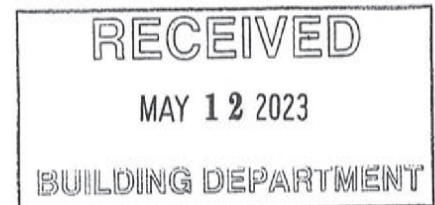


May 8, 2023



**STATE ENVIRONMENTAL QUALITY REVIEW (SEQRA)
NOTICE OF INTENT TO BE LEAD AGENCY**

Proposed Action Name: **Theills Roseville Fire District – Construction of a New Fire Station**

This notice is issued in accordance with Article 8 of the Environmental Conservation Law (Environmental Quality Review) and its implementing regulations at 6 NYCRR Part 617.

The Theills Roseville Fire District (TRFD) Board of Commissioners (BOC) has determined that it is the appropriate Lead Agency and wishes to conduct a coordinated environmental review of the above-named Proposed Action. A copy of Part 1 of the Full Environmental Assessment Form prepared for the Proposed Action is attached. Involved agencies should contact TRFD within 30 days of this notification should there be any objection to TRFD assuming Lead Agency status for this environmental review. A Lead Agency must be agreed upon within thirty (30) days of the receipt of this notice.

Proposed Action Site: 63 West Ramapo Road, Garnerville, NY 10923 (Tax Map: 26.09-4-15)
63A West Ramapo Road, Garnerville, NY 10923 (Tax Map: 26.09-4-14)
65 West Ramapo Road, Garnerville, NY 10923 (Tax Map: 26.09-4-13)
69 West Ramapo Road, Garnerville, NY 10923 (Tax Map: 26.09-4-12)
1 Angelus Drive, Garnerville, NY 10923 (Tax Map: 26.09-4-12)

SEQRA Status: Type I – Coordinated Review

Proposed Action Description:

The proposed project involves a public bond referendum to fund the construction of a new fire station on land located north of the existing fire station, which TRFD intends to purchase (Proposed Action). The Proposed Action Site is comprised of five (5) adjoining tax lots as listed above, three (3) of which are occupied by existing residential homes and two (2) of which are vacant lots. In addition to the construction of a new fire station, the Proposed Action will include construction of site improvements for drainage, water, wastewater, electric and gas utilities, in addition to parking and site circulation. It is also anticipated that an emergency generator will be installed with the capacity to power the whole facility for emergency use only to allow for continued uninterrupted operations in the event of power outages.

The new fire station building will be the three-stories in height, approximately 22,000 square feet in size, and will provide sufficient space for the mix of uses needed in a modern fire station including: five (5) double apparatus bays; storage facilities; office and conference room facilities; common areas; exercise areas; kitchen and bathroom facilities; and standby facilities for storms.

The existing fire station located at 99 West Ramapo Road, approximately 1,000 feet south of the Proposed Action Site, would remain active during construction of the Proposed Action in order to allow TRFD to continue providing emergency services throughout the duration of the construction period. After the Proposed Action is implemented, the TRFD intends to sell the existing fire station and use the new facility for the entirety of their operations.

The Proposed Action Site is 4.8 +/- acres in size, and a total of approximately 3 acres will be physically disturbed during construction. Construction is anticipated to occur in an approximately 12-month period.

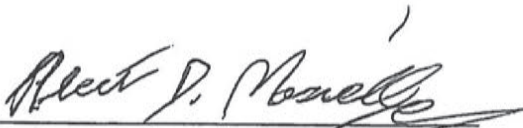
For Further Information:

Contact Person: Robert Masiello, Committee Chairman

Address: 99 West Ramapo Road
Garnerville, NY 10923

Telephone: (845)-354-2320

Electronic: mascylr@gmail.com


Authorized Lead Agency Representative

5-8-23
Date

Attachments:

Full Environmental Assessment Form Part 1

Distribution List:

Town of Haverstraw
1 Rosman Road
Garnerville, NY 10923

Howard T. Phillips Jr., Town Supervisor
supervisor@townofhaverstraw.org

George T. Behn Jr., Building Inspector
gbehn@townofhaverstraw.org

Haverstraw Joint Regional Sewer District
Howard T. Phillips Jr., Chairman
301 Beach Road
West Haverstraw, NY 1099
supervisor@townofhaverstraw.org

Rockland County Fire and Emergency Services
Christopher G Kear, County Fire Coordinator
35 Firemens Memorial Drive
Pomona, NY 10970
KearC@co.rockland.ny.us

