

PB# 92-27

New Windsor Golf Club

52-1-15.226,16 &

29-1-26.221,26.1

NEW WINDSOR GOLF CLUB #92-27
CORNER TOLEMAN & 207 (HUDSON ENG.)

Withdrawn 6/2/99

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

12730

Received of

July 6, 1992
Rock Tavern Village L.P. \$ *150.00*

For

One Hundred Fifty and 00/100 DOLLARS
Planning Board Application Fee - 92-27

DISTRIBUTION:

FUND	CODE	AMOUNT
<i>CR# 1193</i>		<i>\$150.00</i>

By

Pauline G. Townsend
Town Clerk

Title

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TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

12731

Received of

July 6, 1992
Pauline G. Townsend \$ *1000.00*

For

One Thousand and 00/100 DOLLARS
Planning Board. Ste Plan 92-27 New Windsor Golf Club

DISTRIBUTION:

FUND	CODE	AMOUNT
<i>CR# 1196</i>		<i>\$1000.00</i>

By

Juan Zappala
Deputy Comptroller

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FUND	CODE	AMOUNT
CR# 1193		\$150.00

By Pauline G. Townsend
Town Clerk
 Title

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TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12580

GENERAL RECEIPT 12731

Received of Pauline G. Townsend July 6, 1992
 \$ 1000.00
One Thousand and 00/100 DOLLARS
 For Planning Board Site Plan 92-27 New Windsor Half Club

DISTRIBUTION:

FUND	CODE	AMOUNT
CR# 1196		\$1000.00

By Susan Zappala
Deputy Comptroller
 Title

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10-25-93

I spoke to N. Van Leeuwen. He said they are waiting for the SPDES Permit. He said he will let me know.

(m)

4/1/94
 Eng 262.50

ENVIRONMENTAL ASSESSMENT LONG FORM, PARTS 1 AND 2

AND

SOILS REPORT

**NEW WINDSOR GOLF CLUB
Town of New Windsor**

**September 1991
HEA No. 90050.01
Revised June 1992
Revised July 1992**

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LONG ENVIRONMENTAL ASSESSMENT FORM

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 unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may 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 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 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

New Windsor Golf Club

Name of Action

Town of New Windsor Planning Board

Name of Lead Agency

James Petro

Print or Type 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 <u>New Windsor Golf Club</u>		
LOCATION OF ACTION (Include Street Address, Municipality and County) <u>Intersection of N.Y.S. Route 207 and Tolman Road, County of Orange, Town of New Windsor</u>		
NAME OF APPLICANT/SPONSOR <u>Rock Tavern Village, Limited Partnership</u>		BUSINESS TELEPHONE <u>(914) 564-5800</u>
ADDRESS <u>614 Little Britain Road</u>		
CITY/PO <u>New Windsor</u>	STATE <u>NY</u>	ZIP CODE <u>12553</u>
NAME OF OWNER (if different) <u>N/A</u>		BUSINESS TELEPHONE <u>()</u>
ADDRESS		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION <u>Development of an 18 hole golf course and associated clubhouse, maintenance, and recreational facilities.</u>		

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 _____

2. Total acreage of project area: 136.3 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>17</u> +/- acres	<u>7</u> acres
Forested	<u>104</u> acres	<u>38</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>15</u> +/- acres	<u>0</u> acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	<u>0</u> acres	_____ acres
Water Surface Area	<u>0</u> acres	<u>4</u> acres
Unvegetated (Rock, earth or fill)	<u>0</u> acres	_____ acres
Roads, buildings and other paved surfaces	<u>0</u> acres	<u>3</u> acres
Other (Indicate type) <u>Turf & Landscape</u>	<u>0</u> acres	<u>85</u> acres

3. What is predominant soil type(s) on project site? Mardin-Erie Medium textured soils
- a. Soil drainage: Well drained 45 % of site Moderately well drained 15 % of site
 Poorly drained 40 % 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? N/A acres. (See 1 NYCRR 370).
4. Are there bedrock outcroppings on project site? Yes No
- a. What is depth to bedrock? 6+ (in feet)

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? None 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? 3 (Parking & Bldgs) 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 12-16 months, (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated N/A (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
9. Number of jobs generated: during construction 25-30; after project is complete 15-20
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 Type Sewage
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 a 100 year flood plain? Yes No
16. Will the project generate solid waste? Yes No
- a. If yes, what is the amount per month 7.5 tons
- b. If yes, will an existing solid waste facility be used? Yes No
- c. If yes, give name Orange County Landfill; location Goshen, NY
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
- e. If Yes, explain grass clippings and leaves
-
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
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) Electric
-
22. If water supply is from wells, indicate pumping capacity 100-120 gallons/minute.
23. Total anticipated water usage per day 100,000 - 170,000 gallons/day.
24. Does project involve Local, State or Federal funding? Yes No
If Yes, explain _____

5. Approximate percentage of proposed project site with slopes: 0-10% ~~90~~ % 10-15% 10 %
 15% or greater _____ %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the 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? 0-6'+ (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 critical habit and endangered species maps
 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 recreation 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: unnamed tributary to MB-57
 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 None b. Size (In acres) _____
17. Is the site served by existing public utilities? Yes No
 a) If Yes, does sufficient capacity exist to allow connection? Yes No
 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 136.3 acres.
- b. Project acreage to be developed: 136.3 acres initially; 136.3 acres ultimately.
- c. Project acreage to remain undeveloped 136.6 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 248 ITE Trip Generation Handbook=Max. Rate=
- g. Maximum vehicular trips generated per hour 60± (upon completion of project)? .235 trips/AM Hr/Sp.
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> |
| Ultimately | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> |
- i. Dimensions (in feet) of largest proposed structure 35' height; 80' width; 120' length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 4,250 ft.

