

STATE ENVIRONMENTAL QUALITY REVIEW ACT FINDINGS STATEMENT

Blue Rill Senior Estates

Lead Agency: Village of Airmont Planning Board

Date: May 22, 2025

The Village of Airmont Planning Board (the "Planning Board"), as Lead Agency pursuant to the State Environmental Quality Review Act (NY ECL Article 8) and its implementing regulations found at 6 NYCRR Part 617, collectively ("SEQRA") hereby makes the following findings.

1.0 INTRODUCTION

Name of Action: Blue Rill Senior Estates

Description of Action: The Project Sponsor is proposing to construct the Project on three parcels of land with a total area of approximately 17.99 acres located on the west side of Saddle River Road, approximately 78 feet south of Long Meadow Drive, within the Village of Airmont. The land is currently being used as the Blue Rill Day camp, which includes various existing structures, paved walkways, play areas, and landscaped spaces.

The Project includes removal of the existing structures on the site and construction of a senior housing Project. The Sponsor proposes 105 units of multi-family, two-story homes. The site will be served by two entrances on Saddle River Road. The development will also include two community centers as well as active and passive recreation areas to be used by the residents. The development will also include off-street parking, sidewalks, landscaping, and site-lighting.

Project Location: The Project Site is approximately 17.99-acres, comprising three adjoining parcels: 6.11-2-8, 62.11-2-9, and 62.11-2-10, on the west side of Saddle River Road (County Road 73) approximately 78 feet south of Long Meadow Drive at the former Blue Rill Day Camp.

Date Final Environmental Impact Statement (FEIS) Accepted: April 24, 2025

The FEIS and all Project related documents are available on the [Village's Public Notices webpage](#) by clicking "FEIS Blue Rill Estates 444 Saddle River Road."

2.0 DESCRIPTION OF THE PROPOSED ACTION

2.1 PROJECT DESCRIPTION

The Proposed Project will include 105 multi-family two-story, two-bedroom residential units which will be attached by a breezeway. The Project is planned as an age-restricted senior community. To advance the Project, it is proposed that the Village's RSH Specialized Housing Residential District be applied to the Project Site. The RSH is a floating zone more fully described in Section 210-19 of the Village's Zoning Code, whose purpose is to help meet the Village's need for new senior housing at various stages of their life.

Each unit in the Proposed Project will have a footprint of approximately 1,292 square feet and a total floor area of approximately 2,000 square feet. This unique approach retains the feel of the surrounding single-family area. The Proposed Project includes two entrance roads on Saddle River Road, as well as three internal roads, off-street parking, sidewalks, landscaping, and appropriate site lighting. Two community rooms are proposed as part of the Project – one near the northern driveway entrance and one at the diagonally opposite corner of the site. Each has its own small parking area.

Agencies with jurisdiction over various elements of the Project include but are not limited to the following:

Village of Airmont Board of Trustees -	Approval of RSH floating zone designation
Village of Airmont Board of Trustees -	Special permit
Village of Airmont Zoning Board of Appeals -	Variance for building coverage from 20% to 27.46% and for minimum distance between the southeast community room and Unit 79 side setback and total side setback.
Village of Airmont Planning Board -	Site Development Permit Approval
Rockland County Sewer District No. 1 -	Approval of sewer capacity (Option 1 Sewer Connection)
Rockland County Drainage Agency -	Stormwater Permit
Rockland County Highway Department -	Driveway access permit
Rockland County Department of Health -	Mosquito control Potable water service Sanitary sewer service
New York State Dept of Environmental Conservation -	SPDES General Permit (Stormwater)
New York State Office of Parks, Recreation and Historic Preservation -	Consultation pursuant to NY, Parks, Recreation and Historic Restoration Law (PRHPL) 14.09 and/or 106 of the National Historic Preservation Act
United States Army Corp of Engineers -	Jurisdictional Determination

2.2 PURPOSE AND NEED

The objective of the Project Sponsor is to construct the Project, a senior housing development targeted to serve those 55 years in age and older. The type of housing being proposed meets

the needs of the fastest growing age group in the county. The Village's 2018 Comprehensive Plan references this age group, which has been rapidly growing since 2010. The Comprehensive Plan suggests that the growing senior population requires specific planning consideration, with an emphasis on affordable housing.

The current rural residential zoning maintains single-family homes and large lot sizes, which precludes the density and type of housing necessary to meet the needs of the growing senior population. Coupled with the limited amount of vacant land available in Airmont or in Rockland County, it is difficult and costly to meet the housing needs of Rockland's growing population.

The Rockland County Housing Needs Assessment outlines the housing needs in Rockland County and recommendations for developing a housing supply to meet those needs. The Proposed Project increases the diversity of housing options available in Rockland County, with 105 multi-family homes. Currently, a lack of housing diversity has driven up housing costs. Just eight percent of housing structures in Rockland County and zero percent of housing structures in the Village of Airmont are attached single-family homes.¹

The Project offers the development pattern and type of housing encouraged in the Rockland County Housing Needs Assessment. It also provides housing solutions for the growing senior population which is noted in both the Housing Needs Assessment and the Village's Comprehensive Plan.

