Full Environmental Assessment Form Part 1 for

Batista Southeast Dunkin’ Amended Site Plan

1617 NYS Route 22
Town of Southeast
Putnam County, New York

Issued: December 21, 2018

Prepared for:

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Chazen Project No. 81625.00
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ATTACHMENTS

Attachment A: US Fish & Wildlife Service (USFWS) Official Species List

Note: Site Plan Set submitted separately.
1.0 PROJECT DESCRIPTION

The Applicant, ECB Realty, LLC (Steven Batista), is proposing amendments to an approved site plan for a 0.92-acre parcel located at 1617 NYS Route 22 in the Town of Southeast, at the intersection of NYS Route 22 and NYS Route 312. The applicant for the previous 2014 approval was Gas Land Petroleum, Inc., and the approved site plan included a gasoline filling station/convenience store and Dunkin’ shop with drive-thru. The current applicant is proposing an amended site plan to eliminate the gas station/convenience store component and to construct a 2,400 square foot (SF) Dunkin’ (formerly known as Dunkin’ Donuts) with drive-thru on the site. The amended site plan eliminates the need for area variances from the Town zoning requirements, the direct access from NYS Route 312, and the NYS Route 312 improvements, and reduces some of the environmental impacts as compared to the approved site plan. These include a reduction in the area of disturbance on the site from 0.90 acre to 0.62 acre and a reduction in impervious surface from 0.55 acre to 0.39 acre.

The 0.92-acre site is currently vacant, since a former gas station on the site has been removed by the previous applicant, and the site has been remediated to the satisfaction of NYSDEC. The 0.92-acre parcel is identified on the Town of Southeast tax map as Section 46 Block 1 Lot 21. For the purpose of this Full Environmental Assessment Form (FEAF) Part 1, the project area is defined as the 0.92-acre parcel which is the subject of the amended site plan.

The FEAF was completed utilizing the NYSDEC EAF Mapper, which provides automated responses to some of the FEAF Part 1 questions. The EAF Mapper tool sometimes indicates limited availability for some digital data. This narrative provides clarification for responses and/or reference used for the responses.

2.0 LAND USE AND ZONING

2.1 Land Use

The project site is located at the intersection of NYS Route 22 and NYS Route 312. Figure 3 is a Land Use Map that shows land uses within 1,000 feet of the site. Uses directly adjacent to the project site include a small retail store to the south, a shopping center across NYS Route 22, a restaurant and a storage facility north across NYS Route 312, and vacant residential land to the northwest across NYS Route 312 and to the west. Other uses within 1,000 feet of the site include a motel, professional office, other commercial uses, a cemetery, vacant commercial land, residential uses, and private forest. Thus, the amended project is consistent with nearby land uses.

2.2 Town of Southeast Comprehensive Plan

The Town of Southeast adopted an update to its 2002 Comprehensive Plan on August 21, 2014, in response to factors affecting the Town’s quality-of-life, character, and the changing local economy. This document updates the policies contained in the 2002 Comprehensive Plan to address the following factors:

- Changing demographic and land use trends;
- The protection of community and natural resources;
The Watershed Rules and Regulations promulgated by the New York City Department of Environmental Protection (NYCDEP);

- The change in the local economy and housing market following the 2008 economic downturn;

- The implementation of action items identified in the 2002 Comprehensive Plan.

Figure 5-2, Future Land Use, shows the project site as Higher-Density Commercial, and Figure 5-4, “Future” Zoning Map, projects the site as being zoned as Highway Commercial HC-1 and Route 22 Overlay, and commercial uses are forecast along Route 22. Table 5-3, Proposed Zoning Districts and Uses, shows the proposed use as a permitted use in the proposed HC-1 zoning district. Section 7 of the Comprehensive Plan, Economic Development, states that “A community’s character is a function of its residential neighborhoods, its open spaces, and its commercial districts. Commercial uses also play another role in a community: they provide opportunities for people to shop and work. A well-balanced community will ensure that residential, open space areas, and commercial districts are integrated into an overall plan.” Figure 7-1 shows Existing/Potential Commercial Areas, and the project site is located in Development Area A. Thus, the amended project is consistent with the goals of the Comprehensive Plan.

2.3 Town of Southeast Zoning

The project parcel is situated in the Highway Commercial (HC) District as designated by Town of Southeast Zoning Map. A “fast casual restaurant” is a permitted use in this zoning district. The proposed amended site plan complies with the requirements for the HC zoning district with the exception of an existing nonconformance regarding the minimum lot area of 40,000 SF, since the existing parcel is 39,880 SF. Sheet T1 of the site plan set provides a table that shows compliance with the bulk requirements for the HC zoning district.

Article XI of the Town zoning regulations provides off-street parking and loading requirements. Section 138-67.E indicates that a restaurant use requires 1 space for each 50 SF of patron floor area. The 2,400 SF Dunkin’ shop will contain approximately 850 SF of patron floor area which requires 17 parking spaces. The amended site plan provides 17 parking spaces, which meets this requirement.

Since the amended site plan is consistent with the Town Zoning regulations and Comprehensive Plan, no significant adverse impacts related to land use or zoning will result from the amended project.

3.0 COMMUNITY SERVICES

Police protection is provided by the Putnam County Sheriff’s Department and New York State Police Department. The project site is within the Brewster Fire District. The amended project eliminates the gas station/convenience store component of the approved site plan. The Fire Department will have the opportunity to review and provide comments on the amended project during the amended site plan review process. Therefore, the amended project is not expected to result in any adverse impacts in regard to police, fire, or emergency services.
4.0 SOILS AND WATER RESOURCES

4.1 Soils

Figure 4 shows the soil types that are expected to be present on the project site, and Table 4-1 provides characteristics of these soil types, according to Dutchess County Soil Survey information available in GIS and the Natural Resource Conservation Service website.

