APPENDIX A

SEQRA Documentation

MEMORANDUM

TO: Involved Agencies

FROM: Liz Axelson, AICP, Senior Planner

DATE: July 15, 2008

RE: BT Holdings LLC Annexation and SEQRA Review

Town of Chester Town Board
1786 Kings Highway
Chester, New York 10918

Village of Chester Planning Board
47 Main Street
Chester, New York 10918

Village of Chester Zoning Board
of Appeals
47 Main Street
Chester, New York 10918

New York State Department of
Environmental Conservation
21 South Putt Corners Road
New Paltz, New York 12561
Attn: Mark Moran, Regional Director

Orange County Health Department
124 Main Street
Goshen, New York 10924
Attn: Maxcy J. Smith M.D., Commissioner

New York State Department of
Transportation
4 Burnett Boulevard
Poughkeepsie, New York 12603
Attn: Akhter Shareef

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

Orange County Planning Department
124 Main Street
Goshen, New York 10924
Attn: David Church, Commissioner

Enclosed herewith are copies of:

- The Village of Chester Board Trustees' resolution of Adoption of Final Scope for the BT Holdings Draft Environmental Impact Statement (DEIS) (adopted 7/14/2008); and
- The final adopted version of the SEQRA Scoping Outline for the DEIS for this project.

The project is described on pages 2 and 3 of the attached scoping outline. The draft was the subject of a public scoping process, which is now concluded.

The lead agency and contact person for the SEQRA review of this project is:
Village of Chester Village Board
Phil Valastro, Mayor
47 Main Street
Chester, New York 10918
(845) 469-2388

Enclosures

cc: Village of Chester Village Board
Henry Christensen & Ian Schlanger, Norton & Christensen
Larry Wolinsky, Jacobowitz & Gubits, LLP
Stuart Turner, Turner Miller Group

VILLAGE OF CHESTER

County of Orange, State of New York

RESOLUTION

ADOPTION OF FINAL SCOPE
UNDER SEQRA FOR BT HOLDINGS LLC PROPOSED ACTION/PROJECT

Introduced by: Deputy Mayor John Deshler

Seconded by: Trustee Jack Collins

Date of Adoption: July 14, 2008

WHEREAS the Mayor and the Trustees of the Village of Chester (the "Village Board") received a petition from BT Holdings, LLC (the "Petitioner"), pursuant to Article 17 of the General Municipal Law of the State of New York, for the annexation from the Town of Chester to the Village of Chester of a parcel of property consisting of 60.6 acres of land; and

WHEREAS the Petitioner seeks, in addition to the annexation of 60.6 acres of land from the Town of Chester to the Village of Chester, the rezoning of said land to the RM zone, approvals for the construction of a 438-unit residential development, variances as may be necessary, and connections to the Village's water and sewer service (collectively the "Proposed Action" or "Project"); and

WHEREAS the Village Board, by resolution adopted on February 11, 2008: (1) determined that the Proposed Action is subject to the State Environmental Quality Review Act ("SEQRA"), (2) made a preliminary classification of the Proposed Action as a type "1" action under SEQRA, (3) identified other Involved Agencies, (4) indicated its desire to assume lead agency status for SEQRA review of the Proposed Action, and (5) authorized the circulation of a Notice of the Village Board's intent to act as lead agency to the other identified involved agencies; and

WHEREAS the Village Board, by resolution adopted on April 14, 2008: (1) accepted and assumed its position as lead agency under SEQRA for the review of the Proposed Action, (2) determined that the Proposed Action may result in significant adverse environmental impacts which were enumerated within that resolution, and (3) acknowledged receipt of a draft scope from the applicant; and

WHEREAS the Village Board, pursuant to SEQRA: (1) filed appropriate notice and conducted a draft environmental impact statement scoping session on April 30, 2008, (2) allowed for a public comment period on the draft scope, which ran through

May 22, 2008, (3) considered the comments received on the draft scope, and (4) developed a final scope for the draft environmental impact statement in consultation with its consultant planner, the applicant, the Village's attorneys and Village staff; and

WHEREAS, the Village Board has independently reviewed and considered the content of the final scope.

NOW, THEREFORE, be it hereby

RESOLVED that, pursuant to SEQRA, the Village Board hereby adopts the final scope dated July 14, 2008, entitled "Scoping Document for BT Holdings LLC - Chester Development, Draft Environmental Impact Statement" as the final scope for preparation of the DEIS for the proposed project; and be it further

RESOLVED, that the Village Board hereby directs the applicant to serve copies of the final scope, along with this resolution, on all involved agencies; and be it further

RESOLVED that the applicant is directed to prepare a DEIS consistent with the adopted final scope, and to submit the same to the Village Board upon completion.

On a vote of 5 to 0, the Mayor declared the resolution adopted.

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SCOPING DOCUMENT

FOR

BT HOLDINGS LLC-CHESTER DEVELOPMENT

DRAFT ENVIRONMENTAL IMPACT STATEMENT

TOWN AND VILLAGE OF CHESTER

ORANGE COUNTY, NEW YORK

Lead Agency and Contact Person:

Village of Chester Village Board
Phil Valastro, Mayor
47 Main Street
Chester, NY 10918
(845) 469-2388

Preparer and Contact Person:

Tim Miller Associates, Inc.
10 North Street
Cold Spring, N.Y. 10516`
ATT: Tim Miller, AICP
(845) 265-4400

Date of Scoping Meeting: April 30, 2008

Adopted by Resolution of the Lead Agency
July 14, 2008

DESCRIPTION OF THE PROPOSED ACTION

BT Holdings LLC proposes to annex a 60.6 acre parcel of land presently in the Town of Chester to the Village of Chester, and rezone that annexed property – currently zoned Town SR-6 (Suburban High-Density Residential) with a small portion zoned Town LB (Local Business) – to the Village's RM (Residential Multi-Family) zoning. Additionally, two smaller existing Village parcels totaling 4.0 acres would be remapped from the Village's RS (Residential Single-Family) zoning to the Village's RM zoning. A +3.7 acre portion of an adjacent M-2 (Manufacturing) zoned property in the Village is proposed to be subdivided and added to the BT Holdings site and remapped to RM as well.

The subject property consists of four tax parcels. The lot in the Town of Chester (to be annexed to the Village) has a Section-Block-Lot number of 2-1-39 and is 60.6 acres. The two existing tax lots in the Village are 107-3-4 and 108-1-1 and total 4.0 acres. A +3.7 acre portion of Village lot 120-1-1 is under contract to the Applicant and would be subdivided from the parent lot as part of this action. The entire assembled parcel would be approximately 68.4 acres comprising four tax lots or portions as summarized below.

	Section-Block-Lot:	**Zones**	**Acres**
Town of Chester	2-1-39	SR 6 and LB	60.6
Village of Chester	107-3-4 108-1-1	RS	4 acres
	120-1-1	M2	3.8

With the annexation and zone change, the Applicant proposes to develop a 438-unit residential project on the subject property, which is located east of NYS Route 17M, with its only road frontage on 17M. The parcel in the Town of Chester is currently zoned SR-6 (Suburban High-Density Residential) with a small portion zoned (LB) Local Business. The two parcels in the Village of Chester are currently zoned RS (Residential Single-Family), and the adjacent parcel under contract is currently zoned M2 (Manufacturing).

The Applicant proposes a 438-unit residential project that would include 100 Senior apartments in two 3-story buildings and 338 market-rate Townhomes in buildings of various sizes, placed along an interior road network. The application is being proposed pursuant to the requirements of the Village of Chester Zoning Law. In addition to the requested map changes, certain zoning amendments specifically related to the proposed 438-unit residential development, or variances will be evaluated as the project moves forward through the municipal and public review process.

In order for this concept to be implemented in a manner that readily provides for water, sewer, and other municipal services, the 60.6 acres of land currently in the Town of Chester is proposed to be annexed to the Village of Chester, where such services presently exist.

