water, Wetlands and Groundwater

The fee-simple alternative would result in the same level of disturbance (0.1 acre) in the on-site jurisdictional wetlands as the proposed action. The fee-simple alternative would also result in the alteration of drainage patterns on the project site and the introduction of the same level of impervious surface cover as the proposed action. As with the BT Holdings project, this would result in an increase in stormwater runoff, necessary stormwater management facilities, including stormwater quality treatment.

Vegetation and Wildlife

Disturbance and removal of woodlands and field or brush would be the same under the fee-simple alternative as what would occur with the proposed action. The site would have the same amount of remaining habitat and vegetative cover for local wildlife.

Transportation and Traffic

A lower number of vehicle trips would occur in the PM peak hour with the fee-simple alternative (209) than that resulting from the BT Holdings development (245 PM trips). There would be short term construction-related traffic.

Noise

Under the fee-simple alternative, the short term impacts associated with construction noise would be similar to the proposed action.

Land Use and Zoning

The proposed site would be developed as a medium- to high-density neighborhood, which is consistent with the nearby pattern of intensive commercial and high-density residential development similar to the proposed action. The construction of a demographically mixed neighborhood in proximity to shopping, services, workplaces and nearby community amenities would occur consistent with local planning goals, yet with a less diverse mix as fewer of the dwellings (76 fewer) would be non-age-restricted units. The fee-simple alternative would be consistent with the intended density as set forth in the Town of Chester's comprehensive plan objectives and zoning (2.5 to 6 units per acre and up to 8 senior units per acre).

The number of units per structure and related massing in the townhouse and condominium units would be consistent with the nearby Whispering Hills development, which has a similar number of units per building (approximately 6 units per structure). However, the fee-simple alternative would be significantly less dense than Whispering Hills.

Economic and Demographic

The increase in the Village's and Town's population (978) would be smaller with the fee-simple alternative when compared to the proposed action (1,137). There would be a smaller reduction in the number of students from the fee-simple alternative (110) as from the proposed action (121) because of the loss of the 76 two-bedroom back-to-back units. The property tax revenues would be anticipated to be somewhat less overall as a result of the reduced number of dwellings when compared with the proposed action.

Community Facilities and Services

The impact on schools would be similar to the proposed action and less demand would be placed on other community services and facilities as a result of the fee-simple alternative. There would be less property tax revenues generated as compared to the proposed action since there would be fewer overall dwelling units. A reduced level of demand for neighborhood or other commercial goods and services would be expected from the fee-simple alternative as compared to the proposed action with 159 fewer residents.

Utilities

There would be less demand placed on municipal water and sewer services and facilities as a result of the fee simple alternative, except that irrigation demand would be the same. The project, which would be within the Moodna Basin sewer service area, would dispose of its wastewater via the municipal sewer system which flows to the Harriman Sewage Treatment Plant. There is adequate capacity within the sewer system to handle the wastewater generated.

Despite the lower number of resulting dwellings, when compared to the proposed action, there could still be a rationale for the project developer to participate in any contemplated Black Meadow Creek Wastewater Treatment Plant construction should this facility come online.

Under this alternative, the project would have access to the Village's municipal water system as a result of annexation. There would be adequate capacity in the system to service the project.

Visual Resources

The visual setting of the property as viewed from surrounding properties or public roads would be the same as the proposed action.

5.5 Alternative Utilities - *On-Site Water Supply*

This Alternative reviews the impacts that would occur if the project were to be developed with a central water system at the proposed development site. This alternative would make annexation unnecessary since there would be no need for the project to be included in the Village of Chester water supply system. Some zoning amendments to or variances from the Town and Village of Chester ordinances would be needed to address instances where specific bulk requirements are not completely consistent with the existing zoning.

The on-site water supply alternative would have 432 instead of 458 dwelling units, in order to accommodate on-site area for wells and water treatment facilities, with the same layout as shown on the conceptual site plan for the proposed action. The number of the dwellings for seniors would be the same as in the proposed action (100 units). The unit mix would include a slightly lower number of two-bedroom units than the proposed action (94 instead of 101 2 BR units). Also, there would be a reduced number of three-bedroom units (263 instead of 282 3 BR units).

The layout of units and roads would be essentially the same as the proposed action, with fewer multi-family buildings. Therefore, all of the site disturbance values for the on-site water supply alternative would be somewhat less than those for the proposed action including: building area; impervious surface area; and disturbed areas. The undisturbed area would be somewhat larger. Accordingly, the on-site water supply alternative would result in a slight increase in open space or pervious surface area on the site.