25. Approvals Required:

		Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan Approval	_____
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Transitant Water System	None
Other Local Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Planning	None
Other Regional Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	DOT - Curb Cut, DEC - SPDES	None
Federal Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____

C. Zoning and Planning Information

- 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 _____
- What is the zoning classification(s) of the site? Office and Light Industry (OLI); Residential (R-1)
- What is the maximum potential development of the site if developed as permitted by the present zoning?
Industrial/commercial and residential
- What is the proposed zoning of the site? No changes proposed
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?
N/A
- Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
- What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?
AP Airport use; OLI, R-1, R-4, and NC Neighborhood Commercial
- Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? Yes No
- If the proposed action is the subdivision of land, how many lots are proposed? N/A
 a. What is the minimum lot size proposed? N/A
- Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
- Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes No
 a. If yes, is existing capacity sufficient to handle projected demand? Yes No
- 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

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 the measures which 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 Rock TOWN VILLAGE, LP Date 7/14/92
 Signature [Signature] Title AGENT

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

Part 2—PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- The Examples provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- a. Answer each of the 19 questions in PART 2. Answer Yes if there will be any impact.
- b. Maybe answers should be considered as Yes answers.
- c. If answering Yes to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- e. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the Yes box in column 3. A No response indicates that such a reduction is not possible. This must be explained in Part 3.

IMPACT ON LAND

1. Will the proposed action result in a physical change to the project site?
 NO YES

Examples that would apply to column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts _____

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.) NO YES

- Specific land forms: _____

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No	

IMPACT ON WATER

3. Will proposed action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL) NO YES

Examples that would apply to column 2

- Developable area of site contains a protected water body.
- Dredging more than 100 cubic yards of material from channel of a protected stream.
- Extension of utility distribution facilities through a protected water body.
- Construction in a designated freshwater or tidal wetland.
- Other impacts: _____

4. Will proposed action affect any non-protected existing or new body of water? NO YES

Examples that would apply to column 2

- A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease. Proposed Ponds
- Construction of a body of water that exceeds 10 acres of surface area.
- Other impacts: _____

5. Will Proposed Action affect surface or groundwater quality or quantity? NO YES

Examples that would apply to column 2

- Proposed Action will require a discharge permit.
- Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.
- Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.
- Construction or operation causing any contamination of a water supply system.
- Proposed Action will adversely affect groundwater.
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.
- Proposed Action would use water in excess of 20,000 gallons per day.
- Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.
- Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.
- Proposed Action will allow residential uses in areas without water and/or sewer services.
- Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.
- Other impacts: _____

6. Will proposed action alter drainage flow or patterns, or surface water runoff? NO YES

Examples that would apply to column 2

- Proposed Action would change flood water flows.

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

- Proposed Action may cause substantial erosion.
- Proposed Action is incompatible with existing drainage patterns.
- Proposed Action will allow development in a designated floodway.
- Other impacts: _____

IMPACT ON AIR

7. Will proposed action affect air quality? NO YES
 Examples that would apply to column 2
- Proposed Action will induce 1,000 or more vehicle trips in any given hour.
 - Proposed Action will result in the incineration of more than 1 ton of refuse per hour.
 - Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.
 - Proposed action will allow an increase in the amount of land committed to industrial use.
 - Proposed action will allow an increase in the density of industrial development within existing industrial areas.
 - Other impacts: _____

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species? NO YES
 Examples that would apply to column 2
- Reduction of one or more species listed on the New York or Federal list, using the site, over or near site or found on the site.
 - Removal of any portion of a critical or significant wildlife habitat.
 - Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.
 - Other impacts: _____
9. Will Proposed Action substantially affect non-threatened or non-endangered species? NO YES
 Examples that would apply to column 2
- Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.
 - Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will the Proposed Action affect agricultural land resources? NO YES
 Examples that would apply to column 2
- The proposed action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

- Construction activity would excavate or compact the soil profile of agricultural land.
- The proposed action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.
- The proposed action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff)
- Other impacts: _____

IMPACT ON AESTHETIC RESOURCES

11. Will proposed action affect aesthetic resources? NO YES
(If necessary, use the Visual EAF Addendum in Section 617.21, Appendix B.)