Rockland County Division of Environmental Resources
R. Allan Beers, Coordinator

50 Sanatorium Road, Bldg A, 6th Floor
Pomona, NY 10970
env@co.rockland.ny.us

Palisades Interstate Park Commission

Matthew Shook, Director of Development & Special Projects
Administration Building at Bear Mountain State Park
Seven Lakes Drive
Tomkins Cove, NY 10986
shookm@pipc.org

New York State Parks, Recreation & Historic Preservation

Daniel Lewis, Environmental Analyst
625 Broadway
Albany, NY 12238
Daniel.Lewis@parks.ny.gov

New York State Department of Transportation

Lance Gorney
4 Burnett Boulevard
Poughkeepsie, NY 12603
Lance.Gorney@dot.ny.gov

NYS Department of Environmental Conservation

John Petronella, Regional Permit Administrator, Division of Environmental Permits
21 South Putt Corners Road
New Paltz, NY 12561
dep.r3@dec.ny.gov

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Thiells Roseville Fire District – Construction of a New Fire Station		
Project Location (describe, and attach a general location map): 63 West Ramapo Road, Garnerville, NY 10923 (Tax Map: 26.09-4-15); 63A West Ramapo Road, Garnerville, NY 10923 (Tax Map: 26.09-4-14); 65 West Ramapo Road, Garnerville, NY 10923 (Tax Map: 26.09-4-13); 69 West Ramapo Road, Garnerville, NY 10923 (Tax Map: 26.09-4-12); 1 Angelus Drive, Garnerville, NY 10923 (Tax Map: 26.09-4-12)		
Brief Description of Proposed Action (include purpose or need): The proposed project involves a public bond referendum to fund the construction of a new fire station on land located north of the existing fire station, which TRFD intends to purchase (Proposed Action). The Proposed Action Site is comprised of five (5) adjoining tax lots as listed above, three (3) of which are occupied by existing residential homes and two (2) of which are vacant lots. In addition to the construction of a new fire station, the Proposed Action will include construction of site improvements for drainage, water, wastewater, electric and gas utilities, in addition to parking and site circulation. It is also anticipated that an emergency generator will be installed intended for emergency use only to allow for continued uninterrupted operations in the event of power outages. The new fire station building will be the three-stories in height, approximately 22,000 square feet in size, and will provide sufficient space for the mix of uses needed in a modern fire station including: five (5) double apparatus bays; storage facilities; office and conference room facilities; common areas; exercise areas; kitchen and bathroom facilities; and standby facilities for storms. The existing fire station located at 99 West Ramapo Road, approximately 1,000 feet south of the Proposed Action Site, would remain active during construction of the Proposed Action in order to allow TRFD to continue providing emergency services throughout the duration of the construction period. After the Proposed Action is implemented, the TRFD intends to sell the existing fire station and use the new facility for the entirety of their operations.		
Name of Applicant/Sponsor: Thiells Roseville Fire District	Telephone: (845)-354-2320	
	E-Mail: info@thiellsfd.com	
Address: 99 West Ramapo Road		
City/PO: Garnerville	State: New York	Zip Code: 10923
Project Contact (if not same as sponsor; give name and title/role): Robert Masiello (Committee Chairman, Thiells Roseville Fire District)	Telephone: (914)-714-8247	
	E-Mail: mascylr@gmail.com	
Address: 26 Madison Avenue		
City/PO: Garnerville	State: New York	Zip Code: 10923
Property Owner (if not same as sponsor): Thiells Roseville Fire District (C/O Amanda Fulgencio, District Secretary)*	Telephone: (845) 553-2981	
	E-Mail: afulgencio@thiellsfd.com	
Address: 99 US-202		
City/PO: Thiells	State: New York	Zip Code: 10984

*The Fire District is currently in contract to purchase the Proposed Action Site.

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☒ Yes ☐ No or Village Board of Trustees	Town of Haverstaw Board of Trustees - TBD	Q4 2024
b. City, Town or Village ☐ Yes ☒ No Planning Board or Commission		
c. City, Town or ☐ Yes ☒ No Village Zoning Board of Appeals		
d. Other local agencies ☒ Yes ☐ No	Town of Haverstaw Building Department - Building Permit Application; Haverstrow Joint Regional Sewer District - Sewer Connection Permit	Q1/Q2 2025; Q1/Q2 2025
e. County agencies ☐ Yes ☒ No		
f. Regional agencies ☒ Yes ☐ No	Palisades Interstate Park Commission - Project Review	May 2024
g. State agencies ☒ Yes ☐ No	OPRHP - Project Review; NYSDOT - Highway Work Permit; NYSDEC - SWPPP	May 2024; Q1/Q2 2025; Q1/Q2 2025
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	☐ Yes ☒ No
- If Yes, complete sections C, F and G. - If No, proceed to question C.2 and complete all remaining sections and questions in Part 1	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	☒ Yes ☐ No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	☐ Yes ☒ No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	☐ Yes ☒ No
If Yes, identify the plan(s): _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	☐ Yes ☒ No
If Yes, identify the plan(s): _____ _____ _____	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R-15 (Medium-density Residence District)