The on-site water supply alternative would not be consistent with the objectives of the applicant who wishes to tap into the Village water system adjacent to his property boundary. This would be prudent and efficient from both a cost and environmental perspective. There would be little reason to incur the cost of creating an on-site central water system when one with sufficient capacity exists in areas directly adjacent to the site. Also, the system would be privately owned, maintained and operated, which may affect the marketability of the senior apartment buildings and the townhouse units. Because of the added cost of creating the water source and treatment system; the burden of ownership and operation on future residents; and the reduction in the number of dwelling units, the project would be less economically viable.

Soils and Topography

There would be less disturbance to soils and topography under the on-site water supply alternative as compared with the proposed action.

Surface Water, Wetlands and Groundwater

The on-site water supply alternative would result in the same level of disturbance (0.1 acre) in the on-site jurisdictional wetlands as the proposed action. The on-site water supply alternative would also result in the alteration of drainage patterns on the project site and the introduction of a slightly reduced level of impervious surface cover as the proposed action. As with the proposed BT Holdings project, this alternative would result in an increase in stormwater runoff, necessary stormwater management facilities, including stormwater quality treatment.

Vegetation and Wildlife

Disturbance and removal of woodlands and field or brush would be slightly less under the on-site water supply alternative than what would occur with the proposed action. The site would have the slightly more remaining habitat and vegetative cover for local wildlife.

Transportation and Traffic

The number of vehicle trips would be a slightly lower in the PM peak hour with the on-site water supply alternative (229) than that resulting from the BT Holdings development (245 PM trips). There would be short term construction-related traffic.

Noise

Under the on-site water supply alternative, the short term impacts associated with construction noise would be similar to the proposed action.

Land Use and Zoning

The proposed site would be developed as a medium- to high-density neighborhood, which is consistent with the nearby pattern of intensive commercial and high-density residential development similar to the proposed action. The construction of a demographically mixed neighborhood in proximity to shopping, services, workplaces and nearby community amenities would occur consistent with local planning goals. The on-site water supply alternative would be consistent with the intended density as per the Town of Chester's comprehensive plan objectives and zoning (2.5 to 6 units per acre and up to 8 senior units per acre). Some zoning amendments to or variances from the Town and Village of Chester ordinances would be needed to address instances where specific bulk requirements are not completely consistent with the existing zoning.

The number of units per structure and related massing in the townhouse and condominium units would be consistent with the nearby Whispering Hills development, which has a similar number of units per building (approximately 6 units per structure). However, the on-site water supply alternative would be significantly less dense than Whispering Hills.

Economic and Demographic

The increase in the Village's and Town's population with the on-site water supply alternative (1,069) would be a slightly smaller when compared to the proposed action (1,137). There would be a similar number of students from the on-site water supply alternative (112) as from the proposed action (121). The property tax revenues would be anticipated to be slightly less

overall, however, as a result of the reduced number of dwellings when compared with the proposed action.

Community Facilities and Services

There would be a slightly lower impact on schools and slightly less demand placed on other community services and facilities as a result of the on-site water supply alternative. There would be less property tax revenue generated by the on-site water supply alternative as compared to the proposed action since there would be fewer overall dwelling units. There would be slightly less demand for neighborhood or other commercial goods and services compared to the proposed action.

Utilities

The demand on municipal water supply services would be completely eliminated, making annexation unnecessary, and domestic water and irrigation demand would be served by the on-site private water system.

There would be a slightly reduced number of dwelling units in the sewer service area, and a complete elimination of new users to the Village water system, when compared to the proposed action. The project, which would be within the Moodna Basin sewer service area, would dispose of its wastewater via the municipal sewer system which flows to the Harriman Sewage Treatment Plant. There is adequate capacity within the sewer system to handle the wastewater generated.

Given the same number of resulting dwellings, when compared to the proposed action, there could still be a rationale for the project developer to participate in any contemplated Black Meadow Creek Wastewater Treatment Plant construction should this facility come online.

Visual Resources

The visual setting of the property as viewed from surrounding properties or public roads would be the same as the proposed action.

