Final Environmental Impact Statement

New Paltz Apartments
NYS Route 32 South & 21 Cross Creek Road
Town of New Paltz
Ulster County, New York

Lead Agency

Village of New Paltz
Planning Board
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Prepared By

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Project Sponsor

Commercial Street Partners
64 Commercial Street
Rochester, New York 14614

Submitted May 16, 2024
Revised August 5, 2024
Revised September 3, 2024
Accepted October 1, 2024

Type I Action under 6 NYRCC Part 617.4

Commercial Street Partners – New Paltz Apartments
NYS Route 32 South & 21 Cross Creek Road
Town of New Paltz
Ulster County, New York

Final Environmental Impact Statement
SEQRA Classification: Type 1 Action

Project Sponsor:

Commercial Street Partners
64 Commercial Street
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Project Location:

60-acres of a 129.3 acres project site
NYS Route 32 South (86.4-2-3.119)
21 Cross Creek Road (86.4-2-4.340)
Town of New Paltz
Ulster County, New York

Property Owner:

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(Sustainability)

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Availability of Documents:

Copies of the FEIS are available for public review at the office of the lead agency, Office of the Village Clerk, the Elting Memorial Library, and at https://www.villageofnewpaltz.org/new-paltz-apartments/

Table of Contents

1.0 Introduction 1

Incorporation of the DEIS into the FEIS 2
SEQR Process to Date 3

2.0 Executive Summary 4

Regional Location 4
Project Location 5
Site Characteristics and History of the site 8
Description of the DEIS Plan 9
Summary - What we Heard During the DEIS Public Comment Period 15

3.0 Description of the FEIS Plan 16

Benefits of the FEIS Plan 16

4.0 Required Permits and Approvals 22

Involved Agencies 23
Interested Agencies 23

5.0 DEIS Comment Index 25

Who is responsible for preparing an EIS 27
What constitutes a “substantive” comment 27

6.0 Responses to Comments on the DEIS 28

6.1 Affordable Housing 28
6.2 Topography and Soils 41
6.3 Surface and Ground Water 42
6.4 Plants and Animals 52
6.5 Agricultural and Open Space Resources 55
6.6 Transportation 56
6.7 Energy and Utility Facilities 57
6.8 Climate Change 62
6.9 Noise, Light and Odor 63
6.10 Zoning, Land Use, and Community Character 66
6.11 Solid Waste 74
6.12 Economic and Fiscal Impact, and Emergency Services 76
6.13 Visual Aesthetics 79
6.14 General Comments 80

List of Tables

Table 1: DEIS Plan - Building Type and Unit Summary 11
Table 2: DEIS Plan - Zoning Compliance 11
Table 3: FEIS Plan - Building Type and Unit Summary 17
Table 4: FEIS Plan - Zoning Compliance 19
Table 5: Comparison of DEIS Plan to FEIS Plan/Mitigation Measures 21
Table 6: Required Permits and Approvals 22
Table 7: List of Public Comment Respondents 25
Table 8: Distribution of Affordable Housing Units 32

List of Figures

Figure 1: Regional Map 4
Figure 2: Ulster County Tax Map 5
Figure 3: Proposed Subdivision 6
Figure 4: Lot 1 – Proposed Project Site 7
Figure 5: Village Limits Including Proposed Annexed Parcel 8
Figure 6: DEIS Plan 10
Figure 7: DEIS Plan - Elevations 12
Figure 8: DEIS/FEIS Sample Floor Plans - 4 Bedroom Unit 13
Figure 9: FEIS Plan 18
Figure 10: FEIS Plan - Elevations 20

List of Appendices

APPENDIX A: Notice of Completion of DEIS
APPENDIX B: Public Comment Response Matrix
APPENDIX C: Certified Public Hearing Transcripts
APPENDIX D: Written Comments
APPENDIX E: August 16, 2023 Letter from Michael Moriello, Esq.
APPENDIX F: Sightline Analysis from Hawk Hill Road
APPENDIX G: Civil Plan Set – FEIS Plan
APPENDIX H: August 16, 2024, Wetlands Memo from SLR Engineering

1.0 Introduction

The proposed Action, as described in the Draft Environmental Impact Statement (DEIS), is a request for approval to construct a student and multifamily housing campus known as "New Paltz Apartments."

The Action or "Project" includes a petition for a zoning district change of 60 +/- acres of lands from R-1 [Residential] under the Town of New Paltz Zoning Law to R-3 [Multi-Family] under the Village of New Paltz Zoning Law, and a simultaneous annexation petition to place the development parcel (Lot 1) into the Village of New Paltz.

The following project approvals are anticipated, perhaps not in this order (refer to Section 4.0 for a comprehensive list of permits and approvals):

- **Subdivision/lot combination** to reconfigure the two subject parcels into four new parcels.
- **Annexation** of Lot 1 to the Village of New Paltz.
- **Rezoning** of Lot 1 to R-3 Residential under the Village of New Paltz Zoning Code.
- **Area variance** approval by the Village Zoning Board of Appeals for not meeting the distance separation requirement of 50 feet between buildings, where 25 feet is proposed.
- **Site Plan Review Approval.**
- The **extension of the water and sewer mains** from the village along Route 32 South to provide service to Lot 1.
- **Easements and Agreements.**

Incorporation of the DEIS into the FEIS

This Final Environmental Impact Statement (FEIS) has been prepared in accordance with the State Environmental Quality Review Act (SEQRA or SEQR) and its implementing regulations at 6 NYCRR Part 617. Pursuant to 6 NYCRR Part 617 (specifically §617.9(b)(8)), the purpose of this FEIS is to provide responses to the substantive public comments (both written and verbal) made on the DEIS during the public hearing and formal comment period for the proposed "New Paltz Apartments" (Project), located at NYS Route 32 South (Route 32 South) and 21 Cross Creek Road, New Paltz, New York.

A Notice of Completion of the DEIS and Public Hearing was issued on or about October 10, 2023 (Appendix A). This Notice was distributed to the involved agencies and posted in the New York State Department of Environmental Conservation Environmental Notice Bulletin (ENB) on October 25, 2023. The DEIS was made available for public review on the Village of New Paltz website at https://www.villageofnewpaltz.org/new-paltz-apartments/ and a hard copy was made available at the Village Offices.

Public hearings were held on November 9, 2023, December 5, 2023, and February 6, 2024, at 7:00 PM at the Village of New Paltz, 25 Plattekill Avenue, New Paltz, New York, to receive public comments on the DEIS. Written comments were accepted until 4:00 PM on February 16, 2024.

This FEIS addresses substantive comments received on the DEIS during the public comment period and will serve as a basis for making environmental findings for the Project, or proposed action, described below. The comments are summarized and responses are provided in Section 6.0 of the FEIS, "Responses to Comments on the DSEIS."

In accordance with §617.9(b)(8) the draft EIS may be directly incorporated into the final EIS or may be incorporated by reference. The DEIS, accepted as complete on or about October 3, 2023, is hereby incorporated in full, by reference.

Upon acceptance of the FEIS, the Village of New Paltz Planning Board, as Lead Agency, is responsible for:

- Notifying the involved and interested agencies that the FEIS has been issued;
- Submitting the Notice of Completion of the FEIS to the ENB; and
- No sooner than 10 days and no later than 30 days after completion of the FEIS, adopt a Findings Statement.

SEQR Process to Date

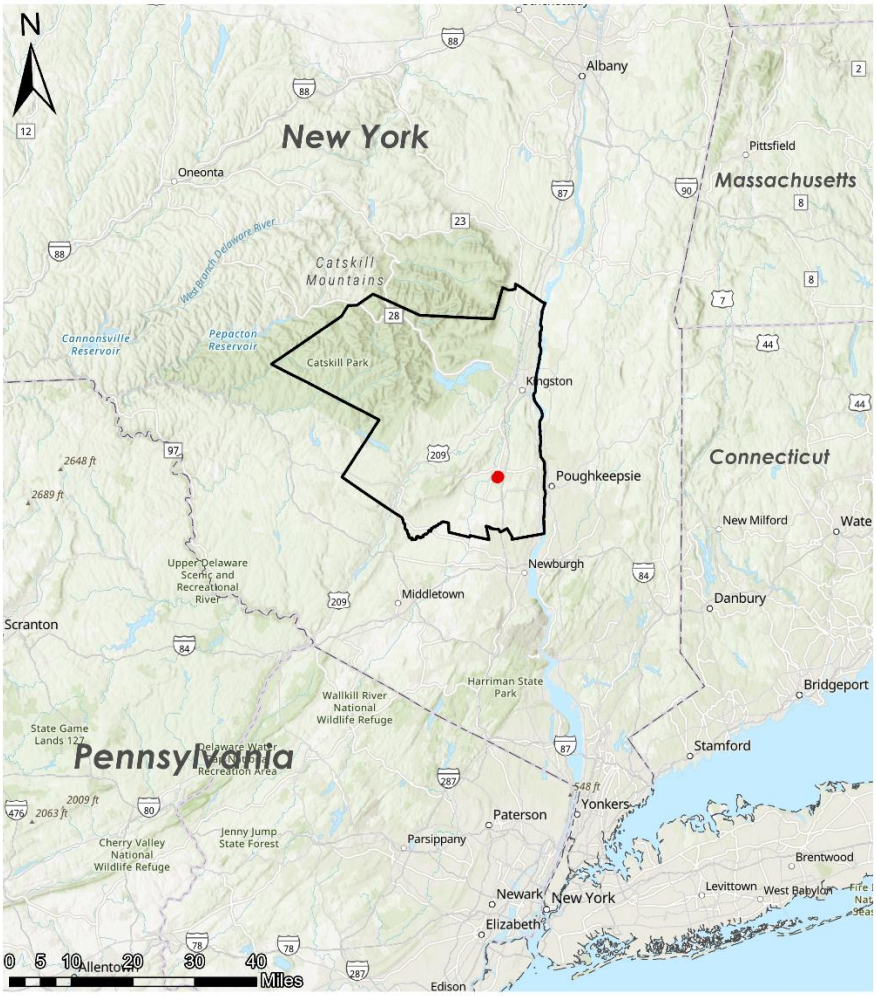
Action	Date of Action
Site Plan Application submitted to the Village	January 19, 2021
PB issues Notice of Intent to serve as Lead Agency	March 16, 2021
PB issues Positive Declaration	May 28, 2021
Public Scoping Session	July 20, 2021
Scoping Document Issued	September 7, 2021
DEIS Submitted to the PB	August 11, 2022 (Revised August 31, 2023)
DEIS Accepted	October 3, 2023 (Notice issued October 10, 2023)
DEIS Public Hearings	October 9 and December 5, 2023, and February 6, 2024

2.0 Executive Summary

Regional Location

The Town of New Paltz is located 80 miles north of New York City in the southern portion of Ulster County, NY. The Town encompasses about 34 square miles and 14,000 people in the mid-Hudson Valley, and it is flanked by a mountain range, cradled by meadows and forested preserves, bisected by a river, and anchored by a state university, SUNY New Paltz. At its heart is the 1.8-square-mile village, with a population of +/- 7,523. The village is dense with commerce, cultural and social opportunities, and east of the village toward I-87 is more conventional retail offering several shopping centers with chain stores. In the Town surrounding the Village center, houses and lots grow larger, and farms, orchards and vineyards populate the landscape.

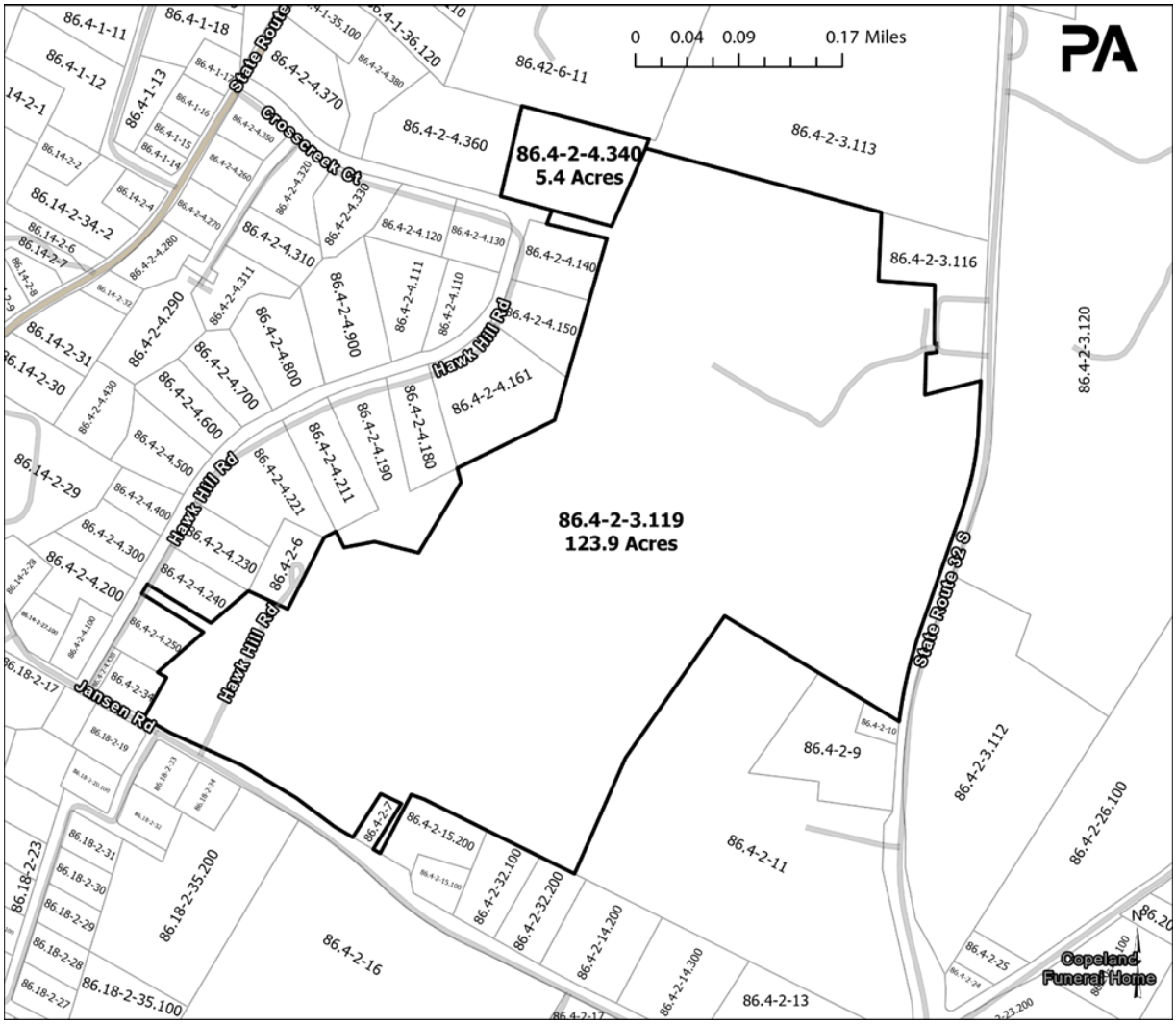
Figure 1: Regional Map



Project Location

The two subject properties at NYS Route 32 South (Route 32 South) and 21 Cross Creek Road are designated on the Ulster County Tax Map as 86.4-2-3.119 and 86.4-2-4.340, a total of 129.3 acres. These properties are on the west side of Route 32 South and are roughly bound by the Village of New Paltz and Bella Terra Apartments to the north, Jansen Road to the south and Harvest Hills Subdivision (Hawk Hill and Cross Creek Roads) to the west.

Figure 2: Ulster County Tax Map



A subdivision/lot combination will result in creation of the following parcels:

- Lot 1 (60 acres) is the proposed project site.
- Lot 2 (7.9 acres) is to accommodate an existing single family dwelling and onsite farm buildings.
- Lot 3 (1.0 acre) is to accommodate an existing single family dwelling.
- Lot 4 (60 acres) along Jansen Road is not included in the DEIS, and no development is planned for this parcel.

Lot 1 will be annexed to the Village of New Paltz. Lot 2, 3, and 4 will remain in the Town of New Paltz.