Development of the project would require a change in the zoning of the Village portions of the property from RS and M-2 to RM. The Town parcel to be annexed would be rezoned from its current SR-6 and LB zoning to the Village's RM, a comparable zoning classification to the Town's SR-6 zoning. The conceptual site plan is designed to conform generally to the dimensional requirements of the applicable Village regulations for the RM District.

The annexation and zoning amendments will include specific conditions for development of the site consistent with: the type of residential development described herein and shown on the conceptual plans (senior apartments and townhouses); and examined as a result of the EIS review defined by this outline.

DRAFT ENVIRONMENTAL IMPACT STATEMENT

The Draft Environmental Impact Statement (DEIS) defined by this outline will include both broader and more general; and site-specific descriptions and analyses of the project, the existing setting, impacts and mitigation, as appropriate, in each chapter and section. General descriptions and analyses will be used to address the annexation and zoning amendment aspects of the proposed action. Site-specific descriptions and analyses will be provided to address the effects of the proposed land development (senior apartments and townhouses) as depicted on the conceptual plans and additional drawings. The DEIS, FEIS and Findings will set forth specific conditions or criteria and thresholds under which future actions will be undertaken or approved.

Potential impacts will be addressed by incorporating appropriate mitigation measures identified in the form of criteria or thresholds which will be established as guidelines for future development. The DEIS process and the related concept development plans establish a general development plan for each individual project, establishing development guidelines such as limits of disturbance and impervious surface limits. Subsequent specific site plan applications may, and most likely will, change from the concept development plans included in this DEIS without additional environmental review provided they substantially comply with the development guidelines developed in the DEIS process and this Findings Statement. Accordingly, elements such as building and roadway location and design may change from the concept development plans in the DEIS without additional environmental review, provided they meet the development thresholds established in the DEIS process and specifically set forth in this Findings Statement.

General Guidelines

The DEIS should cover all items in this Scoping Document. Each impact issue (e.g., soils, surface water, traffic, etc.) should be presented in a separate subsection as it relates to existing conditions, future conditions without the project and future conditions with the project as presently planned, and any mitigation measures designed to minimize the identified impacts.

Narrative discussions should be accompanied by appropriate tables, charts, graphs, and figures whenever possible. If the graphic format is not easily expressed within an 8.5" x 11" format, 11" x 17" paper should be used. Full size plans shall be at a scale no

smaller than 1 inch equals 100 feet and shall be on a minimum paper size of 24” x 30”. If a particular subject can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the site should include adjacent properties (if appropriate), neighboring uses and structures, roads, and water bodies.

Information should be presented in a manner that can be readily understood by the public. Efforts should be made to avoid the use of technical jargon.

Discussions of mitigation measures should clearly indicate which measures have been incorporated into project plans, versus measures that may mitigate impacts, but have not been incorporated into project plans. Mitigation measures that are not incorporated into the proposed action should be discussed as to why the applicant considers them unnecessary.

The document and any appendices or technical reports should be written in the third person (i.e., the terms "we" and "our" should not be used).

Any assumptions incorporated into assessments of impact should be clearly identified. In such cases, the "reasonable worst case" scenario analysis should also be identified and discussed.

The entire document should be checked carefully to ensure consistency with respect to the information presented in the various sections, and for spelling, grammar, and word usage.

CONTENTS

1. COVER SHEET

A. State whether this is a draft or final statement.
B. Title/name of the project.
C. Location (county and town) of the project.
D. Name and address of the lead agency; name and telephone number of the person to contact at the lead agency for information.
E. Name and address of project consultants; including contact name and number.
F. Date of submittal.
G. Date of acceptance of the DEIS.
H. Date of Public Hearing
I. The deadline date by which comments are due.

2. SUMMARY

A. Brief description of the Proposed Action.
B. Significant beneficial and adverse impacts.

C. Issues of controversy specified.
D. Proposed mitigation measures.
E. Adverse impacts that cannot be avoided.
F. Alternatives considered.
G. Irreversible and irretrievable commitment of resources.
H. Growth inducing aspects.
I. Use and conservation of resources.
J. Permits and approvals.

3. PROJECT DESCRIPTION

Describe proposed zoning change, annexation, and concept plan. Discuss the following to a level of detail available from the conceptual drawings:

A. LOCATION

1. Establish geographic boundaries and general conditions of the project site, including regional and local maps.
2. Identify proposed areas of annexation and rezoning

B. PROJECT DESIGN AND LAYOUT

1. Site Statistics
    a. Tax lots and zoning
    b. Anticipated impervious surface area (roofs, parking lots, roads.)
    c. Amount of land to be cleared by type, i.e. woodland, meadow, etc.
    d. Amount of open space, if any
    e. Pedestrian facilities; and potential dog run areas.
    f. Conceptual storm water management/drainage plans.
    g. Wetlands onsite, if any
    h. Anticipated type of ownership of units

2. Structures and Infrastructure
    a. Location and configuration of residences
    b. Clubhouse and recreational facilities
    c. Parking spaces and layout; total pavement area
    d. Utility plan, water and sewer
    e. Sustainable design and construction practices

3. Access
    a. Discuss main access from NYS Route 17M
    b. Discuss ownership and maintenance of proposed roads
    c. Discuss potential additional road connections with existing surrounding road network and with Chester Mall
    d. Discuss emergency access at Oakland Avenue
    e. Discuss potential pedestrian access and pathways including pedestrian access to Chester Mall

4. Landscape
    a. Describe landscape plan concept
    b. Describe buffers to be provided between housing groups and between site and adjacent properties

5. Zoning
    a. Describe project design conformance with proposed Village of Chester zoning regulations, including calculation of required parking, and Orange County Master Plan goals.
    b. Describe project design in relation to existing Town of Chester zoning regulations

C. CONSTRUCTION AND OPERATION

1. Construction (generically discuss)
    a. Anticipated construction period
    b. Schedule of construction
    c. Discussion of project phasing

2. Operation (generically discuss)
    a. Homeowners Association
    b. Management company

D. PERMITS AND APPROVALS Provide a list of all required permits and approvals including the following:

1. Local
    a. Annexation and Zoning Amendment Adoption – Chester Village Board
    b. Special Permit and Site Plan Approval – Village of Chester Planning Board
    c. Describe anticipated variances, if any – Village of Chester Zoning Board of Appeals

2. County
    a. Orange County Planning Department
    b. Water supply – Orange County Health Department
    c. Sewer system connection - Orange County Health Department

3. State
    a. Highway access permit - NYS Department of Transportation
    b. Stormwater and Wastewater SPDES permit – New York State DEC

4. Federal
    a. United States Army Corps of Engineers (ACOE) wetland permit, if needed

E. PROJECT PURPOSE, NEED AND BENEFITS

1. Background and history

2. Public need for the project, including social and economic considerations, and municipality objectives on adopted county and local development plans.

3. Social and economic benefits of the action to both Town and Village of Chester

4. ENVIRONMENTAL SETTING, ANTICIPATED IMPACTS AND PROPOSED MITIGATION MEASURES

A. SOIL AND TOPOGRAPHY

1. Existing conditions:
   a. List of soil types and their distribution
   b. Composition and thickness of subsurface material
   c. Depth to, nature of, bedrock formations and impermeable layers
   d. Usefulness as construction material
   e. Topography and environmentally sensitive lands
   f. Describe result of any soil testing, if completed

2. Anticipated Impacts
   a. Grading potential, cuts and fills
   b. Potential for erosion
   c. Temporary effects of construction
   d. Ongoing use and maintenance of the site

3. Mitigation Measures
   a. Use of excavated material for land reclamation
   b. Slope stability design
   c. Discuss thresholds for future site development such as maximum land disturbance and clearing; cut-and-fill; extent of rock removal, etc.
   d. Discuss provision of plans for grading, erosion and sedimentation control, phasing and landscaping, etc.