<table>
<thead>
<tr>
<th>SOIL SYMBOL</th>
<th>SOIL TYPE</th>
<th>SLOPES</th>
<th>DRAINAGE</th>
<th>DEPTH TO WATER TABLE (INCHES)</th>
<th>DEPTH TO BEDROCK (INCHES)</th>
</tr>
</thead>
<tbody>
<tr>
<td>RdB</td>
<td>Ridgebury loam, 3 to 8% slopes</td>
<td>3 to 8%</td>
<td>somewhat poorly</td>
<td>6 to 18</td>
<td>&gt;60</td>
</tr>
<tr>
<td>PnC</td>
<td>Paxton fine sandy loam</td>
<td>8 to 15%</td>
<td>well</td>
<td>18 to 30</td>
<td>&gt;60</td>
</tr>
</tbody>
</table>

The soils mapping shows that most of the area of development consists of the Ridgebury loam (RdB) soil type. The Paxton fine sandy loam is located in the southern and western portion of the site. Although the soil characteristics show depths to water between 6 and 30 inches for these soil types, deep tests that ranged from 6 to 10 feet in depth did not encounter water with the exception of one test pit where water was encountered at a depth of 6’1”.

Based on this information, the amended project will not result in any significant adverse impacts related to soils.

4.2 Water Resources

According to NYSDEC Wetland and Stream information available through GIS (Figure 5), the EAF Mapper, and Environmental Resource Map (Figure 6), there are no mapped NYSDEC or National Wetland Inventory (NWI) wetlands or streams on or directly adjacent to the project site. A tributary of the Bog Brook Reservoir is located northeast of the project site across NYS Route 22 (NYCRR Title 6 Chapter X Subchapter B Section 864.6 Table 1 Item 304). This tributary is classified as a Class C stream. The project will not result in any disturbance to streams, wetlands or associated adjacent areas.

5.0 UTILITIES

5.1 Water and Wastewater

As with the previously approved project, water usage and wastewater generation for the amended project are estimated to be 475 gallons per day. Potable water will be provided by a private water supply well on the site which was approved by the Putnam County Department of Health (PCDOH) for the approved site plan. The amended site plan will require reapproval of this water supply.

Wastewater from the project will be pumped through a force main to an off-site sewer manhole and then treated at the private Brewster Town Centre Wastewater Treatment Plant (WWTP) for discharge to a tributary of the Bog Brook Reservoir. This sewage disposal method was approved by the PCDOH and was
granted variance approval for an increase in surface discharge by NYCDEP for the approved site plan. The amended site plan will require reapprovals by the PCDOH and NYCDEP.

5.2 Stormwater

Stormwater generated at the site will be directed to the NYSDOT storm drainage system. The amended project will require 0.64 acre of disturbance (0.62 acre within the parcel and 0.02 acre outside the parcel), which is under the NYSDEC threshold of 1 acre of disturbance for the requirement for coverage under the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity. The project is located within the NYC Department of Environmental Protection (NYCDEP) watershed, which requires the preparation of a basic SWPPP and an Erosion and Sediment Control Plan for review/approval by NYCDEP. The original project resulted in an increase in impervious surface of 0.09 acre, while the amended site plan results in a decrease in impervious surface of 0.07 acre. A SWPPP and Erosion and Sediment Control Plan will be provided and shall be employed during the construction phase to protect off-site waters from the adverse effects of sedimentation and erosion. Therefore, the amended project is not expected to result in any adverse impacts in regard to stormwater.

6.0 TRAFFIC AND PARKING

The amended site plan utilizes a one-way in and one-way out access (right in and out) from NYS Route 22, and eliminates the access from Route 312 that was shown on the approved site plan. The amended project also eliminates the construction of a dedicated right-turn lane along NYS Route 312 as was previously approved. Traffic generation for the amended project is expected to be greater than that of the approved project. The Institute of Transportation Engineers (ITE) Traffic Generation, 10th Edition, 2017, provides traffic generation estimates for various land uses. Traffic generation for Land Use Code 937, Coffee/Donut Shop with Drive-Through Window, is estimated to be 88.99 vehicle trips per 1,000 SF gross floor area per weekday a.m. peak hour of adjacent street traffic and 43.38 vehicle trips per 1,000 SF gross floor area per weekday p.m. peak hour of adjacent street traffic in a general urban/suburban setting. This results in an estimated 214 vehicle trips during the a.m. peak hour of adjacent street traffic and 104 vehicle trips during the weekday p.m. peak hour of adjacent street traffic.

According to Section 138-67.E of the Zoning regulations, required parking for a restaurant use is 1 space for each 50 SF of patron floor area, which results in 17 required spaces for the amended project with approximately 850 SF of patron floor area. The amended site plan provides 17 parking spaces. Public transportation in the form of shuttle bus service is available at the site along NYS Route 312 (New Fairfield – Southeast Route).

Temporary traffic generated during demolition and construction activities includes construction employees and the delivery of equipment and materials. The amended project is not expected to result in any adverse impacts in regard to temporary traffic during construction.
7.0 NOISE AND LIGHTING

7.1 Noise

The amended project is not expected to result in an increase in noise levels above local ambient noise levels during operation of the facility, since the local ambient levels are based on nearby commercial uses and traffic along NYS Route 22 and NYS Route 312.

The proposed demolition and construction activities may result in temporary noise that exceeds local ambient noise levels. These activities will be limited to the hours between 7:00 am to 8:00 pm Monday through Friday and Saturday between 9:00 am and 5:00 pm, in accordance with Town Code Chapter 96 Section 96-6.D. Therefore, the amended project is not expected to result in any adverse impacts with regard to noise.

7.2 Lighting

Exterior lighting will be downward-directed and will be of such type and location in accordance with Article XVII of the zoning regulations. There are no residential uses directly adjacent to the project site. All exterior lighting will be directed away from adjoining streets and properties. Illumination from light fixtures will not exceed 0.1 footcandle along the western lot line adjacent to a residential district, and 0.5 footcandle along the remaining lot lines, measured in a vertical plane. Outdoor light fixtures shall be directed so that there will be no direct beams of light or emissions onto adjacent property. Therefore, the amended project is not expected to result in any adverse impacts with regard to exterior lighting.