Figure 3: Proposed Subdivision

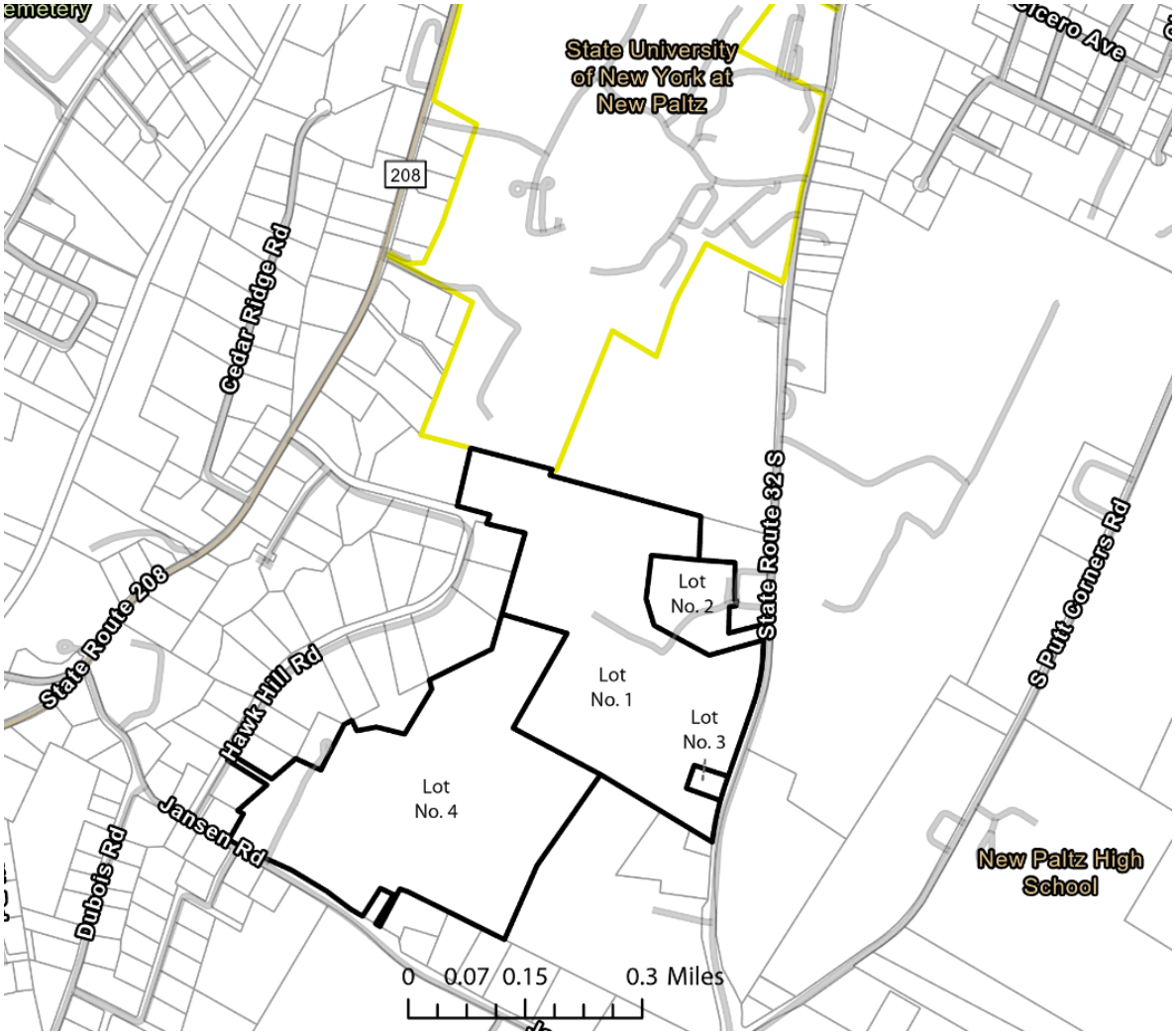


Figure 4: Lot 1 – Proposed Project Site

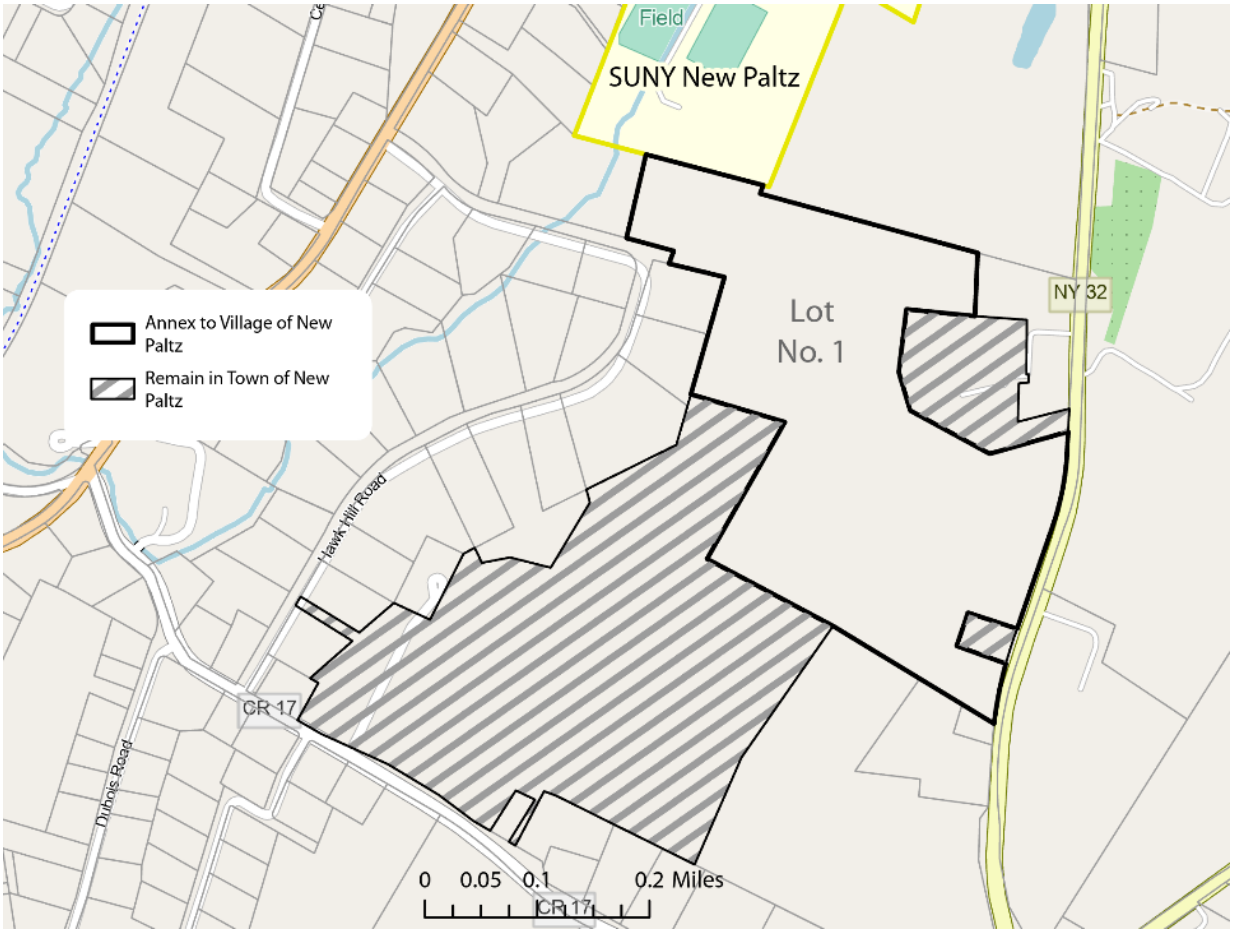
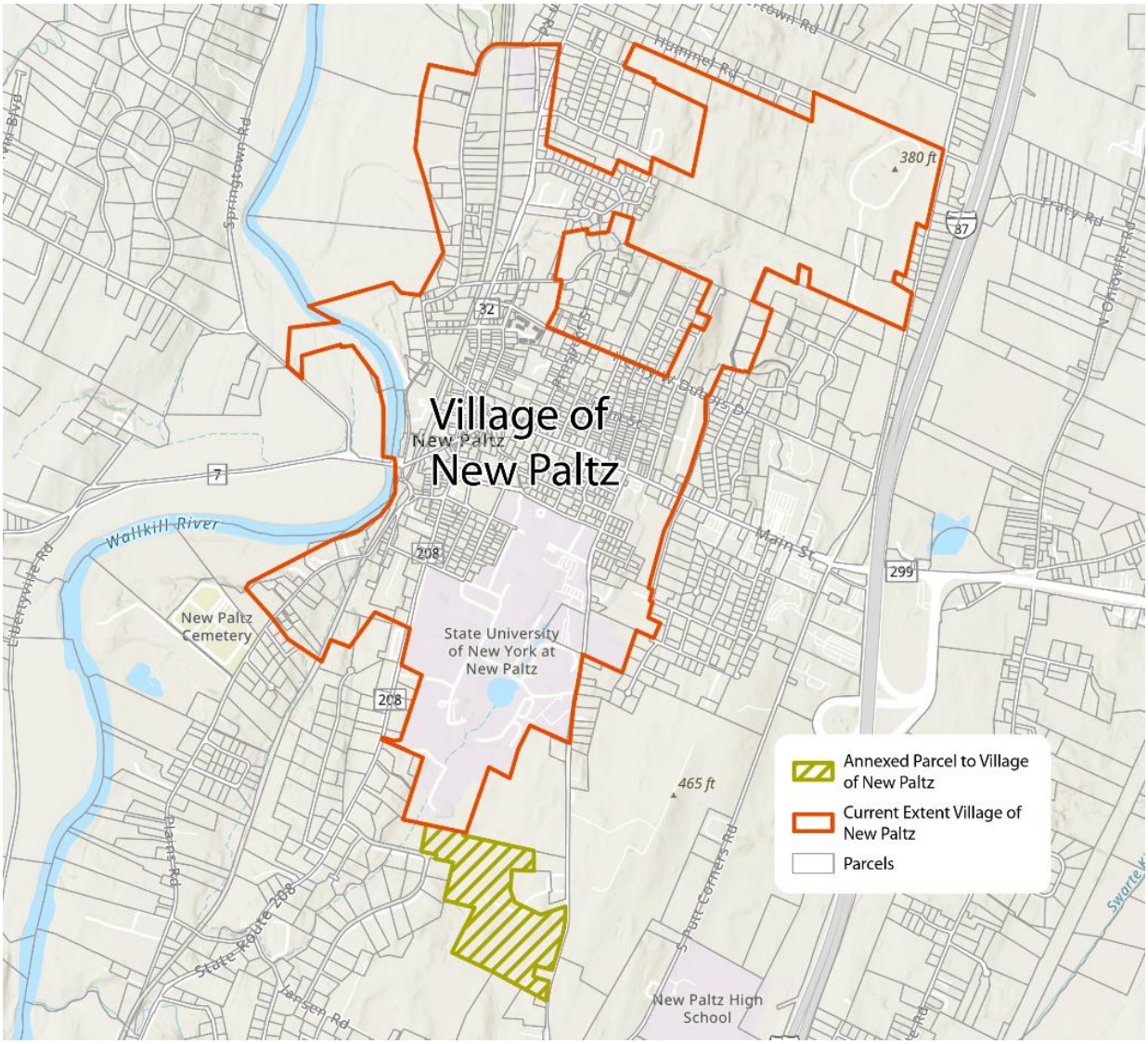


Figure 5: Village Limits Including Proposed Annexed Parcel



Site Characteristics and History of the site

The subject property generally slopes away from Route 32 South in the northwest and south directions with elevations ranging from 355 to 410 above mean sea level (AMSL). The site contains federal wetlands in various locations on the site. There is also an off-site NYSDEC regulated Class C creek (regulation: 855.5-28) located to the west of the subject property. This creek is tributary to the Wallkill River. There are no NYSDEC regulated wetlands onsite. There is an off-site Town wetland to the north, and a Town wetland south of the project site.

Historically, the majority of the subject property was used for farming, including apple orchards, haying and rye grass. The Moriello Family has owned the property for decades and has indicated that there have been no previous development proposals on the subject site.

Description of the DEIS Plan

The Alternative 5, identified in the DEIS as the preferred plan (DEIS Plan), consists of the construction of townhouse and cottage style homes (+/- 250 units) with a clubhouse and fitness center, pool and patio area, associated parking, active recreation area, and nature trail. In accordance with Chapter 132 of the Village of New Paltz Code, the Affordable Housing Law, the Project Sponsor is committed to integrating affordable units into the Project.

The Project also includes two full-movement driveways from Route 32 South, the extension of water and sewer mains along Route 32 South from Orchard Lane in the Village, repair and upgrade of a of portion of the existing Village sewer main to improve capacity, onsite stormwater management facilities along the western portion of the site, onsite utility improvements, site lighting, landscaping, and site signage.

Two easements are proposed: an agricultural conservation easement along Route 32 South to protect a 7-acre portion of the site that will remain in agricultural production of apples and hay; and a restrictive deed covenant at 21 Cross Creek Road within the Harvest Hills Subdivision that will prohibit buildings and structures, preserve the 5.4 +/- acre wooded buffer, and preserve the viewshed from Route 32 South to the west toward the mountain range.

Figure 6: DEIS Plan



Table 1: DEIS Plan - Building Type and Unit Summary

Building Type	Total Buildings	Units/Building	Total Units	Beds/Unit	Total Beds
Townhome A	7	4	28	5	140
Townhome B	26	4	104	4	416
Cottage C	13	4	52	2	104
Cottage D	16	4	64	1	64
Total Buildings:	**62**	**Total Units:**	**248**	**Total Beds:**	**724**

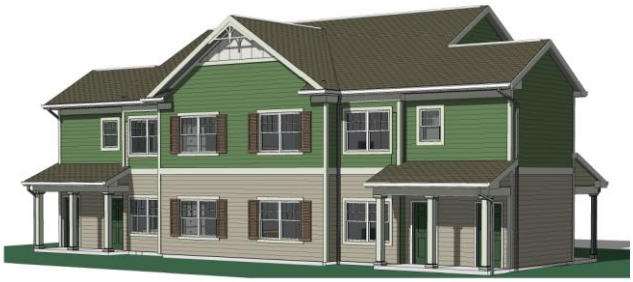
Table 2: DEIS Plan - Zoning Compliance

1. PARCEL ADDRESS: RTE 32 S (086.004-04-24-3.117) & 21 CROSS CREEK ROAD (086.4-2-4.340)
2. TOTAL PARCEL AREA: ±129.3 ACRES (5,633,615 SF)
   TOTAL PROJECT AREA: ±60.0 ACRES (2,612,070 SF)
   TOTAL DISTURBED AREA: ±30 ACRES (1,306,800 SF.)
   TOTAL IMPERVIOUS AREA: ±10.69 ACRES (465,656 SF.)
3. EXISTING ZONING: R-1 RESIDENTIAL (TOWN OF NEW PALTZ)
4. PROPOSED ZONING: R-3 RESIDENTIAL (VILLAGE OF NEW PALTZ) (LOT #1 ONLY)
5. EXISTING USE: UNDEVELOPED/ AGRICULTURE
6. PROPOSED USE: MULTIFAMILY
7. BULK AREA REQUIREMENTS:

ZONING ANALYSIS - R-3 RESIDENTIAL (VILLAGE ZONING)		
	REQUIRED	PROPOSED
LOT REQUIREMENTS		
FRONT BUILDING SETBACK	25'	333'
SIDE BUILDING SETBACK	12.5' OR 62.5' ABUTTING RESIDENTIAL DISTRICT	81.1'
REAR BUILDING SETBACK	25' OR 75' ABUTTING A RESIDENCE ON A LOWER DENSITY RESIDENTIAL ZONE	280.9'
LOT WIDTH	50'	1,520'
PARKLAND	(1300 SF / UNIT) x (248 UNITS) = 322,400 SF = 7.4 ACRES	>7.4 ACRES
MAXIMUM LOT COVERAGE	60%	18%
BUILDING REQUIREMENTS		
MAX BUILDING HEIGHT	30'	<30'
BUILDING SEPARATION*	50' MIN.	25' MIN *
PARKING REQUIREMENTS		
PARKING STALLS*	2 SPACES PER DWELLING UNIT CONTAINING A MAXIMUM OF 2 BDRMS PLUS 1 SPACE FOR EACH ADDITIONAL BDRM PER UNIT	491 PROPOSED SPACES + 297 LAND BANKED SPACES = 788 SPACES ADA PARKING SPACES = 20
DRIVE AISLE WIDTH	26' MIN.	26 MIN'

Figure 7: DEIS Plan - Elevations

Townhouse Style





Cottage Style



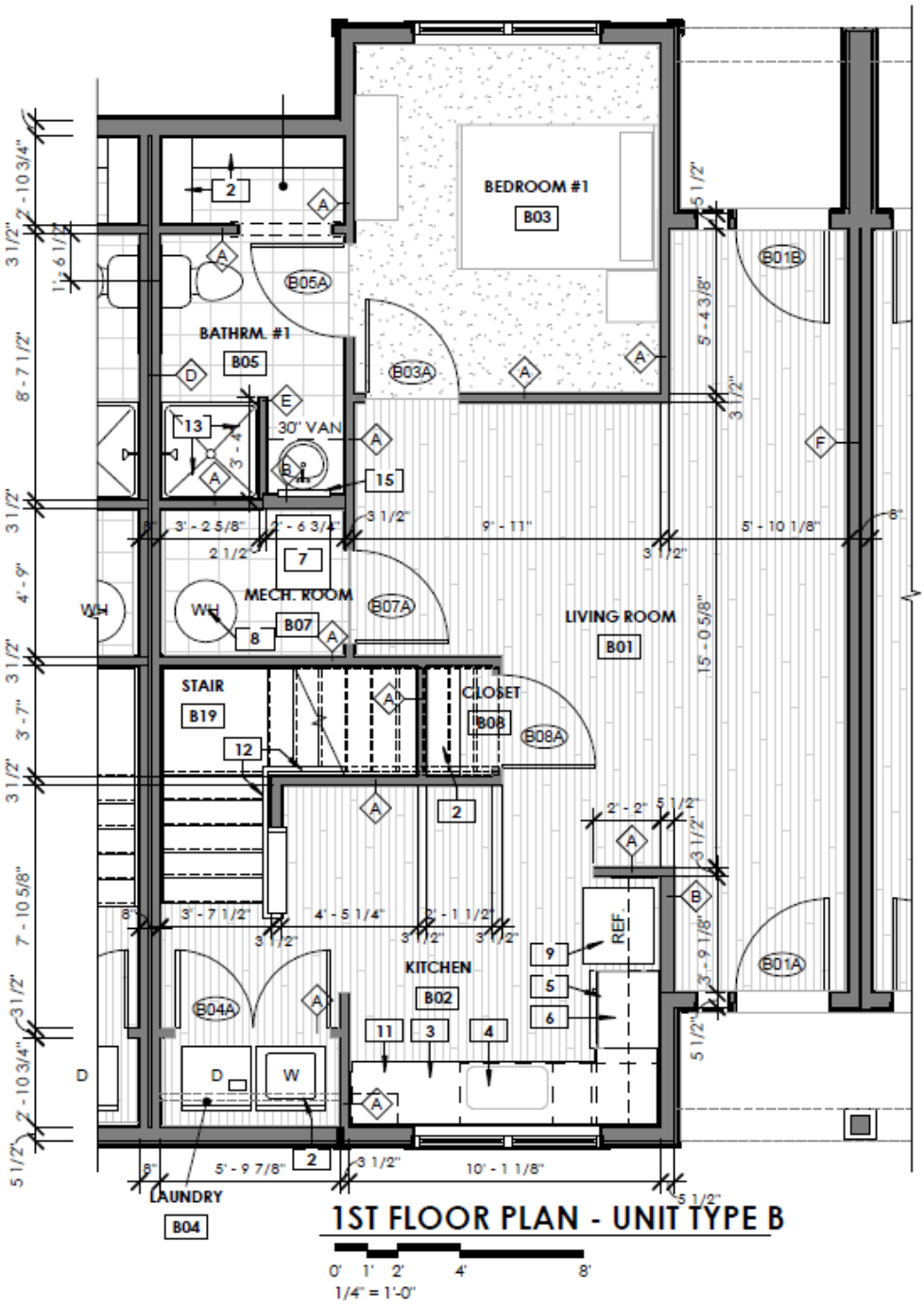


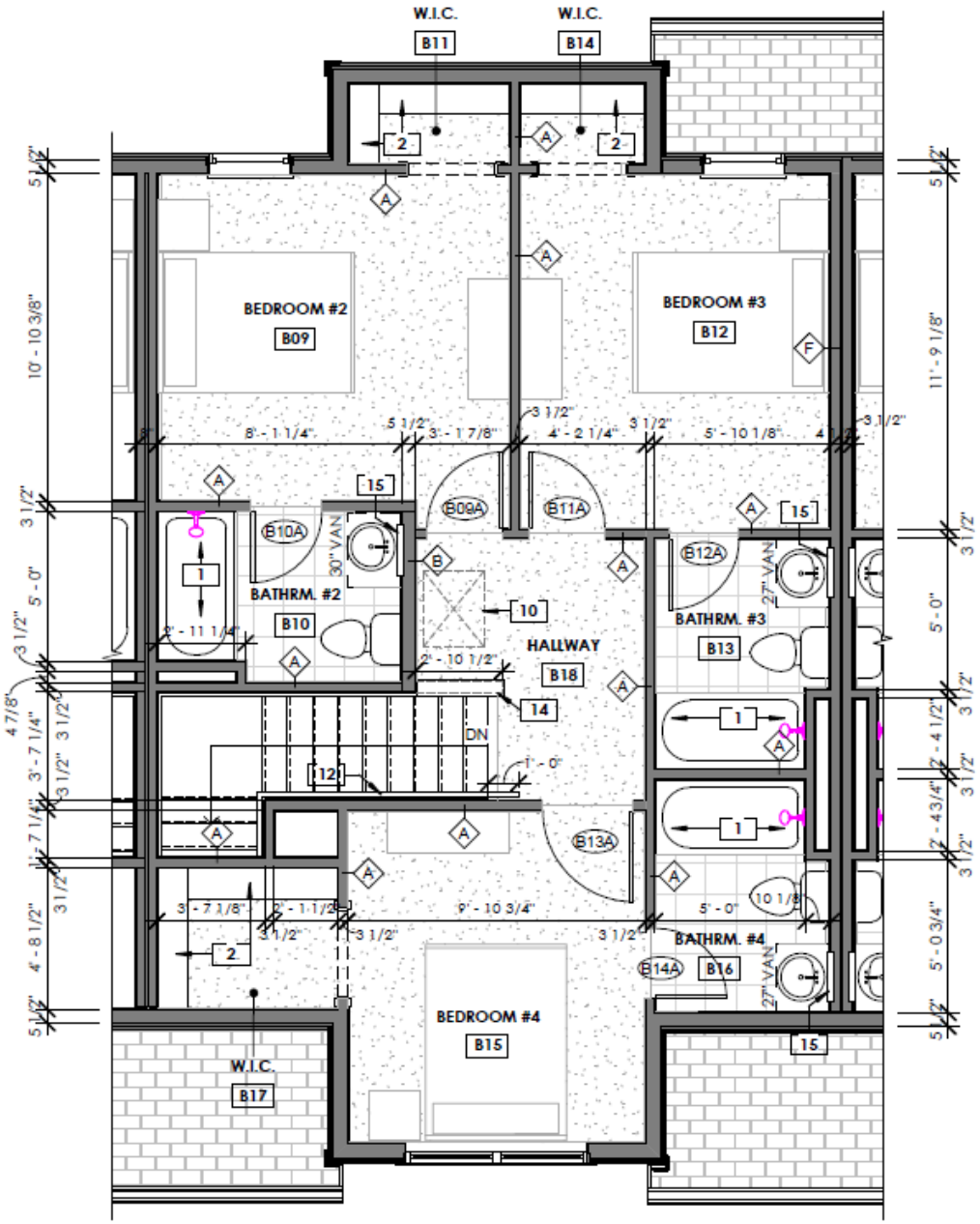
Clubhouse





Figure 8: DEIS/FEIS Sample Floor Plans - 4 Bedroom Unit





2ND FLOOR PLAN UNIT TYPE B

0' 1' 2' 4' 8'
1/4" = 1'-0"

Summary - What we Heard During the DEIS Public Comment Period

This summary addresses all key themes from the 82 public comments received on the Draft Environmental Impact Statement (DEIS), in two formats:

(1) Sequentially, in the Public Comment Response Matrix, Appendix B.

(2) Categorically, within Section 6, Responses to Comments on the DEIS.

This overview of comments serves as a foundation for understanding how the Project Sponsor used the public comments to shape a new alternative for consideration in this FEIS (FEIS Plan). Refer to Figure 9 for the FEIS Plan. The key themes are as follows:

- Compliance with the Village of New Paltz Affordable Housing Law is paramount.
- Affordable housing at New Paltz Apartments must be fair and equitable, and made available for both students and non-student residents.
- Infrastructure costs should not burden taxpayers; instead, they should yield community benefits.
- Concerns about the Project's impact on wetlands, mature trees, and parking adequacy were raised.
- Mitigating stormwater and minimizing impervious surfaces are priorities due to environmental concerns.
- Suggestions to reduce energy demand, such as reducing the size of the project, committing to the use of energy conservation appliances and techniques, and the inclusion of a renewable energy source.
- Participation in local programs to enhance environmental stewardship.
- Ensuring there is no strain on emergency services.
- Safeguarding nearby drinking water wells from adverse impacts is vital.
- Addressing concerns about light pollution, visual intrusion on nearby residents, and the Project's visibility from Sky Top Tower.

3.0 Description of the FEIS Plan

In response to the public and Lead Agency comments received on the DEIS Plan, the Project Sponsor has employed mitigation measures to reduce the size, location, and density of the Project, resulting in a new alternative for consideration, known as the **FEIS Plan.** Refer to Figure 9 and Appendix G of the FEIS. The Project changes include:

- Reduction in the number of buildings, units, bedrooms, and impervious area (parking spaces and building coverage). Refer to Table 5 for a comparison of the DEIS and FEIS Plans.

- Elimination of the northern "arm" and clustering the buildings in the lower elevations in the south central portion of the property.

- Increasing the wetland buffer from 50-feet to at least 100-foot in accordance with the Town of New Paltz, Chapter 139 Wetlands and Watercourse Protection Law.

- Inclusion of a ½ acre Tier 2 solar field that will serve the common utilities, such as the clubhouse, building lighting (entryways and hallways), and site lighting.

- Introduction of a new 3-story building type.

Benefits of the FEIS Plan

The reduction in the number of buildings, units, bedrooms, parking spaces and impervious lot cover, clustering the buildings, and introducing a 3-story building, results in overall Project reductions to:

- Limits of the area of disturbance on the Project site.

- Construction-related impacts, such as earthmoving activities that contribute to noise, dust, and odor concerns.

- Impacts on natural resources, including plants, animals, wetlands, and air quality.

- Impervious surface areas and therefore the amount of stormwater runoff to be managed.

- Visual impacts.

- Traffic generation.
- Noise impacts when the project is fully operational.
- Energy, water and public sewer demands.
- Demands on public services including schools, police, fire and EMS.
- Greenhouse gas emissions, heat island effect, and carbon footprint.
- Solid waste generation and disposal.

Refer to Table 5, below, for a comparison between the DEIS Plan and the FEIS Plan.