B. WATER RESOURCES

1. Groundwater
   a. Existing Conditions
      1) Define and identify present and future level of groundwater use
      2) Describe the relationship of surface water to hydrologic conditions including aquifers
   b. Anticipated Impacts
      1) Describe anticipated water demand including human consumption, daily use, and lawn maintenance
      2) Describe potential impact on groundwater due to construction of underground basements and foundations
      3) Describe cumulative water demand from this and other significant approved or pending projects.
   c. Mitigation Measures
      1) Describe possible water-saving or drought measures and/or water use controls instituted by Village

2) Discuss thresholds for future site development such as maximum building and impervious surface coverage, extent of landscaped area, etc.
3) Discuss provisions for incorporating infiltration to recharge groundwater, as appropriate

2. Surface Water
   a. Existing Conditions
      1) Location and description of surface water on the project site
      2) Quantity and quality of surface water
      3) Existing drainage areas, patterns, channels and flood plains

   b. Anticipated Impacts
      1) Discuss increased runoff from impervious surfaces and potential for impacts to adjacent properties
      2) Identify potential water quality impacts from storm water discharge

   c. Mitigation Measures
      1) Describe erosion control techniques to be used during construction and operation to avoid siltation

      2) Discuss requirements for stormwater management and thresholds for same in accordance with NYSDEC "New York State Stormwater Management Design Manual."
      3) Discuss thresholds for future site development such as maximum land disturbance and clearing; no net increase in stormwater runoff; maximum building and impervious surface coverage, etc.
      4) Discuss provision of plans for grading; stormwater management; erosion and sedimentation control; phasing and landscaping, etc.

C. VEGETATION, WILDLIFE AND WETLANDS

This section shall include correspondence from the NYS DEC Natural Heritage Program

1. Vegetation
   a. Existing Conditions
      1) Site vegetation characteristics and wildlife habitat
      2) Identify rare and endangered species on site

   b. Anticipated Impacts
      1) Describe the anticipated disturbance to vegetation including the loss of significant trees

c. Mitigation Measures
   1) Discuss landscape treatment in general
   2) Discuss thresholds for future site development such as maximum land disturbance and clearing; extent of disturbance of vegetated areas, etc
   3) Discuss mitigation, as applicable
   4) Discuss provision of plans for phasing and landscaping, etc.

2. Wildlife
   a. Discuss wildlife populations and characteristics and identify any and all threatened or endangered species
   b. Anticipated Impacts
   c. Mitigation Measures:
      1) Discuss thresholds for future site development such as maximum land disturbance and clearing; extent of disturbance of habitat areas, etc
      2) Discuss mitigation, as applicable
      3) Discuss provision of plans for phasing and landscaping, etc.

3. Wetlands
   a. Existing Conditions
      1) Site wetland characteristics and function
      2) Discuss jurisdictional determination and regulatory status

   b. Anticipated Impacts
      1) Describe the anticipated disturbance to wetlands.
      2) Describe potential impacts on function
      3) Describe impacts to any wetland vegetation or wildlife habitat including both on site and those which may be impacted in wetlands or other water bodies which the wetland is found to be connected.

   c. Mitigation Measures
      1) Discuss thresholds for future site development such as maximum land disturbance and clearing; extent of disturbance of habitat areas, etc
      2) Discuss wetland mitigation, as applicable
      3) Discuss provision of plans for stormwater management; erosion and sedimentation control; phasing and landscaping, etc.

D. ARCHAEOLOGICAL AND CULTURAL RESOURCES

1. Existing Conditions

a. Conduct a Phase 1A and B Historic and Archaeological Analysis of the site in accordance with procedures specified by the NYS Office of Parks, Recreation and Historic Preservation.

b. Describe prior land use (s)

c. Describe other historic sites adjacent to site

d. Describe any potential culturally sensitive areas on the Project Site including Military Encampment Sites and any cultural items found

e. Describe location, condition and history of stone walls

2. Anticipated Impacts of site disturbance and coverage

3. Mitigation Measures

a. Discuss various measures to preserve stone walls, to the extent practicable

b. Describe recovery of cultural items found

c. Discuss thresholds for future site development such as maximum land disturbance and clearing; extent of stonewall removal, etc

d. Discuss provision of plans for phasing and landscaping, etc.

E. AGRICULTURAL RESOURCES

1. Existing Conditions

a. Describe Talmadge Farm adjacent to site and activities of the farm

b. Discuss existing views of Project Site from adjacent farms.

2. Anticipated Impacts

a. Describe impacts and potential for compatibility problems regarding development adjacent to an active agricultural operation including:

- proposed views of potential development from adjacent farms and views potential residents will have of adjacent farm site
- Potential for noise, odor or other impacts

3. Mitigation Measures

a. Describe mitigation measures such as agricultural notes which will be included on site plan maps, vegetative or other screening, set backs, buffers and fencing adjacent to agricultural areas

b. Discuss thresholds for future site development such as maximum land disturbance; maximum building and impervious surface coverage; extent of buffering, etc.

c. Discuss provision of plans for grading, erosion and sedimentation control, phasing, buffering and landscaping, etc.

F. TRANSPORTATION AND TRAFFIC

1. Existing Conditions

All capacity analysis shall be presented in summary tables by individual lane groups and overall intersections for signalized intersections.

a. Describe the size, capacity and physical condition of NYS Rte. 17M

b. Describe traffic conditions on West Avenue Bridge

c. Describe traffic controls including speed limits and advisory signs.

d. Describe volumes, volume/ capacity ratios, average vehicle delay times and levels of service for existing weekday morning and evening peak hours (6 am to 9 am and 4 pm to 7pm) and weekend peak hour (as agreed to by the Village's traffic consultant) based on both current and historic traffic counts at:

- NYS Rte 17M and West Avenue at Chester Mall
- NYS Rte 17M and NYS Rte 94 at Academy Avenue
- NYS Rte 17 & U.S. 6 northbound ramps and NYS Rte 94
- NYS Rte 17 & U.S. 6 southbound ramps and NYS Rte 94
- NYS Rte. 17M and Main Street
- NYS Rte. 17M and Ward Road
- NYS Rte. 17M and Arcadia Road
- High Street and Hambletonian Avenue

e. Discuss backup conditions on NYS Rte 17 and ramp queuing and impact on NYS Route and 94

f. Discuss any area road improvements planned by the NYSDOT

g. Discuss how school related traffic is likely to impact intersections if counts are taken during non-school months.

h. Describe existing public transportation services, including both general and specialized senior citizen / handicapped bus services.

2. Anticipated Impacts

a. List other significant developments under review in the vicinity that could have impact on the roadway network. (list to be agreed upon by Board and its consultants)

b. Describe use and accepted overall growth rate for the area and add surcharges for any proposed or approved but un-built projects and any projects now under construction.

c. Describe No Build (future without the project) volumes, volume/ capacity ratios, average vehicle delay times and levels of service for the weekday morning and evening and weekend peak hours at the intersections analyzed in the Existing Conditions (F.1.d)

d. Estimate traffic to be generated during weekend and weekday a.m. and p.m. peak hour of the network for the site based on latest trip generation from Institute of Transportation Engineers' *Trip Generation.* Trip generation rates and Land Use Classes (LUCs) to be approved by the Village's traffic consultant.

e. Determine project's effect on traffic volumes, volume/ capacity ratios, average vehicle delay times and levels of service, at locations analyzed (F.1.d.) and the site access at NYS Rte. 17M in the Build Condition (future with the project condition).

f. Compare Existing No Build and Build conditions. Identify locations by overall intersection and individual lane groups where unsatisfactory operating conditions (Levels of Service E or F) now exist or are projected to exist in the No Build and Build conditions.

g. Discuss potential access to Chester Mall for both vehicular and pedestrian traffic

h. Discuss pedestrian access from site to Chester Mall, Heritage Trail, Schools, and Village Downtown areas

i. Discuss the adequacy of proposed parking areas, internal roads and turn-arounds including the parking allotment for residents and guests and lot adequacy for package delivery, garbage pick up or large utility vehicles which may use these areas.