5.6 Alternative Green Technology and Sustainable Building Construction

This Alternative reviews the impacts that would occur if the project were to be developed with a self-sustainable energy system and possible solar array technology and a water collection system to irrigate lawns and replenish the water table. This alternative might incorporate:

- Solar panels on rooftops;
- Collection of stormwater from rooftops, roads, parking and other impervious surfaces for use in irrigation of lawns and landscaped areas;
- Alternative landscape plantings to reduce lawn area and landscaping maintenance needs; and
- An integrated pest management program for lawn and landscape maintenance.

The number and layout of units would be the same as the proposed action with the same road pattern. The solar panels and rooftop collection systems for stormwater would be installed on the roofs of all buildings (senior apartments; townhouses and condominiums; and the clubhouse). Therefore, all of the site disturbance values for the sustainable-development

alternative would be equal to those for the proposed action including: building area; impervious surface area; disturbed and undisturbed areas. Accordingly, the sustainable-development alternative would not result in any increase in open space or pervious surface area on the site.

The sustainable-development alternative would be generally consistent with the objectives of the applicant as it would create the desired number of homes and mix of various residential units. However, the costs and benefits of the sustainable development systems described above would have to be assessed in regard to the cost to the site developer; the related marketability of the resulting dwelling units; and the cost of operation and maintenance to the future residents.

Soils and Topography

There would be the same disturbance to soils and topography under the sustainable-development alternative as the proposed action.

Surface Water, Wetlands and Groundwater

The sustainable-development alternative would result in the same level of disturbance (0.1 acre) in the on-site jurisdictional wetlands as the proposed action. The sustainable-development alternative would also result in the alteration of drainage patterns on the project site and the introduction of the same level of impervious surface cover as the proposed action. As with the BT Holdings project, this would result in an increase in stormwater runoff, necessary stormwater management facilities, including stormwater quality treatment. However, the effect of the collection of water from rooftops and impervious areas; and the diversion to irrigation systems, lawn and landscaped areas and from the on and off-site watershed areas would have to be assessed.

Vegetation and Wildlife

Disturbance and removal of woodlands and field or brush would be the same under the sustainable-development alternative as what would occur with the proposed action. The site would have the same amount of remaining habitat and vegetative cover for local wildlife. Alternative landscape plantings to reduced lawn areas may have a beneficial effect on the remaining habitat cover for local wildlife.

Transportation and Traffic

The same number of vehicle trips would occur in the PM peak hour with the sustainable-development alternative as with the proposed action (245 PM trips). There would be short term construction-related traffic.

Noise

Under the sustainable-development alternative, the short term impacts associated with construction noise would be similar to the proposed action.

Land Use and Zoning

The proposed site would be developed as a medium- to high-density neighborhood, which is consistent with the nearby pattern of intensive commercial and high-density residential development similar to the proposed action. The construction of a demographically mixed neighborhood in proximity to shopping, services, workplaces and nearby community amenities

would occur consistent with local planning goals. The sustainable-development alternative would be consistent with the intended density as per the comprehensive plan objectives and zoning (2.5 to 6 units per acre and up to 8 senior units per acre).

The number of units per structure in the townhouse and condominium units would be consistent with the nearby Whispering Hills development, which has a similar number of units per building (approximately 6 units per structure). However, the sustainable-development alternative would be less dense than Whispering Hills.

Economic and Demographic

The increase in the Village's and Town's population would be the same with the sustainable-development alternative as with the proposed action (1,137) and there would be the same number of students (121). The property tax revenues would be anticipated to be similar.

Community Facilities and Services

The impact on schools and the demand placed on other community services and facilities as a result of the sustainable-development alternative would be the same as that for the proposed action. The property tax revenues generated would be similar to that from the proposed action. The level of demand for neighborhood or other commercial goods and services would be the same as the proposed action.

Utilities

The demand placed on municipal water and sewer services and facilities as a result of the sustainable-development alternative would be the same, except that irrigation demand would be significantly reduced or eliminated. The project, which would be within the Moodna Basin sewer service area, would dispose of its wastewater via the municipal sewer system which flows to the Harriman Sewage Treatment Plant. There is adequate capacity within the sewer system to handle the wastewater generated.

Given the same number of resulting dwellings, when compared to the proposed action, there could still be a rationale for the project developer to participate in any contemplated Black Meadow Creek Wastewater Treatment Plant construction should this facility come online, especially as the plant has been envisioned as a "green" system.

Under this alternative, the project would have access to the Village's municipal water system as a result of annexation. There would be adequate capacity in the system to service the project.