Table 3: FEIS Plan - Building Type and Unit Summary

Building Type	Total Buildings	Units/Building	Total Units	Beds/Unit	Total Beds
Building Type A	4	8	32	5-bed (units) 2-bed (4 units)	112
Building Type B	11	4	44	2	88
Building Type C	9	4	36	1	36
Building Type D	16	4	64	4	256
Building Type E	6	4	24	5	120
Total Buildings:	**46**	**Total Units:**	**200**	**Total Beds:**	**612**

Figure 9: FEIS Plan

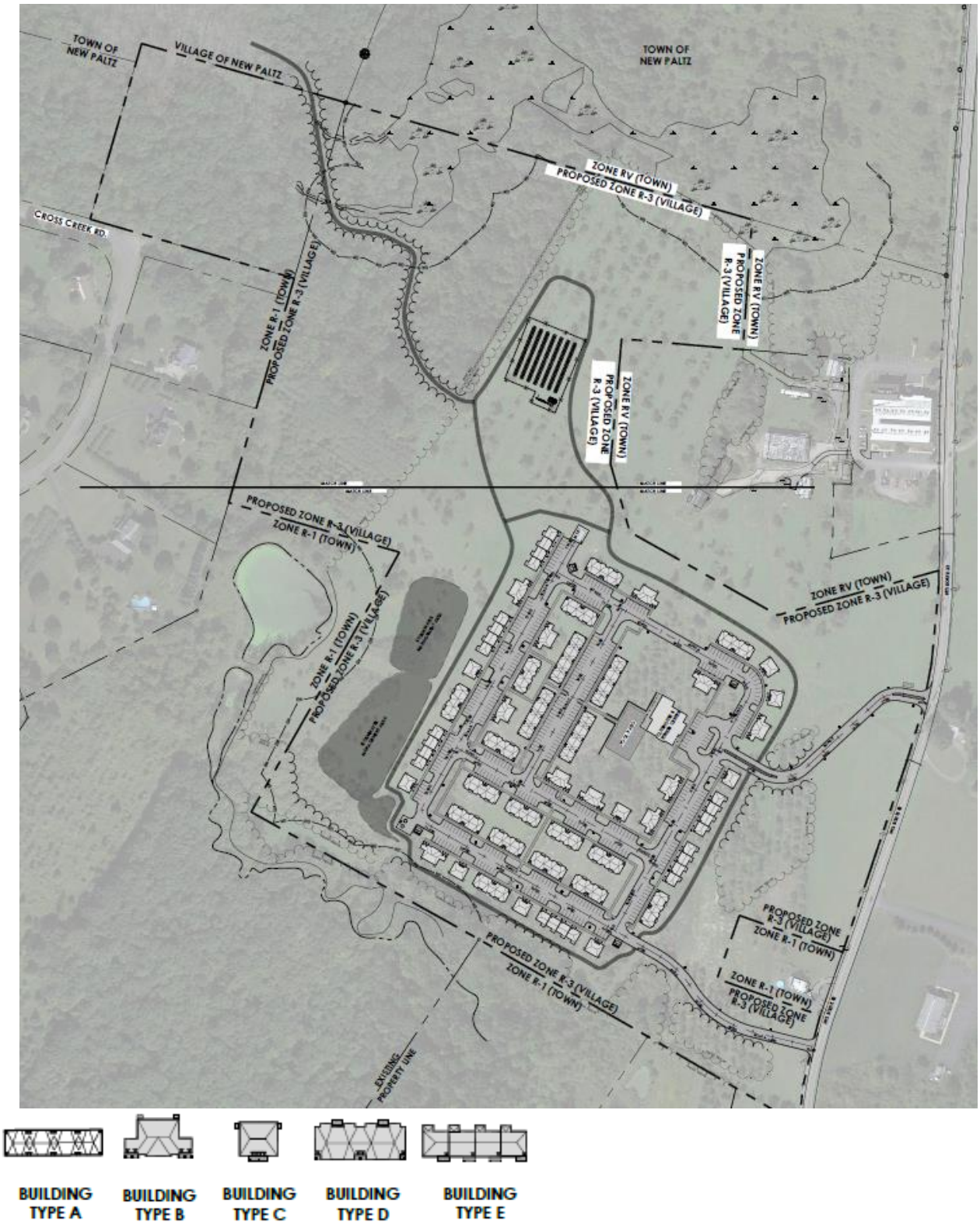


Table 4: FEIS Plan - Zoning Compliance

1. PARCEL ADDRESS: RTE 32 S (086.004-04-24-3.117) & 21 CROSS CREEK ROAD (086.4-2-4.340)
2. TOTAL PARCEL AREA: ±129.3 ACRES (5,633,615 SF)
   TOTAL PROJECT AREA: ±60.0 ACRES (2,612,070 SF)
   TOTAL DISTURBED AREA: ±29.05 ACRES (1,306,800 SF.)
   TOTAL IMPERVIOUS AREA: ±8.81 ACRES (383,644 SF.)
3. EXISTING ZONING: R-1 RESIDENTIAL (TOWN OF NEW PALTZ)
4. PROPOSED ZONING: R-3 RESIDENTIAL (VILLAGE OF NEW PALTZ) (LOT #1 ONLY)
5. EXISTING USE: UNDEVELOPED/ AGRICULTURE
6. PROPOSED USE: MULTIFAMILY
7. BULK AREA REQUIREMENTS:

ZONING ANALYSIS - R-3 RESIDENTIAL (VILLAGE ZONING)		
	REQUIRED	PROPOSED
LOT REQUIREMENTS		
FRONT BUILDING SETBACK	25'	335.1'
SIDE BUILDING SETBACK	12.5' OR 62.5' ABUTTING RESIDENTIAL DISTRICT	81.1'
REAR BUILDING SETBACK	25' OR 75' ABUTTING A RESIDENCE ON A LOWER DENSITY RESIDENTIAL ZONE	280.9'
LOT WIDTH	50'	1,520'
PARKLAND	(1300 SF / UNIT) x (200 UNITS) = 260,000 SF = 5.97 ACRES	>5.97 ACRES
MAXIMUM LOT COVERAGE	60%	15%
BUILDING REQUIREMENTS		
MAX BUILDING HEIGHT	30'	<30'
BUILDING SEPARATION*	50' MIN.	25' MIN *
PARKING REQUIREMENTS		
PARKING STALLS*	2 SPACES PER DWELLING UNIT CONTAINING A MAXIMUM OF 2 BDRMS PLUS 1 SPACE FOR EACH ADDITIONAL BDRM PER UNIT = 648	422 PROPOSED SPACES + 226 LAND BANKED SPACES = 648 SPACES
ADA PARKING SPACES	14	14
DRIVE AISLE WIDTH	26' MIN.	26 MIN'

*REQUIRES VARIANCE

8. THERE ARE NO FEDERALLY REGULATED WETLANDS ON LOT #1 ACCORDING TO THE USACOE FEDERAL WETLAND INVENTORY
9. THERE ARE NO STATE REGULATED WETLANDS ON LOT #1 ACCORDING TO NYSDEC WETLAND INVENTORY.
10. LOT #1 IS NOT LOCATED IN A FLOODPLAIN PER FIRM MAP COMMUNITY PANEL NO. 3608590 DATED 09/25/2009.
11. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF VILLAGE OF NEW PALTZ.

Figure 10: FEIS Plan - Elevations

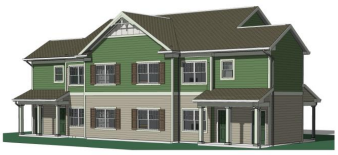
Building Type A (New to FEIS Plan)	
Building Type B	
Building Type C	
Building Type D	
Building Type E	
Clubhouse	
Pool Pavilion	
Maintenance Garage	

Table 5: Comparison of DEIS Plan to FEIS Plan/Mitigation Measures

Parameter	DEIS Plan	FEIS Plan	% Change +/-
Parcel Size (Lot 1)	60 Acres	60 acres	**No Change**
# of Buildings	62	46	**-16 buildings (25.8% reduction)**
# of Units	248	200	**-48 units (19.4% reduction)**
# of Affordable Units	25	30	**+5 units (20% increase)**
# of bedrooms	724	612	**-112 bedrooms (15.5% reduction)**
Limits of Disturbance	30 acres+	29.05 acres+	**-0.95 acres (3.2% reduction)**
Impervious Area	10.69 acres	8.81 acres	**-1.88 acres (17.6% reduction)**
Front Yard Building Setback	333 feet	335.1 feet	**+2.1 feet (0.63% increase)**
Side Yard Building Setback (abutting residential)	81.1 feet	81.1 feet	**No Change**
Rear Building Setback (abutting residential)	280.9 feet	280.9 feet	**No Change**
Lot Coverage	10.8 acres (18%)	9 acres (15%)	**-1.8 acres (20% Increase)**
Max. Building Height	< 30 feet	< 30 feet	**No Change**
Building Distance Separation	25 feet*	25 feet*	**No Change**
Parking	491 proposed spaces (297 land banked) = 788 spaces	422 proposed spaces (226 land banked) = 648 spaces	**-140 spaces (17.8% reduction)**

+ The Limits of Disturbance between the DEIS Plan and the FEIS Plan are similar due to the area devoted to the solar array.

* The minimum building separation distance is 50 feet per the Village Zoning Code; area variance approval is required.

4.0 Required Permits and Approvals

In accordance with SEQRA, an "agency" is defined as a state or local agency. An "involved" agency is one which has the jurisdiction by law (discretionary decision) to approve, fund or undertake one or more of the aspects of a proposed project or action. If an agency does not have a discretionary decision or is making a recommendation about a proposed project or action, it is considered to be an "interested" agency.

Table 6: Required Permits and Approvals

Agency	Permit/Approval
Town of New Paltz Town Board	Annexation
Village of New Paltz Board of Trustees	Annexation
Village of New Paltz Board of Trustees	Rezoning
Town of New Paltz Town Board	Easements and Agreements
Village of New Paltz Board of Trustees	Easements and Agreements
Village of New Paltz Public Works	Water and Sewer Connections
Village of New Paltz Planning Board	Site Plan Review and Approval
Village of New Paltz Planning Board	Subdivision Approval
Village of New Paltz Building Department	Building Permits/Certificates of Occupancy
Town of New Paltz Planning Board and Wetland Inspector	Wetland Permit
Village of New Paltz Board of Trustees	Outside User Water and Sewer Agreement
Village of New Paltz Zoning Board of Appeals	Area Variance(s) – Building Distance Separation
Village of New Paltz Public Works	MS4 SWPPP
Ulster County Planning Department (Referral)	GML 239-l, -m and -n
Ulster County Health Department	Water/Sewer Extensions
Ulster County Health Department	Water Supply Application
Ulster County Health Department	Water Treatment System
New York State Department of Transportation	Highway Work Permit (NYS Route 32 S)
New York State Department of Environmental Conservation	State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharge Due to Construction Activity (GP-0-2-001)

New York State Department of Environmental Conservation	SPDES Permit (Wastewater) and/or Sewer Main Extension
New York State Department of Environmental Conservation	Wetland Delineation
New York State Department of Health	Water Supply/Treatment Improvements
New York State Department of Environmental Conservation	Water Supply Application
US Army Corps of Engineers (USACE)	Wetland Jurisdictional Determination
Central Hudson Gas and Electric	Electric Service Connection

Involved Agencies

Town of New Paltz Town Board
Town of New Paltz Planning Board
US Army Corps of Engineers (USACE)
New York State Department of Transportation (NYSDOT)
Ulster County Health Department
Village of New Paltz Board of Trustees
Village of New Paltz Planning Board
Village of New Paltz Zoning Board of Appeals
New York State Department of Environmental Conservation

Interested Agencies

Town of New Paltz Building Inspector
Town of New Paltz Assessor
Town of New Paltz Fire Department
Town of New Paltz Police Department
Town of New Paltz Environmental Conservation Board
Town of New Paltz Rescue Squad
Town of New Paltz Highway Department
Town of New Paltz Central School District
New York City Department of Environmental Protection
New York State Office of Parks, Recreation, and Historic Preservation
New York State Department of Health
New York State Department of State, Code Division
Village of New Paltz Department of Public Works
Village of New Paltz Building Inspector
Village of New Paltz Environmental Policy Board
Village of New Paltz Village Clerk

Ulster County Planning Board
Ulster County Executive
Ulster County Department of Public Works
Ulster County Department of Public Transportation
Ulster County Farmland Protection Board
US Department of Interior Fish & Wildlife Service (USFWS)

5.0 DEIS Comment Index

Following is a list of the respondents that provided written and or verbal comments during the public comment period for the DEIS. Each substantive comment has been highlighted, numbered and placed in the Public Comment Response Matrix ("Matrix") in Appendix B.

A response is provided in the Matrix for each comment in the order it was received. Where multiple respondents have provided the same or similar comment, their name has been provided to identify their contribution. If the same comment was submitted by the same respondent multiple times, that comment is counted once in the Matrix.

The certified public hearing transcripts are provided in Appendix C, and the written comments received are provided in Appendix D.

Table 7: List of Public Comment Respondents

Name	Written/ Verbal	Dated
Tom Denton, UAHC Housing Committee	W & V V	11/09/23 12/05/23
Susan Denton, UAHC Housing Committee	W & V V	11/09/23 12/05/23
Ariana Basco	W	11/09/23
Mohammed Serdah and Bassam Serdah	W	11/09/23
William Weinstein	W	11/09/23
Laurence Hauptman	W V	11/09/23 11/09/23
Clive Jones & Donna Rutlin	V W	12/05/23 12/22/23
Jacki Brownstein	V	11/09/23; 12/05/23
Kitty Brown	V	11/09/23
Wren Kingsley	V	11/09/23
David Jamik	V V	11/09/23 12/05/23
Lucas Jax Peterka	V	11/09/23
Kayla Cleary-Ariza	V	11/09/23
Vika Titarenho	V	11/09/23
Dr. Rose Rudnitski, representing the Town Environmental Conservation Board	V	12/05/23 (written comments were read into the record on behalf of Rich Whitney, Chair,

		Environmental Conservation Board)
Katie Hamill-Decker	V	12/05/23
Donna Rutland	V	12/05/23; 02/06/24
John & Heather Bernabo	W	02/04/24
Thomas (Ted) Nitza, Jr., P.E., Chair, Village of New Paltz Environmental Policy Board	W	02/16/24
Lorraine Walsh & Mike Berger	W	02/01/24
William Schuster. Ph.D.	W & V	02/06/24
Robert Cook	W V	12/05/23 02/06/24

Who is responsible for preparing an EIS

The SEQR Handbook[1] provides the following explanation:

> *"The lead agency is responsible for the adequacy and accuracy of the final EIS. A Project Sponsor may be requested to prepare draft responses to some of or all the substantive comments received on a draft EIS. However, the lead agency must still review any responses provided by the sponsor to ensure that the analyses and conclusions accurately represent the lead agency's assessment. The lead agency may also consult with other involved agencies, or with outside consultants, but this in no way reduces the responsibility of the lead agency for the final product."*

What constitutes a "substantive" comment

The SEQR Handbook[1] offers the following explanation of how the lead agency decides which comments are substantive:

> *"The lead agency should assess the relevance of the comments to identified impacts, alternatives, and mitigation, or whether the comments raise important, new environmental issues not previously addressed. The lead agency may also choose to use its responses to comments as an opportunity to explain why an impact is not significant, why a topic is not included in the final EIS, or how an alternative or proposed mitigation would work.*
>
> *Clarification of scientific terms, concepts, or data interpretation may also be necessary.*
>
> *When a subject has been raised frequently, even if the issue is not relevant to the proposed action, it is good practice to address that topic at least briefly.*
>
> *Speculative comments, or assertions that are not supported by reasonable observations or data, need no response.*
>
> *Where comments identify minor discrepancies in wording or typographical errors, the lead agency should make those corrections, but no other response is needed."*

[1] SEQR Handbook, 4th Edition (2020), pg. 136; https://dec.ny.gov/regulatory/permits-licenses/seqr

6.0 Responses to Comments on the DEIS

There were 89 public comments received on the DEIS. Using the SEQR handbook as guidance in determining what constitutes a substantive comment, responses have been provided for each comment. The majority of the responses refer back to the DEIS and its Appendices.

In Section 5.0 it is identified that the Public Comment Response Matrix (Appendix B) responds to each of the comments in the order in which they were received, regardless of topic. Section 6.0 groups comments by topic with their corresponding responses.

Public comments are provided in bold type, and the response is provided in italic type. Where more than one comment has been received for the same Response, they are grouped together to provide one response. The comment response number as identified in the Matrix is provided as a cross reference in the transcripts and written comments.

6.1 Affordable Housing

The affordable housing component quickly became the most talked about of all of the public comments. Rightfully so, the New Paltz community has requested a full analysis of how the student and multifamily housing, and affordable housing components will be integrated to meet the requirements of the law. More specifically, how the affordable units will be offered, managed, and certified in perpetuity for the benefit of the New Paltz community, not just for students, but for the general public, including families.

During the Village of New Paltz Planning Board's completeness review of the DEIS, the Project Sponsor was asked, among other topics, to provide a description of the affordable housing units, not just a number. A comment response letter was provided to the Village Planning Board dated August 31, 2023. Included with that letter is correspondence from Michael Moriello, Esq., dated August 16, 2023, stating that the Project Sponsor has reviewed the Affordable Housing Law, Chapter 132 of the Village of New Paltz Code, and agrees to comply with all provisions set forth within the law. This correspondence continues by providing a response to each of the subsections of Chapter 132 acknowledging the Project Sponsor understands the requirement, and the action that will be taken to comply with the law. The August 16, 2023, letter is provided in Appendix E of this FEIS.

SUNY New Paltz is the largest employer and landholder in the Village of New Paltz. Currently, over 50% of their undergraduate student population (± 3,200 students) seeks housing off campus, which puts a burden on the housing supply for non-student residents, and the competition increases rents. By renting new furnished rooms with individual

bathrooms, this development will supply students with a higher quality alternative to old former family homes where they will have to share a bathroom. The fully furnished rooms will especially appeal to transfer and students from abroad.

The American Planning Association (APA) provides forums, webinars, and workshops addressing the Nation's housing crisis. On their website is the statement, "Housing is a complex crisis that requires comprehensive solutions. Planners provide data-driven insights and solutions that can help policymakers improve public policies and investments that not only boost housing options, but also make our infrastructure more efficient, and tackle climate change."

The statistics are well documented on the APA website of the benefits of affordable housing and the percentage of the US population that is rent burdened. The APA estimates that the Unites States is short 4 million rental units. The APA has for the past decade placed an emphasis on policy priorities and government advocacy to place a spotlight on addressing barriers such as zoning regulations, land use policies, and lack of funding for affordable housing programs. However, despite these efforts, the demand for affordable housing continues to outstrip the available supply, highlighting the need for sustained commitment and innovative solutions to ensure that housing remains accessible and affordable for all segments of society. In 2024, APA is focusing their advocacy on zoning reform to increase housing supply.

This national trend has been further chronicled within the Ulster County Housing Action Plan[2] (2021), and within the Town of New Paltz Housing Snapshot[2] (2020), prepared by Hudson Valley Pattern for Progress. The following demographic and socioeconomic statistics are provided on page 14 of the Housing Action Plan:

- **Ulster County's population is getting older.** The median age in Ulster County increased from 41.2 in 2010 to 43.7 in 2018, and is expected to continue to increase over the next several years as the baby boomer generation ages. The housing implications of this are that in most Ulster localities, there is a need for more senior housing.

- **Large and quickly growing employment sectors do not pay living wages.** At the higher end, the Healthcare and Social Assistance sector, which as of 2018 made up 16.3% of county jobs, has an average salary of $43,258. At the lower end of wages, Accommodation and Food Services, which in 2018 accounted for 12.3% of jobs in Ulster County, offers an average wage of $22,288.

[2] https://ulstercountyny.gov/planning/house-action

- **Incomes are stagnant or declining for all but the highest earning households.** The lowest earning households have seen the greatest decline in income between 2010 and 2018, with incomes down 14.3% (after adjusting for inflation).

- While median wages are down 4% across the spectrum, **renters have disproportionately low wages as compared to homeowners.** Owner occupied household income went down by 3% while renter household income dropped by 13% (after adjusting for inflation).

- With dropping wages and the rising cost of living, the **poverty rate in Ulster County has increased between 2010 and 2018 from 12.9% to 13.9%.** In some municipalities, such as the Towns of Shawangunk and Hardenburgh, over 20% of the population now lives in poverty.

- County-wide, most of the housing stock is owner occupied. However, in the urban centers of the City of Kingston, the Village of Ellenville, and **the Village of New Paltz the majority of the housing stock is renter occupied.**
- There are a substantial number of second homes and vacation/recreational homes in Ulster County, which complicates the measurement of residential vacancy rate. The residential vacancy rate is highest in the more rural municipalities located in the northwest corner of the County.

- **A quarter of Ulster County's housing units were built over eighty years ago and nearly 60% built over 50 years ago.** Older houses have a higher risk of containing lead-based paint, needing substantial structural repair, and replacement of major systems like heating or plumbing. In addition, the lack of insulation and lower quality windows result in higher heating and cooling costs.

- From 2013 to 2019, the number of annual single-family home sales in Ulster County increased in every year except 2018.

- From 2013 to 2019, the average sale price of a single-family home in Ulster County increased by 17% and the average sale price of a 2-3 family home increased by 24%.

- Housing costs are typically the largest part of a household budget. **Approximately 13% of owners and 30% of renters in Ulster County spend more than half of their income on housing costs,** an amount that makes them considered **"severely cost burdened."**

The Ulster County Housing Action Fund[3] issued the Round 1 Notice of Funding Availability (NOFA) on March 11, 2024, with an application deadline of May 10, 2024. This annual fund addresses the housing crisis by supporting a wide variety of sustainable and affordable housing projects in Ulster County that will result in the development or rehabilitation of housing units that are affordable to residents over the long term.

On page 15 of the Housing Action Plan, it states,

> "One might ask why the private sector has not responded to the market need, and what is the appropriate response of the public sector? If cost is the barrier, there are several ways to change the cost dynamic of building housing: land costs, construction, the development process and taxes. Policies and strategies to reduce costs would result in the creation of more housing. Community opposition is another significant barrier to the development of housing."

Private-public development relationships play a crucial role in addressing the complex challenge of providing affordable housing. By leveraging the resources, expertise, and innovation of both sectors, these partnerships can effectively tackle the multifaceted issues surrounding housing affordability. Private developers bring investment capital, construction know-how, and market insights, while public entities offer regulatory support, funding opportunities, and community engagement mechanisms. Together, they can create mixed-income developments that cater to a diverse range of housing needs, foster sustainable urban growth, and revitalize underserved neighborhoods.

The Project Sponsor is committed to working collaboratively with the Town and Village of New Paltz in ensuring the New Paltz Apartments exceeds the expectations of the New Paltz community by providing both student, multifamily, and affordable housing at New Paltz Apartments.

The Project Sponsor contacted the Ulster County Planning Department to seek guidance on an appropriate distribution of affordable housing units based on available state and local metrics. The response was that the affordable housing laws, which focus on units and not bedrooms, typically have a unit mix of 70% 1-bedrooms, 20%-30% 2-bedrooms, and 10% 3-bedroom and larger units, as larger units not as much in demand. New Paltz Apartments will offer 200 total units, 30 of which will be offered as affordable units. Using the parameters provided by the Ulster County Planning Department, the following is a representation of the distribution of the number of affordable units, and equivalent number

[3] https://ulstercountyny.gov/news/executive/new-ulster-county-housing-action-fund-opens-applications-march-11

of bedrooms proposed at New Paltz Apartments, subject to approval by the Affordable Housing Board:

Table 8: Sample Distribution of Affordable Housing Units

Unit Type	# of Units	# of Bedrooms
1-bedroom (70%)	21	21
2-bedroom (20%)	6	12
4-bedroom (10%)	3	12
Total:	**30**	**45**

Note: Exact final number to be determined by Village Affordable Housing Commission

The New Paltz Apartments will not solve the housing crisis, but it is a step in the right direction, and it addresses the goals and objectives of the Housing Action Plan.