8.0 ENDANGERED, THREATENED AND RARE SPECIES AND SIGNIFICANT HABITAT

According to the NYSDEC Environmental Resource Mapper (Figure 8) and the EAF Mapper’s automated responses, there are known occurrences of endangered, threatened, or rare (ETR) species in the vicinity of the project site, including the Bog Turtle and Bald Eagle, which is consistent with the January 2013 NYSDEC Natural Heritage Program (NHP) correspondence. An information request has been submitted to NYSDEC NHP for updated information regarding ETR species and significant natural communities in the vicinity of the site. According to the US Fish & Wildlife Service (USFWS) Official Species List (Attachment A), there is potential for the Dwarf Wedgemussel (endangered), Indiana Bat (endangered), and Northern Long-Eared Bat (threatened). There are no wetlands or streams on the project site; therefore, no impacts to the Dwarf Wedgemussel will occur. The amended project does not involve the removal any trees, and thus, will not impact the bat species. The project site consists of previously disturbed area due to previous development and remediation activities.

9.0 HISTORIC AND ARCHEOLOGICAL RESOURCES

According to the NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) Cultural Resource Information System (CRIS) mapping (Figure 7), the project site does not contain and is not adjacent to any National or State Historic Register sites. The CRIS mapping indicates that the project site is within a known archeologically sensitive area. The project site consists of previously disturbed area due to previous development and remediation activities; therefore, no impacts to cultural resources are anticipated.
Project information and plans will be uploaded to the NYSOPRHP CRIS for NYSOPRHP review and determination.
FULL ENVIRONMENTAL ASSESSMENT FORM (FEAF)
PART 1 FORM
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Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
<th>Telephone: 203-798-1887</th>
</tr>
</thead>
<tbody>
<tr>
<td>Batista Southeast Dunkin’ Amended Site Plan</td>
<td>E-Mail: <a href="mailto:sbatista2000@yahoo.com">sbatista2000@yahoo.com</a></td>
</tr>
<tr>
<td>Project Location (describe, and attach a general location map):</td>
<td></td>
</tr>
<tr>
<td>1617 NYS Route 22, Town of Southeast, Putnam County, NY; Tax Parcel Section 46 Block 1 Lot 21. Refer to Figures 1 and 2.</td>
<td></td>
</tr>
<tr>
<td>Brief Description of Proposed Action (include purpose or need):</td>
<td></td>
</tr>
<tr>
<td>The Applicant, ECB Realty, LLC (Steven Batista), is proposing amendments to an approved site plan for a 0.92-acre parcel located at the intersection of NYS Route 22 and NYS Route 312 in the Town of Southeast. The applicant for the previous 2014 approval was Gas Land Petroleum, Inc., and the approved site plan included a gasoline filling station/convenience store and Dunkin’ shop with drive-thru. The current applicant is proposing an amended site plan to eliminate the gas station/convenience store component and to construct a 2,400 square foot (SF) Dunkin’ (formerly known as Dunkin’ Donuts) with drive-thru on the site. The amended site plan eliminates the need for area variances from the Town zoning requirements, and reduces some of the environmental impacts as compared to the approved site plan, including a reduction in the area of disturbance on the site from 0.90 acre to 0.62 acre and a reduction in impervious surface from 0.55 acre to 0.39 acre. The 0.92-acre site is currently vacant, since a former gas station on the site has been removed by the previous applicant, and the site has been remediated to the satisfaction of NYSDEC.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Applicant/Sponsor:</th>
<th>Telephone:</th>
</tr>
</thead>
<tbody>
<tr>
<td>ECB Realty, LLC (Steve Batista)</td>
<td>203-798-1887</td>
</tr>
<tr>
<td>E-Mail: <a href="mailto:sbatista2000@yahoo.com">sbatista2000@yahoo.com</a></td>
<td></td>
</tr>
<tr>
<td>Address: 28 Eagle Road</td>
<td></td>
</tr>
<tr>
<td>City/PO: Danbury</td>
<td>State: CT</td>
</tr>
<tr>
<td>Zip Code: 06810</td>
<td></td>
</tr>
<tr>
<td>Project Contact (if not same as sponsor; give name and title/role):</td>
<td>Telephone:</td>
</tr>
<tr>
<td>Same as Applicant</td>
<td></td>
</tr>
<tr>
<td>E-Mail:</td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td></td>
</tr>
<tr>
<td>City/PO:</td>
<td>State:</td>
</tr>
<tr>
<td>Zip Code:</td>
<td></td>
</tr>
<tr>
<td>Property Owner (if not same as sponsor):</td>
<td>Telephone:</td>
</tr>
<tr>
<td>Same as Applicant</td>
<td></td>
</tr>
<tr>
<td>E-Mail:</td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td></td>
</tr>
<tr>
<td>City/PO:</td>
<td>State:</td>
</tr>
<tr>
<td>Zip Code:</td>
<td></td>
</tr>
</tbody>
</table>
### B. Government Approvals