Examples that would apply to column 2

- Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.
- Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.
- Project components that will result in the elimination or significant screening of scenic views known to be important to the area.
- Other impacts: _____

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, pre-historic or paleontological importance? NO YES

Examples that would apply to column 2

- Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.
- Any impact to an archaeological site or fossil bed located within the project site.
- Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.
- Other impacts: _____

IMPACT ON OPEN SPACE AND RECREATION

13. Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

Examples that would apply to column 2 NO YES

- The permanent foreclosure of a future recreational opportunity.
- A major reduction of an open space important to the community.
- Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON TRANSPORTATION

14. Will there be an effect to existing transportation systems?
 NO YES

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts: _____

IMPACT ON ENERGY

15. Will proposed action affect the community's sources of fuel or energy supply?
 NO YES

Examples that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts: _____

NOISE AND ODOR IMPACTS

16. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?
 NO YES

Examples that would apply to column 2

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts: _____

IMPACT ON PUBLIC HEALTH

17. Will Proposed Action affect public health and safety?
 NO YES

Examples that would apply to column 2

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids.
- Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

18. Will proposed action affect the character of the existing community?
 NO YES

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)
- Proposed Action will set an important precedent for future projects.
- Proposed Action will create or eliminate employment.
- Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

19. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts?
 NO YES

If Any Action in Part 2 Is Identified as a Potential Large Impact or If You Cannot Determine the Magnitude of Impact, Proceed to Part 3

Part 3—EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

(Continue on attachments)

State Environmental Quality Review
Visual EAF Addendum

This form may be used to provide additional information relating to Question 11 of Part 2 of the Full EAF.

(To be completed by Lead Agency)

Visibility	Distance Between Project and Resource (in Miles)				
	0-1/4	1/4-1/2	1/2-3	3-5	5+
1. Would the project be visible from:					
• A parcel of land which is dedicated to and available to the public for the use, enjoyment and appreciation of natural or man-made scenic qualities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• An overlook or parcel of land dedicated to public observation, enjoyment and appreciation of natural or man-made scenic qualities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• A site or structure listed on the National or State Registers of Historic Places?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• State Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• The State Forest Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• National Wildlife Refuges and state game refuges?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• National Natural Landmarks and other outstanding natural features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• National Park Service lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Rivers designated as National or State Wild, Scenic or Recreational?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Any transportation corridor of high exposure, such as part of the Interstate System, or Amtrak?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• A governmentally established or designated interstate or inter-county foot trail, or one formally proposed for establishment or designation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• A site, area, lake, reservoir or highway designated as scenic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Municipal park, or designated open space?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• County road?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• State?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Local road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Is the visibility of the project seasonal? (i.e., screened by summer foliage, but visible during other seasons)

Yes No

3. Are any of the resources checked in question 1 used by the public during the time of year during which the project will be visible?

Yes No N/A

DESCRIPTION OF EXISTING VISUAL ENVIRONMENT

4. From each item checked in question 1, check those which generally describe the surrounding environment.

	Within	
	*1/4 mile	*1 mile
Essentially undeveloped	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Forested	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	<input type="checkbox"/>
Suburban residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	<input type="checkbox"/>
Urban	<input type="checkbox"/>	<input type="checkbox"/>
River, Lake, Pond	<input type="checkbox"/>	<input type="checkbox"/>
Cliffs, Overlooks	<input type="checkbox"/>	<input type="checkbox"/>
Designated Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Flat	<input type="checkbox"/>	<input type="checkbox"/>
Hilly	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mountainous	<input type="checkbox"/>	<input type="checkbox"/>
Other Rural Residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>

NOTE: add attachments as needed

5. Are there visually similar projects within:

- *1/2 mile Yes No
- *1 miles Yes No
- *2 miles Yes No
- *3 miles Yes No

* Distance from project site are provided for assistance. Substitute other distances as appropriate.

EXPOSURE

6. The annual number of viewers likely to observe the proposed project is _____.

NOTE: When user data is unavailable or unknown, use best estimate.

CONTEXT

7. The situation or activity in which the viewers are engaged while viewing the proposed action is

Activity	FREQUENCY			
	Daily	Weekly	Holidays/ Weekends	Seasonally
Travel to and from work	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Involved in recreational activities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Routine travel by residents	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At a residence	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At worksite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

IV. SEWAGE DISPOSAL SYSTEM

The major components to the Wastewater Facilities are the septic tanks (including a grease trap for the banquet kitchen), distribution boxes, pump station, tile fields and associated piping.

The effluent will exit the clubhouse building utilizing sewer lines. The first sewer line will serve the banquet kitchen. From there it will enter a grease trap. The second will serve the remainder of the clubhouse. The two (2) sewer lines will then combine just downstream of the grease trap. This one common line will then flow into four concrete septic tanks connected in series. From there the effluent will flow to a pump station.

The pump station will consist of three (3) submersible pumps which lead to three (3) force mains, each connecting to distribution boxes.

The tile field is split into six (6) sections, each with its own distribution box. Two of the six tile field sections will alternate into service with each pump cycle.

V. DESIGN

A. Flows

The proposed clubhouse will include a 150 seat banquet facility (two seatings), a 24 seat restaurant, swimming pool and an absolute maximum of 176 golfers per day.

There will also be a 10-man maintenance crew. From NYSDEC standards, the following anticipated flows are calculated:

150 Seat Banquet Facility @ 20 gal/person/day = 6,000 gpd
(2 Seatings)

24 Seat Restaurant @ 35 gal/seat/day = 840 gpd

176 Golfers - Assume the following:

Toilets: 2 Flushes/Golfer/Day @ 4 gal/flush = 1,408 gpd

Showers: Assume 20% of Golfers Shower.

176 (0.2) Showers/Golfer/Day @ 10gal/use = 352 gpd

Swimming Pool: 50 persons @ 10 gal/person/day = 500 gpd

Total: 9,350 gpd

Using water saving fixtures reduces flow by 14%
(as recommended by the Orange County Health Department)

Therefore, Total Average Daily Flow = 8,041 gpd

A factor of 10 is used to calculate the peak flow:

$Q_{\text{peak}} = 8041 \times 10 = 80,410 \text{ gpd} \sim 56 \text{ gpm.}$

To size the septic tanks, tile field and pump station, the average flow of 8,041 gal/day will be utilized.