Comment 1: …how it [the project] meets the village's stated key responsibility of providing affordable housing.

And

Comment 13: …how will the law be addressed? How will it affect the design of the project? Who will ultimately be living in those [affordable housing] designated spaces? And also, how will the process of eligibility for those spaces be determined and carried out? Of course, who's living there?

And

Comment 32: …concern about the paucity of information in the New Paltz Apartment's DEIS on how the 10 percent of affordable units will be provided in compliance with the village code.

And

Comment 86: More details should be provided on how compliance with Village affordable housing requirements will be achieved.

Response: The proposed Project is for the development of a student and multifamily housing community, which is the focus of the DEIS. The Village of New Paltz Affordable Housing Law, § 132-3, states that a proposal to develop 10 or more dwelling units for sale or rent shall set aside 15% of those units as affordable housing units. The DEIS therefore identified that 25 of the 248 units would be offered as affordable

housing units. The Planning Board requested the Project Sponsor address this topic in more detail before the DEIS was accepted for public review and public hearing. The Village of New Paltz recently adopted a 15% requirement, which the Project Sponsor is committed to complying with. 15% results in 30 units being offered as affordable units.

A comment response letter dated August 31, 2023, was provided to the Planning Board addressing their initial comments on the DEIS. Included as Exhibit B of the August letter is correspondence from Michael A. Moriello, Esq., confirming that the Project Sponsor has reviewed the Affordable Housing Law, and agrees to comply with all provisions set forth within the law. Refer to Appendix E of the FEIS for Mr. Moriello's letter.

Pursuant to Chapter 132-2, the Village Board of Trustees has established a Village Housing Board which shall be responsible for the administration of the Affordable Housing Program and the housing units created under the program.

It is anticipated that the Project Sponsor's commitment to providing affordable housing (AH) units will be well documented in the State Environmental Quality Review (SEQR) Findings Statement issued by the Lead Agency (Village Planning Board). The Findings Statement will be the precedent by which all project approvals will be based.

Comment 2: …we would expect that affordable units be available for individuals and families within the development.

And

Comment 32: …concern about the paucity of information in the New Paltz Apartment's DEIS on how the 10 percent of affordable units will be provided in compliance with the village code.

And

Comment 86: More details should be provided on how compliance with Village affordable housing requirements will be achieved.

And

Comment 87: Units appropriate for families should be provided. The Affordable Housing Board maintains a list of tenants qualified for affordable housing, and the demand is primarily families. New units should be suitable for the demand.

Response: Chapter 132-4 of the Affordable Housing Law states, "to qualify for rental housing, family income must be at or below 60% of the Ulster County [area] median income adjusted for family size." Area median income (AMI) is adjusted annually by the U.S. Department of Housing and Urban Development (HUD). HUD recognizes individuals as a family of one.

Comment 3: The DEIS states that to meet the village's 10 percent requirement, 25 units will be set aside for affordable units from the development of 724 rented beds. A unit can contain anywhere from five bedrooms to one bedroom. There are 248 units of various sizes. The stated purpose of New Paltz Apartments is to provide housing for students. How will it then meet the need for affordable housing for families?

And

Comment 13: …how will the law be addressed? How will it affect the design of the project? Who will ultimately be living in those [affordable housing] designated spaces? And also, how will the process of eligibility for those spaces be determined and carried out? Of course, who's living there?

And

Comment 32: …concern about the paucity of information in the New Paltz Apartment's DEIS on how the 10 percent of affordable units will be provided in compliance with the village code.

And

Comment 85: Greater diversity of housing types is recommended to mitigate impact on community character and accommodate variations in demand.

And

Comment 86: More details should be provided on how compliance with Village affordable housing requirements will be achieved.

And

Comment 87: Units appropriate for families should be provided. The Affordable Housing Board maintains a list of tenants qualified for affordable housing, and the demand is primarily families. New units should be suitable for the demand.

Response: The Affordable Housing Law focuses on units and not bedrooms. A mix of unit types and sizes will be offered to meet the recently adopted 15% requirement. What this mix of units looks like will be defined by the Village Housing Board in their review of an application for AH units.

Refer to Figure 10 for FEIS Plan Elevations, which offers five different building types. The New Paltz Apartments floor plans are provided in Appendix Q of the DEIS, which identifies traditional apartment unit layouts with a kitchen, living room, bedrooms, bathrooms, closets and utility rooms. Figure 8 of the FEIS provides a sample floor plan for a 4-bedroom unit.

It is the intent of the Affordable Housing Law to serve individuals and families. Chapter 212-5, Definitions, Affordable Housing Law, defines affordable rental housing as, "Housing which by virtue of federal, state, local or private subsidy is available for rent by low- and moderate-income individuals or families at rents which meet the rent requirements of the New York State or Federal subsidy programs under which the units are to be developed or subsidized. Privately subsidized rental housing will be considered affordable housing if it meets the criteria set forth above and if the Village Fair Housing Officer certifies that it will be offered at rentals comparable to those charged under the relevant state or federal programs."

Comment 4: …how do beds rented out to individual students having, I assume, separate leases…constitute a family?

And

Comment 87: Units appropriate for families should be provided. The Affordable Housing Board maintains a list of tenants qualified for affordable housing, and the demand is primarily families. New units should be suitable for the demand.

Response: Chapter 212-5, Definitions, Affordable Housing Law, defines family as "one person, or two or more persons related by blood, marriage or adoption, or not more than three persons not necessarily related by blood, marriage or adoption, who live together in a single dwelling unit and maintain a common household. In the event of any conflict between this definition and the definition of "family" as it may from time to

time be established by New York State statutory or case law, New York State law shall prevail."

In New York, case law pertaining to housing and zoning regulations often recognizes the evolving nature of familial relationships, extending protections to college students living together in shared accommodations. While specific cases may vary, courts in New York have acknowledged that familial bonds can extend beyond traditional notions of blood or legal ties. For instance, in cases where college students rent bedrooms in an apartment and share common living areas, courts have interpreted these arrangements as constituting a familial household. Such interpretations align with broader societal shifts towards recognizing the diversity of family structures and the importance of communal living arrangements, particularly among young adults pursuing higher education. These legal precedents help safeguard college students' rights and access to housing, ensuring they are not unfairly discriminated against based on their living arrangements.

Comment 5: …in Section 3.8 of the EIS, the village will be providing the sewer and water to the development with the developer constructing a main water -- a water main extension and an equalization tank for the sewer. We have new concerns about what this implies for the building of affordable village housing in the village in the future.

Response: Any development in the Village, regardless of the proposed use, is required to address if there is sufficient capacity in the existing infrastructure to meet the needs of the Project. The Village maintains a capital improvement plan to ensure the demands on the water and sewer systems are being met by the current infrastructure. If in the event there is insufficient capacity, the developer is responsible for finding solutions at their own expense, much like the development of the New Paltz Apartments. The water and sewer extensions to the site, and repair/replacement of a section of existing Village sewer main to improve functionality and capacity will be paid for by the developer, not the Village.

Comment 6: The apartments are being rented as units. Each of those living in a unit will sign a separate contract…then there will be 720…individual agreements. That would mean that 10 percent of 720 lease contracts would be 72 bedrooms, not 24 units…it doesn't seem to me that you can have 72 leases and not think of that instead of 24 units.

And

Comment 11: …how the village requirement for 10 percent affordable units…Is it units? That's what needs a definition…how will that be achieved by this project?

Response: The Project Sponsor contacted the Ulster County Planning Department to seek guidance on an appropriate distribution of affordable housing units based on available state and local metrics. The response was that the affordable housing laws, which focus on units and not bedrooms, typically have a unit mix of 70% 1-bedrooms, 20%-30% 2-bedrooms, and 10% 3-bedroom and larger units, but noted that 3-bedroom and larger units are not in high demand. New Paltz Apartments will offer 200 total units, 30 of which will be offered as affordable units. Using the parameters provided by the Ulster County Planning Department, the following is a representation of the distribution of the number of affordable units, and equivalent number of bedrooms proposed at New Paltz Apartments:

Sample Distribution of Affordable Housing Units

Unit Type	# of Units	# of Bedrooms
1-bedroom (70%)	21	21
2-bedroom (20%)	6	12
4-bedroom (10%)	3	12
Total:	**30**	**45**

Note: Exact final number to be determined by Village Affordable Housing Commission

A mix of unit types and sizes will be offered to meet the recently adopted 15% requirement. What this mix of units looks like will be defined by the Village Housing Board in their review of an application for AH units.

In no event will the total number of affordable units be less than that which is required by the Affordable Housing Law.

Comment 7: I found no indication of how the 10 percent affordable housing will be constituted or located. Will they be targeted for single students or student multi-families.

And

Comment 13: …how will the law be addressed? How will it affect the design of the project? Who will ultimately be living in those [affordable housing] designated spaces? And also, how will the process of eligibility for those spaces be determined and carried out? Of course, who's living there?

And

Comment 33: This project is of particular concern because the very structure and intent as a development exclusively designed for students, there's no plan set forth on how affordable units will be set aside for the general public. We see no other way to accommodate the intention of the 10 percent code than developing a separate section of the property for the 10 percent affordable housing.

And

Comment 86: More details should be provided on how compliance with Village affordable housing requirements will be achieved.

> *Response: To comply with Chapter 132-3D of the Affordable Housing Law, all affordable units shall be physically integrated into the design of the…development. AH units shall be constructed to the same quality standards as market-rate units, and they shall include a comparable number of bedrooms. The affordable units will be made available to student and non-student residents.*

Comment 9: There's no provision for how the town will be kept apprised of the continued commitment to the affordable units, what they will cost, how the rest of the project will be monitored to ensure commitments made by the DEIS will be monitored over time…

And

Comment 13: …how will the law be addressed? How will it affect the design of the project? Who will ultimately be living in those [affordable housing] designated spaces? And also, how will the process of eligibility for those spaces be determined and carried out? Of course, who's living there?

And

Comment 32: …concern about the paucity of information in the New Paltz Apartment's DEIS on how the 10 percent of affordable units will be provided in compliance with the village code.

And

Comment 86: More details should be provided on how compliance with Village affordable housing requirements will be achieved.

Response: The Village Affordable Housing Board has the authority to administer the Affordable Housing Program, Chapter 132 of the Village Code. In accordance with Chapter 132-2C, the Housing Board is responsible for accepting and reviewing applications for AH housing units, to maintain an eligibility priority list, and to certify applications placed on the eligibility priority list on an annual basis. The Project Sponsor is committed to working with the Housing Board in all affordable housing matters.

Comment 12: What is the expectation of how they [affordable units] are placed? Could it be possible to take one- and two-bedroom cottages and have them in a separate…area away from the main campus, because that…addresses the issue how will affordability be achieved.

And
Comment 13: …how will the law be addressed? How will it affect the design of the project? Who will ultimately be living in those [affordable housing] designated spaces? And also, how will the process of eligibility for those spaces be determined and carried out? Of course, who's living there?

And

Comment 86: More details should be provided on how compliance with Village affordable housing requirements will be achieved.

Response: To comply with Chapter 132-3D of the Affordable Housing Law, all affordable units shall be physically integrated into the design of the…development. AH units shall be constructed to the same quality standards as market-rate units, and they shall include a comparable number of bedrooms.

Comment 36: We need this project to use the APEX model and switch to at least three, maybe four, stories to conserve both energy and open space and we need some of the floor plans to be reconfigured from the dormitory style to more conventional two- and three-bedroom apartments.

And

Comment 87: Units appropriate for families should be provided. The Affordable Housing Board maintains a list of tenants qualified for affordable housing, and the demand is primarily families. New units should be suitable for the demand.

Response: A new alternative has been developed for consideration and is included in the FEIS, known as the FEIS Plan. This alternative includes a new 3-story building type. Buildings that are taller than 3-stories have the potential to impede the views of the mountains from Route 32 South which was a major consideration for the site planning of this Project.

The FEIS Plan, Figure 9 and Appendix G, has been substantially reduced in size by clustering the buildings in the center of the property, placing the 3-story building type in the lower elevations. The design changes in the FEIS Plan result in a 17.6% reduction in impervious area, and a 20% increase in open space. The FEIS Plan results in a reduction to each of the potential environmental impacts discussed in the DEIS, including energy demand. Refer to Table 5 for a full comparison of Project changes between the DEIS Plan and FEIS Plan, including reductions in the Project parameters.

The New Paltz Apartments floor plans are provided in Appendix Q of the DEIS, which identifies traditional apartment unit layouts with a kitchen, living room, bedrooms, bathrooms, closets and utility rooms. If renting as a student, thatn individual tenant will lease and occupy one bedroom. Affordable housing units will be leased by the unit. The layouts can easily accommodate individuals living together or families depending on changing demand or need within the community. New Paltz Apartments is not designed in a dormitory style, which typically refers to more than one bed or multiple beds in a single room often without kitchen facilities or other amenities. Figure 8 of the FEIS provides a sample floor plan for a 4-bedroom unit.

Comment 71: This applicant is asking the Town and Village to make accommodations and changes so that he/they may develop the property. Can consideration be given to increasing the affordable housing component of the project as a condition of annexation…

And

Comment 86: More details should be provided on how compliance with Village affordable housing requirements will be achieved.

Response: The Project Sponsor intends to comply with the Affordable Housing Law, Chapter 132 of the Village of New Paltz Code (the Affordable Housing Law), and

agrees to comply with all provisions set forth within the law, and as set forth by the Town and Village of New Paltz through their review and approval of the project.

Comment 83: There is ambiguity about whether the project will be exclusively rented to students or designed primarily for students. There should be a statement clarifying project occupancy.

Response: While New Paltz Apartments is targeting the student population, the project will also provide affordable units in compliance with Chapter 132-3D of the Affordable Housing Law. The affordable units will be made available to student and non-student residents under the law.

The New Paltz Apartments floor plans are provided in Appendix Q of the DEIS, which identifies traditional apartment unit layouts with a kitchen, living room, bedrooms, bathrooms, closets and utility rooms. The layouts can easily accommodate individuals living together and sharing a common household or families to meet changing demand or need within the community. The New Paltz Apartments is not designed in a dormitory style, which typically refers to more than one bed or multiple beds in a single room often without kitchen facilities or other amenities. Figure 8 of the FEIS provides a sample floor plan for a 4-bedroom unit.

Refer to the response to Comment 9 regarding the Village Affordable Housing Board's authority to administer the Affordable Housing Program, including acceptance and review of applications for AH units, maintaining an eligibility priority list, and certifying applications placed on the eligibility priority list on an annual basis. The Project Sponsor is committed to working with the Housing Board in all affordable housing matters.

6.2 Topography and Soils

Comment 25: Given the location of the property, I'm concerned about the DDT and arsenic. …it's very important to include…a historic perspective when we're testing the site where we know DDT was applied rather than a random sample.

Response: On page 54 of the DEIS it is identified that a comprehensive assessment of the soil was conducted given the former use as orchards. The investigation noted the presence of pesticides, herbicides, fungicides, and fertilizers in the soil at concentrations that are typical of commercial orchard properties. Refer to Appendix E of the DEIS to review the Phase 1 Environmental Site Assessment (ESA), Soil and

Materials Management Plan (SMMP), and the Ulster County Department of Health (UCDOH) guidance document, which identifies the procedures and best management practices for the excavation, stockpiling, handling, placement/capping, reuse, and disposal of soil during construction related activities specific to the subject Project.

The Project Sponsor has committed to soil management practices which far exceed that which is required by state and local law.

6.3 Surface and Ground Water

Stormwater Management, Flooding and nearby Wells

Comment 64: On p.63, the applicant states that there will be an on-site stormwater management system. Can the applicant explain in detail the method and timing of discharge from this system and where the discharged stormwater will go?

Response: Beginning on page 89 of the DEIS is a detailed explanation of the proposed stormwater management system. Under post-developed conditions, runoff is generally via a combination of sheet flow and a closed pipe system to the stormwater management areas located in the western portion of the site, which will discharge to wetlands located northwest and southwest of the property. With stormwater storage and controlled outflow, the post-development peak discharge will be less than the pre-development levels, and a forebay system will remove pollutants prior to discharge.

Stormwater management practices and procedures will meet or exceed the Town of New Paltz Stormwater Management and Erosion and Sediment Control requirement of Chapter 116, and the Village of New Paltz, Chapter 165, Article III, Stormwater Management and Erosion and Sediment Control in conjunction with Land Development. The system is gravity fed and discharges when the stormwater in the ponds reaches a predetermined level.

All of the planned stormwater management will be consistent with NYSDEC regulations.

Comment 65: There is a stream along the boundary of applicant's land and abutting properties on Hawk Hill Road. This stream is not identified on any of the applicant's maps or drawings, but it flows from the area of the applicant's existing pond and into the "cross creek." The stream is already regularly overwhelmed during high

rain events. Additional flow from newly impervious ground could cause a significant impact of flooding at the back end of abutting Hawk Hill properties.

Page xliv - "Stormwater generation will increase post-development due to the increase in impervious surface area. However, the proposed drainage plan will accommodate all stormwater onsite." This is critical as the stream along Cross Creek already floods every other year in the spring.

Response: The Project Sponsor is aware of this stream [creek] as noted on page ii of the DEIS, which states "there is an offsite NYSDEC regulated class C creek (regulation: 855.5-28) located to the west of the subject property." While periodic overflow is noted at times during excessively heavy rains, flooding is relative to the culvert at Cross Creek, not the creek.

On page xviii of the DEIS is a description of the stormwater management practices designed for the site, as follows:

This Project will use green infrastructure practices, such as rain gardens and bioretention areas and deep pools, to meet all NYSDEC stormwater quality minimum requirements, which include water quality volume, runoff reduction volume, and channel protection volume. Under post-developed conditions, runoff is generally via a combination of sheet flow and a closed pipe system to the stormwater management areas located in the western portion of the site, which will discharge to wetlands located northwest and southwest of the property, as it currently does. With stormwater storage and controlled outflow, the post-development peak discharge will be less than the pre-development levels, and a forebay system will remove pollutants prior to discharge, which is an overall benefit in improving existing conditions in this area.

On page 66 of the DEIS, Section 6.3.3G, it states 21 Cross Creek Road (5.4 acres), Lot #34, within the adjacent Harvest Hills Subdivision will be restricted by (Perpetual) Deed Covenant to remain undisturbed and in its natural state. If the Project is developed, Lot #34 will never be developed.

Comment 67: Can applicant be asked to attest that construction on, and development of this property will not cause adverse effects on the drinking water wells of the abutting Hawk Hill properties?

Response: The concern is noted as residential wells typically run very deep to assess groundwater, and surface water (stormwater) infiltrates the ground and contributes to the groundwater.

On page 58 of the DEIS there is acknowledgement that construction related activities have a potential for soil erosion and sedimentation. Proper erosion and sedimentation control measures will be undertaken in accordance with Chapter 165 of the Village of New Paltz Code (Stormwater Management and Erosion and Sediment Control in Conjunction with Land Development), and as outlined in the Stormwater Pollution Prevention Plan (SWPPP), Appendix D of the DEIS.

By extending public water and sewer mains to the site, new ground water wells are not necessary to service the Project; therefore eliminating the potential for water quality and quantity concerns for surrounding properties. In addition, as municipal water and sewer will be utilized for the Project, there is no reason to link drinking water wells in harvest Hills to any potential for contamination.

Under post-developed conditions, runoff will be conveyed to the stormwater management areas located in the western portion of the site, which will discharge to wetlands located northwest and southwest of the property as it currently does. The ponds are designed to remove potential pollutants in the runoff in accordance with NYSDEC stormwater requirements, thereby protecting nearby wells.

The SWPPP was reviewed, commented upon, and ultimately accepted by the Village of New Paltz's expert consultants.

Comment 81: Storm runoff- If I understand this correctly, these new transitional ponds will hold runoff and be held until a drier period for release, correct?

Response: Under post-developed conditions, runoff will be conveyed via a combination of sheet flow and a closed pipe system to the stormwater management areas located in the western portion of the site. This system is designed pursuant to the NYSDEC Stormwater Design Manual to store and control outflow that is the same or less than current runoff conditions, not just during drier periods. An added benefit of the stormwater management system is that it filters the runoff, improves groundwater quality, and attenuates post-development peak flow rates to less than pre-development peak flow rates.

<u>Wetlands</u>

Comment 26: The project site is on top of two wetlands recognized by the NYSDEC… One of them is PFOA2…a trail is going to be developed on this wetland site, which is a hardwood swamp, that will fragment the hardwood swamp, the habitat, the wildlife that live there, as well as a stream that flows…to the Wallkill

River. On the southern portion of the site there's another wetland upon which the project site will be developed. In addition, there are two ponds just adjacent to the site with no setback from the proposed area. I recommend that at least a 100-foot buffer be established around these wetlands…

Response: This comment is inaccurate. The Project is not being developed over or upon wetlands, although there are wetlands on the site.

A new alternative has been developed for consideration and is included in the FEIS (FEIS Plan). The FEIS Plan, Figure 9 and Appendix G, has been substantially reduced in size, which limits potential impacts on the wetlands. In response to public comments, the wetland buffer has been increased from 50 feet to at least 100 feet in all instances and is shown on the FEIS Plan adjacent to the northern and southern wetland areas. On page xxi of the DEIS in the wetlands section it states, "There are federally regulated wetlands along the northern border of the property and in the northwest corner. The wetlands flow northwest and west across Route 208 to the Wallkill River, which flows to the Rondout Creek in Rifton, and then to the Hudson River about 15 miles from the site. The proposed nature trail crossings are generally located in the narrowest area of the northwesterly wetland where existing farm road crossings already exist. These areas are noted on the Jurisdictional Wetland Map (A-4) in Appendix A of the DEIS. The northern area is a seasonal tributary and the southern area is an ephemeral tributary.