Tax revenue from the Project Site will increase due to the change in use. An example of the potential annual estimated combined real property tax receipts for the town, village, county, and school district for the Proposed Project, upon full build-out would be \$1,477,545. Since the Proposed Project is limited to residents 55 years of age and older, the local school district has the potential of receiving \$743,085 in real property tax revenue without adding to the school age population. This analysis is based on the estimated market value of the units but demonstrates the increased tax revenue that is expected to be received as a result of the Proposed Project.

2.3 PROJECT HISTORY

In accordance with the SEQRA Regulations, the following elements of the SEQRA process were undertaken:

- Declare Notice of Intent to act as Lead Agency on May 30, 2024
- Issuance of a Positive Declaration by the Lead Agency on August 22, 2024
- Preparation of a Draft Scoping Document and acceptance of written public comments on the Draft Scoping Document from August 6 to August 22, 2024

¹ Rockland County Housing Needs Assessment (2024),
<https://www.rocklandcountyny.gov/home/showpublisheddocument/4659/638476527693530000>

- Approval of the lead agency of the Final Scoping Document on August 22, 2024
- File Notice of Availability of Final Scope on September 25, 2024
- Submission of the DEIS to the Lead Agency on October 30, 2024
- Review of this DEIS by the Lead Agency beginning on October 31, 2024.
- Notice of completion of DEIS and notice of public hearing and comment period on January 22, 2025.
- A noticed public hearing was held on January 23, 2025.
- A noticed public hearing was held on February 27, 2025.
- Written public comments were accepted January 22, 2025 through March 10, 2025. Received comments were accepted and transmitted to the Applicant to be addressed in the FEIS.
- The preliminary FEIS, which includes revisions to the DEIS to address substantive/relevant public comments received, was prepared and submitted to the Town for review.
- On April 24, 2025 the Planning Board accepted the Final Environmental Impact Statement ("FEIS") as complete and providing a full and comprehensive evaluation of the Project and addressing all comments received by the Town on the DEIS. A Notice of Completion of the FEIS was duly published in the Environmental Notice Bulletin on May 6, 2025. Copies of the FEIS were also distributed to involved/interested agencies on April 30, 2025. The DEIS, FEIS and all Project related documents such as the site plans are available on the Town's website.
- A notice of completion of the FEIS was filed with Interested and Involved Agencies on April 30, 2025.
- The 10-day consideration period was initiated on April 30, 2025.
- Issuance of Findings Statement.

3.0 FINDINGS CONCERNING RELEVANT ENVIRONMENTAL IMPACTS

3.1 TOPOGRAPHY, GEOLOGY, AND SOILS

The existing conditions are set forth in the DEIS pages 26-28.

Potential Impacts

- A. Construction is not anticipated to result in significant adverse impacts to soil or geology.
- B. Minor localized soil disturbances as a result of clearing, excavation, and grading are likely to occur.
- C. During operation, localized soil disturbances could potentially occur from the maintenance of landscaping.
- D. The Project will result in a loss of pervious surfaces due to the construction of the buildings, parking lots, driveways, and other planned improvements.

Mitigation

The proposed mitigation during construction includes compliance with all applicable soil and erosion control requirements in the New York State Standards and Specification for Erosion and Sediment Control (NYSDEC, 2016a), including:

- A. Site preparation activities shall be planned to minimize the area and duration of soil disruption.
- B. Permanent traffic corridors shall be established, and "routes of convenience" shall be avoided.
- C. Minimizing soil erosion and sedimentation by stabilizing disturbed areas and by removing sediment from construction-site discharges.
- D. Dust will be controlled, to the extent possible, with the use of water trucks to reduce dust generated on site.
- E. Preservation of existing vegetation as much as practicable. Following the completion of construction activities in a portion of the site, permanent vegetation shall be established on exposed soils.
- F. Prior to the initiation of and during construction activities, a geotextile filter fabric, or silt fence, will be established along the areas of proposed earthwork to prevent sediment from entering the catch basins and sewer system.
- G. To increase effectiveness of the silt fence, clearing and grubbing will be performed and daily inspections as well as inspections immediately after significant storm events will

be performed on site. During winter months, the silt fence will be marked for visibility above snowpack and a 25-foot buffer will be maintained from the work zone.

Permanent erosion and sediment control measures include:

- H. Areas that will be vegetated will be seeded, mulched, and maintained as outlined in the Project plans after completion of the major construction activity.
- I. Soil restoration will be completed where soils have been disturbed and will be vegetated to restore healthy soil.
- J. Soil restoration will follow practices outlined in the New York State Standards and Specifications for Erosion and Sediment Control and in the New York State Stormwater Management Design Manual (NYSDEC, 2015a).
- K. Rock outlet protection at the outlet of culverts, conduits, or channels to mitigate stormwater impacts and prevent erosion.