3. Mitigation Measures

a. Describe how the proposed site access will address projected traffic flow and safety.

b. Discuss necessary mitigation and the party that will be responsible for or pay for required mitigation.

c. Describe emergency access.

d. Discuss thresholds for future site development such as maximum number of dwelling units proposed; peak hour site generated traffic; and maximum points of vehicular access from the site, etc.

e. Discuss provisions of plans for road and intersection improvements, pedestrian access to nearby neighborhoods, parks and community facilities, shopping, etc.

G. NOISE

1. Identify any major sources of noise and levels on site

2. Anticipated Impacts

a. Discuss any significant future exterior and interior noise levels after development

b. Discuss anticipated construction noise

3. Mitigation Measures

a. Construction schedule including hours and holidays.

b. Describe local noise standards and adherence to said standards

c. Discuss thresholds for future site development such as maximum number of dwelling units proposed

d. Discuss provision of plans for landscaping and buffering

H. LAND USE AND ZONING

1. Existing Conditions

a. Describe existing land use of project site and surrounding area, residential, non-residential and vacant lots. Discuss compatibility of proposed project with surround land uses.
b. Describe existing zoning of site and surrounding area, including the Ridge Preservation Overlay District (RPOD) north of the site
c. Describe all land use and master plans that include the project site and surrounding area
c. Describe how the project relates to the stated goals in adopted Orange County Plans
d. Discuss annexation of property by the Village of Chester
e. Discuss zoning amendment and/or variances required for development as proposed within the Village of Chester
f. Discuss variances required if developed without annexation in accordance with existing Town of Chester zoning
g. Identify existing vacant land and zoning within the Village of Chester
h. Describe approved and/or pending projects within the Village of Chester currently before the Planning Board

2. Anticipated Impacts
   a. Describe anticipated consequences of the townhouse and senior citizen residential development related to land use in the project area.
   b. Describe compliance of the project to existing land use goals and zoning regulations

3. Mitigation Measures
   a. Describe any mitigation measures, if any, related to impacts on zoning and land use.
   b. Discuss thresholds for future site development such as maximum building and impervious surface coverage; maximum number of dwelling units and parking spaces proposed
   c. Discuss provision of plans for phasing, landscaping, lighting, dwelling unit design and buffering to preserve community character

I. ECONOMIC AND DEMOGRAPHIC

1. Existing Conditions
   a. Discuss existing population and housing parameters in Chester
   b. Describe existing Village, Town, County school and special district tax structure and relationship to project

2. Anticipated Impacts
   a. Describe demographic changes that would result from the proposed development and employment opportunities
      1) Define anticipated increase in the number of school-aged children and older adults based on applicable demographic

multipliers

b. Discuss anticipated changes in tax revenues and costs to each taxing entity. The assumptions on which costs and revenues are based will clearly be identified.

1) Prepare, summarize and refer to Fiscal Impact Analysis

2) Discuss parkland fee requirement of Town and Village of Chester and impact if land is annexed into the village

3. Mitigation Measures

a. Describe mitigation measures proposed including tax revenues to be generated by the project

b. Discuss thresholds for future site development such as maximum number of dwelling units proposed

c. Discuss provision of plans for senior housing; recreational and pedestrian amenities, etc.

J. COMMUNITY FACILITIES AND SERVICES

This section will include communication and correspondence with representatives from Community Service providers.

1. Existing Conditions

a. Describe existing Educational Facilities including number, location and capacity of school buildings. Describe existing District busing capabilities. Identify current enrollment and identify and discuss any available projections and, or capacity studies which have been completed for the District.

b. Describe Police Protection, Fire Protection, and Ambulance Services available to the project site. Discuss available equipment, available manpower and location in relation to the project site for each. Identify any current deficiencies.

c. Park and Recreation Facilities including equipment available and general capacity making note of any amenities for senior citizens.

d. Describe existing local Solid Waste disposal facilities including capacity of proposed land fill site and methods of collection

2. Anticipated Impacts

a. Project the anticipated number of proposed residents, including the percentage anticipated Senior Citizens and public school children using generally accepted methods.

Estimate the impact of the increased demands on each service according to accepted standards. Discuss the ability of the community services to meet the anticipated needs of the project

c. Prepare, summarize and refer to Fiscal Impact Analysis

d. Describe increased demands and potential costs for each service

e. Discuss anticipated emergency response time to the project site.

f. Discuss the ability of the existing and proposed road system to accommodate emergency vehicles at the site
g. Anticipated amount of solid waste likely to be generated by the project site using generally accepted methods

3. Mitigation Measures
    a. Describe mitigation measures proposed including tax revenues to be generated by the project;
    b. Discuss thresholds for future site development such as maximum number of dwelling units proposed;
    c. Discuss provision of plans for safe and accessible road network; on-site security, emergency access; recreational and pedestrian amenities or required parkland fees; solid waste disposal collection, etc.

K. UTILITIES

1. Energy resources
    a. Existing conditions including local service providers, and availability of infrastructure to site
    b. Discuss demand created for electricity, fuel oil, or gas.
    c. Proposed Mitigations

2. Water supply
    a. Describe existing municipal system, identify water sources including but not limited to Walton Lake , current usage, available capacity and infrastructure available to project site.
    b. Discuss potential increased water demand and costs for connecting project to the system based on standard water usage and all improvements necessary to supply the site with water.
    c. Discuss water demand of other approved and pending projects which are likely to hook into system
    d. Discuss potential for placement of a water tower on the site and, if proposed, discuss likely tower maintenance and visual impacts of tower construction.
    e. Proposed Mitigation

3. Wastewater treatment
    a. Describe existing municipal sewer system, sewage treatment facility, and pump stations likely to be utilized by the project. Describe present capacity, allowance (Moodna Basin Sewer District) and infrastructure available to project site.
    b. Discuss potential increased demand and costs for connecting project to the system and all improvements necessary to treat wastewater from the project site.
    c. Discuss sewer demand of other approved and pending projects
    d. Proposed Mitigation

4. Mitigation for Utilities (Thresholds and Plan Provisions):
    a. Discuss thresholds for future site development such as maximum number of dwelling units proposed; maximum length/area of roads/utility transmission areas, etc.
    b. Discuss provision of plans for phasing; consolidation of roads and utility transmission facilities; landscaping, buffering and screening, etc.

L. VISUAL RESOURCES

1. Existing Conditions

a. Describe the physical character of the area surrounding the project site.

b. Describe views into the site from the surrounding area. Include images of the project site from the following vantage points:

- Route 17M at Christine Drive
- Route 17M in front of Castle Family Fun Center
- Homes on Carpenter Road
- Talmadge Farm
- Homes on the west side of Hambletonian Avenue
- Rear of residential units on Whispering Hills Drive

c. Discuss the Ridge Preservation Overlay District (RPOD) to the north of the site

2. Anticipated Impacts

a. Describe changes to visual and physical character of site and identify vantage points where viewsheds will change significantly. Include photo simulations where appropriate.

b. Describe consistency of the project (including size, type of development and architecture) with the physical and aesthetic fabric of the community

c. Evaluate whether the project site will affect any scenic views including the ridge line.

3. Mitigation Measures

a. Discuss architectural and landscape design standards including screening where appropriate.

b. Discuss lighting standards

c. Discuss thresholds for future site development such as maximum number of dwelling units proposed; maximum height of structures, area of disturbance, length/area of roads/utility transmission areas, etc.

d. Discuss provision of plans for dwelling unit design; lighting; phasing; consolidation of roads and utility transmission facilities; landscaping, buffering and screening, etc.

5. ADVERSE ENVIRONMENTAL IMPACTS WHICH CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED

A. Identify those adverse environmental effects in the previous sections that can be expected to occur regardless of the mitigation measures considered.