The seasonal tributary only flows during seasonal events, such as heavy rains and snow melt. The ephemeral tributary only flows in direct relation to rainfall and is dry most of the time. This location was selected (a former agricultural lane) for the trail crossing and installation of the culverts to reduce impacts to the wetlands, maintain the drainage pathway, and accentuate wildlife corridors. A United States Army Corps of Engineers (USACE) Nationwide Permit #29 is required for the trail to cross the wetland. Other than minor trail crossings, no other impacts to the wetland areas are anticipated." The culverts will be installed per USACE parameters.

Refer to Appendix I for the Wetland Delineation Report, correspondence from USACE, and the Wetland Crossing Detail with calculations.

Comment 29: EnCB is requesting…a new wetlands inspection… The DEIS refers only to an inspection conducted by Burton Lanx on August 2, 2021. This inspection more than likely contains outdated information, as 28 months have elapsed… The EnCB requests that the town wetlands inspector conducts a full inspection of the proposed site.

The Planning Board supports inspection by the Town's wetlands inspector before the EIS is finalized.

Response: A Wetland Delineation Report is contained in Appendix I of the DEIS, dated February 28, 2022. This report was submitted to the US Army Corp of Engineers on January 23, 2023, seeking a General Nationwide Permit (NWP #29), which includes a pre-construction notification (PCN).

On May 15, 2023, Brian Orzel, Senior Regulatory Project Manager, Civil Engineer, NY District US Army Corps of Engineers confirmed receipt of a PCN (Wetland Delineation Report) and advised the applicant may proceed with the Project, including the trail connection as proposed. A copy of Mr. Orzel's correspondence is in Appendix I of the DEIS.

Given that NWPs are valid for 5 years, a new wetland delineation will not be required until March 2028.

The Project Sponsor submitted a short-form wetlands and watercourses applicant to the Town of New Paltz on May 22, 2024. An on-site inspection was conducted on August 7, 2024, by the Town's wetland inspector Mark Carabetta, PWS, US Manager of Climate Resilience Planning. In a memo dated August 16, 2024, Mr. Carabetta verified the accuracy of the wetland delineation conducted by Ecological Solutions in 2022. This memo can be found in Appendix H.

Comment 30: The EnCB further requests that the New Paltz Apartments project be regulated by the more stringent environmental code of either Town or Village of New Paltz.

And

Comment 52: We request that the more protective of environmental requirements be required as the parcels of property transition from Town to Village… Specifically, the current Town requirements for wetland protections should be considered for this project.

Response: On page 27 of the DEIS it is identified that, "The Town of New Paltz wetland code §139-5 states that wetlands greater than 1/10 acre but less than 1 acre requires a 50 ft associated buffer area." This buffer area is shown on the wetland map in Appendix A-2 of the DEIS. A new alternative has been developed for consideration

and is included in the FEIS (FEIS Plan). In response to public comments, the wetland buffer has been increased from 50 feet to at least 100 feet in all instances, and is shown on the FEIS Plan, Figure 9 and Appendix G, adjacent to the northern and southern wetland areas. Other than minor trail crossings (a former agricultural lane) no other impacts to the wetland areas are anticipated." Culverts will be installed at both wetland crossings per USACE parameters to maintain flow and accentuate wildlife corridors.

In a memo dated August 16, 2024, the Town of New Paltz wetland inspector verified the boundaries of the wetland delineation and evaluated the plans based on the more stringent Town of New Paltz Wetland Code. The memo can be found in Appendix H.

Comment 37: I…have concerns about the cumulative environmental impacts and fiscal burdens on the community and would like to see the project reduced in size and the wetland disturbance reduced to nothing:

- **wetland disturbance to zero acres**
- **reduce the number of buildings**
- **reducing the population size**
- **Decrease stormwater runoff into adjacent wetlands**

And
Comment 89: The overall size of the project should be scaled back to mitigate impacts. In particular, eliminating the northern-most set of buildings would create a more compact layout and mitigate impacts on wetlands.

Response: Refer to the response to Comment 26 for an evaluation of the wetland disturbance.

A new alternative has been developed for consideration and is included in the FEIS, known as the FEIS Plan. The FEIS Plan, Figure 9 and Appendix G, has been substantially reduced in size by reducing the number of buildings, units and bedrooms and clustering the buildings in the center of the property, resulting in the following (refer to Table 5 for a full comparison of Project changes between the DEIS Plan and FEIS Plan):

Parameter	DEIS Plan	FEIS Plan	% Change +/-
# of Buildings	62	46	**-16 buildings (25.8% reduction)**
# of Units	248	200	**-48 units (19.4% reduction)**
# of bedrooms	724	612	**-112 bedrooms (15.5% reduction)**
Impervious area	10.69	8.81	**-1.9 acres (17.7% reduction)**

As for stormwater discharge to the wetland, refer to the response to Comment 39.

Comment 38: …reduction in the size of the project would… minimize the cumulative environmental and fiscal burdens on the community including:

- **Burden…on emergency services…**
- **Stormwater runoff in an already overburdened community**
- **Negative impact on wetlands**
- **Negative impact on wildlife, their habitats, and their connecting pathways by increasing the buffer to the adjacent wetlands.**

Response: The Economic and Fiscal Impact Report, and an Addendum to the report, Appendix B of the DEIS, identify there are no significant impacts on emergency services, including EMS, Police and Fire. Refer to the response to Comment 19.

Stormwater will be treated and managed on the site and will not be sent to the public sewer system. All peak stormwater runoff flow will be attenuated to less than pre-development levels, and a forebay system will remove pollutants prior to discharge pursuant to the NYSDEC Stormwater Design Manual.
A new alternative has been developed for consideration and is included in the FEIS, known as the FEIS Plan. The FEIS Plan, Figure 9 and Appendix G, has been substantially reduced in size by reducing the number of buildings, units, and bedrooms, and clustering the buildings in the center of the property.

Parameter	DEIS Plan	FEIS Plan	% Change +/-
# of Buildings	62	46	**-16 buildings (25.8% reduction)**
# of Units	248	200	**-48 units (19.4% reduction)**
# of bedrooms	724	612	**-112 bedrooms (15.5% reduction)**

Refer to Table 5 for a full comparison of Project changes.

In addition, the wetland buffer has been increased from 50 feet to at least 100 feet in all instances and is shown on the FEIS Plan.

Comment 39: The proposed drainage areas appear to impact the adjacent wetlands in the northwest area of the parcel and adjacent parcels.

On page xviii of the DEIS is a description of the stormwater management practices designed for the site, as follows:

This Project will use green infrastructure practices, such as rain gardens and bioretention areas and deep pools, to meet all NYSDEC stormwater quality minimum requirements, which include water quality volume, runoff reduction volume, and channel protection volume. Under post-developed conditions, runoff is generally via a combination of sheet flow and a closed pipe system to the stormwater management areas located in the western portion of the site, which will discharge to wetlands located northwest and southwest of the property, as it currently does. With stormwater storage and controlled outflow, the post-development peak discharge will be less than the pre-development levels. Additionally, the ponds are designed to remove potential pollutants in the runoff in accordance with NYSDEC stormwater requirements. Stormwater management practices and procedures will meet or exceed the Town of New Paltz Stormwater Management and Erosion and Sediment Control requirement of Chapter 116, and the Village of New Paltz, Chapter 165, Article III, Stormwater Management and Erosion and Sediment Control in conjunction with Land Development.

Refer to the Stormwater Pollution Prevention Plan (SWPPP) in Appendix D. The SWPPP was reviewed and accepted by the Village's consultant.

Construction Related Impacts

Comment 27: …construction…may have effects on…the campus environment, like the micro farm and the protected wetlands…the strain that would be inflicted upon the existing village infrastructure and the sewage and water demands…

And

Response: Other than the proposed trail, the location of which will be where a former agricultural lane is located, there will be no construction in or within 100 feet of the existing wetlands, and the micro farm is located more than 1,500 feet away from the Project's construction activities.

In addition, a new alternative has been developed for consideration and is included in the FEIS (FEIS Plan). The FEIS Plan, Figure 9 and Appendix G, has been substantially reduced in size by reducing the number of buildings, units and bedrooms and clustering the buildings in the center of the property. The FEIS Plan results in the following:

Parameter	DEIS Plan	FEIS Plan	% Change +/-
# of Buildings	62	46	**-16 buildings (25.8% reduction)**
# of Units	248	200	**-48 units (19.4% reduction)**
# of bedrooms	724	612	**-112 bedrooms (15.5% reduction)**

The Preliminary Water & Sewer Engineer's Report, Appendix H of the DEIS, identifies that the peak water demand can be adequately and easily provided by the Village water system with surplus source and treatment capacity remaining in the system. The report notes that while the municipal Wastewater Treatment Plant (WWTP) is capable and permitted to treat more than its measured annual average flow, the Village faces inflow and infiltration challenges that burden stormwater system. To aid in reducing peak sewerage flow to the WWTP, an equalization tank is proposed onsite to hold the sewerage in order to moderate the projected flow to the WWTP at a steady rate at off-peak hours. The equalization tank will promote a constant flow rate through the downstream collection and treatment processes as wastewater systems perform optimally when the flow rate and pollutant loadings are maintained at relatively consistent levels.
Section 7.3 of this report identifies there is a 170 foot Section of the Village force main on S. Manheim Boulevard that was televised which revealed sprawling cracks in the pipe lining and the last 25 feet had a significantly displaced joint and sagging. The last 25 feet will be replaced and the entire length will be lined using Cured in Place Pipe lining technology, which will improve functionality and capacity in the existing Village sewer system. This work will be reformed as part of the New Paltz Apartments project at no cost to the Village.

The Preliminary Water & Sewer Engineer's Report was reviewed, commented upon, and ultimately accepted by the Village of New Paltz's expert consultants.

Comment 67: Can applicant be asked to attest that construction on, and development of this property will not cause adverse effects on the drinking water wells of the abutting Hawk Hill properties?

And

Comment 82: Just for clarity- no water will be obtained from any well drilling on the site, correct? I just want to insure no impact to Harvest Hills homes demands from their existing wells.

Response: The concern is noted as residential wells typically run very deep to assess groundwater, and surface water (stormwater) infiltrates the ground and contributes to the groundwater.

On page 58 of the DEIS there is acknowledgement that construction related activities have a potential for soil erosion and sedimentation. Proper erosion and sedimentation control measures will be undertaken in accordance with Chapter 165 of the Village of New Paltz Code (Stormwater Management and Erosion and Sediment Control in Conjunction with Land Development), and as outlined in the Stormwater Pollution Prevention Plan (SWPPP), Appendix D of the DEIS.

By extending public water and sewer mains to the site, new ground water wells are not necessary to service the Project; therefore eliminating the potential for water quality and quantity concerns for surrounding properties. In addition, as municipal water and sewer will be utilized for the Project, there is no reason to link drinking water wells in harvest Hills to any potential for contamination.

Under post-developed conditions, runoff will be conveyed to the stormwater management areas located in the western portion of the site, which will discharge to wetlands located northwest and southwest of the property as it currently does. The ponds are designed to remove potential pollutants in the runoff in accordance with NYSDEC stormwater requirements, thereby protecting nearby wells.

The SWPPP was reviewed, commented upon, and ultimately accepted by the Village of New Paltz's expert consultants.

There are no wells planned for the Project and one "future" well reserved to service 21 Cross Creek Road (Lot #34) in the Harvest Hills Subdivision will be eliminated.

6.4 Plants and Animals

Comment 53: We request a thorough review and awareness of fauna and flora species of EPB concern that are adjacent and nearby to this site. This includes many migratory birds, terrestrial mammals, endangered bats and other species.

The US Fish and Wildlife Service provided a species list of threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat that may occur within the boundary of the Project area. This list includes Indiana Bat, Northern Long-eared Bat, Bog Turtle, and American Bumble Bee. The NYSDEC also identified the potential for Bald Eagle. These lists were used as the basis for the review and preparation of an Endangered Species Assessment, Appendix J of the DEIS.

The Endangered Species Assessment concluded there are no rare, threatened or endangered species, significant natural communities, or critical habitats on the Project site. According to the NYSDECs List of Endangered, Threatened and Special Concern Fish & Wildlife Species of New York State, there are no special concern species of habitats on the site. Page xxii, Section 3.3 and Section 4.3 of the DEIS provide a summary of the endangered species findings.

No hardwood areas are being disturbed in any manner as a result of the Project.

The Endangered Species Assessment was reviewed and accepted by the Village's consultant.

Comment 54: Landscaping at this development should use native plants only…the plant lists in the DEIS has native plants, except for one on p.vii which lists Zelkova tree - a native of Asia. Will the applicant be required to use native plants only?

Response: The Village's Shade Tree Commission was created to preserve the character of the area and protect the loss of mature trees. American Elms and Chestnuts would have defined that character, both native and lost over time. There is a strong national movement to recreate the character of these lost street trees with disease resistance elms and chestnuts along with finding non-natives like the Zelkova. In the last 40 years Zelkovas (Japanese Elm) have recreated the character of their deceased American cousin, and therefore is a good choice for the site.

Comment 73: One part of the project under consideration proposes to remove 5.6 acres of mature native forest in the northwestern corner of the project area… The large oaks alone…absorb and store for decades to centuries may times more carbon than the other species.

Response: The Scoping Document, which guides the content of the DEIS, included a range of reasonable alternatives to be considered, which helps to understand the magnitude of the impacts of different development scenarios. Alternative 2 matches the description provided by the respondent for a single family as of right development based on the current zoning, which would have removed 5.4 acres of mature trees on the property known as 21 Cross Creek Road in the Harvest Hills subdivision. However, that is not the Project Sponsor's Preferred Alternative. The narrative of the DEIS is based upon and refers to the Sponsor's Preferred Alternative (Alternative 5). Refer to Section 9.0 of the DEIS for the Alternatives Analysis, and Appendix O of the DEIS for the Alternatives Analysis Maps.

With regard to the Sponsor's Preferred Alternative, Alternative 5, on page 3 of the DEIS it states, "…The mature trees and vegetation in the northwest area of the site will remain. This area will be minimally disturbed to install the nature trail connecting New Paltz Apartments to SUNY New Paltz Campus just south of the Alumni Soccer Field."

In Section 4.3.3.G. the mitigation section for plants and animals, it states, "A portion of the subject property, 21 Cross Creek Road (5.4 acre parcel) within the adjacent Harvest Hills Subdivision, will be restricted by Deed Covenant to remain undisturbed and in its natural state." Refer to Appendix A-8 of the DEIS for the Deed Covenant and Conservation Easement Map.

Comment 74: The canopy emerging trees, including oaks and cottonwoods, support very high levels of biological diversity…providing suitable nesting sites for the endangered Bald Eagle.

Response: On page xxii of the DEIS it states: "The Bald Eagle is a state threatened species and federal un-listed species. The subject property is on the periphery of the Bald Eagle's potential location, as the preferred and/or known location of documented eagles is on the Wallkill River, +/- 1.12 miles to the west. Bald Eagles may fly over the subject property, but there is no suitable or preferred nesting habitat. The Bald Eagle is a scavenger and an opportunistic feeder. Foraging habitats may include the pond on the adjacent property, but the pond is not a preferred foraging site for fish and will remain in its current condition following completion of the proposed Project. Refer to Appendix J of the DEIS for the endangered species assessments.

Comment 75: Larger and older trees with cavities and/or loose bark, such as shag bark hickories common in forests and wetlands, older maples and the recently dead ash trees, could potentially provide roosting sites essential for the survival of both the endangered Indiana bat and the endangered Long Eared bat.

Response: On page xxiii of the DEIS it states: "The Northern Long-eared Bat and the Indiana Bat are state and federally listed endangered species. Given the presence of suitable summer roosting and adequate foraging habitat, it is possible that Northern Long-eared and Indiana Bats could be present and utilize the site for roosting and foraging activities. Species presence is assumed, as it is for all adjacent properties. The NYSDEC recommends refraining from tree removal from April 1st to October 31st, the known roosting and pup-rearing season. Refer to Appendix J of the DEIS for the endangered species assessment.

None of the forested areas will be disturbed by the Project and the existing tree canopy will be preserved.

Comment 76: It is my understanding that the Town of New Paltz, where these lands lie, requires a tree inventory of areas to be disturbed or converted from forest to other land use. I do not know whether the village requires this, but I hope that it does.

Response: Other than former orchards, there is no planned mature tree removal associated with the proposed Project. The vast majority of former orchards were removed years ago from the Project site. Also refer to the response to Comment 73.

6.5 Agricultural and Open Space Resources

Comment 36: We need this project to use the APEX model and switch to at least three, maybe four, stories to conserve both energy and open space and we need some of the floor plans to be reconfigured from the dormitory style to more conventional two- and three-bedroom apartments.

Response: A new alternative has been developed for consideration and is included in the FEIS, known as the FEIS Plan. This alternative includes a new 3-story building type. Buildings that are taller than 3-stories have the potential to impede the views of the mountains from Route 32 South which was a major consideration for the site planning of this Project.

The FEIS Plan, Figure 9 and Appendix G, has been substantially reduced in size by clustering the buildings in the center of the property, placing the 3-story building type in the lower elevations. The design changes in the FEIS Plan result in a 17.6% reduction in impervious area, and a 20% increase in open space. The FEIS Plan results in a reduction to each of the potential environmental impacts discussed in the DEIS, including energy demand. Refer to Table 5 for a full comparison of Project changes between the DEIS Plan and FEIS Plan, including reductions in the Project parameters.

The New Paltz Apartments floor plans are provided in Appendix Q of the DEIS, which identifies traditional apartment unit layouts with a kitchen, living room, bedrooms, bathrooms, closets and utility rooms. One tenant will occupy each bedroom. The layouts can easily accommodate individuals living together or families depending on changing demand or need within the community. The New Paltz Apartments is not designed in a dormitory style, which typically refers to more than one bed or multiple beds in a single room often without kitchen facilities or other amenities. Figure 8 of the FEIS provides a sample floor plan for a 4-bedroom unit.

Comment 57: …on p.lviii there is a reference to "open space areas"… Can the applicant be asked to comment on whether these "open space areas" include the wooded space between the development's built environment and the abutting properties on Hawk Hill Road? …does the applicant plan to create a buffer zone or impediment to occupants of the apartments accessing the abutting properties?

Response: The open space area is in reference to the active recreation area adjacent to the clubhouse, which is +/- 1,000 feet away from the west property line, and +/- 1,200 feet from the nearest house on Hawk Hill Road. Open space areas do not

include the wooded areas, wetland areas, stormwater management areas or areas of the property that will still be farmed.

6.6 Transportation

Comment 40: The DEIS is based on approximately 250 units with about 734 bedrooms, largely to be rented per bedroom. The DEIS does not specify the basis used to calculate environmental impacts; it only refers to the number of bedrooms. Yet most, perhaps all, of the environmental impacts on sewer and water demands, parking, traffic, noise, fire risk and policing needs to be based on the number of occupants in the development, not the number of bedrooms. The only circumstance in which the number of bedrooms is equal to the environmental impact is when occupancy is restricted to one person per bedroom.

Response: The Sponsors Preferred Plan in the DEIS was based on 724 bedrooms. New Paltz Apartments will limit occupants to one person per bedroom. Therefore, the data analysis, capacities, demand, and assumptions relating to the various consultant reports used 724 occupants as the determining factor in modeling and calculations. These studies and reports, which are included in the DEIS include:

Appendix B Economic Impact Study
Appendix H Preliminary Water and Sewer Engineer's Report
Appendix M Traffic Impact Study
Appendix N Utilities
- *Electric Demand*
- *Low Carbon Design & Energy Modeling*

Appendix S Climate Change

The Preliminary Water and Sewer Engineer's Report includes a peak day demand factor of 4 in its calculations to ensure there is adequate capacity in the water and sewer systems. There is also a growth factor used in the traffic modeling to ensure appropriate traffic mitigation is provided for peak demands.

The Preliminary Water & Sewer Engineer's Report and the Traffic Impact Study were reviewed, commented upon, and ultimately accepted by the Village of New Paltz's expert consultants.

It should be noted that a new alternative has been developed for consideration and is included in the FEIS (FEIS Plan). The FEIS Plan, Figure 9 and Appendix G, has been substantially reduced in size by reducing the number of buildings, units and bedrooms and

clustering the buildings in the center of the property, which reduces impacts on natural resources. The FEIS Plan includes 46 buildings, 200 units and a total of 612 bedrooms (one person per bedroom). The Project changes result in the following:

Parameter	DEIS Plan	FEIS Plan	% Change +/-
# of Buildings	62	46	**-16 buildings (25.8% reduction)**
# of Units	248	200	**-48 units (19.4% reduction)**
# of bedrooms	724	612	**-112 bedrooms (15.5% reduction)**

Refer to Table 5 for a full comparison of Project changes.

6.7 Energy and Utility Facilities

Comment 18: What are the tools to conserve water? The DEIS shows all fixtures TBD. Are they going to be water saving fixtures? Are they going to be on timers?

Response: In all instances, the DEIS identifies, on page 9, the use of low flow water saving fixtures such as toilets and faucets, and energy efficient appliances such as cloths and dishwashers to promote sustainability. They will not be on timers.

Comment 21: Appendix X, Climate Change. The DEIS notes that the project creates a new demand for electric, which can be provided by Central Hudson's existing system. Will the project opt into the community aggregation program that we've all worked hard to establish?

Response: According to the Village of New Paltz website, the Village is taking part in a New York State-supported partnership-program to help residents and small businesses save money on electricity bills. The partnership is called Hudson Valley Community Power and the program is called Community Choice Aggregation (CCA). Joining the program helps municipalities leverage collective bargaining power to purchase bulk energy at lower prices. While consumers have had the ability to select their energy supplier in New York since 1997, they do not have the negotiating power of a CCA which can provide more competitive rates due to bulk purchasing. The Project Sponsor is aware of this program and if eligible, will certainly participate in the program.

Comment 22: The DEIS frequently refers to New York State's Climate Leadership and Community Protection Act regarding emissions but it doesn't mention solar panels for new construction. None of the buildings or parking lots include solar panels. Adding these would be a significant benefit to the community by adding to rather than subtracting from the…our municipal grid.

Response: A new alternative has been developed for consideration and is included in the FEIS (FEIS Plan). This new alternative includes a 1/2 acre solar field that will service the common utilities, such as the clubhouse, building lighting at entryways and in common hallways, and site lighting.

Comment 36: We need this project to use the APEX model and switch to at least three, maybe four, stories to conserve both energy and open space and we need some of the floor plans to be reconfigured from the dormitory style to more conventional two- and three-bedroom apartments.