Other pollutant controls will include:

- L. Solid waste will be collected and placed in containers so not to be discharged from the site.
- M. Liquid waste that has the potential to pollute surface or groundwater will be controlled and prevented from discharging from the site, including spills regulated per 17 New York Code, Rules and Regulations (NYCRR) 32.3 and 32.4, and the Environmental Conservation Law (ECL) 17-1743.
- N. Water used for construction that does not originate from an approved public supply will be retained on-site until it infiltrates and/or evaporates to prevent discharge.
- O. Materials resulting from clearing and grubbing, or new materials delivered to the site for future use, will be stockpiled up the slope of grubbed areas with adequate sedimentation controls to prevent the migration of sediments during rain events.
- P. Equipment cleaning and use of any detergents for washing will be conducted off-site by the designated contractor, with the exception of concrete trucks which will be allowed to wash out concrete in designated wash areas located in areas where the likelihood of stormwater discharge is negligible.
- Q. A Spill Prevention and Response Plan shall be developed for the site by the Contractor.
- R. Construction materials will be stored in a dedicated staging area located in an area that minimized the impact of the materials on stormwater quality.

The Planning Board finds that the proposed Project will not significantly impact “topography, geology and soils” and that any potential impacts will be minimized and mitigated as set forth above.

3.2 WATER RESOURCES

The existing conditions are set forth in the DEIS pages 35-37.

Potential Impacts

- A. This Project will not have direct impact to surface waters.
- B. Indirect impacts to surface waters may result from sedimentation and erosion caused by construction activities and increase in runoff from the loss of pervious surfaces. However, a Project specific Stormwater Water Pollution Protection Plan (SWPPP) has been prepared in accordance with the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity General Permit, following the "New York Standards and Specifications for Erosion and Sediment Control, November 2016" and the "New York State Stormwater Management Design Manual (NYSSMDM), January 2015."

Mitigation

- A. The Project shall be constructed in accordance with applicable regulations, guidelines, and policies for erosion and sediment control requirements, including the SPDES general permit for stormwater discharges from construction activity, and the approved Project specific SWPPP.
- B. If water resources on the project site are found to be within the jurisdiction of the Army Corp of Engineers, a 1:1 ratio of compensatory wetland mitigation at the discretion of the Army Corps of Engineers will be implemented. As an alternative, the Army Corps of Engineers may require other compensatory wetland mitigation practices. The preference for mitigation will be on-site; however, off-site mitigation will also be considered.
- C. The Project shall incorporate the following post-construction stormwater controls designed in accordance with requirements of SPDES general permit and the NYS Stormwater Management Design Manual, including:
 - A wet pond to collect and hold stormwater runoff.
 - An underground infiltration basin installed beneath impervious surfaces to temporarily capture and store stormwater runoff while allowing it to infiltrate surrounding soils.
 - A hydrodynamic separator (HDS) will be used to remove sediment and floatables from stormwater.
- D. Blue Rill Estates (or its successor Homeowner Association) will own the post-construction stormwater management practice(s). Policies and procedures will be put in place to ensure the operation and maintenance of the practice(s) in accordance with the NYSSWDM and associated regulations.

The Planning Board finds that the proposed Project will not significantly impact "water resources". Potential impacts will be minimized and mitigated as set forth above.

3.3 CLIMATE AND AIR QUALITY

The existing conditions are set forth in the DEIS page 40.

Potential Impacts

- A. Temporary impacts to air quality may result from operation of construction equipment/vehicles.
- B. Site clearing, grading, and waste generation will generate dust emissions.
- C. Potential impacts to air quality resulting from construction activities are provided below:
 - Airborne fugitive dust generated by construction vehicles and equipment;
 - Emissions generated from construction vehicles and equipment;
 - Emissions generated from construction-related traffic, such as construction workers driving to and from the construction site;
 - Emissions resulting from the manufacturing and transportation of construction materials;
 - Indirect emissions generated from the transportation, treatment, and disposal of construction related waste.

Mitigation

- A. Measures to ensure air quality during construction shall include (at minimum):
 - Soil/sediment/erosion controls will be implemented, including regularly scheduled inspections by a qualified monitor.
 - The construction site shall include a vehicle wash-down station.
 - Stockpiles shall be covered, mulched or seeded.

The Planning Board finds that the proposed Project will not significantly impact "climate and air quality" and that any potential impacts will be minimized and mitigated as set forth above.

3.4 BIOLOGICAL, TERRESTRIAL AND AQUATIC ECOLOGY

The existing conditions are set forth on pages 42-43 of the DEIS.

Potential Impacts

- A. Wildlife species may be temporarily displaced during construction.

- B. No impacts associated with habitat fragmentation, interference with migrating, wintering, foraging, breeding wildlife, or introduction of invasive species are anticipated.
- C. The Project Site contains a potential Northern Long Eared Bat (NLEB) habitat, however no significant impacts are anticipated.
- D. Project construction will result in only minor and temporary impacts on biological resources on-site.
- E. Noise levels may temporarily exceed the existing ambient noise levels during construction.
- F. Once construction is complete, the Project will increase impervious surfaces on the 17.99-acre site to approximately 5.43 acres.
- G. The constructed Project will have outdoor lighting that will be in compliance with Village of Airmont Code Section 2010-87.

Mitigation

- A. Tree cutting will be limited to October 1st to March 31st when the NLEB is presumed to not be present on the Project Site, based on published guidance from **NYSDEC**.²
- B. Stormwater will be reduced and treated on the Project Site consistent with the SWPPP created in accordance with the NYSDEC SPDES General Permit, including:
 - Preventing soil erosion and sedimentation.
 - Protecting trees, shrubs, ground cover, and other vegetation from damage by construction equipment.
 - A construction site fence or barrier will be constructed around valuable vegetation to protect them from construction activities.