**B. Government Approvals, Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

<table>
<thead>
<tr>
<th>Government Entity</th>
<th>If Yes: Identify Agency and Approval(s) Required</th>
<th>Application Date (Actual or projected)</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. City Council, Town Board, or Village Board of Trustees</td>
<td>Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>b. City, Town or Village Planning Board or Commission</td>
<td>Yes ☑ No</td>
<td>Site Plan</td>
</tr>
<tr>
<td>c. City Council, Town or Village Zoning Board of Appeals</td>
<td>Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>d. Other local agencies</td>
<td>Yes ☑ No</td>
<td>Town Architectural Review Board</td>
</tr>
<tr>
<td>e. County agencies</td>
<td>Yes ☑ No</td>
<td>PCDOH for water supply/sewage disposal (reapprovals); PC Planning 239m review</td>
</tr>
<tr>
<td>f. Regional agencies</td>
<td>Yes ☑ No</td>
<td>NYCDEP (SWPPP and sewer)</td>
</tr>
<tr>
<td>g. State agencies</td>
<td>Yes ☑ No</td>
<td>NYSDOT (amendment to approval)</td>
</tr>
<tr>
<td>h. Federal agencies</td>
<td>Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>i. Coastal Resources.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?</td>
<td>Yes ☒ No</td>
<td></td>
</tr>
<tr>
<td>ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?</td>
<td>Yes ☒ No</td>
<td></td>
</tr>
<tr>
<td>iii. Is the project site within a Coastal Erosion Hazard Area?</td>
<td>Yes ☒ No</td>
<td></td>
</tr>
</tbody>
</table>

### C. Planning and Zoning

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part I

**C.2. Adopted land use plans.**

a. Do any municipally-adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes ☐ No

If Yes, identify the plan(s):

NYC Watershed Boundary

_______________________________________________________________________________________________________

_______________________________________________________________________________________________________

________________________________________________________________________________________________________

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes ☐ No

If Yes, identify the plan(s):

_______________________________________________________________________________________________________

_______________________________________________________________________________________________________

_______________________________________________________________________________________________________

_______________________________________________________________________________________________________

Page 2 of 13
C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Highway Commercial (HC)

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
  i. What is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Brewster School District

b. What police or other public protection forces serve the project site?
Putnam County Sheriff's Department and New York State Police Department

c. Which fire protection and emergency medical services serve the project site?
Brewster Fire District

d. What parks serve the project site?
NA

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial

b. a. Total acreage of the site of the proposed action? 0.92 acres
   b. Total acreage to be physically disturbed? 0.62 acres (within parcel plus 0.02 acre outside parcel)
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.92 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
   i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % ____________________ Units: ____________________

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
   i. If Yes, Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
   ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
   iii. Number of lots proposed? ________
   iv. Minimum and maximum proposed lot sizes? Minimum ________ Maximum ________

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
   i. If No, anticipated period of construction: 6 months
   ii. If Yes:
      • Total number of phases anticipated
      • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
      • Anticipated completion date of final phase _____ month _____ year
      • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

Page 3 of 13
f. Does the project include new residential uses?  
   If Yes, show numbers of units proposed.  
   Yes □ No □  
<table>
<thead>
<tr>
<th>One Family</th>
<th>Two Family</th>
<th>Three Family</th>
<th>Multiple Family (four or more)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initial Phase</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>At completion of all phases</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

   g. Does the proposed action include new non-residential construction (including expansions)?  
   Yes □ No □  
   i. Total number of structures ___________  
   ii. Dimensions (in feet) of largest proposed structure: _______story height; _______36' width; and _______70' length  
   iii. Approximate extent of building space to be heated or cooled: ___________ 2,400 square feet  

   h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  
   Yes □ No □  
   i. Purpose of the impoundment:  
   ii. If a water impoundment, the principal source of the water:  
      □ Ground water □ Surface water streams □ Other specify:  
   iii. If other than water, identify the type of impounded/contained liquids and their source.  
      ______________________________________________________________________________________________  

D.2. Project Operations  

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  
   Yes □ No □  
   (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
   If Yes:  
      i. What is the purpose of the excavation or dredging?  
      ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
         • Volume (specify tons or cubic yards): ___________  
         • Over what duration of time? ___________  
      iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.  
          ______________________________________________________________________________________________  
          ______________________________________________________________________________________________  

   iv. Will there be onsite dewatering or processing of excavated materials?  
      Yes □ No □  
      If yes, describe.  

   v. What is the total area to be dredged or excavated? ___________ acres  
   vi. What is the maximum area to be worked at any one time? ___________ acres  
   vii. What would be the maximum depth of excavation or dredging? ___________ feet  
   viii. Will the excavation require blasting?  
      Yes □ No □  
   ix. Summarize site reclamation goals and plan:  
      ______________________________________________________________________________________________  
      ______________________________________________________________________________________________  

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  
   Yes □ No □  
   If Yes:  
      i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):  
         ______________________________________________________________________________________________  
         ______________________________________________________________________________________________
ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
_________________________________________________________________________________________________________
_________________________________________________________________________________________________________
_________________________________________________________________________________________________________
_________________________________________________________________________________________________________

iii. Will proposed action cause or result in disturbance to bottom sediments?  
☐ Yes ☐ No
If Yes, describe:

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?  
☐ Yes ☐ No
If Yes:
• acres of aquatic vegetation proposed to be removed:
• expected acreage of aquatic vegetation remaining after project completion:
• purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
  ______________________________________________________________
  ______________________________________________________________

  proposed method of plant removal:
  ______________________________________________________________
  ______________________________________________________________
  ______________________________________________________________
  ______________________________________________________________

  if chemical/herbicide treatment will be used, specify product(s):
  ______________________________________________________________
  ______________________________________________________________
  ______________________________________________________________
  ______________________________________________________________

v. Describe any proposed reclamation/mitigation following disturbance:
_________________________________________________________________________________________________________
_________________________________________________________________________________________________________
_________________________________________________________________________________________________________
_________________________________________________________________________________________________________

v. Will the proposed action use, or create a new demand for water?  Refer to FEAF Narrative Section 5.1.  
☑ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day:  475 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  
☐ Yes ☐ No
If Yes:
• Name of district or service area:
• Does the existing public water supply have capacity to serve the proposal?
  ☐ Yes ☐ No
• Is the project site in the existing district?
  ☐ Yes ☐ No
• Is expansion of the district needed?
  ☐ Yes ☐ No
• Do existing lines serve the project site?
  ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?  
☐ Yes ☐ No
If Yes:
• Describe extensions or capacity expansions proposed to serve this project:
  ______________________________________________________________
  ______________________________________________________________

• Source(s) of supply for the district:
  ______________________________________________________________
  ______________________________________________________________
  ______________________________________________________________
  ______________________________________________________________

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  
☐ Yes ☐ No
If, Yes:
• Applicant/sponsor for new district:
• Date application submitted or anticipated:
• Proposed source(s) of supply for new district:
  ______________________________________________________________
  ______________________________________________________________
  ______________________________________________________________
  ______________________________________________________________

v. If a public water supply will not be used, describe plans to provide water supply for the project:
The project will be served by a private water supply well which has been approved by the County Department of Health (requires reapproval for new plans)

vi. If water supply will be from wells (public or private), maximum pumping capacity:  ≥5 gallons/minute.