1. Temporary construction impacts
2. Impacts on natural site features
3. Operational impacts

6. ALTERNATIVES

This section contains alternatives to the proposed project that would vary from potential impacts or would minimize or avoid adverse environmental impacts. Discussion of each alternative will be at a level sufficient to permit a comparative assessment of costs, benefits and environmental risks of each alternative. To the extent practicable the potential quantifiable impacts for the various alternatives will be compared with each other in a matrix table The general alternatives to be considered are as follows:

A. ALTERNATIVE DENSITIES/DESIGN
   1. Single family homes
   2. Multifamily buildings

B. ALTERNATIVE USE
   1. All Senior housing: Active Adult Community
   2. 200 Senior Units out of the 438 unit total

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

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

E. 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

F. NO ACTION – Development with no annexation

G. NO ACTION – No development

7. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Identify those natural and human resources that will be consumed, converted or made unavailable for future use.

8. GROWTH INDUCING ASPECTS

9. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

Identify the energy sources to be used, anticipated levels of construction and ways to reduce energy consumption.

10. THRESHOLDS FOR FUTURE REVIEW OF SITE PLAN APPLICATIONS

11. APPENDICES

A. List of underlying studies, reports and information considered and relied on in preparing GEIS.

B. List all federal, state, regional or local agencies, contacted in preparing the statement.

C. Technical exhibits including traffic and drainage computations.

D. Relevant correspondence regarding the project.

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Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or un-measurable. It is also understood that those who determine significance may have little or no formal knowledge of the environments or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.
The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.

Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE - Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: ■ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

☐ A. The project will not result in any large and important impact(s) and, therefore, is one of which will not have a significant impact on the environment, therefore **a negative declaration will be prepared**.

☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared**.*

☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared**.

* A Conditioned Negative Declaration is only valid for Unlisted Actions

BT Holdings, LLC-Chester
Name of Action

Village of Chester Planning Board
Name of Lead Agency

Richard Ramsdell — Name of Responsible Officer in Lead Agency

Chairman — Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

PART 1 - PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION **BT Holdings LLC-Chester Development**		
LOCATION OF ACTION (Include Street Address, Municipality and County) **NYS 17M, Town of Chester, Orange County**		
NAME OF APPLICANT/SPONSOR **BT Holdings, LLC., Attn. Frank Nussbaum**	BUSINESS TELEPHONE **212-581-3654**	
ADDRESS **1 Columbus Place, North Tower, Suite N38F**		
CITY/PO **New York**	STATE **New York**	ZIP CODE **10019**
NAME OF OWNER (if different)	BUSINESS TELEPHONE	
ADDRESS		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION **See project narrative attached.** **The applicant proposes to annex a 60.6 acre property from the Town of Chester to the Village of Chester; a piece of property in the adjoining M-2 zone would be subdivided from its parent property and added to the site; the entire piece including, two additional Village pieces totaling 4.0 acres and currently zoned RS would be rezoned to RM; a 438-unit residential development is proposed including connections to Village sewer and water services. Total site is 68.3 acres. It is located on NYS Route 17M in vicinity of the Chester Mall. The applicant plans to prepare a Generic Environmental Impact Statement for the entire proposal.**		

Please Complete Each Question - Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ■ Agriculture ■ Other Vacant meadow/bushland

2. Total acreage of project area: **68.3** (**60.6 acres in Town of Chester; 7.7 acres in Village of Chester)**

APPROXIMATE ACREAGE	PRESENTLY		AFTER COMPLETION	
Meadow or Bushland (Non-agricultural)	**±17**	acres	**0**	acres
Forested	**±20.6**	acres	**±5.1**	acres
Agricultural (Includes orchards, cropland, pastures, etc.)	**±27**	acres	**0**	acres
Wetland (Regulated by State or Fed.)	**±3.7**	acres	**±3.6**	acres
Water Surface Area (pending confirmation of boundary)		acres	**±2.1**	acres
Unvegetated (Rock, earth or fill)		acres		acres
Roads, buildings and other paved surfaces		acres	**±27**	acres
Other (Indicate type) **Lawn and landscaped areas**		acres	**±30.5**	acres

3. What is predominant soil type(s) on project site? Mardin, Erie, Madlin
   a. Soil drainage: ☐ Well Drained _____ % of site ■ Moderately well drained 65 % of site
   ■ Poorly Drained **35** % of site
   b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? **±67** acres. (See 1 NYCRR 370O.)

4. Are there bedrock outcroppings on project site? Yes ■ No
   a. What is the depth to bedrock? **>60** (in feet)

5. Approximate percentage of proposed site with slopes: ■ 0-10% **51.5** % ■ 10-15% **27.8** %
   ■ 15% or greater **20.7** %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? ☐ Yes ■ No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ■ No

8. What is the depth of the water table? **0 - 2.0** (in feet)

9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ■ No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ■ No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
    ☐ Yes ■ No According to **site investigations**
    Identify each species

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations.)
    ☐ Yes ■ No Describe

13. Is the project site presently used by the community or neighborhood as an open space or recreational area?
    ☐ Yes ■ No If yes, explain

14. Does the present site include scenic views known to be important to the community?
    ☐ Yes ■ No

15. Streams within or contiguous to project area: **none**
    a. Name of Stream and name of River to which it is tributary

16. Lakes, ponds, wetland areas within or contiguous to project area:
    a. Name **ACOE wetland (Approved Jurisdictional Determination)** b. Size (In acres) **3.7 ac. on-site**

17. Is the site served by existing public utilities? ■ Yes ☐ No
    a) If Yes, does sufficient capacity exist to allow connection? ☐ Yes ☐ No **TBD**
    b) If Yes, will improvements be necessary to allow connection? ☐ Yes ☐ No

18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets law, Article 25-AA, Section 303 and 304? ☐ Yes ■ No

19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ■ No

20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ■ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
   a. Total contiguous acreage owned or controlled by project sponsor **±68.3** acres.
   b. Project acreage to be developed: **±68.3** acres initially; **±68.3** acres ultimately.
   c. Project acreage to remain undeveloped **0** acres.
   d. Length of project, in miles: **N/A** (if appropriate)
   e. If the project is an expansion, indicate percent of expansion proposed? **N/A** %
   f. Number of off-street parking spaces existing **0** ; proposed **±1004** .
   g. Maximum vehicular trips generated per hour **±194** (upon completion of project)?
   h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially				

Ultimately	**100**		**180**	**158**

i. Dimensions (in feet) of largest proposed structure **±35 ft** height; **65 ft** width; **250 ft** length.

j. Linear feet of frontage along a public thoroughfare project will occupy is? **±610** ft.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? **TBD** tons/cubic yards?

3. Will disturbed areas be reclaimed? ☐Yes ☐ No ■ N/A
   a. If yes, for what intended purpose is the site being reclaimed? _____
   b. Will topsoil be stockpiled for reclamation? ■ Yes ☐ No
   c. Will upper subsoil be stockpiled for reclamation? ■ Yes ☐ No

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? **±60** acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
   ☐ Yes ■ No

6. If single phase project: Anticipated period of construction? **TBD** months, (including demolition).

7. If multi-phased:
   a. Total number of phases anticipated? **TBD** (number).
   b. Anticipated date of commencement phase 1 _____ month _____ year, (including demolition)
   c. Approximate completion date of final phase _____ month _____ year.
   d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No

8. Will blasting occur during construction? ☐ Yes ☐ No **TBD**

9. Number of jobs generated during construction? **1,200-1,300** ; after project is complete **0**

10. Number of jobs eliminated by this project? **0**

11. Will project require relocation of any projects or facilities?? ☐ Yes ■ No
    If yes, explain _____

12. Is surface liquid waste disposal involved? ☐ Yes ■ No
    a. If yes, indicate type of waste (sewage, industrial, etc.) and amount. _____
    b. Name of water body into which effluent will be discharged. _____

13. Is subsurface liquid waste disposal involved? ☐ Yes ■ No

14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ■ No
    Explain _____

15. Is project or any portion of project located in 100 year flood plain? ☐ Yes ■ No

16. Will the project generate solid waste? ■ Yes ☐ No
    a. If yes, what is the amount per month **±2** Tons
    b. If yes, will an existing solid waste facility be used? ■ Yes ☐ No
    c. If yes, give name **Orange County Landfill** ; location **Goshen**
    d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ■ No
    e. If yes, explain _____