The Planning Board finds that the proposed Project will not significantly impact “biological, terrestrial and aquatic ecology” and that any potential impacts will be minimized and mitigated as set forth above.

3.5 AESTHETIC / VISUAL RESOURCES

The existing conditions are set forth on pages 45-48 of the DEIS.

Potential Impacts

² New York State Department of Environmental Conservation (NYSDEC). 2016. *Guidance for Protecting Northern Long-eared Bats When Conducting Tree Removal Activities*. Albany, NY.

- A. Temporary visual impacts during construction will include the addition of construction material and equipment to the Project Site and local roads. This may include cranes, earthmoving equipment, vehicular traffic, signage, earth stockpile areas and construction trailers. These elements can cause minor temporary visual impacts.
- B. The Project's multi-family homes are designed to be consistent with the character of the surrounding neighborhoods.

Based on the results of the Visual Impacts Assessment:

- C. Ten years after construction, the vegetative screening on Saddle River Road and Long Meadow Drive is estimated to reach a minimum height of 20- to 25-feet, creating a vegetative screening and limiting visual impacts.
- D. Limited viewing of the Project from Saddle River Road may be possible along roadways and the sidewalk.

Mitigation

- A. A vegetative screening using dense evergreen plant materials like Blue Spruce, Eastern Red Cedar, Arborvitae, Weeping Norway, Blue Spruce, and Blue Spruce will be planted in the following locations:
 - Northern edge of the Project Site along Long Meadow Drive
 - Southern edge between Saddle River and Project Site
 - Northwestern edge between the Project Site and Iroquois Trail
 - Along roadways and sidewalks

The Planning Board finds that the proposed Project will not significantly impact "aesthetic / visual resources" and that any potential impacts will be minimized and mitigated as set forth above.

3.6 HISTORIC, CULTURAL AND ARCHEOLOGICAL RESOURCES

- A. The existing conditions are set forth on pages 49-50 of the DEIS.
- B. Examination of available records shows that the proposed Project will not result in impacts to archaeological or historic resources and no mitigation relative to cultural resources is necessary.

The Planning Board finds that the proposed Project will not significantly impact "historic, cultural and archeological resources" and that any potential impacts will be minimized and mitigated as set forth above.

3.7 OPEN SPACE AND RECREATION

The existing conditions are set forth on page 51 of the DEIS.

Potential Impacts

- A. Construction of the proposed Project will remove privately-owned recreational facilities and install sidewalks and walking paths that will connect to maintained nature trails and two new community centers designed to support a variety of programs and events to serve the community's senior residents.

Mitigation

- A. Overall impacts to recreation will be positive, no mitigation measures are proposed.

The Planning Board finds that the proposed Project will not significantly impact "open space and recreation" and that any potential impacts will be minimized and mitigated as set forth above.

3.8 TRAFFIC AND TRANSPORTATION

The existing conditions are set forth on pages 52-57 of the DEIS. A detailed traffic impact study was included in DEIS Appendix D.

Potential Impacts

- A. Construction of the Project will have a minor, short-term impact on traffic.
- B. Construction and associated delivery traffic will consist of large vehicles, some of which may be over-sized and require traffic controls to facilitate their entry and exit into the Project Site.
- C. Local traffic along Saddle River Road may experience minor delays due to slow moving vehicles and increased traffic volume during construction activities.
- D. During construction, access to the construction site will be restricted for safety reasons.
- E. A traffic analysis was conducted to evaluate conditions in the study area for the year 2026 to reflect future conditions:
 - The Project is expected to generate 40 new vehicle trips during the AM peak hour, 46 new vehicle trips during the PM peak hour and 32 new vehicle trips during the Saturday peak hour.
 - The five study area intersections will continue to operate at acceptable levels of service during peak hours (LOS C or better).

- The existing infrastructure is sufficient to support the additional traffic generated by the development, and operations are expected to remain well within acceptable limits.
 - The available intersection sight distance for left and right-turning vehicles is sufficient for the north site driveway.
 - The available sight distance looking left for left turning vehicles out of the south site driveway is 300 feet due to the existing vertical curve on Saddle River Road obstructing available sight distance. This is greater than the American Association of State Highway Transportation Officials (AASHTO) and the current NYSDOT design guidance presented in the Highway Design Manual recommending stopping sight distance of 245 feet.
- F. A new sidewalk anticipated to be constructed as part of the Project will create a new connection along the west side of Saddle River Road to the nearby Newday Community Market retail center to the North.
- G. No impact to existing or planned transit service to the Project Site is anticipated.

Mitigation

- A. Due to the sight distance while looking left from the proposed southern site driveway falling slightly below the AASHTO recommended distance, it is recommended to install a W2-2 intersection warning sign and supplemental panel "DRIVEWAY" on southbound Saddle River Road, 200 feet in advance of the proposed southern site driveway.
- B. It is recommended that any site signing associated with the proposed development be placed a minimum of fifteen feet back from the travel way and that the landscaping plan consider sight lines in order to maintain visibility at the proposed driveways.
- C. An existing westbound fixed object crash pattern exists on Pine Brook Road, not related to the Project, however a letter will be sent to the Town of Ramapo recommending the installation of two advanced warning signs on Pine Brook Road.