Visual Resources

The visual setting of the property as viewed from surrounding properties or public roads would be the same as the proposed action.

5.7 No Action - No Development

In accordance with SEQRA regulations, the No-Build alternative must evaluate the adverse or beneficial impacts that would occur in the reasonably foreseeable future in the absence of the

proposed action. For purposes of this analysis, the No-Build alternative assumes the undeveloped status of the 68.4 acre site.

The No-Build alternative would be inconsistent with the objectives of the applicant/property owner. The objectives for development of the site as detailed in the Town of Chester Comprehensive Plan would not be met. In order for the entire site to remain in its current undeveloped state as dedicated open space, the Town or a land conservation organization would need to acquire the property for open space purposes and compensate the property owner accordingly.

Under the No-Build alternative, none of the impacts identified in this DEIS would occur.

Soils and Topography

There would be no disturbance to soils or topography under the No-Build alternative. No removal of rock or grading of soils would occur on the project site under the No-Build Alternative.

Surface Water, Wetlands and Groundwater

Like the proposed action, the No-Build alternative would not result in any direct impact to the on-site jurisdictional wetlands. The No-Build alternative would not result in the alteration of drainage patterns on the project site nor the introduction of approximately 24.65 acres of impervious surface cover that results in an increase in stormwater runoff rates, necessitating the construction of stormwater management facilities. The No-Build alternative would not cause any change in nutrient loading beyond what currently exists.

Vegetation and Wildlife

No disturbance or removal of approximately 15.9 acres of woodlands; 0.1 acre of wetland; or 40.6 acres of field or brush would occur under the No-Build alternative. The site would continue to provide habitat and vegetative cover for local wildlife.

Transportation and Traffic

There would be no introduction of 215 vehicle trips in the AM peak hour, and 245 trips in the PM hour resulting from the BT Holdings development. There would be no short term construction-related traffic. Regional traffic would be expected to increase on NYS Routes 17, 17M and 94 and the various arterials in the vicinity of the project site due to growth in other locations within and outside the Village and Town of Chester regardless of whether the project is constructed.

Noise

Under this alternative, the short term impacts associated with construction noise would not occur.

Land Use and Zoning

The proposed site would remain undeveloped and there would be no effects to existing or surrounding land use. The No-Build alternative would not affect existing municipal boundaries as there would be no annexation and would not affect zoning regulations.

Economic and Demographic

There would be no increase to the Village's and Town's population or the number of students with the No-Build Alternative, nor any increase in property tax revenues generated as a result of the development. There would be no provision of market-rate or affordable senior apartments.

Community Facilities and Services

There would be no increased demand placed on community services and facilities as a result of the No-Build alternative. There would be no increase in property tax revenues generated by BT Holdings, and there would be no increased market demand for neighborhood or other commercial uses demanded by residential uses.

Utilities

There would be no increased demand placed on municipal water and sewer services and facilities as a result of the No-Build alternative. There would be no increase in the number of users in the water and sewer service areas and related construction of on and off-site water and sewer system improvements. There would be no construction of or contribution to the cost of the contemplated Black Meadow Creek Wastewater Treatment Plant.

Visual Resources

There would be no change in the visual setting of the property as viewed from surrounding properties or public roads. The existing brush and meadow character and wooded areas of the property would remain unchanged. There would be no introduction of residential units or associated roads and driveways.

5.8 Impact Comparisons

Table 5-1 summarizes the quantitative land disturbance, water demand and wastewater generation and demographic impacts associated with the proposed site plan and the various alternative layouts

