

REVISED DEIS PAGES

CHAPTER TEN

The project Tax Map is shown on Map #1-6. The portion of the property known as Tax Map #1-3-27.13 is an existing right-of-way which was established to allow an access road to serve the property. The Bald Hill main access road will be constructed within this right-of-way. The two adjacent residential properties currently use this right-of-way for their driveways. These driveways will be modified at the applicant's expense to tie into the new road. Screen planting is proposed along both sides of the road to screen the existing houses. A southern driveway is also proposed as shown on Map #1-3. This drive will use the existing middle site frontage on CR 105. These two drives together form one of several loops proposed within the project. The southernmost area of site frontage on CR 105 is not proposed to be used.

SITE DESCRIPTION

The property is currently vacant. The land closest to Route 105 is old field growth. There is stream corridor with associated wetlands, which flows from north to south, in the front portion of the property as shown on Map #1-7 (2 sheets). From the stream corridor, the property is wooded and rises in elevation from 580' to 895' in a hill identified as "Bald Hill" on the USGS Maps. There is an existing sanitary easement and force main on the property which is owned and maintained by the Orange County Sewer District #1 as shown on Map #1-8 (2 sheets).

Adjacent areas are a mix of uses. Lands immediately to the southwest are single family residential houses on 1/4± acre lots. These homes are located in the Village of Monroe. Land immediately to the north is occupied by R.O. Excavating. R.O. Excavating is a construction company and the land is currently used as their storage yard. This property is also known as the Oliveri parcel. Lands to the southwest are a combination of Spring View Homeowners Association and Town of Monroe park lands. The Town of Monroe park land includes a large active recreation area off of Spring Street which extends up to the project boundary. There is a communications tower located on the Town park property at the far southwest corner of the site. There is a

These soils have the following characteristics:

Symbol	Name	Slope	Depth to Water Table	Depth to Bedrock	Hydro-logic Group
MdB	Mardin gravely silt loam	3-8%	1.5 - 2.0' perched	5' +	C
MdC	Mardin gravely silt loam	8-15%	1.5 - 2.0' perched	5' +	C
MdD	Mardin gravely silt loam	15-25%	1.5 - 2.0' perched	5' +	C
SxC	Swartswood & Mardin very stony soils	3-15%	2-4' perched	5' +	C

The on-site soils have no restrictions on construction of buildings or roads. No construction of subsurface disposal areas is proposed. Due to the potential for a perched water table, footing drains, curtain drains, and under drains should be provided around foundations and along all slopes.

Borings were done on the property in February and March, 2003 by Soil Testing, Inc. Twenty-two borings were completed as shown on Map #2-3. The borings were generally deep (up to 26') before refusal. Subsurface conditions are relatively uniform with dense to very dense silt and sand. The borings were dry except Boring #1 at the proposed main road crossing. The project geotechnical engineer then made the following recommendations for foundations, retaining walls, and other silt conditions. It is recommended that select fill be used as backfill and around footings and slabs. The study also recommends that due to a high moisture content in the subsoil, that fill material be allowed to dry before use. A copy of the Boring Logs and report are included in the Appendix. Due to the depth of bedrock, limited blasting, if any, is expected.

DEMOGRAPHIC AND FISCAL IMPACT CHAPTER EIGHT

EXISTING ENVIRONMENTAL SETTING

The Town of Monroe is located in the southeast portion of Orange County, New York. Orange County is comprised of 20 towns, 17 villages, and 3 cities. The Town of Monroe, with a 2000 population of 31,407, is the most populated town in the County. The project site borders on the Village of Monroe to the southwest which has a 2000 population of 7,780. The Village of Kiryas Joel, the most densely populated community in the County, is located north of NYS Route 17. Together, the Towns and Villages have a total population of 54,578, according to the 2000 Census information published by the Orange County Department of Planning.

The project is located in the Town of Monroe, which has an annual budget of \$9,288,815.76 based on the 2004 budget. Of that amount, \$5,589,720.08 is the annual revenue raised by taxes. The town taxes cover costs for the following:

- Animal Control
- Tax Assessors
- Senior Center
- Town Council
- Town Court
- Town Supervisor
- Tax Collector
- Town Clerk
- Town Attorney
- Town Engineer
- Historian
- Building Department
- Recreation Department
- Planning Board
- Round Lake Pavilion
- Highway Department
- Garbage Collection

- Fire Protection
- In addition to general assessment, there are several site specific additional districts which are taxed separately
- Four Sewer Districts
- Eight Drainage Districts
- Two Road Improvement Projects
- Six Water Districts
- Lighting District

The site consists of four tax map parcels:

Tax Map # 1-3-27.13
 Tax Map # 1-3-.25.2
 Tax Map # 209-1-10
 Tax Map # 209-1-1

These parcels currently have a total assessed value of \$108, 300.

The 2002 / 2003 tax rates for the property are: (based on each \$1000 of assessed value):

Town: \$6.0498
 County: \$14.7466
 Fire: \$2.6898
 School: \$95.55
 Highway: \$1.9588

There are additional assessment for the Orange County sewer district, lighting districts and drainage districts in various locations in town and based on use. This property does not currently pay these additional assessments but would be expected to once built. A site specific Drainage District is also expected at this property.