The Planning Board finds that the proposed Project will not significantly impact "traffic and transportation" and that any potential impacts will be minimized and mitigated as set forth above.

3.9 NOISE

The existing conditions are set forth on page 61 of the DEIS.

Potential Impacts

- A. Construction activities will result in temporary noise generation at the Project Site, including noise generated by the transportation of materials and construction and demolition activities.

- B. Noise from construction equipment is typically intermittent in nature and impacts are expected to be minimal, localized and short-term in duration.
- C. Major construction activities like site excavation will largely be restricted to daytime working hours and no blasting will be utilized during construction.
- D. Construction noise audible at nearby residences is unlikely to exceed existing noise associated with vehicular traffic in the Project area.
- E. Potential sources of noise associated with the operation of the Project after construction include mechanical equipment and ventilation systems, traffic-related noises associated with increased traffic, and intermittent noise could be produced by pedestrians traveling to and from the buildings.
- F. Noise after construction is completed and the Project is occupied is anticipated to be consistent with that of the surrounding residential neighborhood. No additional mitigation is needed.

Mitigation

- A. Construction phase activities will be conducted in compliance with the criteria established in the Village of Airmont Noise Ordinance, Chapter 132. Specifically, any construction, demolition, excavation, use of tools and/or construction equipment will occur between the hours of 8:00 a.m. and 7:00 p.m. on weekdays, and not any time on any Saturday, Sunday, or legal holiday.
- B. Mitigation that shall be implemented related to operation-related noise includes:
 - Landscaping, using dense evergreen plants along the northern, southern, and northwestern edge of the Project, as well as along roadways and sidewalks.
 - Use of noise attenuation devices and/or building materials.
 - Compliance with the Village of Airmont's Noise Ordinance, Chapter 132.

The Planning Board finds that the proposed Project will not significantly impact "noise" and that any potential impacts will be minimized and mitigated as set forth above.

3.10 PUBLIC HEALTH AND SAFETY

The existing conditions are set forth on page 63 of the DEIS.

Potential Impacts

- A. While under construction, the Project Site may pose typical safety concerns for construction personnel.
- B. During construction, there may be a small increase in demand for police, fire, or medical services at the Project Site.

- C. Municipal emergency services are well trained and capable of responding to issues should they arise during the construction phase of this Project.
- D. After construction is completed and the Project is occupied, existing medical and emergency services can respond to issues should they arise.

Mitigation

- A. Construction personnel will comply with applicable Occupational Safety and Health Administration (OSHA) regulations and contractor safety programs to minimize safety risks during construction of the Project.
- B. Public safety impacts during construction will be mitigated with appropriate fencing, lighting, and maintenance.
- C. Contractor access will be restricted to designated site entrances and exits, to minimize safety risks to passing vehicular and pedestrian traffic.

The Planning Board finds that the proposed Project will not significantly impact “public health and safety” and that any potential impacts will be minimized and mitigated as set forth above.

3.11 LAND USE AND ZONING

The existing conditions are set forth on pages 64-68 of the DEIS.

Potential Impacts

- A. Pre-construction and construction activities are anticipated to have potential temporary impacts on land use in the area immediately surrounding the Project Site, including temporary staging areas for construction equipment.
- B. This Project provides housing types that will serve the current and future populations and supports the Projected population growth of the Village, as discussed in the Village’s Comprehensive Plan and the Rockland County Housing Needs Assessment.

Mitigation

- A. The Project introduces a new housing type intended to meet a need for seniors in the community and support the Village’s Comprehensive Plan.
- B. The proposed Project has been modified to comply with the criteria for the Specialized Housing Residential (RSH), including:
 - No dwelling unit shall contain more than two bedrooms, except that one dwelling unit for a superintendent may be provided, which shall consist of no more than three bedrooms.
 - The site density shall not exceed 20 dwelling units per acre.

- Each unit will be provided its own refuse bins and private carting service will be provided.

The Planning Board finds that the proposed Project will not significantly impact “land use and zoning”. Any potential impacts have been minimized and mitigated as set forth above. The proposed RSH district zoning is consistent with the Town’s Comprehensive Plan and Rockland County Housing Assessment and will provide residential opportunities that are not available now in the Town to the growing population of Town seniors.

3.12 GROWTH AND CHARACTER OF THE COMMUNITY

The existing conditions are set forth on page 70 of the DEIS.

Potential Impacts

- A. Pre-construction and construction activities are anticipated to have temporary and localized impacts on community character in the area immediately surrounding the Project Site. These activities may include, but are not limited to:
 - The installation of Project Site/construction logistics including fencing/wind screening, signage, alternate transportation routing, and development of staging area;
 - The installation of soil and erosion and sedimentation controls;
 - Utility relocation and installation, including water supply and wastewater collection lines, electric, data, and telecommunication;
 - Site demolition and excavation;
 - Loading and unloading of materials and equipment; and
 - Building construction.
- B. The population of the Village of Airmont as of the 2020 Census was 10,166. The Project, at fully capacity, is anticipated to have a permanent population of approximately 210 residents, which is an increase of less than 1% of the Village’s population.