Table 5-6 Alternatives

Item	Existing Condition (5.7-No Action)	Proposed Action	1 Proposed Action Layout with No Annexation to Village (5.1)	2 Proposed Action Layout with Multi-Family Buildings (5.2)	3a Proposed Action Layout with All Senior Housing (5.3.1)	3b Proposed Action Layout with 200 Senior Housing Units (5.3.2)	4 Proposed Action Layout with Fee Simple Lots (5.4)	5 Proposed Action Layout with Self-Sufficient Water System (5.5)	6 Proposed Action Layout with Green Technology and Sustainable Building Design (5.6)
Total Number of Dwelling Units	n/a	458	120	528	458	458	382	432	458
-Number of Senior Housing Units [1]	n/a	100	0	100	458	200	100	100	100
-One Bedroom Units	n/a	75	0	289	343	150	75	75	75
-Two Bedroom Units	n/a	101	0	183	115	105	25	94	101
-Three Bedroom Units	n/a	282	12	56	0	203	282	263	282
-Four Bedroom Units	n/a	0	108	0	0	0	0	0	0
Building Area, ground floor (sf)	0	452,282	416,500	226,840	452,282	452,282	452,282	411,504	452,282
Building Area, ground floor (acres)	0	10.38	9.56	5.21	10.38	10.38	10.38	9.45	10.38
Paved Roads/Driveways/Walkways (acres)	0	14.27	11.74	17.26	14.27	14.27	14.27	13.19	14.27
Total Impervious Surface Area (acres) [2]	0	24.65	21.30	22.47	24.65	24.65	24.65	22.64	24.65
Lawn/Landscaped Areas (acres) [3]	n/a	31.96	38.68	29.37	31.96	31.96	31.96	30.95	31.96
Total Area of Disturbance (acres)	n/a	56.61	59.98	51.84	56.61	56.61	56.61	53.59	56.61
Undisturbed Area (acres)	n/a	11.82	8.45	16.59	11.82	11.82	11.82	14.84	11.82
Total Property Acreage	68.43	68.43	68.43	68.43	68.43	68.43	68.43	68.43	68.43
Disturbance of Existing Slopes (acres)									
- 0 to 10%	n/a	28.42	31.79	26.79	28.42	28.42	28.42	25.68	28.42
- 10 to 15%	n/a	16.97	16.97	15.12	16.97	16.97	16.97	16.87	16.97
- 15% +	n/a	11.22	11.22	9.93	11.22	11.22	11.22	11.04	11.22
Undisturbed Land Cover to remain (acres)									
- Woodlands	19.16	3.22	2.81	5.39	3.22	3.22	3.22	5.67	3.22
- Wetlands	3.68	3.58	3.58	3.58	3.58	3.58	3.58	3.58	3.58
- Field, brush or meadow areas	45.59	5.02	2.06	7.62	5.02	5.02	5.02	5.02	5.02
Estimated Average Daily Water Demand (gpd) [4]	n/a	137,680	47,700	108,020	77,490	120,830	117,620	129,140	137,680
Estimated Average Daily Wastewater Generation (gpd) [4]	n/a	125,160	43,360	98,200	70,440	109,840	106,920	117,400	125,160
Estimated Average Daily Irrigation Water Demand (gpd) [5]	n/a	123,550	149,620	113,500	123,550	123,550	123,550	119,630	123,550
Community Resources									
Residential Trips (PM Peak Hour)	n/a	245	124	238	142	218	209	229	245
Population	n/a	1,137	432	1,061	825	1,049	978	1,069	1,137
School-age Children	n/a	121	121	104	0	87	110	112	121

Notes: Estimates are approximate.

Sources: Langan Engineering & Environmental Services, 2009; and Tim Miller Associates, Inc. 2009

[1] Senior Housing Units are estimated to be 75% One Bedroom units and 25% Two Bedroom units, which are included in the overall bedroom counts

[2] Total Impervious Surface Area = Ground Floor Building Area + paved roads/driveways/walkways

[3] Lawn/Landscaped Area calculated as disturbed areas that will ultimately be developed as lawn or manicured landscape areas and includes stormwater management basins

[4] Water Demand and Wastewater Generation estimates include the Clubhouse (6000 sf @ 0.1 gpd/sf) and the swimming pool (150 swimmers @ 10 gpd/ swimmer), where applicable, and have been reduced 20% from 10-State Standards rates as water conservation devices will be employed for the project

[5] Irrigation Water Demand estimates based on one inch per week over the Lawn/Landscaped Areas

Table 5-6: Site Calculations and Alternatives
BT Holdings - Chester Development
Village of Chester, Orange County, New York
Source: Langan Engineering based on conceptual plans as of 2/13/09
Date: 2/13/09

Tim Miller Associates, Inc.,10 North Street, Cold Spring, New York 10516 (845) 265-4400 Fax (845) 265-4418

SITE DATA:

TOTAL SITE AREA: **± 68.4 Acres**

PROPOSED RESIDENTIAL DEVELOPMENT :

Single Family: **120** Units

TOTAL HOMES PROPOSED: **120 Units**

Figure 5-1: Alternative Site Plan Single Family Homes
BT Holdings - Chester Development
Village of Chester, Orange County, New York
Source: Barton Partners Architects Planners, Inc., 10/14/08