B. Septic Tanks

From the NYSDEC standards for flows between 5,000 and 15,000 gallons/day, tank size equals: $3,750 + 0.75Q$ where Q equals the daily flow. Therefore:

$$\text{Tank Size} = 3,750 + 0.75 (8,041) = 9,781 \text{ gallons}$$

It is proposed to use 3 - 3,000 gallon and 1 - 1,000 gallon concrete septic tanks connected in series for a total volume of 10,000 gallons.

C. Grease Trap

A grease trap will be utilized for the banquet kitchen effluent only. From NYSDEC standards:

Size of grease trap: (D) (GL) (ST) (HR/2) (LF)

Where: D = No. of seats

GL = Gallons/meal

ST = Storage capacity factor

HR = No. of hours open

LF = Loading Factor

Therefore:

Size of grease trap =

$$174 \times 5 \times 1.7 \times 7/2 \times 1.0 = 5,177 \text{ gal.}$$

It is proposed to use a 5,500 gallon precast concrete grease trap.

D. Tile Field

From the percolation test results obtained, the linear feet of trench required is calculated. From NYSDEC standards, the application rate = 0.60 gal/day SF (23 minute perc).

Therefore, square footage of trench = 8,041 gal/day ÷ 0.60 gal/day SF = 13,401.7 S.F.

For a 2' wide trench, the linear feet of trench required = 13,401.7 or 6,700 linear feet.

The tile field layout will be broken down into six (6) sections. Each section will have a precast 12-way distribution box and 12 laterals at 94 feet each.

Therefore, the total linear feet of trench provided equals:

$$94' \times 12 \times 6 = 6,768 \text{ feet}$$

An area of 100% has also been tested and set aside for future expansion.

E. Pump Station

The pump station will consist of three (3) submersible pumps in a 7' diameter precast manhole and all other piping and appurtenances.

The pumps will alternately dose two of the six sections of the field through three separate force mains. Only one pump will run at a time alternating each cycle.

In sizing the wet wall, a dosing volume equal to 75% of the interior volume of the lines being dosed must be calculated. Because only two of the six sections (or one third) are being dosed at a time, the volume equals:

$$\text{Vol} = 6,760/3 \times \pi (.333/2)^2 = 196.4 \text{ cu. ft.} = 1,469 \text{ gal.}$$

$$196.4 \text{ cu. ft.} \times 75\% = 147.3 \text{ cu. ft.} = 1,102 \text{ gal.}$$

Using 1 - 7' diameter manhole, the height from pump on to pump off equals:

$$h = 147.3 \text{ cu. ft.} \div (\pi (7/2)^2) = 3.8'$$

It is anticipated that the pumps used will be standard submersible sewage pumps.

APPENDIX A

TEST RESULTS AND LOCATIONS

HUDSON ENGINEERING ASSOCIATES, P.C.
RD 1, Box 400
Sarah Wells Trail
CAMPBELL HALL, NEW YORK 10916
(914) 496-4999 FAX (914) 496-7030

JOB Rock Tavern Golf Club HEA No. 90050.01
SHEET NO. 1 OF 1
CALCULATED BY V. Brown, Jr. DATE 10/25/90
CHECKED BY S.T. Esposito DATE 11/7/90
SCALE NTS

Percolation tests were performed on October 25, 1990.
The attached perc sheets tell approximate area. A
stake with ribbons was placed on the four corners
of the area where perc's were performed.

SOIL PERCOLATION TEST RESULTS

HUDSON ENGINEERING ASSOCIATES

RD 1 BOX 400 SARAH WELLS TRAIL CAMPBELL HALL, N.Y. 10916

PROJECT NAME: Rock Tavern Golf Club JOB NO.: 90050.01 TOWN: New Windsor COUNTY: Orange
 DATE: 10/25/90 BY: V. Brown WEATHER: clear

TEST HOLE	LOT NO.	DEPTH INCHES	TEST RUN NO. 1	TEST RUN NO. 2	TEST RUN NO. 3	TEST RUN NO. 4	TEST RUN NO. 5	TEST RUN NO. 6	STAB. PERC RATE	COMMENTS
1	N/A	24"	F 9:43	10:45						Approximately 150' from gasoline 60' from Rt. 207
			S 9:17	9:43	FAILED					
			T 26 min	62 min						
2	N/A	24"	F 9:36	10:04	10:43	11:43				Approximately 200' from gasoline 90' from Rt. 207
			S 9:22	9:36	10:04	10:43	FAILED			
			T 14 min	28 min	39 min	60 min				
3	N/A	24"	F 9:54	10:03	10:12					Approximately 250' from gasoline 150' from Rt. 207
			S 9:48	9:54	10:03				9 min	
			T 6 min	9 min	9 min					
4	N/A	25"	F 10:37	11:07	11:43	12:22				Approximately 160' from gasoline 150' from Rt. 207
			S 10:15	10:37	11:07	11:43			39 min	
			T 22 min	30 min	36 min	39 min				
5	N/A	25"	F 11:55							Approximately 200' from gasoline 200' from Rt. 207
			S 10:52	FAILED						
			T							
6	N/A	24"	F 11:59	12:19	12:42					Approximately 250' from gasoline 250' from Rt. 207
			S 11:45	11:58	12:19				23 min	
			T 13 min	21 min	23 min					
7	N/A	24"	F 12:58							Approximately 160' from gasoline 250' from Rt. 207
			S 12:02	FAILED						
			T 56 min							
8	N/A	24"	F 12:35	12:38	12:41					Approximately 300' from Rt. 207 200' from gasoline
			S 12:32	12:35	12:38				3 min	
			T 3 min	3 min	3 min					