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

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Haverstraw Stony Point Central School District (North Rockland Central School District)

b. What police or other public protection forces serve the project site?

Town of Haverstraw Police Department

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

Thiells Roseville Fire District; Haverstraw Ambulance Corps

d. What parks serve the project site?

Parks within 1/2 mile of the site include High Tor State Park, South Mountain County Park, and Minisceongo Creek County Park.

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 4.8 acres

b. Total acreage to be physically disturbed? 3.00-4.00 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.8** acres

**The Fire District is currently in contract to purchase the Proposed Action Site.

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 12 months

ii. If Yes:

• Total number of phases anticipated _____

• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

• Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

*While the precise approval path has not been finalized, it is anticipated that the Route 202 Floating Overlay Zone will apply to this site.

f. Does the project include new residential uses? ☐ Yes ☒ No
 If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No
 If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: TBD height; TBD width; and TBD length

iii. Approximate extent of building space to be heated or cooled: 22,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☒ Yes ☐ No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? Excavation required for the proposed building and drainage system.

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): TBD
- Over what duration of time? Anticipated 1-3 months.

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
Materials to be excavated will include loamy soils. The goal is to utilize as much of the excess material in areas around the Proposed Action Site. If required, excess material not utilized will be removed off-site by the contractor.

iv. Will there be onsite dewatering or processing of excavated materials? ☒ Yes ☐ No
 If yes, describe. See below*

v. What is the total area to be dredged or excavated? _____ TBD acres

vi. What is the maximum area to be worked at any one time? _____ TBD acres

vii. What would be the maximum depth of excavation or dredging? _____ TBD feet

viii. Will the excavation require blasting? ☐ Yes ☒ No

ix. Summarize site reclamation goals and plan: _____

Once the proposed building is constructed and drainage infrastructure is installed, excavated areas will be graded and stabilized with pavement, grass seeding and landscaping. Once completed, the site will operate as a fire station.

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

*According to the USDA Web Soil Survey, the water table depth is approximately 1.5 to 2.5 feet (see FEAF answer for question E.2.d.). As a result, dewatering during construction may be required. Should that be the case, dewatering will occur only after NYSDEC SWPPP authorization and will be managed by appropriate control measures as set forth in the SWPPP.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

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

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

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

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ 500 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: Veolia North America
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 500 gallons/day

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

Sanitary wastewater. _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Haverstraw Water Treatment Plant
- Name of district: Haverstraw Joint Regional District Area
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☒ Yes ☐ No ☐ Yes ☒ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): N/A _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ N/A _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>0.05</u> acres (impervious surface) _____ Square feet or <u>4.80</u> acres (parcel size) ii. Describe types of new point sources. Building/ structure roofs, parking areas and walkways. _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ Drainage design has not yet been finalized. However, it is currently anticipated that stormwater management methods will consist of construction of additional drainage piping to be discharged to a newly constructed on-site detention pond or shallow retention units.	☒ Yes ☐ No
• If to surface waters, identify receiving water bodies or wetlands: _____ • Will stormwater runoff flow to adjacent properties? _____	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) Fire response vehicles and fleet will be present on-site. ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) Construction vehicles will include bull dozers, dump trucks, crane, and excavator at various stages of site clearing and building construction. iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) It is currently anticipated that a new emergency generator will be installed on-site and will be utilized in the event a power outage occurs.	☒ Yes ☐ No
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

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

If Yes:

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

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

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

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

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

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

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

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

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

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

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

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☐ No
N/A for this Community Facilities project.