D. Will the proposed action generate liquid wastes?  Refer to FEAF Narrative Section 5.1.  
☑ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day:  475 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
  ______________________________________________________________
  ______________________________________________________________
  ______________________________________________________________
  ______________________________________________________________

sanitary sewage

iii. Will the proposed action use any existing public wastewater treatment facilities?  
☐ Yes ☐ No
If Yes:
• Name of wastewater treatment plant to be used:
• Name of district:
• Does the existing wastewater treatment plant have capacity to serve the project?
  ☐ Yes ☐ No
• Is the project site in the existing district?
  ☐ Yes ☐ No
• Is expansion of the district needed?
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  
   If Yes:
   • Applicant/sponsor for new district: 
   • Date application submitted or anticipated: 
   • What is the receiving water for the wastewater discharge?

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

   Wastewater from the project will be pumped through a force main to an off-site sewer manhole and then treated at the Brewster Town Centre WWTP across Route 22 (private WWTP) for discharge to a tributary of the Bog Brook Reservoir.

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

   ____________________________
   ____________________________________________
   ____________________________________________

   vii. Describe any plans or designs to capture, recycle or reuse liquid waste:

   ____________________________
   ____________________________________________
   ____________________________________________
h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  □ Yes □ No

If Yes:

i. Estimate methane generation in tons/year (metric):

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring):

______________________________

______________________________

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  □ Yes □ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

______________________________

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  □ Yes □ No

Refer to FEAF Narrative Section 6.0.

If Yes:

i. When is the peak traffic expected (Check all that apply):  ☑ Morning  □ Evening  □ Weekend

□ Randomly between hours of __________ to __________.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: 1

iii. Parking spaces:  Existing NA  Proposed 17  Net increase/decrease 17

iv. Does the proposed action include any shared use parking?  □ Yes □ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

______________________________

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?  □ Yes □ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  □ Yes □ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  □ Yes □ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  □ Yes □ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action:

To be determined

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

NYS Electric & Gas

iii. Will the proposed action require a new, or an upgrade to, an existing substation?  □ Yes □ No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00 AM to 8:00 PM
- Saturday: 9:00 AM to 5:00 PM
- Sunday: NA
- Holidays: NA

ii. During Operations:

- Monday - Friday: 5:00 AM to 10:00 PM
- Saturday: 5:00 AM to 10:00 PM
- Sunday: 5:00 AM to 10:00 PM
- Holidays: 5:00 AM to 10:00 PM (some)
m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  
  Yes ☐ No ☐  
  If yes:  
  i. Provide details including sources, time of day and duration: 
  
  Temporary noise that exceeds local ambient noise levels may occur during construction activities, which will be limited to the hours of 7:00 am to 8:00 pm Monday through Saturday, at 9:00 am to 5:00 pm, in accordance with Town Code Chapter 96 Section 96.6.D. Refer to FEAF Narrative Section 7.1.
  
  ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?  
  Yes ☐ No ☐  
  Describe: ____________________________________________________________

n. Will the proposed action have outdoor lighting?  
  Yes ☐ No ☐  
  If yes:  
  i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: 
  
  Exterior lighting will be downward-directed and will be of such type and location in accordance with Article XVII of the zoning regulations. There are no residential uses directly adjacent to the project site. Refer to FEAF Narrative Section 7.2.
  
  ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  
  Yes ☐ No ☐  
  Describe: ____________________________________________________________

o. Does the proposed action have the potential to produce odors for more than one hour per day?  
  Yes ☐ No ☐  
  If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: ____________________________________________________________

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  
  Yes ☐ No ☐  
  If Yes:  
  i. Product(s) to be stored ____________________________________________  
  ii. Volume(s) __________________ per unit time ___________ (e.g., month, year)  
  iii. Generally describe proposed storage facilities: ____________________________

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  
  Yes ☐ No ☐  
  If Yes:  
  i. Describe proposed treatment(s): ____________________________________________

  ii. Will the proposed action use Integrated Pest Management Practices?  
  Yes ☐ No ☐

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  
  Yes ☐ No ☐  
  If Yes:  
  i. Describe any solid waste(s) to be generated during construction or operation of the facility:  
  - Construction: ____________________ tons per ____________________ (unit of time)  
  - Operation: ____________________ tons per ____________________ month (unit of time)  
  
  ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
  - Construction: ____________________  
  - Operation: ____________________ Recyclable materials will be separated for transport to a recycling facility.

  iii. Proposed disposal methods/facilities for solid waste generated on-site:  
  - Construction: ____________________  
  - Operation: ____________________ Solid waste will be hauled by a licensed waste hauler to the Botgge Transfer Station in Brewster or similar facility.