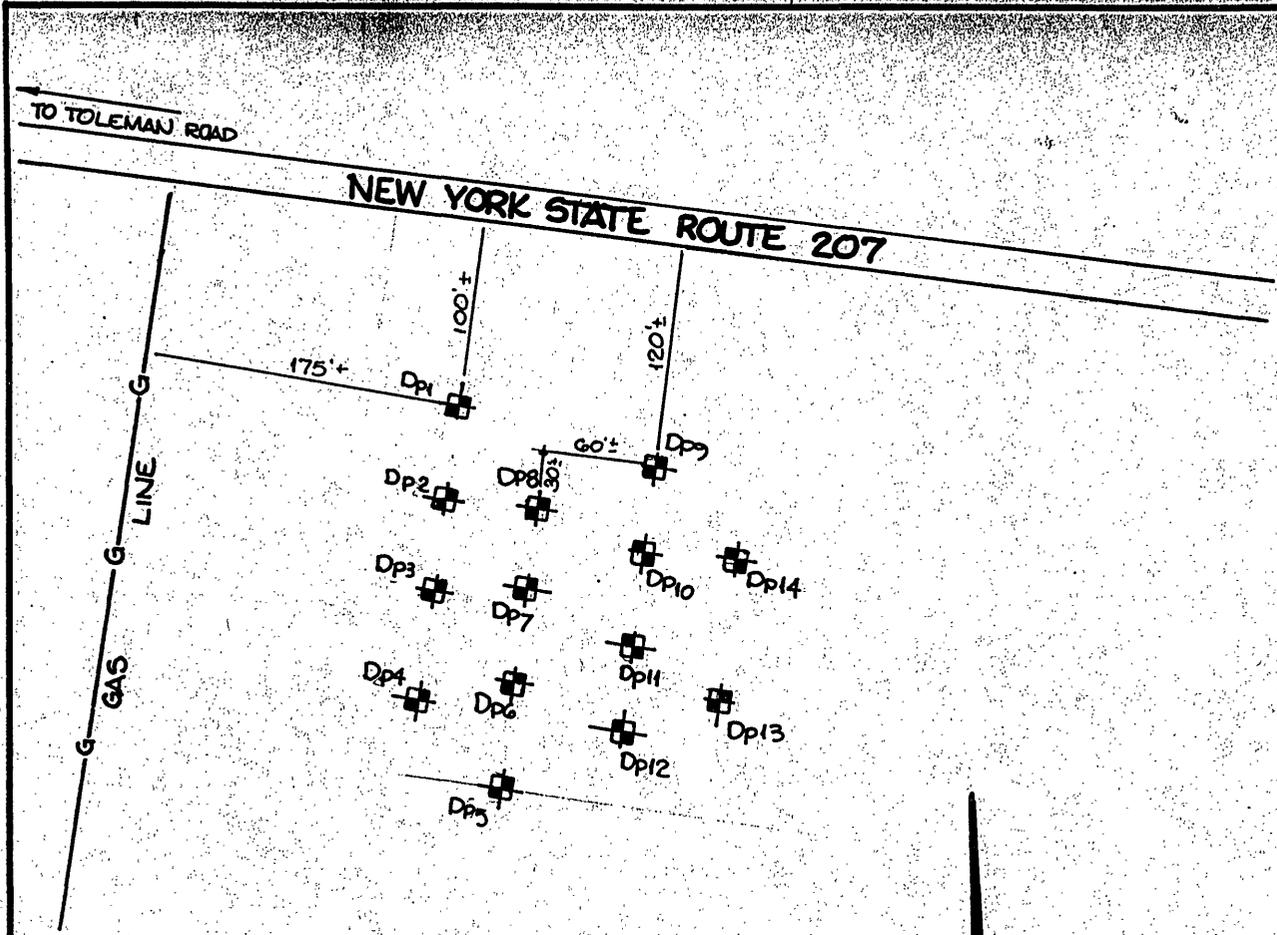
SOIL PERCOLATION TEST RESULTS

HUDSON ENGINEERING ASSOCIATES

RD 1 BOX 400 SARAH WELLS TRAIL CAMPBELL HALL, N.Y. 10916

PROJECT NAME: Rock Tavern Golf Club JOB NO.: 90050.01 TOWN: New Windsor COUNTY: Orange
 DATE: 10/25/90 BY: V. Brown WEATHER: Clear