If Yes:

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

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

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

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

i. During Construction: • Monday - Friday: _____ 7:00 a.m. to 7:00 p.m. • Saturday: _____ 8:00 a.m. to 5:00 p.m. • Sunday: _____ N/A • Holidays: _____ N/A	ii. During Operations: • Monday - Friday: _____ 24 hours • Saturday: _____ 24 hours • Sunday: _____ 24 hours • Holidays: _____ 24 hours
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Heavy equipment will operate on-site during construction hours. These operations will be temporary during the construction period only. Fire Station dispatch operations will occur during emergency response events. Normal operations are not anticipated to result in a significant increase in noise levels.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☒ Yes ☐ No

Describe: Tree removal is anticipated. Landscaping will be provided throughout the site to shield the building while maintaining site line as required for safe fire station response.

n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

New lighting on building facades, near building entrances, and through parking lot areas will be installed.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☒ Yes ☐ No

Describe: Tree removal is anticipated. Landscaping will be provided throughout the site to shield the building while maintaining site line as required for safe fire station response.

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No *

If Yes:

i. Describe proposed treatment(s):

*N/A for this Community Facilities project.

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility: N/A for this Community Facilities project.

- Construction: _____ tons per _____ (unit of time)
- Operation: _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☒ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): Vacant, Parkland, Municipal, Community Facilities

ii. If mix of uses, generally describe: Existing land uses that occur on the site include residential uses and vacant land. Existing land uses that adjoin the site include residential uses to the north and south, parkland to the east, and transportation uses to the west (West Ramapo Road/ U.S. 202). Land uses that occur within 1,000 feet of the site predominately include residential and commercial uses, in addition to municipal and community facilities.

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.8 +/-	.85 +/-	+.05
• Forested	2.28 +/-	1.43 +/-	-.85
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Landscaped areas and lawn</u>	1.72 +/-	2.52 +/-	+.8

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

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

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No*
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

*Response to this question was auto-generated by the NYSDEC EAF Mapper. Based up a review of the NYSDEC spills/remediation database no contiguous properties have been subject to remediation actions.

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ TBD feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 0 %

c. Predominant soil type(s) present on project site: Wethersfield-Urban land complex (WuC) _____ 100 %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ 1.5-2.5 feet

e. Drainage status of project site soils: ☒ Well Drained: _____ 100 % of site
☐ Moderately Well Drained: _____ % of site
☐ Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ 75 % of site
☒ 10-15%: _____ 25 % of site
☐ 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name NWI Freshwater Pond (PUBHh) Approximate Size 0.61 acres
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☒ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No

If Yes:

i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site: <u>White-tailed deer, gray squirrel, coyote,</u> <u>wild turkey, cottontail, racoon, chipmunk,</u> <u>opossum, and bird special such as</u> <u>cardinals, blue jays, sparrows, finches,</u> <u>flickers, chickadee, nuthatch, and</u> <u>woodpeckers.</u> <u>A majority of the of site is developed</u> ☒ <u>with residential homes and not likely</u> <u>to have an abundance of species.</u>	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☒ Yes ☐ No If yes, give a brief description of how the proposed action may affect that use: _____ <u>High Tor State Park adjoins the project site to the east. The project site is predominately developed with residential homes and does not contain designated parkland. Thus, the redevelopment of an already developed site will not negative impact hunting or fishing uses at High Tor State Park.</u>	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☒ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☒ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☒ Yes ☐ No

If Yes: High Tor State Park, Harriman State Park, Hook Mountain State Park, Bear Mountain State Park, Stony Point Battlefield State Historic Site, Palisades Interstate Parkway, Town of Ramapo Scenic Road District, Historic Roads designated by the Towns of _____

i. Identify resource: Clarkstown and Orangetown

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Parks, Scenic Areas of State-wide Significance, State Historic Site, State Scenic Parkway, local scenic/aesthetic resources.

iii. Distance between project and resource: _____ within 5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

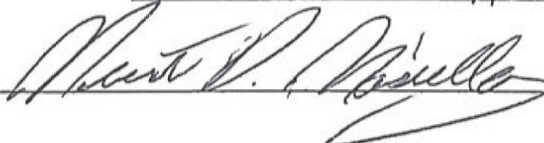
Attach any additional information which may be needed to clarify your project.