* Based on 13 lbs of solid waste per 1,000 SF per day for a retail and service facility per Environmental Engineering, 4th Edition, by Joseph A. Salvat, 1992.
s. Does the proposed action include construction or modification of a solid waste management facility? □ Yes ☑ No
If Yes:
    i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities):
       ____________________________________________________________
    ii. Anticipated rate of disposal/processing:
        • __________ Tons/month, if transfer or other non-combustion/thermal treatment, or
        • __________ Tons/hour, if combustion or thermal treatment
    iii. If landfill, anticipated site life: ____________________________ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? □ Yes ☑ No
If Yes:
    i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility:
       ____________________________________________________________
    ii. Generally describe processes or activities involving hazardous wastes or constituents:
       ____________________________________________________________
       ____________________________________________________________
    iii. Specify amount to be handled or generated _____ tons/month
    iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents:
       ____________________________________________________________
       ____________________________________________________________
    v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? □ Yes ☑ No
If Yes: provide name and location of facility:
       ____________________________________________________________
   If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:
       ____________________________________________________________
       ____________________________________________________________
E. Site and Setting of Proposed Action
E.1. Land uses on and surrounding the project site
a. Existing land uses.
    i. Check all uses that occur on, adjoining and near the project site. Refer to FEAF Narrative Section 2.1.
       □ Urban ☑ Industrial ☑ Commercial ☑ Residential (suburban) □ Rural (non-farm)
       ☑ Forest ☑ Agriculture ☑ Aquatic ☑ Other (specify): cemetery
    ii. If mix of uses, generally describe:
       Retail, restaurants, shopping centers, motel, storage facility, professional office, industrial, cemetery, forest

b. Land uses and covertypes on the project site.

<table>
<thead>
<tr>
<th>Land use or Covertype</th>
<th>Current Acreage</th>
<th>Acreage After Project Completion</th>
<th>Change (Acres +/-)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads, buildings, and other paved or impervious surfaces</td>
<td>0.46</td>
<td>Approved 0.55 Amended 0.39</td>
<td>-0.07</td>
</tr>
<tr>
<td>Forested</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</td>
<td>0.46</td>
<td>0</td>
<td>-0.46</td>
</tr>
<tr>
<td>Agricultural (includes active orchards, field, greenhouse etc.)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Surface water features (lakes, ponds, streams, rivers, etc.)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Wetlands (freshwater or tidal)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Non-vegetated (bare rock, earth or fill)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other Describe: lawn/landscaped area</td>
<td>0</td>
<td>0.37 Amended 0.53</td>
<td>+0.53</td>
</tr>
</tbody>
</table>
c. Is the project site presently used by members of the community for public recreation?  
   i. If Yes: explain: _______________________________  

   [ ] Yes  [x] No

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  
   If Yes,  
   i. Identify Facilities: _______________________________  

   [ ] Yes  [x] No

  i. If Yes: explain: __________________________________________________________________________________________

  [ ] Yes  [ ] No

e. Does the project site contain an existing dam?  
   If Yes:  
   i. Dimensions of the dam and impoundment:  
      • Dam height: _______________________________  feet  
      • Dam length: _______________________________  feet  
      • Surface area: _______________________________  acres  
      • Volume impounded: _______________________________  gallons OR acre-feet

   ii. Dam's existing hazard classification:  

   iii. Provide date and summarize results of last inspection:  


f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  

   If Yes:  
   i. Has the facility been formally closed?  
      • If yes, cite sources/documentation: _______________________________  

   ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  

   iii. Describe any development constraints due to the prior solid waste activities:


g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  

   If Yes:  
   i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  


h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  

   If Yes:  
   i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  
      [x] Yes – Spills Incidents database  
      [ ] Yes – Environmental Site Remediation database  
      [ ] Neither database

      Provide DEC ID number(s): 0510891, 1505730  

   ii. If site has been subject of RCRA corrective activities, describe control measures:  

   iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  
      If yes, provide DEC ID number(s):  

   iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  


* Spill #0510891 = gasoline spill caused by traffic accident closed 12-16-2005  
Spill #1505730 = gasoline spill PBS 3-171867 closed 03-18-2016  
Note: Underground petroleum bulk storage tanks were removed and site was remediated to the satisfaction of NYSDEC.
v. Is the project site subject to an institutional control limiting property uses?  
   □ Yes ☑ No  
   • If yes, DEC site ID number: ____________________________  
   • Describe the type of institutional control (e.g., deed restriction or easement): ____________________________________________  
   • Describe any use limitations: ____________________________  
   • Describe any engineering controls: ________________________  
   • Will the project affect the institutional or engineering controls in place?  
     □ Yes ☑ No  
     Explain: ____________________________________________

E.2. Natural Resources On or Near Project Site  Refer to FEAF Narrative Section 4.1.

a. What is the average depth to bedrock on the project site?  ________________ feet  
   □ Yes ☑ No  

b. Are there bedrock outcroppings on the project site?  
   □ Yes ☑ No  
   If Yes, what proportion of the site is comprised of bedrock outcroppings? __________%  

   c. Predominant soil type(s) present on project site:  
      □ Ridgebury loam (Rdb) __________%  
      □ Paxton fine sandy loam (PnC) __________%  

   d. What is the average depth to the water table on the project site?  Average: __________ feet  

   e. Drainage status of project site soils:  
      □ Well Drained: __________% of site  
      □ Moderately Well Drained: __________% of site  
      ☑ Poorly Drained: __________% of site  

   f. Approximate proportion of proposed action site with slopes:  
      □ 0-10%: __________% of site  
      □ 10-15%: __________% of site  
      □ 15% or greater: __________% of site  

   g. Are there any unique geologic features on the project site?  
      □ Yes ☑ No  
      If Yes, describe: ____________________________________________

   h. Surface water features.  
      i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  
         □ Yes ☑ No  
      Refer to FEAF Narrative Section 4.2.  
      ii. Do any wetlands or other waterbodies adjoin the project site?  
         □ Yes ☑ No  
      If Yes to either i or ii, continue. If No, skip to E.2.i.  
      iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  
         □ Yes ☑ No  
      iv. For each identified regulated wetland and waterbody on the project site, provide the following information:  
         • Streams:  Name ____________ Classification ____________  
         • Lakes or Ponds:  Name ____________ Classification ____________  
         • Wetlands:  Name ____________ Approximate Size ____________  
         • Wetland No. (if regulated by DEC) ____________  

   v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  
      □ Yes ☑ No  
      If yes, name of impaired water body/bodies and basis for listing as impaired: ____________________________________________

   i. Is the project site in a designated Floodway?  
      FEA Mapper automated response (see also Figure 5)  
      □ Yes ☑ No  

   j. Is the project site in the 100 year Floodplain?  
      FEA Mapper automated response (see also Figure 5)  
      □ Yes ☑ No  

   k. Is the project site in the 500 year Floodplain?  
      FEA Mapper automated response (see also Figure 5)  
      □ Yes ☑ No  

   l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  
      □ Yes ☑ No  
      If Yes:  
         i. Name of aquifer: ____________
m. Identify the predominant wildlife species that occupy or use the project site:

Common Putnam County species: ______________________________ ________________
Refer to FEAF Narrative Section 8.0. ________________ ________________

n. Does the project site contain a designated significant natural community?  Yes ☐  No ☐
If Yes:  
i. Describe the habitat/community (composition, function, and basis for designation):

ii. Source(s) of description or evaluation:

iii. Extent of community/habitat:

  • Currently: ________________ acres
  • Following completion of project as proposed: ________________ acres
  • Gain or loss (indicate + or -): ________________ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes ☐  No ☐

Bald Eagle, Bog Turtle  (Refer to FEAF Narrative Section 8.0.)

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes ☐  No ☐

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes ☐  No ☐
If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes ☐  No ☐
If Yes, provide county plus district name/number: ________________________________

b. Are agricultural lands consisting of highly productive soils present?  Yes ☐  No ☐
  i. If Yes: acreage(s) on project site? ________________________________
  ii. Source(s) of soil rating(s): ________________________________


c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes ☐  No ☐
If Yes:
  i. Nature of the natural landmark:  Biological Community ☐  Geological Feature ☐
  ii. Provide brief description of landmark, including values behind designation and approximate size/extent:


d. Is the project site located in or does it adjoining a state listed Critical Environmental Area?  Yes ☐  No ☐
If Yes:
  i. CEA name: ________________________________
  ii. Basis for designation: ________________________________
  iii. Designating agency and date: ________________________________
e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? __Yes__ __No__  
If Yes:
   i. Nature of historic/archaeological resource: __Archaeological Site__ __Historic Building or District__
   ii. Name:
   iii. Brief description of attributes on which listing is based:

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? __Yes__ __No__  
[Refer to FEAF Narrative Section 9.0.]

g. Have additional archaeological or historic site(s) or resources been identified on the project site? __Yes__ __No__  
If Yes:
   i. Describe possible resource(s):
   ii. Basis for identification:

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? __Yes__ __No__  
[Refer to Figure 8.]
If Yes:
   i. Identity resource: Bogs Brook State Unique Area, State parks, County and Town Parks, State/National Register sites
   ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State and local parks; NYSDEC designated unique area, historic sites
   iii. Distance between project and resource: 0.3 +/- miles. (Old Southeast Church)

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? __Yes__ __No__  
If Yes:
   i. Identify the name of the river and its designation:
   ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? __Yes__ __No__

F. Additional Information
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

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

Applicant/Sponsor Name  ECB Realty, LLC  Date  December 21, 2018

Signature  Deborah S. Hubbard  Title  Planner

Deborah S. Hubbard for The Chazen Companies, Agent for Applicant
### B.i.i [Coastal or Waterfront Area]
- **No**

### B.i.ii [Local Waterfront Revitalization Area]
- **No**

### C.2.b. [Special Planning District]
- **Yes - Digital mapping data are not available or are incomplete. Refer to EAF Workbook.**

### C.2.b. [Special Planning District - Name]
- **NYC Watershed Boundary**

### E.1.h [DEC Spills or Remediation Site - Potential Contamination History]
- **Digital mapping data are not available or are incomplete. Refer to EAF Workbook.**

### E.1.h.i [DEC Spills or Remediation Site - Listed]
- **Digital mapping data are not available or are incomplete. Refer to EAF Workbook.**

### E.1.h.ii [DEC Spills or Remediation Site - Environmental Site Remediation Database]
- **Digital mapping data are not available or are incomplete. Refer to EAF Workbook.**

### E.1.h.iii [Within 2,000’ of DEC Remediation Site]
- **No**

### E.2.g [Unique Geologic Features]
- **No**

### E.2.h.i [Surface Water Features]
- **No**

### E.2.h.ii [Surface Water Features]
- **Yes**

### E.2.h.iii [Surface Water Features]
- **Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.**

### E.2.h.v [Impaired Water Bodies]
- **No**

### E.2.i. [Floodway]
- **No**

### E.2.j. [100 Year Floodplain]
- **No**

### E.2.k. [500 Year Floodplain]
- **No**

### E.2.l. [Aquifers]
- **Yes**

### E.2.l. [Aquifer Names]
- **Principal Aquifer**

### E.2.n. [Natural Communities]
- **No**
<table>
<thead>
<tr>
<th>E.2.o. [Endangered or Threatened Species]</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>E.2.o. [Endangered or Threatened Species - Name]</td>
<td>Bald Eagle, Bog Turtle</td>
</tr>
<tr>
<td>E.2.p. [Rare Plants or Animals]</td>
<td>No</td>
</tr>
<tr>
<td>E.3.a. [Agricultural District]</td>
<td>No</td>
</tr>
<tr>
<td>E.3.c. [National Natural Landmark]</td>
<td>No</td>
</tr>
<tr>
<td>E.3.d [Critical Environmental Area]</td>
<td>No</td>
</tr>
<tr>
<td>E.3.e. [National Register of Historic Places]</td>
<td>Digital mapping data are not available or are incomplete. Refer to EAF Workbook.</td>
</tr>
<tr>
<td>E.3.f. [Archeological Sites]</td>
<td>No</td>
</tr>
<tr>
<td>E.3.i. [Designated River Corridor]</td>
<td>No</td>
</tr>
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</table>
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Batista Southeast Dunkin Donuts