TEST HOLE	LOT NO.	DEPTH INCHES	TEST RUN NO. 1	TEST RUN NO. 2	TEST RUN NO. 3	TEST RUN NO. 4	TEST RUN NO. 5	TEST RUN NO. 6	STAB. PERC RATE	COMMENTS
9	N/A	24"	F 1:25	1:56	2:29					Approximately 250' from gasline 350' from Rt. 207
			S 1:03	1:25	1:56				33 min	
			T 22 min	31 min	33 min					
10	N/A	24"	F 1:24	1:35	1:50	2:06				Approximately 300' from gasline 300' from Rt. 207
			S 1:13	1:24	1:35	1:50			16 min	
			T 11 min	11min	15 min	16 min				
11	N/A	24"	F 2:40	2:52	3:04					Approximately 300' from gasline 200' from Rt. 207
			S 2:32	2:40	2:52				12 min	
			T 8 min	12 min	12 min					
12	N/A	24"	F 3:00	3:10	3:21					Approximately 300' from gasline 100' grom Rt. 207
			S 2:53	3:00	3:10				11 min	
			T 7 min	10 min	11 min					
			F							
			S							
			T							
			F							
			S							
			T							
			F							
			S							
			T							
			F							
			S							
			T							



MAP SHOWING
DEEP PIT LOCATIONS

SCALE · 1" = 100'

HUDSON ENGINEERING ASSOCIATES, P.C.

RD 1, Box 400
Sarah Wells Trail
CAMPBELL HALL, NEW YORK 10916
(914) 496-4999 FAX (914) 496-7030

JOB Rock Tavern Golf Club HEA No. 90050.01

SHEET NO. 1 OF 1

CALCULATED BY V. Brown, Jr. DATE 11/16/90

CHECKED BY S.T. Esposito DATE 11/20/90

SCALE NTS

Deep Pit Tests were dug and observed on
November 16, 1990, the attached sketch
will illustrate the approximate location
of the area in which the pits were dug.

DEEP TEST PIT RESULTS

Page 1 of 3

HUDSON ENGINEERING ASSOCIATES

RD 1, BOX 400 SARAH WELLS TRAIL CAMPBELL HALL, N.Y. 10916

PROJECT NAME: Rock Tavern Golf Club JOB NO.: 90050.01 TOWN: New Windsor COUNTY: Orange
 DATE: 11/16/90 BY: Vince Brown WEATHER: Clear

Test Hole	Lot No.	Soil Profile	Comments
1	N/A	0" to 6" topsoil, 6" to 60" silty brown loam w/stones up to 12" dia. 60" to 90" silty clay loam w/stones water seepage at 60"	seepage at 60"
2	N/A	0" to 6" topsoil 6" to 48" silty brown loam 48" to 96" combination of brown and gray clay loam w/stones up to 2' diameter water seepage at 54"	seepage at 54"
3	N/A	0" to 6" topsoil 6" to 42" silty brown loam 42" to 96" silty brown clay loam w/stones up to 2' diameter water seepage at 60"	seepage at 60"
4	N/A	0" to 8" topsoil 8" to 48" silty brown loam 42" to 96" silty clay loam w/stones up to 2' diameter water seepage at 48"	seepage at 48"
5	N/A	0" to 8" topsoil 8" to 60" silty brown loam 60" to 80" silty clay loam (brown) w/some mottling 80" to 96" gravally clay loam water seepage at 60"	seepage at 60"
6	N/A	0" to 10" topsoil 10" to 60" silty brown loam w/stones up to 2 1/2' diameter 0" to 96" silty brown clay loam w/stones up to 2' diameter. water seepage at 72"	seepage at 72"

DEEP TEST PIT RESULTS

HUDSON ENGINEERING ASSOCIATES

RD 1, BOX 400 SARAH WELLS TRAIL CAMPBELL HALL, N.Y. 10916

PROJECT NAME: Rock Tavern Golf Club JOB NO.: 90050.01 TOWN: New Windsor COUNTY: Orange
 DATE: 11/16/90 BY: Vince Brown WEATHER: clear

Test Hole	Lot No.	Soil Profile	Comments
7	N/A	0" to 8" topsoil 8" to 65" silty brown loam 65" to 96" silty brown clay loam w/stones up to 2' diameter, few larger	seepage at 80"
8	N/A	0" to 8" topsoil, 8" to 64" silty brown loam with few stones up to 2' diameter 64" to 96" silty clay loam with few stones 2' diameter	seepage at 96"
9	N/A	0" to 8" topsoil 8" to 60" silty brown loam w/stones up to 2' diameter 60" to 96" silty clay loam w/few stones	seepage at 84"
10	N/A	0" to 12" topsoil 12" to 64" silty brown loam w/stones up to 2' diameter 64" to 96" silty clay loam w/stones up to 2' diameter	seepage at 80"
11	N/A	0" to 10" topsoil 10" to 60" silty brown loam w/stones up to 2' diameter 60" to 96" silty brown clay loam w/stones up to 2' diameter	seepage at 72"
12	N/A	0" to 8" topsoil 8" to 60" silty brown loam 60" to 96" silty brown clay loam	seepage at 60"

II. INTRODUCTION

The predominant soil map unit found on the site is the Mardin-Erie unit. These soils are formed in glacial till deposits derived from shale, slate, and sandstone. Slopes occur mainly from 3-15%, but can range from 0-35%. On-site slopes range from less than 3% to 20%. A map showing soil type is attached.

Soils on the site generally have a depth greater than 5 feet. There were no observed rock outcrops on the site.

Percolation and deep test pits were conducted on the site and were performed in accordance with the New York State Health Department standards. The results indicate the existing soils to be adequate to support a subsurface disposal system.