Response: A new alternative has been developed for consideration and is included in the FEIS, known as the FEIS Plan. This alternative includes a new 3-story building type. Buildings that are taller than 3-stories have the potential to impede the views of the mountains from Route 32 South which was a major consideration for the site planning of this Project. The taller buildings are located in the lower elevations to preserve the viewshed.

The FEIS Plan, Figure 9 and Appendix G, has been substantially reduced in size by clustering the buildings in the center of the property, placing the 3-story building type in the lower elevations to respect the viewshed. The design changes in the FEIS Plan result in a 17.6% reduction in impervious area, and a 20% increase in open space. The FEIS Plan results in a reduction to each of the potential environmental impacts discussed in the DEIS, including energy demand. Refer to Table 5 for a full comparison of Project changes between the DEIS Plan and FEIS Plan, including reductions in the Project parameters.

The New Paltz Apartments floor plans are provided in Appendix Q of the DEIS, which identifies traditional apartment unit layouts with a kitchen, living room, bedrooms, bathrooms, closets and utility rooms. One tenant will occupy each bedroom. The layouts can easily accommodate individuals living together or families depending on changing demand or need within the community. The New Paltz Apartments is not designed in a dormitory style, which typically refers to more than one bed or multiple beds in a single room often without kitchen facilities or other amenities. Figure 8 of the FEIS provides a sample floor plan for a 4-bedroom unit.

Comment 40: The DEIS is based on approximately 250 units with about 734 bedrooms, largely to be rented per bedroom. The DEIS does not specify the basis used to calculate environmental impacts; it only refers to the number of bedrooms. Yet most, perhaps all, of the environmental impacts on sewer and water demands, parking, traffic, noise, fire risk and policing needs to be based on the number of occupants in the development, not the number of bedrooms. The only circumstance in which the number of bedrooms is equal to the environmental impact is when occupancy is restricted to one person per bedroom.

Response: The Sponsors Preferred Plan in the DEIS was based on 724 bedrooms. New Paltz Apartments will limit occupants to one person per bedroom. Therefore, the data analysis, capacities, demand, and assumptions relating to the various consultant reports used 724 occupants as the determining factor in modeling and calculations. These studies and reports, which are included in the DEIS include:

Appendix B Economic Impact Study
Appendix H Preliminary Water and Sewer Engineer's Report
Appendix M Traffic Impact Study
Appendix N Utilities
- *Electric Demand*
- *Low Carbon Design & Energy Modeling*

Appendix S Climate Change

The Preliminary Water and Sewer Engineer's Report includes a peak day demand factor of 4 in its calculations to ensure there is adequate capacity in the water and sewer systems. There is also a growth factor used in the traffic modeling to ensure appropriate traffic mitigation is provided for peak demands.

The Preliminary Water & Sewer Engineer's Report and the Traffic Impact Study were reviewed, commented upon, and ultimately accepted by the Village of New Paltz's expert consultants.

It should be noted that a new alternative has been developed for consideration and is included in the FEIS (FEIS Plan). The FEIS Plan, Figure 9 and Appendix G, has been substantially reduced in size by reducing the number of buildings, units and bedrooms and clustering the buildings in the center of the property, which reduces impacts on natural resources. The FEIS Plan includes 46 buildings, 200 units and a total of 612 bedrooms (one person per bedroom). The Project changes result in the following:

Parameter	DEIS Plan	FEIS Plan	% Change +/-
# of Buildings	62	46	**-16 buildings (25.8% reduction)**
# of Units	248	200	**-48 units (19.4% reduction)**
# of bedrooms	724	612	**-112 bedrooms (15.5% reduction)**

Refer to Table 5 for a full comparison of Project changes.

Comment 42: If current sewer and water estimates are based on 2 persons per bedroom, an adjustment to the DEIS may not be called for. If, however, the number in the DEIS is based on 1 person per bedroom that would significantly underestimate sewer and water demand.

Response: The Preliminary Water and Sewer Engineer's Report, Appendix H of the DEIS, includes a peak day demand factor of 4 in its calculations to ensure there is adequate capacity in the water and sewer systems.

The Preliminary Water & Sewer Engineer's Report was reviewed, commented upon, and ultimately accepted by the Village of New Paltz's expert consultants.

Comment 61: On p.lviii the applicant's claim that they are improving the sewer collection system for the Village regarding its DEC consent order for I&I is spurious. Since the proposal is to build and use an equalization tank on the property, which should create no additional flow into the system at high-peak times, and there is no claim that existing sewer lines will be repaired or upgraded by the applicant, the project is neither a detriment nor a benefit in this regard.

Response: The Project Sponsor has been working with the Village to determine how the Project can provide a community benefit with regard to the sewer system. The current design, including the equalization tank to control peak flow, is in direct response to the community's needs.

According to the Downstream Sewer Capacity Analysis, Section 7.3 of the Preliminary Water & Sewer Engineer's Report, Appendix H of the DEIS, there is a 170 foot section of the Village force main on S. Manheim Boulevard that was televised, which revealed sprawling cracks in the pipe lining and the last 25 feet had a significantly displaced joint and sagging. The last 25 feet will be replaced and the entire length will be lined using Cured in Place Pipe lining technology, which will improve functionality and capacity in

the Village sewer system. This work will be reformed as part of the New Paltz Apartments project at no cost to the Village.

It should be noted that the Village continues to pursue funding to identify the remaining deficient components of the sewer collection system in order to create a capital improvement plan and schedule to address the issues of inflow, infiltration and overflows.

Comment 62: …applicant's claim that the extension of a water main and sewer mains, and construction of a pump station and equalization tank brings a capital investment of $1.5M at no cost to the taxpayer is also spurious. Since this infrastructure will serve one private property and is not required for any other purpose by the Village, the Village does not gain any meaningful capital investment. …their payment of user fees for municipal water and sewer services does not provide any meaningful benefit, since generally such fees are intended to cover the costs of resources and operations only - in other words, their use creates costs which they cover with fees.

Response: Refer to the response to Comment 61.

Section 7 of the DEIS states that the water and sewer main extensions and improvements are necessary to facilitate the proposed Project. The water a sewer main extension will be installed at the Project Sponsor's expense, and then dedicated to the Village. The Village will then manage future connections to these systems.

On page x of the DEIS under Permit and Use Fees, it identifies that the combined building permit fees, recreation fees, and water and sewer use fees are anticipated to be near $1M in the first year. These fees may be used for improvements throughout the Village associated with recreation and other opportunities at the Village's discretion. These fees reflect a net surplus when taxes are factored against the cost of Village services required to support the proposed Project, thereby offsetting the total annual increase in anticipated Village expenses (including police, fire and EMS) of approximately $32,341. It should also be noted that the tax revenue generated by the project may also be used to offset the costs of emergency services personnel as they transition from volunteer to paid status over time to serve the needs of the community.

Comment 63: …on p.129 applicant claims their additional water use will not tax the capacity of the existing system. Can applicant address whether their additional water use will cause the Village to incur excess per capita water charges from NYCDEP?

Response: The Preliminary Water & Sewer Engineer's Report, Appendix H of the DEIS, identifies that the peak water demand can be adequately provided by the Village water system with surplus source and treatment capacity remaining in the system. The proposed Project will not cause the Village to incur additional water charges from NYCDEP. According to information that is readily available on the NYCDEP website, the New York City Water Board "prepares annual reports to acquaint the public with its rate and billing policy, regulatory proposals, with the financial conditions of the water and wastewater system, and its budget for the upcoming year." Rates are adopted each year based on several factors, including the cost of system improvement and the projected demand which is based upon actual demand from previous years. New Paltz is served by the Croton system, which is identified under the Regulated Wholesale Rate Report section of the NYCDEP website. On page 21 of the FY2023-Upstate Rate Report, it states that "if the water demand for the full year is lower than projected, the unit cost per million gallons…will be greater." This statement suggests that as demand increases, the rates decrease because there are more users that are contributing to the cost of water supply service.

The DEIS identifies, on page 9, the use of low flow water saving fixtures such as toilets and faucets, and energy efficient appliances such as cloths and dishwashers to promote sustainability. The NYCDEP offers the "Multi-family Conservation Program (MCP), which provides qualified multi-family housing of four or more Dwelling Units with billing based on a fixed charge per unit in lieu of billing based on metered charges. The program objective is to promote water conservation in multi-family housing, while giving customers control over their water and wastewater costs." The Project Sponsor is committed to providing water conservation appliances and fixtures and participating in available programs and incentives that are available at the time of construction that will aid in the conservation of water.

6.8 Climate Change

No comments received.

6.9 Noise, Light and Odor

Comment 43: Light pollution is recognized as an increasing environmental problem with known adverse impacts on insects, birds, bats and other mammals. Area lighting, pathway lighting and exterior lighting on units should be accordingly designed. Down-lighting should be used; warm yellow and amber colors are known to attract fewer insects than cold white colors; intensity should be sufficient for safety, but no more than that; and hours of operation should be minimized.

And

Comment 47: What actions are proposed to keep light pollution to an absolute minimum?

And

Comment 78: Page xlii - Lighting impacts refer mainly to the spill onto neighboring residences but makes no reference as to the impact of light pollution on sky views for star gazing and such. What is the impact and mitigation?

Page 8 of Project description - Very interested in "dark sky" impacts which should be addressed prior to acceptance of DEIS.

Response: The Project includes the installation of 12' high single mount, LED, 3000k (warm light spectrum) lights along the driveway entrance, drive aisles and parking areas. Security lighting will be provided at building entryways, consisting of downward directed fixtures with glare shields. All light fixtures are dark sky compliant. The lighting will be centrally located and will not be immediately adjacent to forested areas where nesting, roosting or feeding may occur. The lights are programmable and can be dimmed during migration season between April and June, and September through October.

Comment 48: What steps will be taken to reduce the noise pollution…directly adjacent to a quiet Harvest Hills residential neighborhood.

Response: Existing and proposed noise levels are evaluated in the DEIS beginning on page xxxviii, and in Sections 3.10, and 4.9 of the DEIS. The adjacent residential properties are identified as sensitive receptors to noise.

Once the Site is occupied there will be customary noise related to traffic, general site maintenance such as leaf collection, refuse collection, lawn mowing, snow plowing, HVAC equipment, and students engaged in recreational activities. The portion of the property that will remain in agricultural use does not require annual plowing as the hay and rye reproduces each year. The hay and rye field are mowed once per year. The apple trees will be sprayed for 15 minutes once/week in April and May, and once every 3-4 weeks from June to September when the apples are picked and hauled away, all as presently occurring.

The nearest noise receptors are identified as residences along Route 32 South, and Hawk Hill Road to the west. The distance between the nearest dwelling on Hawk Hill Road to the nearest proposed building is >870 feet and the area in between includes existing wetlands, natural undisturbed vegetation, and the proposed stormwater management areas which have the ability to reduce noise pollution by acting as a natural sound barrier.

To determine potential noise impacts when fully operational, sample sound measurements were taken at APEX Apartments, a 1250-bed student housing facility located adjacent to Rochester Institute of Technology in Rochester, NY, during a peak traffic period between 12:00 pm to 12:30 pm on Thursday January 27, 2023. The average noise level during this time period was 50.6 dBA with a peak of 90.4 dBA when a truck drove by. These estimated noise levels are in conformance with the maximum sound levels set forth in Chapter 101-4, Prohibited Acts, in the Noise chapter of the Village Zoning Code. Specifically, on page xl of the DEIS, it is stated that according to the NYSDEC Assessing and Mitigating Noise Impacts Assessments the EPA found that average ambient noise levels below 55 dBA "was sufficient to protect human health and welfare and, in most cases, did not cause an annoyance." The estimated average noise level of 50.6 dBA when the Project is fully operational is below the 55 dBA threshold indicating the Project is not likely to cause objectionable noise to nearby sensitive receptors.

The ways in which the Project mitigates noise includes the significant building setbacks from Route 32 South and the perimeter property lines, the existing natural vegetation, wetlands, the terrain, and proposed landscaping will aid in reducing noise at the property line. The building envelopes, including energy-efficient windows and climate-controlled interiors will also aid in reducing noise at the property line. It is also noted that all existing hardwood forest areas will remain in an undisturbed state at the conclusion of all Project improvements.

The Project will comply with NYSDEC guidelines and Chapter 143 of the Village code, known as the Noise Control Law of the Village of New Paltz.

Comment 56: On pp.120-121 the applicant claims there will be 24/7 onsite staff to manage noise and activities. Will the presence of onsite, 24/7 managerial staff be made a condition of any approvals the project receives from the Village?

Response: On site staff is necessary and will be provided on a 24-hour basis for the day to day operation, maintenance, and general oversight of the property regardless of it being made a condition of approval.

The Project Sponsor has no objection to this being made a condition of approval.

Comment 58: On p.124 the applicant states that the active recreational area "will not be lit for nighttime activities." Will this be made a condition of any approvals the project receives from the Village?

Response: It is not the Project Sponsor's intent to provide lighting in this area. Conditions of approval will occur during the site plan review process.

Comment 59: …applicant states on p.122 that dark sky lighting will be used. Can applicant be asked whether lights will be "dark sky certified"…Can the applicant be asked to address the impact of lighting on the Hawk Hill neighborhood…

And

Comment 78: Page xlii - Lighting impacts refer mainly to the spill onto neighboring residences but makes no reference as to the impact of light pollution on sky views for star gazing and such. What is the impact and mitigation?

Page 8 of Project description - Very interested in "dark sky" impacts which should be addressed prior to acceptance of DEIS.

Response: The lights that have been selected for the Project are a Selux Quadro H2. According to the manufactures page Quadro can be used throughout any outdoor space, including IDA-Approved "Dark Sky Friendly" areas looking to protect the night skies.

6.10 Zoning, Land Use, and Community Character

Comment 8: The DEIS posits the apartments…will be rented by students who already live in the village… I don't think it's a reasonable assumption that all of the students who are presently living in the village or even the majority of them would necessarily want to go to those apartments. And…there's no guarantee that those apartments, if vacated in the village, would remain affordable.

And

Comment 28: …how will adding more housing…address the rising rents in existing units throughout New Paltz and the existing conditions of units all throughout New Paltz, units that are filled?

Response: The DEIS states on page vix, "Providing proximate student and multifamily housing will free up housing units in the New Paltz community, thereby reducing pressure on the housing market, which stabilizes rents, improves housing attractiveness and affordability, and promotes homeownership."

The Ulster County Housing Action Plan (2021) opines that housing challenges are explained in part by the economic theory of supply and demand. There is an insufficient supply or inventory of homes at an affordable price point. Increasing the supply reduces the pressure on the existing housing stock, which may result in downward pricing and an increase in affordability. The presence of SUNY New Paltz in the Village is likely a significant contributing factor to the high number of renter-occupied housing units (73% renter occupied) in the Village as college students generate a demand for rental units. The addition of more student and multifamily housing would free up other housing units for non–students.

The New Paltz Apartments responds to the needs and recommendations outlined in the Ulster County Housing Action Plan. The theory of providing new, modern housing designed for students proximate to the campus means that New Paltz Apartments is an attractive, convenient housing choice, and certain students currently living in the village are likely to relocate there. With fewer students competing for housing in the broader community, the competition decreases and landlords may need to adjust rental prices and improve housing standards to attract non-student residents, leading to increased affordability for the community. When the competition decreases, landlords are more likely to invest in their properties by updating finishes, improving security, purchasing new appliances, installing new windows, etc. to make these units more attractive to renters.

Comment 15: …add a map showing what the entirety of the village boundaries would look like if this property is annexed.

Response: Refer to Figure 5 in the FEIS, Village Limits Including Proposed Annexed Parcel.

Comment 16: Since the project is currently in the town, let's see a plan consistent with the town's Planned Unit Development zoning.

Response: The Town of New Paltz Planned Unit Development (PUD), Chapter 140-25F(4), requires proper and adequate water supply, sewerage and waste disposal and other utility services. There are no nearby water or sewer systems in the Town that can practicably be extended to the Project site. The closest water and sewage systems are in the Village of New Paltz, which requires annexation of the parcel to the Village and a rezoning to R-3 to facilitate the proposed Project. The Village will not extend municipal services to the Project if is located in the Town.

Comment 17: …include a plan that shows three- or even four-story buildings… There would be much less ground disturbance, much less impervious disturbance and much more open space.

And

Comment 85: Greater diversity of housing types is recommended to mitigate impact on community character and accommodate variations in demand.

And

Comment 89: The overall size of the project should be scaled back to mitigate impacts. In particular, eliminating the northern-most set of buildings would create a more compact layout and mitigate impacts on wetlands.

Response: A new alternative has been developed for consideration and is included in the FEIS (FEIS Plan). The FEIS Plan, Figure 9 and Appendix G, has been substantially reduced in size by reducing the number of buildings, units and bedrooms and clustering the buildings in the center of the property. The Project changes result in the following:

Parameter	DEIS Plan	FEIS Plan	% Change +/-
# of Buildings	62	46	**-16 buildings (25.8% reduction)**
# of Units	248	200	**-48 units (19.4% reduction)**
# of bedrooms	724	612	**-112 bedrooms (15.5% reduction)**
Impervious area	10.69	8.81	**-1.9 acres (17.7% reduction)**

Refer to Table 5 for a full comparison of Project changes.

This alternative includes a new 3-story building type. Buildings that are taller than 3-stories have the potential to impede the views of the mountains from Route 32 South, which was a major consideration for the site planning of this proposed Project. The taller buildings are located in the lower elevations to preserve the viewshed.

In addition, on page 5 of the DEIS it identifies the Project Sponsor's commitment to provide two easements: an agricultural conservation easement along Route 32 South to protect a 7-acre portion of the site that will remain in agricultural production of apples and hay; and, a restrictive deed covenant at 21 Cross Creek Road (5.4 acres) within the Harvest Hills Subdivision that will prohibit buildings and structures to preserve the viewshed from Route 32 South to the west toward the mountain range. These two easements have been preserved in the FEIS Plan to protect open space.

Comment 20: …what definition of "multi-housing" [is] the applicant…using.

Response: According to Chapter 212-5, Definitions, Zoning Law of the Village of New Paltz, a multifamily dwelling is defined as a structure containing three or more dwelling units and occupied or designed for occupancy by three or more families living independently of each other.

Comment 24: I feel very concerned about parking lots and what a huge housing development would demand in terms of parking needs.

And

Comment 41: The current plan has 500 parking spaces. This appears to be based on 2 cars per unit (250 units; i.e., parking impacts are on a per unit basis). With 1100-1400 occupants [the writer questions if there could be 2 or more persons per

bedroom] with many students bringing their own cars, 500 spaces may well be inadequate.

Response: A new alternative has been developed for consideration and is included in the FEIS (FEIS Plan). The FEIS Plan, Figure 9 and Appendix G, has been substantially reduced in size by reducing the number of buildings, units and bedrooms and clustering the buildings in the center of the property. The FEIS Plan results in the following:

Parameter	DEIS Plan	FEIS Plan	% Change +/-
# of Buildings	62	46	**-16 buildings (25.8% reduction)**
# of Units	248	200	**-48 units (19.4% reduction)**
# of bedrooms	724	612	**-112 bedrooms (15.5% reduction)**
Impervious area	10.69	8.81	**-1.9 acres (17.7% reduction)**
Parking Spaces	491	422	**-140 spaces (17.8% reduction)**

Refer to Table 5 for a full comparison of Project changes.

The FEIS Plan will accommodate 612 occupants (one person per bedroom) and will provide 422 parking spaces (226 landbank space). The goal is not to overdevelop parking. A shuttle will be provided Monday through Friday from New Paltz Apartments to the SUNY New Paltz Campus Transportation Hub where riders will have access to Ulster County Area Transit (UCAT) services. A nature trail will also provide a pedestrian and bicycle connection between SUNY New Paltz and New Paltz Apartments. The proposed shuttle and nature trail will connect the Project to the SUNY campus and provide multi-modal transportation options to reduce vehicular dependency, and thereby the need for parking on the Project site. Collectively, this approach keeps impervious surfaces to a minimum, which preserves more of the natural environment, and reduces the heat island effect, visual impacts, and the amount of stormwater runoff.

Comment 31: …while New Paltz Apartments is only part of this annexation so that the developer can get water and sewer coming in, there's also the possibility of developing the other lots, which will now put the burden on the village to put in extended water and sewer for any single-family houses or further development.

And

Comment 44: …the site plan appears to include space for future single residential dwellings. Proposed Lot #2 (7.9 acres) has existing buildings & structures; it is unclear whether that will be further developed. Proposed Lot #3 (1 acre) has one existing structure; it is unclear whether that will be further developed. Proposed Lot #4 (60.5 acres) has no information regarding further development.

And

Comment 45: It is clear from the site plan that if the land is annexed to the Village, and perhaps even if not annexed, that the developer has plans with regard to Proposed Lot #4 (60.5 acres). What are those plans?

Response: There are two properties involved in the subject Project, NYS Route 32 South (Route 32 South) and 21 Cross Creek Road, a total of 129.3 acres. These two parcels will be subdivided to create 4 separate parcels:

- *Lot 1 (60 acres) in the northern portion of the site is the subject of the DEIS. Lot 1 is the only parcel identified for annexation.*
- *Lot 2 (7.9 acres) is to accommodate an existing single family dwelling and onsite farm buildings which are all serviced by an existing well and septic system.*
- *Lot 3 (1.0 acre) is to accommodate an existing single family dwelling, which is serviced by an existing well and septic system.*
- *Lot 4 (60 acres) along Jansen Road is not included in the DEIS, and no development is planned for this parcel.*

Lots 2, 3, and 4 will remain in the Town of New Paltz. Refer to Appendix A-2 of the DEIS for a site plan and subdivision map.

There is no plan to develop Lot 4 in any manner at this time.

Comment 46: Why is the 60-acre parcel south of the project site along Jansen Road being included in the DEIS and requested for annexation?

Response: On page ii of the DEIS it states:

The proposed development will be situated on a +/- 60-acre parcel (Lot 1) in the northern portion of the subject properties… The remaining 69.3 acres will be subdivided into three separate parcels (Lots 2-4); a 7.9-acre and a 1-acre parcel for each of two existing dwellings located along Route 32 South, and a 60-acre parcel south of the Project site along Jansen Road that will remain undeveloped. Lots 2-4 will remain in the Town of New Paltz. Refer to Appendix A-2 for a site plan and subdivision map.

Lot 1, the subject of the DEIS is the only parcel that will be considered for annexation. The 60-acre (Lot 4) parcel is not being annexed.