17. Will the project involve the disposal of solid waste? ☐ Yes ■ No
    a. If yes, what is the anticipated rate of disposal? _____ tons/month.
    b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? ■ Yes ☐ No **Incidental to landscape maintenance**

19. Will project routinely produce odors (more than one hour per day?) ☐ Yes ■ No

20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ■ No

21. Will project result in an increase in energy use? ■ Yes ☐ No
    If yes, indicate type(s) **Electricity, heating fuel**

22. If water supply is from wells, indicate pumping capacity **NA** gallons/minute.

23. Total anticipated water usage per day **±150,000** gallons/day.

24. Does project involve Local, State or Federal funding? ☐ Yes ■ No

25. Approvals Required:

Refer to accompanying Supplemental Narrative, page

			Type	Submittal Date
City, Town, Village Board	■ Yes	☐ No	**Annexation**	1/18/2008
City, Town, Village Planning Board	■ Yes	☐ No	**Site plan and special permit/subdivision**	
City, Town Zoning Board	■ Yes	☐ No	**Possible zoning variances**	
City, County Health Department	■ Yes	☐ No	**Water and sewer connections**	
Other Local Agencies	■ Yes	☐ No	**County Planning Board review**	
Other Regional Agencies	☐ Yes	■ No		
State Agencies	■ Yes	☐ No	**NYS DOT/NYSDEC**	
Federal Agencies	■ Yes	☐ No	**USACOE**	

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? ■ Yes ☐ No
   If yes, indicate decision required:
   ■ zoning amendment ■ zoning variance ■ special use permit ■ subdivision ■ site plan
   ☐ new/revision of master plan ☐ resource management plan ■ other Annexation
2. What is the zoning classification of the site? **Town: SR6 and LB Village: RS and M2**
3. What is the maximum potential development of the site if developed as permitted by the present zoning? **438 units**
4. What is the proposed zoning of the site? **Village: RM**
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
   ±450 units
6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ■ Yes ☐ No
7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?
   Commercial and residential
8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? ■ Yes ☐ No
9. If the proposed action is the subdivision of land, how many lots are proposed? **2**
   a. What is the minimum lot size proposed? **+68 ac**
10. Will proposed action require authorization(s) for formation of sewer or water districts? ☐ Yes ■ No
11. 11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection?
    ■ Yes ☐ No
12. Will the proposed action result in the generation of traffic significantly above present levels? ■ Yes ☐ No
    a. If yes, is the existing road network adequate to handle the additional traffic? ☐ Yes ☐ No **_TBD**

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and measures that you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name **BT Holdings LLC** Date 1/18/08