A specific program for the proposed clubhouse has been worked out to calculate the actual daily sewage flows that will be generated by the clubhouse. The flows have been determined based on size of facility and number of golfers. The details of the system will be discussed in the following report.

The following are the results of the percolation and deep test pits performed on the existing site soils:



MARY MCPHILLIPS
County Executive

Department of Planning
& Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

PETER GARRISON Commissioner
VINCENT HAMMOND Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor

D P & D Reference No. NWT 35 92 M

Applicant Rock Tavern LP

County I.D. No.

52	1	16
29	1	26.1

Proposed Action: Site Plan Review - 18 hole golf course

State, County, Inter-Municipal Basis for 239 Review within 500' of NYS Rte. 207

Comments: There are no significant Inter-community or Countywide concerns to bring to your attention.

Related Reviews and Permits _____

County Action: Local Determination XX Disapproved _____ Approved _____

Approved subject to the following modifications and/or conditions: _____

11/16/92
Date

Commissioner



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
4 BURNETT BOULEVARD
POUGHKEEPSIE, N.Y. 12603

ALBERT J. BAUMAN
REGIONAL DIRECTOR

FRANKLIN E. WHITE
COMMISSIONER

Date: Sept. 28, 1992

To: Mark Edsall, P.E.
New Windsor Planning Board
555 Union Avenue
New Windsor, New York
12553

RE: STATE ENVIRONMENTAL QUALITY REVIEW
New Windsor Golf Club
Orange County

- This department has no objection to the Planning Board of the Town of New Windsor being the lead agency for this action.
- We have reviewed the Environmental Assessment Form (EAF) and find the estimated number of vehicular trips to be reasonable.
- If a draft environmental impact statement or Traffic Study is prepared for the proposed project, please forward one to us for review.
- Please be aware that a state highway work permit will be required for any curb cuts onto Route(s) 207. Application and final site plan should be forwarded to this department's local residency office, as soon as possible, to initiate the review process.
- Other: _____

Very truly yours,

DOUGLAS G. DRUCHUNAS
Civil Engineer II (Planning)

By Joanne Decker
Joanne Decker
Civil Engineer I (Planning)

DGD:JD:ak

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

CC: TIB Chem?
TIB

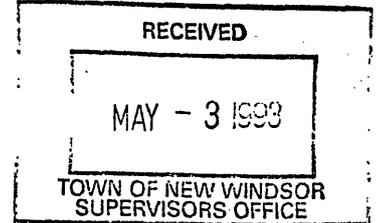
New York State Department of Environmental Conservation
Division of Regulatory Affairs
21 South Putt Corners Rd., New Paltz, NY 12561-1696
Telephone: (914) 255-3121



Thomas C. Jorling
Commissioner

April 29, 1993

Rock Tavern Village L.P.
616 Little Britain Rd
New Windsor NY 12533



Application #: 3-3348-00144/00001-0
Project Name: New Windsor Golf Club
Location: T. New Windsor, Orange County

NOTICE OF INCOMPLETE APPLICATION
THIS IS NOT A PERMIT

We have received your recent application for a SPDES permit and have determined that your application is incomplete. The following items are required:

1. Due to the extensive grading & filling proposed for this project and the creation of 4 acres of new surface water, it is possible that a Mined Land Reclamation permit, a Dam permit and a Water Quality permit be required for these activities. Please provide the following so that we can determine our jurisdictions:

- A. Identify the extent of any excavated materials to be removed from the site.
- B. Will any blasting be required?
- C. Identify the quantity of material to be excavated to form ponds and the disposition of this material.
- D. Will any dams be constructed? If so, provide a specific evaluation by your engineer of each written criteria contained in 6 NYCRR Part 608.3 (copy enclosed).
- E. Identify the location and extent of federally designated freshwater wetlands on the site and provide a determination from the Army Corps of Engineers regarding their jurisdiction.

2. Please provide a design flow confirmation letter from the Orange County Health Department.

In addition, we will need the following for our review:

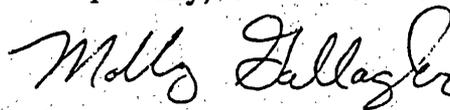
- 1. Two full set of construction plans. Show the existing streams and federal wetlands on your plans. Will an undisturbed buffer be provided to protect these streams and wetlands? How will the streams and wetlands be impacted by the development of the property?
- 2. An Erosion/Sedimentation Control Plan and a Stormwater Management Plan which demonstrate compliance with the attached Technical & Operational Guidance Series (T.O.G.S.) 5.1.18 & 5.1.10. Provide two copies of these plans.

Rock Tavern L.P.
April 29, 1993

Please also note that a State Pollutant Discharge Elimination System (SPDES) permit for stormwater is required for this project. Please complete the enclosed EPA Notice of Intent form and submit it to the Virginia address on the back of the form.

No further action can be taken until these items are received. Please call me at (914) 255-3121 if you have any questions. Thank you.