Comment 49: Why is college housing development going in so far from campus when the New Paltz College Foundation owns undeveloped land for this purpose directly adjacent to the campus?

Response: New Paltz Apartments is a private development providing student and multifamily housing. The Project Sponsor does not have influence or control over lands held by the college and under SEQR, the Project Sponsor is not charged with examining lands which are not in its control.

Comment 50: Why is more college housing needed when the college claims not to be growing and college enrollment nationwide have been declining, and will continue to do so for decades, due to shrinking demographics?

Response: There is already a need for student and multifamily housing as identified on the SUNY New Paltz website. As of the fall of 2022, the total undergraduate enrollment was 6,090. 46% of the students live in college-owned, -operated or -affiliated housing and 54% of students live off campus. That means approximately 3,200 undergraduate students are living off campus. This does not include graduate students who are also in need of housing. The New Paltz Apartments will not solve the housing crisis, but is a step in the right direction. This is a method and manner of business decision-making, and consequently an assessment of need as determined by the private Project Sponsor.

Comment 55: On p.xxiii - there is a reference to the "Conservation Easement"... Can the applicant provide details of the easement terms they are proposing and a map clearly outlining the easement area?

Response: A copy of the easement agreement is provided in Appendix P and the corresponding Map is in Appendix A, labeled as Map A-8 of the DEIS.

Comment 66: P.133 list of proposed large-scale development projects seems out of date.

Response: The list of large-scale development projects evaluated in the DEIS was provided by the Village of New Paltz.

Comment 68: On p.127 applicant states that "a density bonus is not being sought for the proposed project." Can applicant be asked to make a legal attestation to this claim prior to any approvals being granted?

Response: The Project Sponsor is not seeking a density bonus as it is not necessary to facilitate the Project.

Comment 70: To what extent will there be the ability to scale back the project from what is proposed…

And

Comment 89: The overall size of the project should be scaled back to mitigate impacts. In particular, eliminating the northern-most set of buildings would create a more compact layout and mitigate impacts on wetlands.

Response: A new alternative has been developed for consideration and is included in the FEIS (FEIS Plan). The FEIS Plan, Figure 9 and Appendix G, has been substantially reduced in size by reducing the number of buildings, units and bedrooms and clustering the buildings in the center of the property. The FEIS Plan results in the following:

Parameter	DEIS Plan	FEIS Plan	% Change +/-
# of Buildings	62	46	**-16 buildings (25.8% reduction)**
# of Units	248	200	**-48 units (19.4% reduction)**
# of bedrooms	724	612	**-112 bedrooms (15.5% reduction)**
Limits of Disturbance	30 acres	29.05 acres	**-0.95 acres (3.2% decrease)**
Impervious area	10.69	8.81	**-1.9 acres (17.7% reduction)**
Parking Spaces	491	422	**-140 spaces (17.8% reduction)**

Refer to Table 5 for a full comparison of Project changes.

Comment 72: We both feel that this proposal, with more than ten times higher development density, is out of character with the surrounding neighborhoods.

Response: According to the Village of New Paltz Zoning Code, Schedule B Density Control Schedule, The R-3 district requires an area per dwelling unit of 3,620 square feet per dwelling unit containing a maximum of 3 bedrooms, plus 1,210 square feet for each additional bedroom per dwelling unit. Although authorized by law, not density bonus is being requested for this Project. The unit and bedroom configuration provided in the FEIS Plan results in a required land area of 20.1 acres. The Project site is 60 acres. Therefore, the proposed Project is well below the Village density requirements.

Owing to the location of the Project on the site, the preservation of perimeter open (agricultural) space, mature tree buffering, and clustering of the units, there are no surrounding neighbors to be out of character with. Single family development would provide for the potential to be far greater of an impact on fiscal resources than the Sponsor's preferred alternative.

Comment 79: Wouldn't it make sense to also annex the town property north on 32 (west side) so it is not an island between village parcels. If the village does annex this property, are there any assurances that they will not annex the Harvest Hills homes?

Response: The Project Sponsor does not have ownership control of the property to the north or the Harvest Hills properties, therefore they are not included in the request for annexation.

Comment 80: Page lvi - "Reduces the potential for conflicts between SUNY students and community residents over late-night parties, noise and parking complaints, unsightly properties, and other quality of life concerns." Doesn't it just move it from the downtown village to this complex?

Response: New Paltz Apartments will offer 24/7 property management where students living in the village have no oversight. The proposed buildings are hundreds of feet away from adjacent properties, where village housing units may only be feet away.

In addition, the Project is located a good distance from the downtown housing within the Village.

On page 155 of the DEIS it states, "The residential properties to the west on Hawk Hill Road and along Route 32 South were identified as sensitive receptors. Since this is a

residential Project the existing natural vegetation and terrain in combination with proposed landscaping will aid in reducing objectionable noise at the property line, and to nearby sensitive receptors. The building envelopes, including energy-efficient windows and climate-controlled interiors will also aid in reducing noise at the property line."

Excessive noise in the Village is regulated in accordance with Chapter 143 of the Village Code, known as the Noise Control Law of the Village of New Paltz. The Project Sponsor will abide by all Village of New Paltz Noise control Law provisions.

6.11 Solid Waste

Comment 23: How will food, hazardous household waste products, cosmetics and electronics be disposed of? Since each unit will be furnished, how will damaged furniture, appliances, carpeting, curtains, be disposed of? Where will these items go when students move out?

Response: The DEIS identifies on page 11 that a commercial refuse/solid waste company will manage the collection of refuse/solid waste for the proposed Project. All refuse will be taken to the Ulster County Resource Recovery Agency's New Paltz transfer station. Recycling is mandatory in Ulster County. All multifamily dwellings and apartment complexes are required to separate recyclable materials from food waste and other solid waste. The Village and Town of New Paltz adopted a zero waste action plan to encourage waste reduction, diversion and recycling. Upon occupancy and as part of their lease, residents will be made aware of the mandatory recycling law and the importance of recycling and proper disposal. Large household items will be evaluated on a case by case basis for proper disposal.

Comment 35: …facilities typically pay according to the volume of waste they generate; they can enjoy a lower disposal cost by increasing composting…I would like to know if the project will enroll in the Partners in Composting Program.

Response: The DEIS identifies on page 11 that a commercial refuse/solid waste company will manage the collection of refuse/solid waste for the proposed Project. The Project Sponsor is aware of the Ulster County Resource Recovery Agency's Partners in Composting Program and will work the commercial refuse/solid waste company to determine how best to participate in the program.

Comment 36: We need this project to use the APEX model and switch to at least three, maybe four, stories to conserve both energy and open space and we need some of the floor plans to be reconfigured from the dormitory style to more conventional two- and three-bedroom apartments.

And

Comment 85: Greater diversity of housing types is recommended to mitigate impact on community character and accommodate variations in demand.

Response: A new alternative has been developed for consideration and is included in the FEIS, known as the FEIS Plan. This alternative includes a new 3-story building type. Buildings that are taller than 3-stories have the potential to impede the views of the mountains from Route 32 South which was a major consideration for the site planning of this Project. The taller buildings are located in the lower elevations to preserve the viewshed.

The FEIS Plan, Figure 9 and Appendix G, has been substantially reduced in size by clustering the buildings in the center of the property, placing the 3-story building type in the lower elevations. The design changes in the FEIS Plan result in a 17.6% reduction in impervious area, and a 20% increase in open space. The FEIS Plan results in a reduction to each of the potential environmental impacts discussed in the DEIS, including energy demand. Refer to Table 5 for a full comparison of Project changes between the DEIS Plan and FEIS Plan, including reductions in the Project parameters.

The New Paltz Apartments floor plans are provided in Appendix Q of the DEIS, which identifies traditional apartment unit layouts with a kitchen, living room, bedrooms, bathrooms, closets and utility rooms. One tenant will occupy each bedroom. The layouts can easily accommodate individuals living together or families depending on changing demand or need within the community. The New Paltz Apartments is not designed in a dormitory style, which typically refers to more than one bed or multiple beds in a single room often without kitchen facilities or other amenities. Figure 8 of the FEIS provides a sample floor plan for a 4-bedroom unit.

6.12 Economic and Fiscal Impact, and Emergency Services

Comment 14: The DEIS determines that the project will lead to 413 new residents to the village…from what is that number derived.

Response: The Economic and Fiscal Impact Analysis prepared by Camoin Associates identifies on page 5, Table 3 that 413 net new residents is derived from the number of new bedrooms, 724, with adjustment factors, such as occupancy rate, time already in the village, and % not staying over the summer.

Comment 19: SUNY says in its handbook that all off-campus students call 911. …the economic and fiscal impact analysis included in the DEIS identified an additional 18 calls for service annually to fire, police and EMS… Please provide data from all emergency services regarding calls to the campus. According to a conversation I recently had with the rescue squad president, the squad can't bill patients who decline transport. The DEIS should estimate what percentage of calls will not be reimbursed and, therefore, how this will affect taxpayers.

And

Comment 84: Impact calculations should be based on student occupancy. Specifically, the number of emergency calls anticipated should reflect data from students housed in an apartment setting. This age cohort and housing style likely generates a greater than average volume of emergency calls. If on-site residential or security staff would be provided, that should be indicated as a mitigating factor.

Response: In Appendix B of the DEIS is the Economic Impact Report, and an Addendum prepared by Camoin Associates. The Economic Impact Report specifically evaluates a student housing complex in their modeling process to determine fiscal impacts associated with this cohort, which includes calls for service to the Rescue Squad, Police and Fire.

Rescue Squad

According to the Economic Impact Report, also provided on page 162 of the DEIS, the New Paltz Rescue Squad provides service to the Town and Village of New Paltz, including the SUNY campus. The Rescue Squad recoups the vast majority of its costs by billing ambulance rides directly to health insurance providers but will absorb the cost if a customer is unable to pay. On page 2 of the Addendum, Camoin learned in a conversation with a representative of the Rescue Squad that the Town contributes to

*their budget through a flat fee that is negotiated every 3-5 years, which it is not related to call volume. According to the Addendum, Rescue Squad estimates that calls to the SUNY New Paltz campus account for 6-8% of total calls per year (210 calls) and about half of those are to the dorms (105). The SUNY New Paltz campus is built to house 3,159 students and there are about 105 calls per year, equal to 0.03 calls per student (105/3,159). Applying this ratio to the Project results in 14 additional calls per year for the Rescue Squad (0.03*413 new residents per the Economic Impact Report). The Rescue Squad does not expect a project of this kind to have a substantial impact on their overall call volumes and they will not need to purchase any new equipment or hire new staff. Rescue Squad did not divulge their variable expenses per call. Using the Police Department variable expenses per call ($19.67 below), 14 additional calls for service will result in total new costs to the Rescue Squad of $275.38 (19.69*14).*

Police

*On page 2 of the Addendum, Camoin indicates that in a verbal conversation with the Chief of the Town of New Paltz Police Department that the department responds to calls in the Town and Village of New Paltz, but not at the SUNY New Paltz campus as campus police provide this service. The Police Chief further noted that the increase in population would increase the overall call volume; however, he did not expect a large impact on personnel or vehicle expenses. SUNY New Paltz University Police respond to calls on the campus, approximately 800 per year based on 3,000 students living on campus (0.2667 calls per student). Applying this number to future Police calls, the increase in student population will result in 110 new calls for service (0.2667*413) at a total increase in annual costs to the Police Department of +/- $2,165 (19.69*110). (Refer to the table on page 3 of the Economic Impact Report Addendum, Appendix B of the DEIS).*

Fire

According to the Addendum, the Fire Department was contacted, but there was no response. It is likely that the Fire Department will experience similar annual expenses as the Police Department.

The Economic Impact Report concluded that revenue generated by the Project will more than offset the additional expresses incurred by the EMS, Police, and Fire Departments. The tax revenue generated by the project may be used to offset the costs of emergency services personnel as they transition from volunteer to paid status over time to serve the needs of the community.

It should be noted that under the SEQR regulatory requirements, it is entirely appropriate to balance and consider economic impacts by way of revenue versus costs in an Environmental Impact Statement (EIS).

In addition, on Page 142 of the DEIS it is identified that the proposed project will have dedicated security onsite 24/7, and a maintenance office, to manage any non-emergency issues such as a resident getting locked out of their unit. Additionally, all buildings will be fully sprinklered with alarms tracked to the room to allow for easy identification of where the alarm is coming from to assist with emergency response time.

Comment 62: …applicant's claim that the extension of a water main and sewer mains, and construction of a pump station and equalization tank brings a capital investment of $1.5M at no cost to the taxpayer is also spurious. Since this infrastructure will serve one private property and is not required for any other purpose by the Village, the Village does not gain any meaningful capital investment. …their payment of user fees for municipal water and sewer services does not provide any meaningful benefit, since generally such fees are intended to cover the costs of resources and operations only - in other words, their use creates costs which they cover with fees.

Response: Refer to the response to Comment 61.

Section 7 of the DEIS states that the water and sewer main extensions and improvements are necessary to facilitate the proposed Project. The water a sewer main extension will be installed at the Project Sponsor's expense, and then dedicated to the Village. The Village will then manage future connections to these systems.

On page x of the DEIS under Permit and Use Fees, it identifies that the combined building permit fees, recreation fees, and water and sewer use fees are anticipated to be near $1M in the first year. These fees may be used for improvements throughout the Village associated with recreation and other opportunities at the Village's discretion. These fees reflect a net surplus when taxes are factored against the cost of Village services required to support the proposed Project, thereby offsetting the total annual increase in anticipated Village expenses (including police, fire and EMS) of approximately $32,341.

6.13 Visual Aesthetics

Comment 60: On p.71 Potential Impacts, applicant states that the development will not be visible to the Hawk Hill neighborhood. This seems unlikely and should be further explored in the DEIS.

Page XXVII - "It is expected that the proposed buildings will not be visible from the residential properties along Hawk Hill Road due to the change in elevation, the Deed Covenant of 21 Cross Creek Road (5.4 acres) within the Harvest Hills Subdivision, the existing mature trees which will remain, and the proposed landscaping and berms!' I cannot envision how I will not be able to see them from my back yard at 26 Hawk Hill Rd.

Response: The subject property slopes from a highpoint of 410 ft of elevation at the edge of Route 32 South to 355 ft of elevation at the area known as the limit of disturbance, which is 400 feet inside of the west property line. The difference in elevation in the area that will be developed is 55 feet. The tallest building near Route 32 South has a finished floor elevation of 396, with the peak of the roof at +/- 421. The properties along Hawk Hill have an average rear yard elevation of between 320 and 330. It is estimated that the 2nd story windows of the two closest properties on Hawk Hill are at elevations of 338 and 348. The existing mature trees on the subject property between the Hawk Hill residents to the limit of disturbance as noted above is 400 feet wide and will not be disturbed. The ground elevation at the limit of disturbance is 355. The existing tree canopy is conservatively +/- 28 feet tall as identified using Geographic Information System (GIS) and readily available LiDAR data (a remote-sensing technology that uses laser beams to measure surfaces and movement in an environment, in real time). The top of the tree canopy at the limit of disturbance is +/- 383. A sightline analysis reveals that the existing tree canopy will likely buffer views from the second story windows of Hawk Hill residents to the tallest building on the Project site. However, it is possible during leaf off conditions that the tallest building may be minimally visible from the 2nd floor window vantage point. Refer to Appendix F for the Sightline Analysis from the Hawk Hill Road properties toward the Project site.

Comment 77: Reference is made that you will not see the complex from Skytop and I don't see that that is possible in that I can see my house and the metal roof of the structure on Rt 32.

Response: Sky Top Tower is 15 miles to the west of the Village of New Paltz. Given the vantage point of Sky Top Tower, rooftops are visible in all directions. While the rooftops of the New Paltz Apartment in the higher elevations of the property along

Route 32 South may be visible from Sky Top Tower, they will look similar in massing and scale to other nearby structures in the distance, and smaller than the buildings on the adjacent SUNY New Paltz campus. While New Paltz Apartments may be visible from Sky Top Tower, it will be difficult to discern them from any other building from 15 miles away. The residential buildings will not have an objectionable impact on the viewshed from Sky Top Tower, as they will be unduly consistent with the residential and campus housing proximate to the Project.

6.14 General Comments

Comment 10: The proposal contains no statistical information about the projected growth of student admissions over the next ten years and what would -- and what could interfere with that growth.

Response: This analysis exceeds the requirements of the Scoping Document. In addition, this question is speculative and not a Project Sponsor issue. No response required.

Comment 34: …I would like to refer to the DEIS maps in the appendix, A-5 through A-7. Many of these pages are unintelligible; they're unreadable, they're obscure, the wording and the terms are hard to find, hard to look up. All of the maps are improperly scaled.

And

Comment 51: Many of the draft materials submitted by the applicant (including many maps and other illustrations) are inadequate, incomplete or otherwise inaccurate.

Response: It is unclear why several of the maps in Appendix A were illegible. The DEIS and its appendices were provided to the Village in an electronic format, which was placed on the Village website for public review at https://drive.google.com/drive/folders/1SkDs4OSfspyBuJlcVW0_yZPgh5HZbuC1

The maps are accurately scaled in all instances by licensed engineers. A printed copy of full size scaled maps were placed at the public library and the Village Offices for public review. The DEIS and its Appendices were reviewed, commented upon, and ultimately accepted by the Village of New Paltz's expert consultants.

Comment 69: There are various versions of site plans in the DEIS which seem to be the result of changes made between drafts.

Response: There are several maps included in Appendix A of the DEIS, each of which is necessary to identify the environmental factors being evaluated in the DEIS. The DEIS requires that reasonable alternatives also be explored. The maps for each of the four alternatives are provided in Appendix O.

Comment 88: A 3-D model (e.g. diorama) is suggested to improve the public's ability to visualize and comment on the project.

Response: A 3-D representation of the project will be provided to aid in presenting the project to the public.

APPENDICES

APPENDIX A: Notice of Completion of DEIS

ENB PUBLISH DATE: 10/25/2023

Village of New Paltz Planning Board - New Paltz Apartments

Ulster County - The Village of New Paltz Planning Board, as lead agency, has accepted a Draft Environmental Impact Statement on the proposed New Paltz Apartments. **A public hearing on the Draft EIS will be held on November 9, 2023 at 7:00 p.m. at the Village of New Paltz Village Hall, 25 Plattekill Avenue, New Paltz, NY.** Written comments on the Draft EIS will be accepted until November 24, 2023. The Draft EIS is available from the Village of New Paltz Village Clerk; the New Paltz Public Library and on line at: www.villageofnewpaltz.org/new-paltz-apartments/ <http://www.villageofnewpaltz.org/new-paltz-apartments/>.

The action involves a proposal by the applicant, Commercial Street Partners (Project Sponsor), to construct a 250 ± unit student housing campus consisting of townhouse and cottage style homes (approximately 724 beds) with a clubhouse and fitness center, pool and patio area, associated parking, active recreation area, and nature trail on two parcels containing 129.3 ± acres. The Proposed Action includes an annexation of the parcels into the Village of New Paltz, rezoning of the parcels (currently zoned R-1 under the Town of New Paltz zoning law) to R-3 under the Village of New Paltz zoning law, and a subdivision/lot merger that will result in 4 separate lots. The proposed development will be located on a single 60 acre lot and the remaining three lots will remain vacant or as currently developed with existing single-family homes. The project is located along Route 32 South and Cross Creek Road currently within the Town of New Paltz, New York.

Contact: Zach Bialecki, Village of New Paltz, 25 Plattekill Avenue, New Paltz, NY 12561, Phone: (845) 255-0130, E-mail: </cdn-cgi/l/email-protection>.

APPENDIX B: Public Comment Response Matrix

#	Comment	Comment Provided By	Response
	November 9, 2023 Public Hearing Comments		
1	…how it [the project] meets the village's stated key responsibility of providing affordable housing.	Jacki Brownstein	The proposed Project is for the development of a student and multifamily housing community, which is the focus of the DEIS. The Village of New Paltz Affordable Housing Law, § 132-3, states that a proposal to develop 10 or more dwelling units for sale or rent shall set aside 10% of those units as affordable housing units. The DEIS therefore identified that 25 of the 248 units would be offered as affordable housing units. The Planning Board requested the Project Sponsor address this topic in more detail before the DEIS was accepted for public review and public hearing. The Village of New Paltz recently adopted a 15% requirement, which the Project Sponsor is committed to complying with. 15% results in 30 units being offered as affordable units. A comment response letter dated August 31, 2023, was provided to the Planning Board addressing their initial comments on the DEIS. Included as Exhibit B of the August letter is correspondence from Michael A. Moriello, Esq., confirming that the Project Sponsor has reviewed the Affordable Housing Law, and agrees to comply with all provisions set forth within the law. Refer to Appendix E of the FEIS for Mr. Moriello's letter. Pursuant to Chapter 132-2, the Village Board of Trustees has established a Village Housing Board which shall be responsible for the administration of

			the Affordable Housing Program and the housing units created under the program. It is anticipated that the Project Sponsor's commitment to providing affordable housing (AH) units will be well documented in the State Environmental Quality Review (SEQR) Findings Statement issued by the Lead Agency (Village Planning Board). The Findings Statement will be the precedent by which all project approvals will be based.
2	…we would expect that affordable units be available for individuals and families within the development.	Jacki Brownstein	Chapter 132-4 of the Affordable Housing Law states, "to qualify for rental housing, family income must be at or below 60% of the Ulster County [area] median income adjusted for family size." Area median income (AMI) is adjusted annually by the U.S. Department of Housing and Urban Development (HUD). HUD recognizes individuals as a family of one.
3	The DEIS states that to meet the village's 10 percent requirement, 25 units will be set aside for affordable units from the development of 724 rented beds. A unit can contain anywhere from five bedrooms to one bedroom. There are 248 units of various sizes. The stated purpose of New Paltz Apartments is to provide housing for students. How will it then meet the need for affordable housing for families?	Jacki Brownstein	The Affordable Housing Law focuses on units and not bedrooms. A mix of unit types and sizes will be offered to meet the recently adopted 15% requirement. What this mix of units looks like will be defined by the Village Housing Board in their review of an application for AH units. Refer to Figure 10 for the FEIS Plan Elevations, which offers five different building types. The New Paltz Apartments floor plans are provided in Appendix Q of the DEIS, which identifies traditional apartment unit layouts with a kitchen, living room, bedrooms, bathrooms, closets and utility rooms. Figure 8 of the FEIS provides a sample floor plan for a 4-bedroom unit.