Mitigation

- A. Potential impacts on community character will be mitigated via measures taken to address aesthetic/visual, transportation, air quality, and noise-related impacts, as summarized below.
 - Dust control procedures will be implemented to minimize the amount of dust generated by construction activities, in a manner consistent with the Standards and Specifications for Dust Control as outlined in the New York State Standards

and Specifications for Erosion and Sediment Controls. In accordance with these procedures (NYSDEC, 2016a), the extent of exposed/disturbed areas on the site at one time will be minimized and restored/stabilized as soon as possible.

- To avoid, minimize, and mitigate impacts from construction related siltation and sedimentation, an approved sediment and erosion control plan and SWPPP will be finalized and approved prior to construction, in accordance with the SPDES General Permit.
- Construction activities such as site excavation will be conducted largely during normal working hours.

The Planning Board finds that the proposed Project will not significantly impact “growth and character of the community” and that any potential impacts will be minimized and mitigated as set forth above.

3.13 COMMUNITY FACILITIES AND SERVICES

The existing conditions are set forth on page 72 of the DEIS.

Potential Impacts

- A. Construction activities will cause an increase in solid waste generation associated with construction activities.
- B. Operation of the Project will cause an increase in solid waste generation. The majority of solid waste will be typical of a residential development. Materials suitable for recycling will be separated from the waste stream and transported off-site for recycling by a licensed hauler.
- C. Solid waste will be placed in containers and transported to the Ramapo Landfill, depending upon the private hauler contracted for collection and disposal services. Regular waste pick-ups will be scheduled to minimize waste accumulations. No significant adverse impacts relating to solid waste management are anticipated.
- D. The proposed Project would require 23,320 gallons per day from the Veolia Water New York, which is less than .024% of the current water being used. Therefore, this Project would have a minimal impact on the water system.
- E. To evaluate the water system with regards to fire protection, fire flow demands were developed using AWWA Distribution System Requirements for Fire Protection M31 Manual of Water Supply Practices (M31) and the Insurance Services Office (ISO) Guide for Determination of Needed Fire Flow. All proposed residential buildings are planned to be equipped with automatic sprinkler systems installed per the 2020 NYS Fire Code and NFPA 13R guidelines.
- F. Hydrant flow data provided by Veolia Water New York indicated the proposed water distribution system will be capable of providing sufficient fire flows and meet the minimum fire protection requirements.

- G. A turning radius analysis indicated emergency vehicles, including a E-ONE HP 100 Platform Truck, can sufficiently access the interior of the constructed Project.
- H. The Project will not require the extension of the sewer district or construction of a new pump station as the Rockland County Sewer District No. 1 has the capacity to serve the Project and sewer lines already serve the Project Site.
- I. All costs associated with sewer system improvements shall be the responsibility of the applicant. Upon completion all sewer infrastructure, easements and land where the proposed pump station resides would be maintained by the Homeowner Association (HOA).
- J. Individual homeowners will be responsible for maintaining individual sewer laterals.

Mitigation

- K. In order to prevent the potential discharge of pollutants to the environment, solid waste, including disposable materials incidental to construction activities will be handled in accordance with applicable Federal, State, and Local requirements for all disposal methods.
- L. An adequate number of containers with lids or covers that can be placed over containers prior to rainfall will be provided.
- M. The contractor will arrange for waste collection on a routine basis and prior to container overflow.
- N. All water supply infrastructure will be designed and constructed in accordance with Rockland County Health Department and Veolia Water New York standards. Water supply infrastructure within the project will be privately owned and maintained by Blue Rill Estates or its successor HOA.
- O. All sewer infrastructure will be designed and constructed in accordance with Rockland County Health Department, Town of Ramapo Dept. of Public Works, and Rockland County Sewer District No. 1 standards. Sanitary sewers servicing the development will be privately owned and maintained by Blue Rill Estates or its successor HOA.
- P. Employees will be educated on good pollution prevention housekeeping measures.

The Planning Board finds that the proposed Project will not significantly impact "community facilities and services" and that any potential impacts will be minimized and mitigated as set forth above.

3.14 FISCAL IMPACTS

The existing conditions are set forth on pages 80-81 of the DEIS.

Potential Impacts

- A. The tax revenue from the Project Site is anticipated to increase by \$1,355,893 due to the change in use.
- B. The East Ramapo School District has the potential of receiving \$743,085 in real property tax revenue without adding to the school age population. This potential revenue does not reflect the Basic STAR exemption, which would likely apply to the property(ies).

Mitigation

- C. Overall fiscal impacts will be positive, no mitigation measures are proposed.

The Planning Board finds that the proposed Project will not significantly impact “fiscal impacts” and that any potential impacts will be minimized and mitigated as set forth above.

4.0 UNAVOIDABLE ADVERSE IMPACTS

The proposed Project will result in long-term benefits, including addressing an identified need to expand opportunities for housing arrangements to meet the increasing needs of the elderly and disabled and encourage development patterns that promote housing diversity, appropriate non-residential diversity, and conserve natural resources.