Based on the 2002/2003 tax rates, the property generated the following tax revenues:

Town: \$655.19
 County: \$1597.06
 Fire: \$291.31
 School: \$10348.07
 Highway: \$208.89

POTENTIAL ENVIRONMENTAL IMPACTS

Based on the 2000 census, the Town of Monroe has one of the highest average person per unit in Orange County as shown in Figure 8-1. The average number of persons per unit is 3.72. Based on this figure, the total expected population generated by the 112 units of this project will be 417 people. Typically, townhouse units have a lower population than a standard census unit. Therefore, the use of the census data is considered conservative.

Using the Service Standard Method from the *New Practitioner's Guide to Fiscal Impact Analysis* (Burchell et al.), we can determine what the anticipated cost of providing municipal services to the Town will be. There are five steps to this calculation.

Step #1 Determine the anticipated population increase resulting from the project.

Use an average household size of 3.72 based on the 2000 Census for the Town of Monroe.

Anticipated Population = $112 \times 3.72 = 417$ people

Step #2 Using Exhibit 4-2 from the Fiscal Impact Handbook (Figure 8-2), identify the number of full time employees per 1,000 population by municipal functions.

Use a project size of 417 people in a municipality between 50,000 - 99,999 (actual population - 54,578 from 2000 Census)

Departments -

Finance / Administration:

$0.48 \text{ employees} \times 0.42 = 0.2 \text{ additional employees}$

General Government:

$0.57 \text{ employees} \times 0.42 = 0.24 \text{ additional employees}$

Police:

$2.45 \text{ employees} \times 0.42 = 1.03 \text{ additional employees}$

Fire and Ambulance (volunteer company - not applicable)

Highways:

$$0.95 \text{ employees} \times 0.42 = 0.4 \text{ additional employees}$$

Drainage District (not applicable - annual fees to users)

Sewerage (not applicable - sewage use fees)

Water Supply (not applicable - water supply fees)

Sanitation (not applicable - private carting)

Parks and Recreation:

$$0.59 \text{ employees} \times 0.42 = 0.25 \text{ additional employees}$$

Libraries:

$$0.39 \text{ employees} \times 0.42 = 0.16 \text{ additional employees}$$

$$\begin{aligned} \text{Total Additional employees} &= 0.2 + 0.24 + 1.03 + 0.4 + 0.25 + 0.16 \\ &= 2.3 \text{ additional employees} \end{aligned}$$

Step #3 Calculate the cost of services expected to be used by the project based on the cost to the Town for each additional employee.

Assume \$40,000 annual cost per employee.

$$2.3 \text{ employees} \times \$40,000 = \$92,000 \text{ (Services expected to be required by project)}$$

Step #4 Calculate Tax Revenue to Town

The current average assessed value of homes in the Boyd Road and King Street area is \$60,000. Although these homes are single family, they are approximately the same size as the propose units but older. Therefore, they can be used as a guide to determine assessed value. As these units will be new construction and sell for more than \$200,000+/-, use an assessed value of \$100,000. It should be noted that comparable units in the area are currently selling for \$350,000.

Based on an assessed value of \$100,000 (estimated sales value of \$200,000+), the project will generate the following revenue:

	Tax Rate	Assessed Value 1/1000 per Assessed Value	Number of Units	Total Revenue
Town:	\$6.0498	\$604.98	112	\$67,754.40
Highway:	\$1.9588	\$195.88	112	\$21,938.56
Fire:	\$2.6898	\$268.98	112	\$30125.70
Total Revenue Generated				\$119,818.72

Step #5 Compare to estimate cost

Town Estimated Cost: \$ 92,000.00
Town Tax Revenue Generated: \$119,818.72

Based on this fiscal impact analysis, the Project will generate more taxes than cost of municipal services provided even using the conservative census data.

An additional tax levy would be added to individual unit tax bills to cover the costs associated with the Drainage District.

PROPOSED MITIGATION MEASURES

No mitigation is required.

ALTERNATIVES

CHAPTER THIRTEEN

No ACTION ALTERNATIVE

The No Action Alternative would leave the property undeveloped. This alternative would not allow the applicant to provide additions to the existing housing types to address the needs of the community. The Town of Monroe has indicated that they are not interested in expanding recreational uses onto the site (see attached memo). Therefore, the no-action alternative would not result in any public benefit.

ALTERNATE DEVELOPMENT SCENARIOS

The proposed project has been reviewed by the Town of Monroe several times with many different types of layouts.