Signature _____ Title **Planner for Applicant**

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

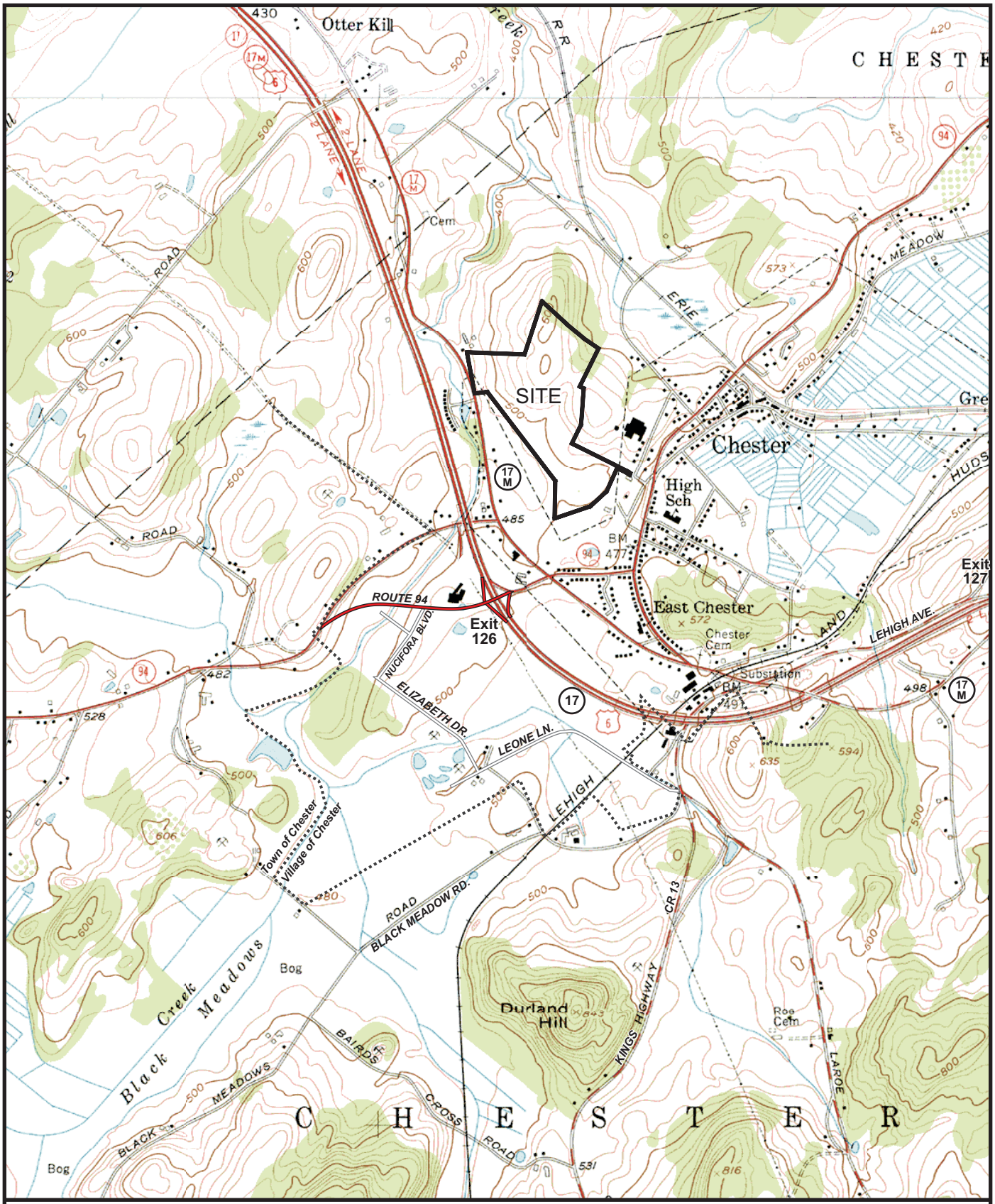

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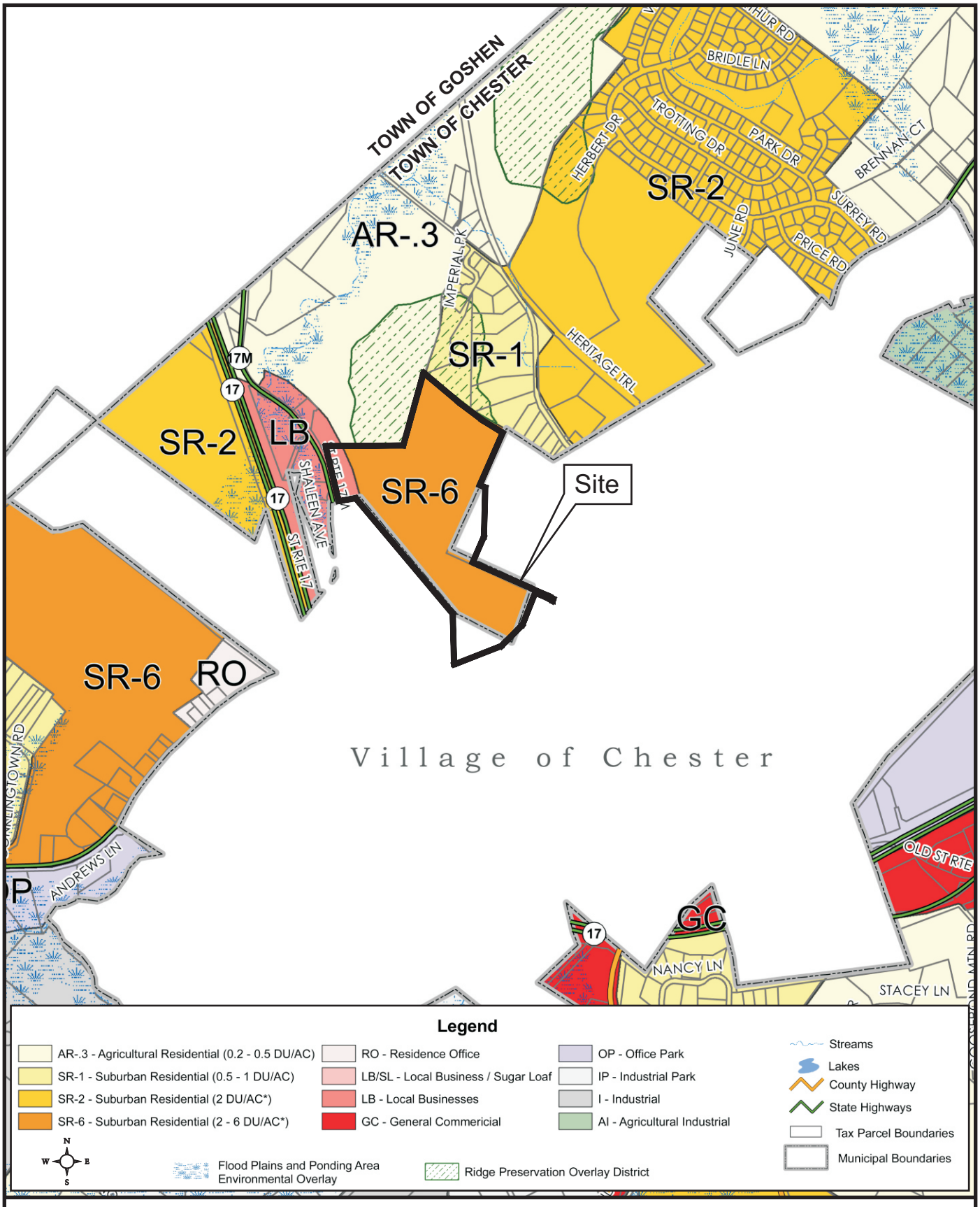
Figure 1: Location Map
BT Holdings - Chester
Village of Chester, Town of Chester, Orange County, New York
Base Map: USGS Topographic Map, Warwick Quad
Scale: 1 inch = 2,000 feet

File 05009 01/17/06
JS:\05009\

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



Graphic Scale

0 2,200 Ft.

0 0.25 0.5 Mi.

Figure 2: Site on Town of Chester Zoning Map
BT Holdings - Chester
Village of Chester, Town of Chester, Orange County, New York
Source: Orange County Planning Dept., 8/11/06
Scale: As Shown

File 05009 01/18/08
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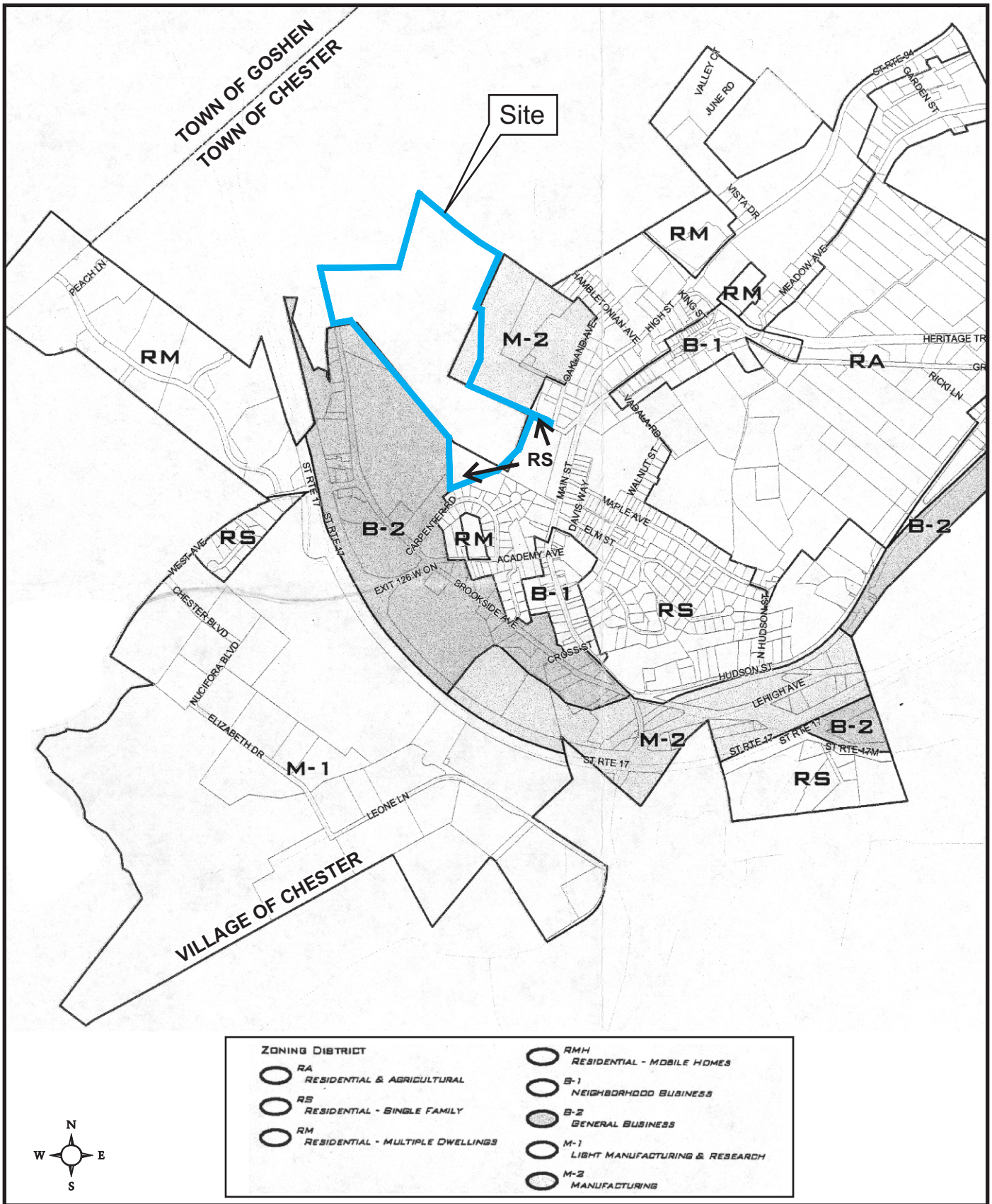
Tim Miller Associates, Inc.,10 North Street, Cold Spring, New York 10516 (845) 265-4400 Fax (845) 265-4418



Graphic Scale

0 2,200 Ft.

0 0.25 0.5 Mi.