Despite the positive effects anticipated as a result of the Project, its construction and operation will necessarily result in certain unavoidable impacts to the environment. Many of these environmental impacts will be temporary, and will result from construction activities (e.g., noise, dust, traffic). However, long-term unavoidable impacts associated with operation and maintenance of the Project will include:

- Localized and intermittent increased traffic on local roadways;
- A reduction in pervious surface to new buildings, roadways, and sidewalks;
- Increased demand on municipal water and sanitary sewer systems, consumption of petroleum hydrocarbon fuels, and the subsequent release of air pollutants and GHGs.

These impacts relate to an increase in density of residences, workers and visitors to the Project Site as a result of the construction of the facility. Although these environmental impacts are not anticipated to be significant, they will be further minimized through the use of various general and site-specific avoidance and mitigation measures discussed above.

The Planning Board finds that with the implementation of these mitigation measures, the Project is expected to result in positive, long-term overall impacts that will offset the adverse effects that cannot otherwise be avoided.

5.0 ALTERNATIVES

SEQRA regulations (6 NYCRR Part 617) require that an EIS evaluate reasonable Project alternatives. In determining the scope of alternatives to be considered, the emphasis is on what is "reasonable". As described in §617.9 (b)(5)(v), an EIS must contain a description and evaluation of the range of reasonable alternatives to the action that are feasible, considering the objectives and capabilities of Project Sponsor.

SEQRA requires analysis of the no action alternative, and otherwise prescribes the range of other alternatives that may be evaluated as appropriate to a given action. The no action alternative analysis should evaluate both the adverse and beneficial changes to the Project Site that are likely to occur in the reasonably foreseeable future, in the absence of the proposed action.

The "reasonable" alternatives to be reviewed were identified in the approved Scoping Outline at section 5.0. The discussion that follows presents "reasonable" alternatives as appropriate with regard to the nature of the Project, which includes two different alternative site uses, and no action. These alternatives to the proposed action are evaluated in this DEIS in furtherance of a comparative assessment of each alternative explored.

5.1 NO ACTION

A no-build alternative would leave the Project Site in its current state. The no-build alternative would not serve the objectives of the Project Sponsor. The no-build alternative would have the following effects on identified impacts and mitigation:

- A no-build alternative would eliminate all impacts to soils and topography. No additional impervious surfaces would be introduced. No wooded lands would be disturbed, and wildlife habitats would remain in their current state.
- A no-build alternative would result in closure of the Blue Rill Day Camp and the land would become vacant.
- A no-build alternative would result in closure of the Blue Rill Day Camp and tax revenues generated from the site would be reduced.
- A no-build alternative would result in closure of the Blue Rill Day Camp and the vacant land would potentially attract nuisance activities and accumulate garbage which would attract vermin.
- A no-build alternative would result in no change to the level of service of area intersections.
- A no-build alternative would result in no change to existing emergency services. Existing real property tax revenues would remain the same. Additional net tax revenue would not be received by the Town, County or school district. Net costs to the school district would not be experienced, and a net reduction in expenses to all jurisdictions would not be achieved.

- A no-build alternative would result in no change to the existing housing availability and choices in the Village of Airmont.

5.2 ALTERNATIVE 2: ALTERNATIVE SITE USE A

The alternate site use analysis assessed a private K-12 school (ITE Trip Generation Manual Land Use Code 532) of general or religious instruction development adhering to the requirements of the current R-35 and R-50 zoning districts. This alternative used a local school as a proxy for evaluation purposes. The Proposed Project Site would accommodate a school building of at least 103,000 square feet and 1,600 students. The Village of Airmont's Zoning Code §210-56 Off-street parking requirements require, "at least one parking space per 300 square feet of floor area or 12 student seats, whichever requirement is greater, plus one space per two enrolled students over the age of 16." Based on parking spaces per 300 square feet of floor area, about 343 parking spaces would be required. If it is assumed that there are an even number of students per grade, an estimate of 62 additional parking spaces would be needed. If the number of parking spaces is computed based on student enrollment, then 134 parking spaces are needed for the base ratio, with an additional 62 spaces for students over 16, or 196 spaces. When reviewing other private religious schools, the Airmont Zoning Board of Appeals has taken into consideration that these schools generally prohibit students from driving to school. It often grants variances to reduce the number of parking spaces to a complement between the two ratios.

This alternative use revealed the following:

- A diminished number of living units as compared to the preferred Plan;
- No improvement of housing diversity and choice;
- Closure of the Blue Rill Day Camp, representing a permanent loss of a recreational opportunities;
- Decreased tax revenues to the various taxing jurisdictions; and
- A significant increase in peak hour traffic, including heavy-duty vehicles (i.e. school buses).

5.3 ALTERNATIVE 3: ALTERNATIVE SITE USE B

This alternate site use evaluated a single-family home development, allowed by right, according to the current R-35 and R-50 zoning. Under this alternative site use, a total of 15 single-family homes would be constructed on the Project Site.

This alternative use revealed the following:

- Fewer living units as compared to the preferred Plan;
- No improvement of housing diversity and choice;
- Fewer affordable housing choices;

- Closure of the Blue Rill Day Camp, representing a permanent loss of a recreational opportunities;
- Decreased tax revenues compared to the Preferred Plan, to the various taxing jurisdictions; and
- Increased demands on the school district.