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

G. Verification

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

Applicant/Sponsor Name Robert D. Mosiello Date 5-8-23

Signature  Title Commissioner Committee Chair



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [State Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

TOWN OF HAVERSTRAW PLANNING BOARD
SEQRA RESOLUTION

Thiells Roseville Fire District

63 West Ramapo Road, Garnerville (26.09-4-15)
63A West Ramapo Road, Garnerville (26.09-4-14)
65 West Ramapo Road, Garnerville (26.09-4-13)
69 West Ramapo Road, Garnerville (26.09-4-12)
1 Angelus Drive, Garnerville (26.09-4-12)
(collectively, the “Property”)

WHEREAS, on May 12, 2023, the Town of Haverstraw received a Notice of Intent to be Lead Agency (“Notice of Intent”) pursuant to the State Environmental Quality Review Act (“SEQRA”) from the Thiells Roseville Fire District (“Fire District”) related to the Fire District’s proposed construction of a new fire station at the above-referenced Property, which project will include the demolition of three existing single-family homes and the construction of a three-story, 22,000-square foot building, including five double apparatus bays, storage facilities, office and conference room facilities, common areas, exercise areas, kitchen and bathroom facilities, standby facilities for storms as well as site improvements related to drainage, water, wastewater, electric and gas utilities and parking and site circulation (“Proposed Project”); and

WHEREAS, the Planning Board held a duly-noticed public meeting on Thursday, June 1, 2023 at 7:00 p.m. at Town Hall to consider this matter; and

WHEREAS, according to the Notice of Intent, the Property is a total of approximately 4.8 acres and the Fire District is proposing to physically disturb approximately three acres; and

WHEREAS, the Notice of Intent identified the Proposed Project as a Type I action that would require a coordinated SEQRA review (6 NYCRR 617.6); and

WHEREAS, the Property is located within the unincorporated Town of Haverstraw and within the jurisdiction of the Town of Haverstraw; and

WHEREAS, the Planning Board regularly hears and considers land use applications, including conducting environmental reviews under SEQRA, related to properties located in the unincorporated Town, including potential commercial developments on NY Route 202 (West Ramapo Road) where traffic, drainage and utilities – land use issues – are often primary concerns; and

WHEREAS, the Planning Board has consultants, including attorneys, engineers, planners and traffic engineers available to assist in such SEQRA reviews and provide input on potential significant adverse environmental impacts; and

WHEREAS, upon information and belief, the Fire District does not regularly engage in environmental reviews under SEQRA, and it appears its basis for intending to be lead agency for

the Proposed Project is unrelated to any land use review but that the Fire District will have to decide whether to fund the Proposed Project; and

WHEREAS, with the Notice of Intent the Fire District also provided a Full Environmental Assessment Form, Part 1 ("FEAF, Part 1"), but no application form and no plans related to the Proposed Project; and

WHEREAS, the FEAF, Part 1 did not identify the Planning Board as an approving (involved) agency even though the Proposed Project is by default subject to the Town's zoning regulations and required to obtain site plan approval under Town Code § A173-1; and

WHEREAS, there has been no determination by any board or agency of the Town that the Town's land use regulations do not apply (*County of Monroe v. City of Rochester*, 72 N.Y.2d 338 (1988)) and the Planning Board believes that given the scale of the Proposed Project, it is in the public interest that the project be subject to the Town's land use regulations; and

WHEREAS, under the Town's zoning regulations, the Fire District will also likely require a zone change from the Town Board, and potentially variances from the Zoning Board of Appeals and approval from the Architectural Review Board – Town boards for which the Planning Board regularly serves as lead agency for coordinated SEQRA reviews; and

WHEREAS, the Proposed Project will also be subject to the New York Uniform Fire Prevention and Building Code, which will be administered by the Town's Building Department; and

WHEREAS, the Planning Board believes it is better equipped to be lead agency because of its extensive experience conducting SEQRA reviews, its intimate familiarity with land use and zoning in the unincorporated Town, and specifically the area in which the Property is located, and the fact that the Planning Board is not the proponent/applicant of the Proposed Project; and

NOW THEREFORE,

BE IT RESOLVED, the Planning Board hereby declares its intent to be lead agency for the Proposed Project instead of the Fire District; and

BE IT FURTHER RESOLVED, the Fire District shall revise the FEAF, Part 1 to reflect the Planning Board as an approving agency (with reservation of rights as to other modifications that are determined to be warranted once the Planning Board has had an opportunity to conduct a substantive review of the FEAF, Part 1); and

BE IT FURTHER RESOLVED, the Planning Board hereby directs that this Resolution be circulated to the Fire District and all of the agencies identified on the Notice of Intent; and

BE IT FURTHER RESOLVED, if the Fire District (or another involved agency) does not agree to the Planning Board serving as lead agency, the Planning Board hereby authorizes any and all applicable Town staff and consultants to circulate this Resolution and any other relevant information to the Commissioner of the Department of Environmental Conservation and request that they determine the appropriate lead agency under 6 NYCRR 617.6(b)(5)(v).

Dated as of June 1, 2023

Chairman Corallo

In Favor:

Opposed:

Abstain:

Absent:

DRAFT