Respectfully,



Molly Gallagher
Division of Regulatory Affairs
Region 3

attachments:

MG2: 3348_144

cc: J. Pfau

T. New Windsor

P. Ferracane, DOW

M. Schliefer, OCHD

J. Marcogliese

New York State Department of Environmental Conservation
21 South Putt Corners Road, New Paltz, NY 12561
(914) 255-5453



Thomas C. Jorling
Commissioner

DATE: January 14, 1993

Rock Tavern Village, Ltd Partnership
614 Little Britain Rd
New Windsor NY 12553

Re: Project Title: New Windsor Golf Club
Location (T)(C)(V): New Windsor
County: Orange
Assigned DEC No.: 3-3348-144/1-0

REQUIREMENT FOR DEC PERMIT

We have been informed that you are the sponsor of the project referenced above.

A review of the information we have received indicates that you will likely require the following permits from our Department:

<input type="checkbox"/> ARTICLE 15, TITLE 5 6NYCRR 608 (PROTECTION OF WATERS)
<input type="checkbox"/> For the construction, reconstruction, or repair of a DAM or other impoundment structure.
<input type="checkbox"/> For the disturbance of a STREAM BED OR BANKS or excavation in or fill of NAVIGABLE WATERS.
<input type="checkbox"/> 401 WATER QUALITY CERTIFICATION
<input type="checkbox"/> ARTICLE 15, TITLE 15 <input type="checkbox"/> 6NYCRR 601 (WATER SUPPLY) <input type="checkbox"/> 6NYCRR 602 (LONG ISLAND WELL)
<input type="checkbox"/> ARTICLE 15, TITLE 27 6NYCRR 666 (WILD, SCENIC AND RECREATIONAL RIVERS)
<input checked="" type="checkbox"/> ARTICLE 17, TITLE 8 6NYCRR 750 (SPDES)
<input type="checkbox"/> ARTICLE 19, 6NYCRR 201 (AIR RESOURCES)
<input type="checkbox"/> ARTICLE 23, TITLE 27 6NYCRR 420 (MINED LAND)
<input type="checkbox"/> ARTICLE 24 6NYCRR 662, 663 (FRESHWATER WETLANDS)
<input type="checkbox"/> ARTICLE 25 6NYCRR 661 (TIDAL WETLANDS)
<input type="checkbox"/> ARTICLE 27, TITLE 7 6NYCRR 360 (SOLID WASTE FACILITIES)
<input type="checkbox"/> ARTICLE 27, TITLE 9 6NYCRR 373 (HAZARDOUS WASTE FACILITIES)
<input type="checkbox"/> ARTICLE 34 6NYCRR 505 (COASTAL EROSION)

NOTE: The undersigned analyst has been assigned responsibility for processing your application. Questions should be directed to the assigned analyst. You must reference the assigned DEC NO. in all correspondence to the Department. Thank you for your cooperation.

Respectfully,

Alexandra F. Cislak / sb

Division of Regulatory Affairs
Region 3

cc: New Windsor Planning Board



New York State Office of Parks, Recreation and Historic Preservation
The Governor Nelson A. Rockefeller Empire State Plaza
Agency Building 1, Albany, New York 12238

518-474-0456

92-27

October 27, 1992

Mark J. Edsall, P.E.
Planning Board Engineer
Town of New Windsor Planning Board
555 Union Avenue
New Windsor New York 12553

Dear Mr. Edsall:

Re: SEQRA
New Windsor Golf Club
New Windsor, Orange County
92PR1984

The Office of Parks, Recreation and Historic Preservation (OPRHP) has received the documentation you provided on the above project. As the state agency responsible for the coordination of the State's historic preservation programs, including the encouragement and assistance of local preservation programs, we offer the following comments.

At the present time, there are no reported archeological resources in or adjacent to your project area.

To our knowledge, the project area has not been professionally surveyed for historic buildings or structures. We recommend that all buildings or structures more than 50 years old within or adjacent to the project area be identified by the project sponsor and evaluated by this office for historic and/or architectural significance.

If you have any questions or comments regarding this matter, please call (518) 237-8643, ext. 280.

Sincerely,

James Warren
Program Assistant
Field Services Bureau

JPW:gc

ORANGE COUNTY DEPARTMENT OF PLANNING
APPLICATION FOR MANDATORY COUNTY REVIEW
OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 92-27

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date _____
 City, Town or Village Board Planning Board Zoning Board

2. Owner: Name Rock Tavern, LP
Address 614 Little Britain Rd - New Windsor, NY

3. Applicant*: Name _____
Address _____

* If Applicant is owner, leave blank

4. Location of Site: Corner of Rt. 207 + Toleman Road
(street or highway, plus nearest intersection)

Tax Map Identification: Section 52 Block 1 Lot 15.226 + 16.221 + 26.1

Present Zoning District OLI + R-1 Size of Parcel 136 Acres

5. Type of Review:
Special Permit: _____

Variance: Use _____
Area _____

Zone Change: From _____ To _____

Zoning Amendment: To Section _____

Subdivision: Number of Lots/Units _____

Site Plan: Use 18 hole Golf Course + related facilities

10-29-92
Date

Myra Mason, Secy to the P.B.
Signature and Title

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Lester Clark, deposes and says that he resides at Toleman Road, New Windsor, NY
(Owner's Address)

in the County of Orange

and State of New York

and that he is the ~~owner~~ ^{general partner of} Rock Tavern Village, LP and
Toleman Station Associates Managing Partner

which is the premises described in the foregoing application and that he has authorized Hudson Engineering in conjunction with
Lester Clark to make the foregoing application as described therein.

Date: 6/30/92

[Signature]
(Owner's Signature)

Constance Balton
(Witness' Signature)