The Planning Board finds that the proposed Project with the minimization and mitigation measures set forth above, is the most appropriate alternative in light of the need for senior housing the Town and in light of the Comprehensive Plan and Rockland County Housing Needs Assessment. The Project has minimized and mitigated environmental impacts to the greatest extent practicable and the creation of new housing, enhancements to recreation, and economic benefits of the Project outweigh any remaining environmental impacts.

6.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Construction and operation of the proposed Project will require the irreversible and irretrievable commitment of certain human, material, environmental, and financial resources. This includes the effort of various local, state and federal agencies during the planning and review of the Project. The expenditure of funds and human resources will continue to be required throughout the permitting and construction phases of the Project (e.g., for environmental reviews and permitting, and construction inspections).

The Project also represents a commitment of land. Specifically, the land to be developed for the Project and associated parking and access structures will not be available for alternative purposes after the Project is built. Although the Project could conceivably be demolished and removed, and the land reclaimed for alternative uses at some future date, the commitment of this land to the Project is from a practical perspective an irreversible and irretrievable commitment of resources.

Various types of manufacturing and construction materials and building supplies will be committed to the Project. The use of these materials, such as gravel, concrete, steel, brick, glass, lumber, mechanical equipment, plumbing fixtures, light fixtures, hardware, etc., will represent a long-term commitment of these resources, which will not be available for other Projects. Although some of these materials (e.g., steel, glass) could be recovered and recycled were the Project to be demolished, the use of these materials from a practical perspective represents an irreversible and irretrievable commitment of resources.

Energy resources also will be irretrievably committed to the Project, during both the construction and operation of the Project. Fuel, lubricants, and electricity will be required during site preparation and construction activities, as well as operation of various types of construction equipment and vehicles, and for the transportation of workers and materials to the Project Site. Additionally, electricity and natural gas will be required to provide energy during the operation of the building. Consumption of these energy resources represents an irreversible and irretrievable commitment of resources.

7.0 GROWTH INDUCED ASPECTS

Through the SEQRA process, New York State requires an analysis of growth-inducing aspects of proposed actions when the action may precipitate new development. Listed below are factors typically affected by a new residential development.

7.1 POPULATION

When completed, the Project Site is proposed to consist of 105 living units. This is estimated to increase the Village of Airmont's population by 210 residents, or less than 1%, when compared to the 2020 Village of Airmont Census population. Additionally, there is a reasonable expectation that a percentage of the residents and/or employees will be current Village of Airmont residents. As such, while there may be a population base associated with the Project, some may be considered part of the existing population of the Village, just relocated within its geographic boundaries.

7.2 UTILITY EXPANSION

The Proposed Project is within the county limits, and as such, will not be required to extend the water district. Sewer infrastructure proposed as part of the Project will service the development and will be privately owned and maintained by the owner of the property. Other services, including cable and internet, will only be available to the units that are part of the Proposed Project. Therefore, the Proposed Project is not expected to provide new utility service to nearby undeveloped or underutilized sites.

7.3 FUTURE GROWTH

The Project Site will be developed in accordance with Local Law. The land surrounding the Project Site to the east and to the north are residential as is the Proposed Project. There are wetlands on the western edge of the Project Site and a town-owned recreation facility on the adjacent land south of the Project Site. Therefore, future development potential is limited. It is not anticipated that the Project will directly induce significant growth either in the vicinity of the Project Site or elsewhere in the Village of Airmont that would not have otherwise occurred.

8.0 EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

Energy consumption will occur during the construction and operation of the Project. During the construction phase, energy will be used to power equipment and various construction vehicles. Once construction is complete, the Project would require energy for heating, air condition and electricity.

8.1 ENERGY SOURCE

The proposed primary energy source for the Project is electricity. Orange and Rockland Utilities, Inc. will supply electric power to the Project Site during construction and upon construction completion.

8.2 ENERGY CONSERVATION MEASURES

The Proposed Project will meet or exceed Energy Code construction standards. This will be achieved through the installation of Energy Star appliances, energy-efficient insulation practices, energy-efficient windows, and the use LED lighting for all common areas, as well as streetlights.

9.0 CERTIFICATION

Having considered the draft and final Environmental Impact Statement and having considered the preceding written facts and conclusions relied on to meet the requirements of 6 NYCRR Part 617.11, this Statement of Findings certifies that:

1. The requirements of 6 NYCRR Part 617 have been met; and
2. Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigation measures that were identified as practicable.

Village of Airmont Planning Board

Name of Agency

Signature of Responsible Official

Yehuda Friedland
Planning Board Chairman

Address of Agency:

Village of Airmont planning board
Yehuda Friedland, Chair
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CC:

Village of Airmont Board of Trustees
Village of Airmont Zoning Board of Appeals
Village of Airmont Planning Board
Rockland County Sewer District No. 1
Rockland County Drainage Agency
Rockland County Highway Department
Rockland County Department of Health
New York State Dept of Environmental Conservation
New York State Office of Parks, Recreation and Historic Preservation
United States Army Corp of Engineers