Orthophoto Tax Map

1617 State Route 22, Town of Southeast - Putnam County, NY

Legend

- Project Area
- Tax Parcels

Dutchess County Office:
21 Fox Street, Poughkeepsie, NY 12601
Phone: (845) 454-3980

Capital District Office:
547 River Street, Troy, NY 12180
Phone: (518) 273-0055

North Country Office:
20 Elm St, Suite 110
Glens Falls, NY 12801
Phone: (518) 812-0513

THE Chazen COMPANIES

Orthophoto Tax Map

<table>
<thead>
<tr>
<th>Source</th>
<th>Date</th>
<th>Scale</th>
<th>Project</th>
<th>Figures</th>
</tr>
</thead>
<tbody>
<tr>
<td>RL-B</td>
<td>12/11/2018</td>
<td>1 inch = 60 feet</td>
<td>81625.00</td>
<td>2</td>
</tr>
</tbody>
</table>

Legend:

- Project Area
- Tax Parcels

1 inch = 60 feet

RL-B

Date: 12/11/2018

Scale: 1 inch = 60 feet

Project: 81625.00

Figures: 2
Soils Map

Legend

- Project Area
- Tax Parcels

Mapunit Symbol, Mapunit Name

- **PnB**: Paxton fine sandy loam, 2 to 8 percent slopes
- **PnC**: Paxton fine sandy loam, 8 to 15 percent slopes
- **RdB**: Ridgebury loam, 3 to 8 percent slopes

Batista Southeast Dunkin Donuts

1617 State Route 22, Town of Southeast - Putnam County, NY

**Service Layer Credits:**

Date: 12/11/2018
Scale: 1 inch = 60 feet
Project: 81625.00

**Legend:**

- Project Area
- Tax Parcels

**Mapunit Symbol, Mapunit Name**

- **PnB**: Paxton fine sandy loam, 2 to 8 percent slopes
- **PnC**: Paxton fine sandy loam, 8 to 15 percent slopes
- **RdB**: Ridgebury loam, 3 to 8 percent slopes
Batista Southeast Dunkin Donuts

Wetland and Streams Map

1617 State Route 22, Town of Southeast - Putnam County, NY

Date: 12/11/2018

Scale: 1 inch = 300 feet

Project: 81625.00

RL-B

Dutchess County Office:
21 Fox Street, Poughkeepsie, NY 12601
Phone: (845) 454-3980

Capital District Office:
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Phone: (518) 273-0055

North Country Office:
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Glens Falls, NY 12801
Phone: (518) 812-0513

THE CHAZEN COMPANIES
ENGINEERS
LAND SURVEYORS
PLANNERS
ENVIRONMENTAL & SAFETY PROFESSIONALS
LANDSCAPE ARCHITECTS
ATTACHMENT A
USFWS Official Species List
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In Reply Refer To: Consultation Code: 05E1NY00-2019-SLI-0557
Event Code: 05E1NY00-2019-E-01685
Project Name: Batista Southeast Dunkin Donuts Amended Site Plan

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (ESA) of 1973, as amended (16 U.S.C. 1531 et seq.). This list can also be used to determine whether listed species may be present for projects without federal agency involvement. New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list.

Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the ESA, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC site at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list. If listed, proposed, or candidate species were identified as potentially occurring in the project area, coordination with our office is encouraged. Information on the steps involved with assessing potential impacts from projects can be found at: http://www.fws.gov/northeast/nyfo/es/section7.htm

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 et seq.), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/)
eagle_guidance.html). Additionally, wind energy projects should follow the Services wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the ESA. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
(607) 753-9334
**Project Summary**

Consultation Code: 05E1NY00-2019-SLI-0557  
Event Code: 05E1NY00-2019-E-01685  
Project Name: Batista Southeast Dunkin Donuts Amended Site Plan  
Project Type: DEVELOPMENT  

Project Description: Amendment to approved site plan for a 0.90 acre site at the intersection of NYS Route 22 and NYS Route 312. Approved project included a gas station/convenience store and Dunkin Donuts. Amended project eliminates the gas station/convenience store component.

Project Location:  
Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/place/41.42820007089266N73.57794851790192W  

Counties: Putnam, NY
Endangered Species Act Species

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

1. **NOAA Fisheries**, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

### Mammals

<table>
<thead>
<tr>
<th>NAME</th>
<th>STATUS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Indiana Bat Myotis sodalis</strong></td>
<td>Endangered</td>
</tr>
<tr>
<td>There is final critical habitat for this species. Your location is outside the critical habitat.</td>
<td></td>
</tr>
<tr>
<td>Species profile: <a href="https://ecos.fws.gov/ecp/species/5949">https://ecos.fws.gov/ecp/species/5949</a></td>
<td></td>
</tr>
<tr>
<td><strong>Northern Long-eared Bat Myotis septentrionalis</strong></td>
<td>Threatened</td>
</tr>
<tr>
<td>No critical habitat has been designated for this species.</td>
<td></td>
</tr>
<tr>
<td>Species profile: <a href="https://ecos.fws.gov/ecp/species/9045">https://ecos.fws.gov/ecp/species/9045</a></td>
<td></td>
</tr>
</tbody>
</table>

### Reptiles

<table>
<thead>
<tr>
<th>NAME</th>
<th>STATUS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bog Turtle Clemmys muhlenbergii</strong></td>
<td>Threatened</td>
</tr>
<tr>
<td>Population: Wherever found, except GA, NC, SC, TN, VA</td>
<td></td>
</tr>
<tr>
<td>No critical habitat has been designated for this species.</td>
<td></td>
</tr>
<tr>
<td>Species profile: <a href="https://ecos.fws.gov/ecp/species/6962">https://ecos.fws.gov/ecp/species/6962</a></td>
<td></td>
</tr>
</tbody>
</table>
Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.