Figure 3: Site on Village of Chester Zoning Map
BT Holdings - Chester
Village of Chester, Town of Chester, Orange County, New York
Source: Orange County Water Authority
Scale: As Shown

File 04031 08/08/05
JS:\04031\Fig 4.8-12.cdr

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

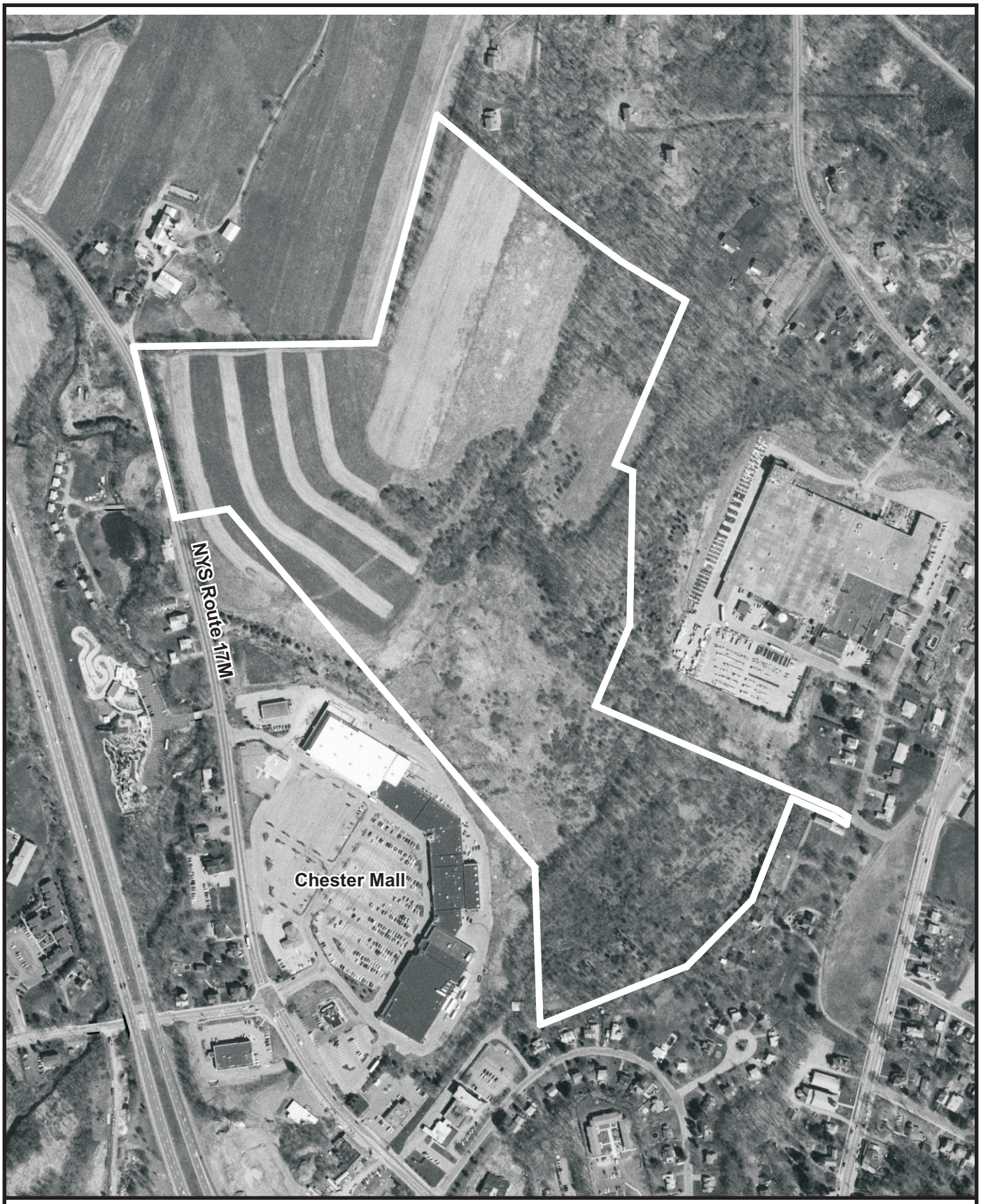


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Figure 4: Site on Aerial Photograph
BT Holdings - Chester
Village of Chester, Town of Chester, Orange County, New York
Source: NYS GIS Clearinghouse, 2004 Aerial Photograph
Scale: 1" = 460'

File 05009 01/17/08
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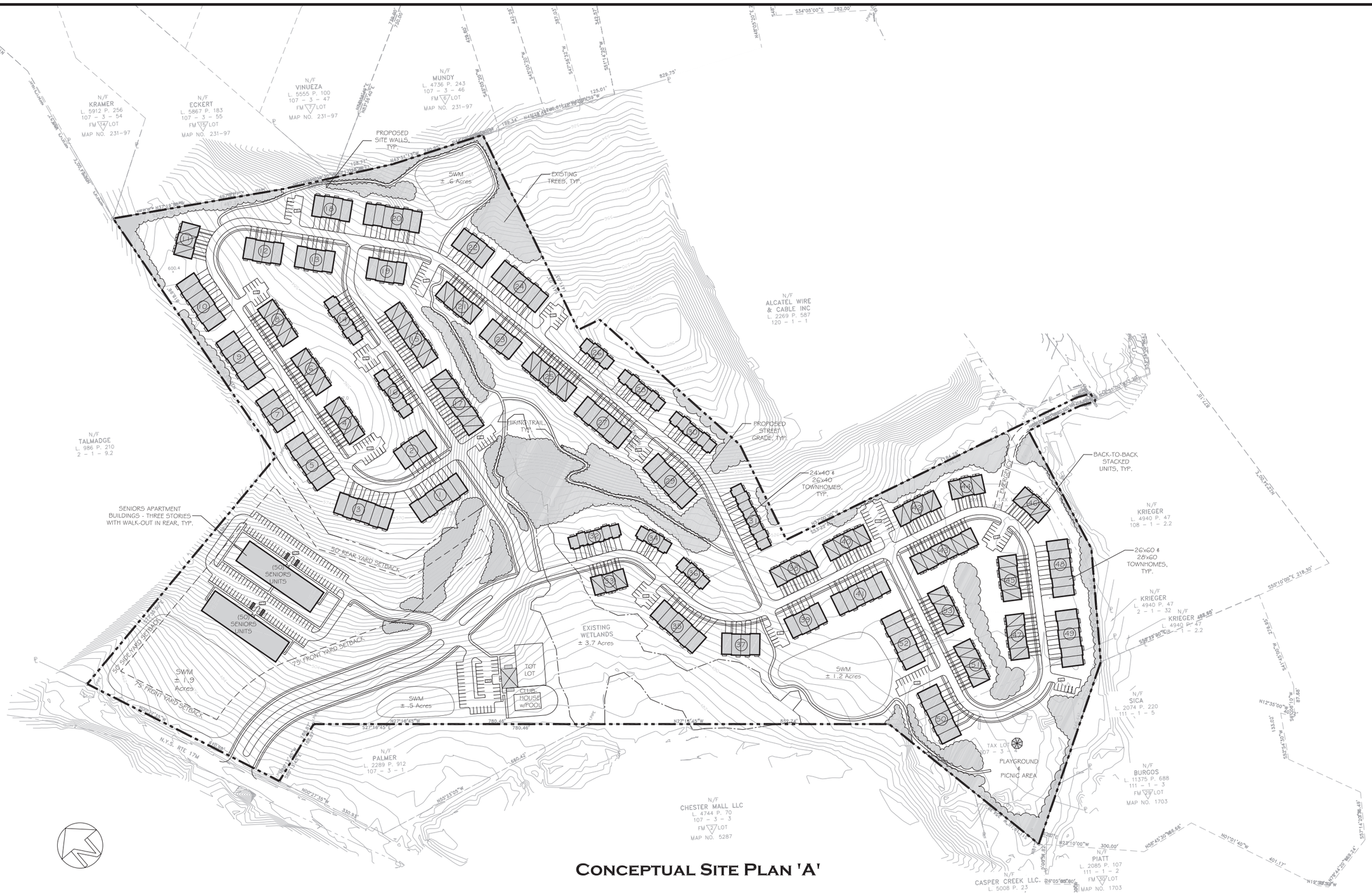
Tim Miller Associates, Inc.,10 North Street, Cold Spring, New York 10516 (845) 265-4400 Fax (845) 265-4418



Conceptual Site Plan 'A'

Figure 5: Conceptual Site Plan
BT Partnership
Village of Chester, Town of Chester, Orange County, New York
Soure: Barton Partners, Inc., Dec. 13, 2007
Scale: As Shown

File 05009 01/17/08
JS/05009

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