A. DEVELOPMENT UNDER EXISTING ZONING (ALL SINGLE-FAMILY)

The applicant prepared and submitted several layouts which included all single-family homes in the UR-M zone with central water and sewer systems. These plans included: Map #13-1 which shows the creation of 157 lots with a minimum lot size of 10,000+ SF. Map #13-2 shows the construction of 134 single family lots with a minimum lot size of 10,000± SF. Map #13-2 shows fewer lots than Map #13-1 to increase the amount of open space provided in the plan. Map #13-3 shows a combination of 10,000±SF and 25,000± SF lots for a total of 98 lots. Map #13-4 shows an average density plan of 17,500± SF lots for a total of 98 lots. Map #13-5 shows a combination of 17,500± SF and 10,000± SF lots for a total of 100 lots. These plans would have required approximately 15 acres of additional disturbance compared to the Proposed Plan. Significant retaining walls would also have been required in the Alternative shown on

Map #13-5.

Based on meetings with the Town of Monroe, the above alternatives were not pursued because single family homes were considered a more intensive use which generates more traffic, school children, and sanitary sewage than townhouse units. In addition, the layouts shown each had significantly more area of disturbance and earthwork than the proposed plan.

B. DEVELOPMENT UNDER EXISTING ZONING WITH SEWER SERVICE

Map #13-6 shows the plan as proposed for the original application and Scoping Document in 2002. This plan showed a combination of 33 single family and 80 townhouse units which would have been allowed as the project was originally zoned (UR-M and LI). During the preparation of this DEIS, the applicant had further discussions with the Town which resulted in a change of zoning on the site and the current layout.

This alternative would have disturbed 8-10 additional acres beyond that shown on the Proposed Plans. The traffic generated by the project would be slightly higher as shown in the Traffic Report in Chapter 5. 33 single family homes would generate at least 26 additional children. Depending on the unit built, the taxes generated would be equal to or higher than those identified in Chapter 8. There would be a slight increase in public road length to be constructed. However, the private road length would be reduced.

Other mixed townhouse unit / single family home plans were submitted to the Town for their review. These include Map #13-7 with 80 townhouse units and 56 single family lots. This plan assumes compliance with the

Town Highway Specifications. Maps #13-8 and #13-9 show the same number of units but with selected waivers from the Town of Monroe Highway Specifications. Map #13-10 includes 56 single family homes and 67 multi-family units.

C. DEVELOPMENT OF LI LANDS TO BE USED FOR REASONABLE INDUSTRIAL PURPOSES CONSISTENT WITH ZONING

The project includes the creation of three small LI zoned lots located on lands closest to CR 105. The development of these properties as LI uses will generate tax revenue and employment needed in the area. The tax revenue generated will vary depending on the size and type of building built. Map #13-7 shown a possible development scenario for these lots. The LI zone allows office, warehouse, day care and animal hospitals to list a few of the diverse uses.

The proposed lots are small with their shape defined by the location of the project entrance and the proposed right-of-way connection to the Oliveri property. As such, the buildings are limited in size due to setbacks and how many parking spaces can be constructed. Map #13-7 indicates that Lot #1 would allow construction of a 10,125+/- square foot (sf) footprint with 21 parking spaces; Lot #2 - 15,000+/-sf with 26 parking spaces; and Lot #3- 4550 +/- sf with 22 parking spaces. The size and use of the building will be limited by the number of parking spaces available. Since the uses are unknown at this time, the applicant has agreed to present a traffic report and other data to the Planning Board to consider the potential impacts of that use at the time of submission of a Site Plan application.

PHASING

The construction of the proposed project will be phased to comply with NYSDEC GP-02-01. The phasing will be done in accordance with the final Stormwater Pollution Prevention Plan approved by the DEC and Town of Monroe. This phasing limit is intended to minimize the area of disturbed soil on the site at any one time to reduce the potential impacts of erosion and sedimentation.

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GROWTH INDUCING ASPECTS

CHAPTER FOURTEEN

The proposed project includes a road right-of-way to the property to the north. This may or may not be constructed in the future. The benefit of this extension would be to minimize the number of curb cuts on CR-105 in the future. The future construction of this road may result in one or two additional commercial lots on the adjacent property than would not be constructed without the road right-of-way. The future users would be responsible for all approvals for construction and use of that right-of-way.

The project property is somewhat isolated by existing residential development to the east and southeast and steep slopes to the southwest. The layout of the proposed project is inward focused and does not have a layout which is conducive to expansion. The development of this parcel, due to its isolation, is not likely to encourage other properties to develop in the future. Furthermore, the undeveloped lands of this project will be prohibited from future expansion.

The proposed project will increase the number of consumers in the area which may generate, along with the effects of other residential projects in the area, additional need for retail, service, and recreational uses in Town. This need will vary over time due to the overall economy.

During the early discussions with the Town, there was a concern regarding the potential expansion of the proposed units due to market forces. The applicant has chosen to design a larger unit as part of this DEIS in order to minimize the potential for expansion. These units are now included in this DEIS as part of the Site Plan.

EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

CHAPTER SIXTEEN

Energy will be required for heating and cooling of the proposed units. Electricity will be required for lights and appliances. Based on conversations with Orange & Rockland (the local service provider), there is sufficient supply available to service the project. Energy saving devices such as plug-in fluorescent lights, reduced energy appliances will be used to the extent practicable and as refined by the Building Code.

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