File 05009 9/15/09
JS/05009

Tim Miller Associates, Inc.,10 North Street, Cold Spring, New York 10516 (845) 265-4400 Fax (845) 265-4418

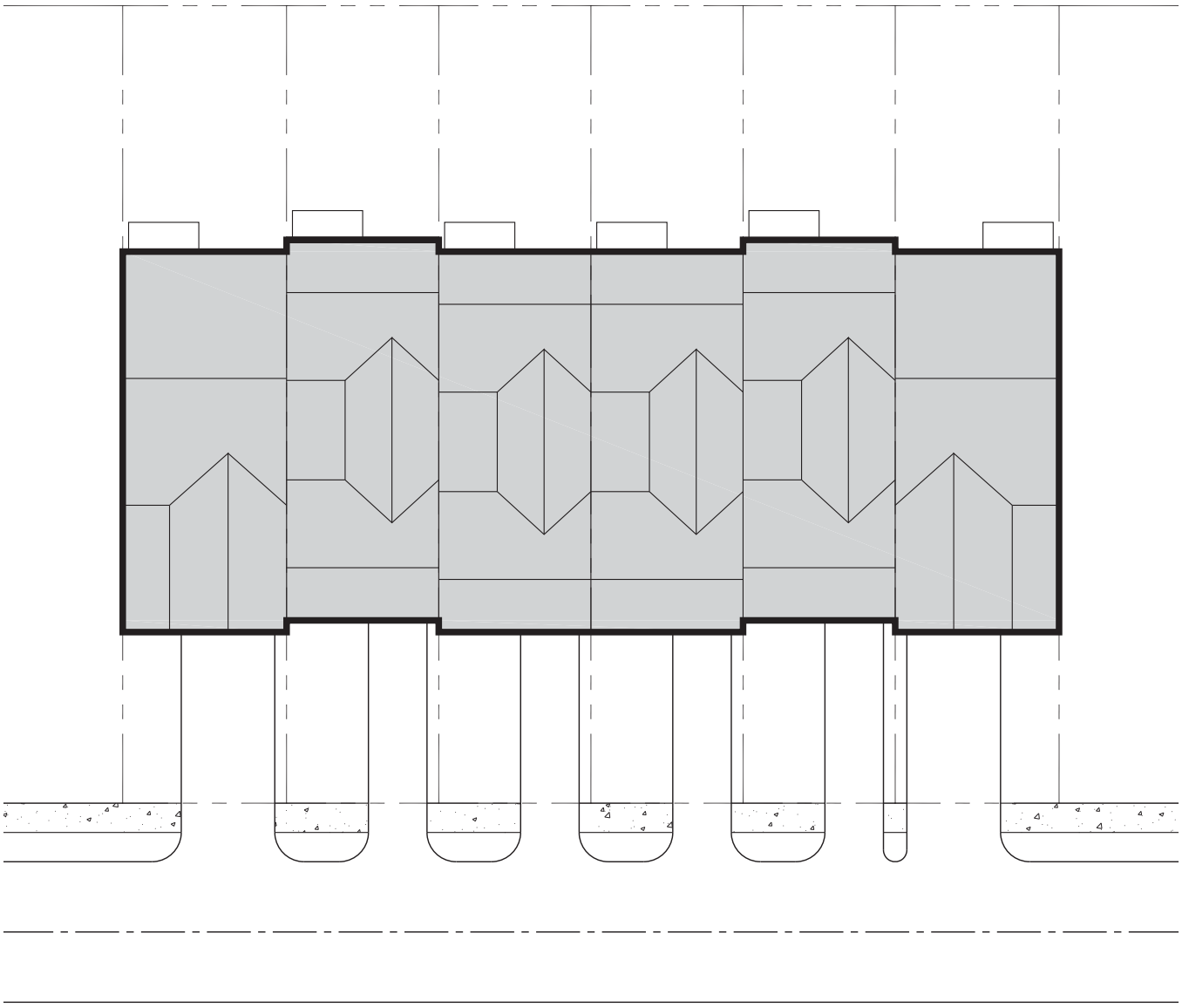

Figure 5-2: Alternative Site Plan Fee Simple Layout

BT Holdings - Chester Development

Village of Chester, Orange County, New York

Source: Barton Partners Architects Planners, Inc., 10/14/08

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