			It is the intent of the Affordable Housing Law to serve individuals and families. Chapter 212-5, Definitions, Affordable Housing Law, defines affordable rental housing as, “Housing which by virtue of federal, state, local or private subsidy is available for rent by low- and moderate-income individuals or families at rents which meet the rent requirements of the New York State or Federal subsidy programs under which the units are to be developed or subsidized. Privately subsidized rental housing will be considered affordable housing if it meets the criteria set forth above and if the Village Fair Housing Officer certifies that it will be offered at rentals comparable to those charged under the relevant state or federal programs.”
4	…how do beds rented out to individual students having, I assume, separate leases…constitute a family?	Jacki Brownstein	Chapter 212-5, Definitions, Affordable Housing Law, defines family as “one person, or two or more persons related by blood, marriage or adoption, or not more than three persons not necessarily related by blood, marriage or adoption, who live together in a single dwelling unit and maintain a common household. In the event of any conflict between this definition and the definition of "family" as it may from time to time be established by New York State statutory or case law, New York State law shall prevail.” In New York, case law pertaining to housing and zoning regulations often recognizes the evolving nature of familial relationships, extending protections to college students living together in shared accommodations. While specific cases may vary, courts in New York have acknowledged that familial

			bonds can extend beyond traditional notions of blood or legal ties. For instance, in cases where college students rent bedrooms in an apartment and share common living areas, courts have interpreted these arrangements as constituting a familial household. Such interpretations align with broader societal shifts towards recognizing the diversity of family structures and the importance of communal living arrangements, particularly among young adults pursuing higher education. These legal precedents help safeguard college students' rights and access to housing, ensuring they are not unfairly discriminated against based on their living arrangements.
5	…in Section 3.8 of the EIS, the village will be providing the sewer and water to the development with the developer constructing a main water -- a water main extension and an equalization tank for the sewer. We have new concerns about what this implies for the building of affordable village housing in the village in the future.	Jacki Brownstein	Any development in the Village, regardless of the proposed use, is required to address if there is sufficient capacity in the existing infrastructure to meet the needs of the Project. The Village maintains a capital improvement plan to ensure the demands on the water and sewer systems are being met by the current infrastructure. If in the event there is insufficient capacity, the developer is responsible for finding solutions at their own expense, much like the development of the New Paltz Apartments. The water and sewer extensions to the site, and repair/replacement of a section of existing Village sewer main to improve functionality and capacity will be paid for by the developer, not the Village.
6	The apartments are being rented as units. Each of those living in a unit will sign a separate contract…then there will be 720…individual agreements. That would mean that 10 percent of 720 lease contracts would be 72 bedrooms, not 24 units…it doesn't seem to me that you can	Susan Denton	The Project Sponsor contacted the Ulster County Planning Department to seek guidance on an appropriate distribution of affordable housing units based on available state and local metrics. The response was that the affordable housing laws, which focus on units and not bedrooms, typically have a unit

<table>
<tr>
<td></td>
<td>have 72 leases and not think of that instead of 24 units.</td>
<td></td>
<td>mix of 70% 1-bedrooms, 20%-30% 2-bedrooms, and 10% 3-bedroom and larger units, but noted that 3-bedroom and larger units are not in high demand. New Paltz Apartments will offer 200 total units, 20 of which will be offered as affordable units. Using the parameters provided by the Ulster County Planning Department, the following is a representation of the distribution of the number of affordable units, and equivalent number of bedrooms proposed at New Paltz Apartments:

Sample Distribution of Affordable Housing Units

<table>
<tr><th>Unit Type</th><th># of Units</th><th># of Bedrooms</th></tr>
<tr><td>1-bedroom (70%)</td><td>21</td><td>21</td></tr>
<tr><td>2-bedroom (20%)</td><td>6</td><td>12</td></tr>
<tr><td>4-bedroom (10%)</td><td>3</td><td>12</td></tr>
<tr><td>Total:</td><td>30</td><td>45</td></tr>
</table>

A mix of unit types and sizes will be offered to meet the recently adopted 15% requirement. What this mix of units looks like will be defined by the Village Housing Board in their review of an application for AH units.

In no event will the total number of affordable units be less than that which is required by the Affordable Housing Law.</td>
</tr>
<tr>
<td>7</td>
<td>I found no indication of how the 10 percent affordable housing will be constituted or located.</td>
<td>Susan Denton</td>
<td>To comply with Chapter 132-3D of the Affordable Housing Law, all affordable units shall be physically integrated into the design of the…development. AH</td>
</tr>
</table>

	Will they be targeted for single students or student multi-families.		units shall be constructed to the same quality standards as market-rate units, and they shall include a comparable number of bedrooms. The affordable units will be made available to student and non-student residents.
8	The DEIS posits the apartments…will be rented by students who already live in the village… I don't think it's a reasonable assumption that all of the students who are presently living in the village or even the majority of them would necessarily want to go to those apartments. And…there's no guarantee that those apartments, if vacated in the village, would remain affordable.	Susan Denton	The DEIS states on page vix, "Providing proximate student and multifamily housing will free up housing units in the New Paltz community, thereby reducing pressure on the housing market, which stabilizes rents, improves housing attractiveness and affordability, and promotes homeownership." The Ulster County Housing Action Plan (2021) opines that housing challenges are explained in part by the economic theory of supply and demand. There is an insufficient supply or inventory of homes at an affordable price point. Increasing the supply reduces the pressure on the existing housing stock, which may result in downward pricing and an increase in affordability. The presence of SUNY New Paltz in the Village is likely a significant contributing factor to the high number of renter-occupied housing units (73% renter occupied) in the Village as college students generate a demand for rental units. The addition of more student and multifamily housing would free up other housing units for non–students. The New Paltz Apartments responds to the needs and recommendations outlined in the Ulster County Housing Action Plan. The theory of providing new, modern housing designed for students proximate to the campus means that New Paltz Apartments is an attractive, convenient housing choice, and certain

			students currently living in the village are likely to relocate there. With fewer students competing for housing in the broader community, the competition decreases and landlords may need to adjust rental prices and improve housing standards to attract non-student residents, leading to increased affordability for the community. When the competition decreases, landlords are more likely to invest in their properties by updating finishes, improving security, purchasing new appliances, installing new windows, etc. to make these units more attractive to renters.
9	There's no provision for how the town will be kept apprised of the continued commitment to the affordable units, what they will cost, how the rest of the project will be monitored to ensure commitments made by the DEIS will be monitored over time…	Susan Denton	The Village Affordable Housing Board has the authority to administer the Affordable Housing Program, Chapter 132 of the Village Code. In accordance with Chapter 132-2C, the Housing Board is responsible for accepting and reviewing applications for AH housing units, to maintain an eligibility priority list, and to certify applications placed on the eligibility priority list on an annual basis. The Project Sponsor is committed to working with the Housing Board in all affordable housing matters.
10	The proposal contains no statistical information about the projected growth of student admissions over the next ten years and what would -- and what could interfere with that growth.	Laurence Hauptman	This analysis exceeds the requirements of the Scoping Document. In addition, this question is speculative and not a Project Sponsor issue. No response required.
11	…how the village requirement for 10 percent affordable units…Is it units? That's what needs a definition…how will that be achieved by this project?	Tom Denton	Refer to the response to Comment 6.
12	What is the expectation of how they [affordable units] are placed? Could it be possible to take one- and two-bedroom cottages and have them	Tom Denton	To comply with Chapter 132-3D of the Affordable Housing Law, all affordable units shall be physically integrated into the design of the…development. AH

	in a separate…area away from the main campus, because that…addresses the issue how will affordability be achieved.		units shall be constructed to the same quality standards as market-rate units, and they shall include a comparable number of bedrooms.
13	…how will the law be addressed? How will it affect the design of the project? Who will ultimately be living in those [affordable housing] designated spaces? And also, how will the process of eligibility for those spaces be determined and carried out? Of course, who's living there?	Tom Denton	Refer to the responses to Comments 1, 3, 7, 9 and 12.
14	The DEIS determines that the project will lead to 413 new residents to the village…from what is that number derived.	Tom Denton	The Economic and Fiscal Impact Analysis prepared by Camoin Associates identifies on page 5, Table 3 that 413 net new residents is derived from the number of new bedrooms, 724, with adjustment factors, such as occupancy rate, time already in the village, and % not staying over the summer.
15	…add a map showing what the entirety of the village boundaries would look like if this property is annexed.	Kitty Brown	Refer to Figure 5 in the FIES, Village Limits Including Proposed Annexed Parcel.
16	Since the project is currently in the town, let's see a plan consistent with the town's Planned Unit Development zoning.	Kitty Brown	The Town of New Paltz Planned Unit Development (PUD), Chapter 140-25F(4), requires proper and adequate water supply, sewerage and waste disposal and other utility services. There are no nearby water or sewer systems in the Town that can practicably be extended to the Project site. The closest water and sewage systems are in the Village of New Paltz, which requires annexation of the parcel to the Village and a rezoning to R-3 to facilitate the proposed Project. The Village will not extend municipal services to the Project if is located in the Town.
17	…include a plan that shows three- or even four-story buildings… There would be much less	Kitty Brown	A new alternative has been developed for consideration and is included in the FEIS (FEIS Plan).

ground disturbance, much less impervious disturbance and much more open space.

The FEIS Plan, Figure 9, has been substantially reduced in size by reducing the number of buildings, units and bedrooms and clustering the buildings in the center of the property. The Project changes result in the following:

Parameter	DEIS Plan	FEIS Plan	% Change +/-
# of Buildings	62	46	**-16 buildings (25.8% reduction)**
# of Units	248	200	**-48 units (19.4% reduction)**
# of bedrooms	724	612	**-112 bedrooms (15.5% reduction)**
Impervious area	10.69	8.81	**-1.9 acres (17.7% reduction)**

This alternative includes a new 3-story building type. Buildings that are taller than 3-stories have the potential to impede the views of the mountains from Route 32 South, which was a major consideration for the site planning of this proposed Project. The taller buildings are located in the lower elevations to preserve the viewshed.

In addition, on page 5 of the DEIS it identifies the Project Sponsor's commitment to provide two easements: an agricultural conservation easement along Route 32 South to protect a 7-acre portion of the site that will remain in agricultural production of apples and hay; and, a restrictive deed covenant at 21 Cross Creek Road (5.4 acres) within the Harvest

			Hills Subdivision that will prohibit buildings and structures to preserve the viewshed from Route 32 South to the west toward the mountain range. These two easements have been preserved in the FEIS Plan to protect open space.
18	What are the tools to conserve water? The DEIS shows all fixtures TBD. Are they going to be water saving fixtures? Are they going to be on timers?	Kitty Brown	In all instances, the DEIS identifies, on page 9, the use of low flow water saving fixtures such as toilets and faucets, and energy efficient appliances such as cloths and dishwashers to promote sustainability. They will not be on timers.
19	SUNY says in its handbook that all off-campus students call 911. …the economic and fiscal impact analysis included in the DEIS identified an additional 18 calls for service annually to fire, police and EMS… Please provide data from all emergency services regarding calls to the campus. According to a conversation I recently had with the rescue squad president, the squad can't bill patients who decline transport. The DEIS should estimate what percentage of calls will not be reimbursed and, therefore, how this will affect taxpayers.	Kitty Brown	In Appendix B of the DEIS is the Economic Impact Report, and an Addendum prepared by Camoin Associates. The Economic Impact Report specifically evaluates a student housing complex in their modeling process to determine fiscal impacts associated with this cohort, which includes calls for service to the Rescue Squad, Police and Fire. **Rescue Squad** According to the Economic Impact Report, also provided on page 162 of the DEIS, the New Paltz Rescue Squad provides service to the Town and Village of New Paltz, including the SUNY campus. The Rescue Squad recoups the vast majority of its costs by billing ambulance rides directly to health insurance providers, but will absorb the cost if a customer is unable to pay. On page 2 of the Addendum, Camoin learned in a conversation with a representative of the Rescue Squad that the Town contributes to their budget through a flat fee that is negotiated every 3-5 years, which it is not related to call volume. According to the Addendum, Rescue

			Squad estimates that calls to the SUNY New Paltz campus account for 6-8% of total calls per year (210 calls) and about half of those are to the dorms (105). The SUNY New Paltz campus is built to house 3,159 students and there are about 105 calls per year, equal to 0.03 calls per student (105/3,159). Applying this ratio to the Project results in 14 additional calls per year for the Rescue Squad (0.03*413 new residents per the Economic Impact Report). The Rescue Squad does not expect a project of this kind to have a substantial impact on their overall call volumes and they will not need to purchase any new equipment or hire new staff. Rescue Squad did not divulge their variable expenses per call. Using the Police Department variable expenses per call ($19.67 below), 14 additional calls for service will result in total new costs to the Rescue Squad of $275.38 (19.69*14). **Police** On page 2 of the Addendum, Camoin indicates that in a verbal conversation with the Chief of the Town of New Paltz Police Department that the department responds to calls in the Town and Village of New Paltz, but not at the SUNY New Paltz campus as campus police provide this service. The Police Chief further noted that the increase in population would increase the overall call volume; however, he did not expect a large impact on personnel or vehicle expenses. SUNY New Paltz University Police respond to calls on the campus, approximately 800 per year based on 3,000 students living on campus (0.2667

			calls per student). Applying this number to future Police calls, the increase in student population will result in 110 new calls for service (0.2667*413) at a total increase in annual costs to the Police Department of +/- $2,165 (19.69*110). (Refer to the table on page 3 of the Economic Impact Report Addendum, Appendix B of the DEIS). **Fire** According to the Addendum, the Fire Department was contacted, but there was no response. It is likely that the Fire Department will experience similar annual expenses as the Police Department. The Economic Impact Report concluded that revenue generated by the Project will more than offset the additional expresses incurred by the EMS, Police, and Fire Departments. It should also be noted that under the SEQR regulatory requirements, it is entirely appropriate to balance and consider economic impacts by way of revenue versus costs in an Environmental Impact Statement (EIS). The Economic Impact Report concluded that revenue generated by the Project will more than offset the additional expresses incurred by the EMS, Police, and Fire Departments. The tax revenue generated by the project may be used to offset the costs of emergency services personnel as they transition from volunteer to paid status over time to serve the needs of the community.

			It should be noted that under the SEQR regulatory requirements, it is entirely appropriate to balance and consider economic impacts by way of revenue versus costs in and Environmental Impact Statement (EIS). In addition, on Page 142 of the DEIS it is identified that the proposed project will have dedicated security onsite 24/7, and a maintenance office, to manage any non-emergency issues such as a resident getting locked out of their unit. Additionally, all buildings will be fully sprinklered with alarms tracked to the room to allow for easy identification of where the alarm is coming from to assist with emergency response time.
20	…what definition of "multi-housing" [is] the applicant…using.	Kitty Brown	According to Chapter 212-5, Definitions, Zoning Law of the Village of New Paltz, a multifamily dwelling is defined as a structure containing three or more dwelling units and occupied or designed for occupancy by three or more families living independently of each other.
21	Appendix X, Climate Change. The DEIS notes that the project creates a new demand for electric, which can be provided by Central Hudson's existing system. Will the project opt into the community aggregation program that we've all worked hard to establish?	Kitty Brown	According to the Village of New Paltz website, the Village is taking part in a New York State-supported partnership-program to help residents and small businesses save money on electricity bills. The partnership is called Hudson Valley Community Power and the program is called Community Choice Aggregation (CCA). Joining the program helps municipalities leverage collective bargaining power to purchase bulk energy at lower prices. While consumers have had the ability to select their energy supplier in New York since 1997, they do not have the negotiating power of a CCA which can provide more competitive rates due to bulk purchasing. The

			Project Sponsor is aware of this program and if eligible, will certainly participate in the program.
22	The DEIS frequently refers to New York State's Climate Leadership and Community Protection Act regarding emissions but it doesn't mention solar panels for new construction. None of the buildings or parking lots include solar panels. Adding these would be a significant benefit to the community by adding to rather than subtracting from the…our municipal grid.	Kitty Brown	A new alternative has been developed for consideration and is included in the FEIS (FEIS Plan). This new alternative includes a 1/2 acre solar field that will service the common utilities, such as the clubhouse, building lighting at entryways and in common hallways, and site lighting.
23	How will food, hazardous household waste products, cosmetics and electronics be disposed of? Since each unit will be furnished, how will damaged furniture, appliances, carpeting, curtains, be disposed of? Where will these items go when students move out?	Kitty Brown	The DEIS identifies on page 11 that a commercial refuse/solid waste company will manage the collection of refuse/solid waste for the proposed Project. All refuse will be taken to the Ulster County Resource Recovery Agency's New Paltz transfer station. Recycling is mandatory in Ulster County. All multifamily dwellings and apartment complexes are required to separate recyclable materials from food waste and other solid waste. The Village and Town of New Paltz adopted a zero waste action plan to encourage waste reduction, diversion and recycling. Upon occupancy and as part of their lease, residents will be made aware of the mandatory recycling law and the importance of recycling and proper disposal. Large household items will be evaluated on a case by case basis for proper disposal.
24	I feel very concerned about parking lots and what a huge housing development would demand in terms of parking needs.	Wren Kingsley	A new alternative has been developed for consideration and is included in the FEIS (FEIS Plan). The FEIS Plan, Figure 9, has been substantially reduced in size by reducing the number of buildings, units and bedrooms and clustering the buildings in

the center of the property. The FEIS Plan results in the following:

Parameter	DEIS Plan	FEIS Plan	% Change +/-
# of Buildings	62	46	**-16 buildings (25.8% reduction)**
# of Units	248	200	**-48 units (19.4% reduction)**
# of bedrooms	724	612	**-112 bedrooms (15.5% reduction)**
Impervious area	10.69	8.81	**-1.9 acres (17.7% reduction)**
Parking Spaces	491	422	**-140 spaces (17.8% reduction)**

Refer to Table 5 in the FEIS for a full comparison of Project changes.

The FEIS Plan will accommodate 612 occupants (one person per bedroom) and will provide 422 parking spaces (226 landbank space). The goal is not to overdevelop parking. A shuttle will be provided Monday through Friday from New Paltz Apartments to the SUNY New Paltz Campus Transportation Hub where riders will have access to Ulster County Area Transit (UCAT) services. A nature trail will also provide a pedestrian and bicycle connection between SUNY New Paltz and New Paltz Apartments. The proposed shuttle and nature trail will connect the Project to the SUNY campus and provide multi-modal transportation options to reduce vehicular

			dependency, and thereby the need for parking on the Project site. Collectively, this approach keeps impervious surfaces to a minimum, which preserves more of the natural environment, and reduces the heat island effect, visual impacts, and the amount of stormwater runoff.
25	Given the location of the property, I'm concerned about the DDT and arsenic. …it's very important to include…a historic perspective when we're testing the site where we know DDT was applied rather than a random sample.	Wren Kingsley	On page 54 of the DEIS it is identified that a comprehensive assessment of the soil was conducted given the former use as orchards. The investigation noted the presence of pesticides, herbicides, fungicides, and fertilizers in the soil at concentrations that are typical of commercial orchard properties. Refer to Appendix E of the DEIS to review the Phase 1 Environmental Site Assessment (ESA), Soil and Materials Management Plan (SMMP), and the Ulster County Department of Health (UCDOH) guidance document, which identifies the procedures and best management practices for the excavation, stockpiling, handling, placement/capping, reuse, and disposal of soil during construction related activities specific to the subject Project. The Project Sponsor has committed to soil management practices which far exceed that which is required by state and local law.
26	The project site is on top of two wetlands recognized by the NYSDEC… One of them is PFOA2…a trail is going to be developed on this wetland site, which is a hardwood swamp, that will fragment the hardwood swamp, the habitat, the wildlife that live there, as well as a stream that flows…to the Wallkill River. On the southern portion of the site there's another wetland upon	David Jakim	This comment is inaccurate. The Project is not being developed over or upon wetlands, although there are wetlands on the site. A new alternative has been developed for consideration and is included in the FEIS (FEIS Plan). The FEIS Plan, Figure 9, has been substantially reduced in size, which limits potential impacts on the

	which the project site will be developed. In addition, there are two ponds just adjacent to the site with no setback from the proposed area. I recommend that at least a 100-foot buffer be established around these wetlands…		wetlands. In response to public comments, the wetland buffer has been increased from 50 feet to at least 100 feet in all instances and is shown on the FEIS Plan adjacent to the northern and southern wetland areas. On page xxi of the DEIS in the wetlands section it states, “There are federally regulated wetlands along the northern border of the property and in the northwest corner. The wetlands flow northwest and west across Route 208 to the Wallkill River, which flows to the Rondout Creek in Rifton, and then to the Hudson River about 15 miles from the site. The proposed nature trail crossings are generally located in the narrowest area of the northwesterly wetland where existing farm road crossings already exist. These areas are noted on the Jurisdictional Wetland Map (A-4) in Appendix A of the DEIS. The northern area is a seasonal tributary and the southern area is an ephemeral tributary. The seasonal tributary only flows during seasonal events, such as heavy rains and snow melt. The ephemeral tributary only flows in direct relation to rainfall and is dry most of the time. This location was selected (a former agricultural lane) for the trail crossing and installation of the culverts to reduce impacts to the wetlands, maintain the drainage pathway, and accentuate wildlife corridors. A United States Army Corps of Engineers (USACE) Nationwide Permit #29 is required for the trail to cross the wetland. Other than minor trail crossings, no other

<table>
<tr><td></td><td></td><td></td><td>impacts to the wetland areas are anticipated.” The culverts will be installed per USACE parameters.

Refer to Appendix I for the Wetland Delineation Report, correspondence from USACE, and the Wetland Crossing Detail with calculations.</td></tr>
<tr><td>27</td><td>…construction…may have effects on…the campus environment, like the micro farm and the protected wetlands…the strain that would be inflicted upon the existing village infrastructure and the sewage and water demands…</td><td>Lucas Jax Peterka</td><td>Other than the proposed trail, the location of which will be where a former agricultural lane is located, there will be no construction in or within 100 feet of the existing wetlands, and the micro farm is located more than 1,500 feet away from the Project’s construction activities.

In addition, a new alternative has been developed for consideration and is included in the FEIS (FEIS Plan). The FEIS Plan, Figure 9, has been substantially reduced in size by reducing the number of buildings, units and bedrooms and clustering the buildings in the center of the property. The FEIS Plan results in the following:

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</table>

The Preliminary Water & Sewer Engineer’s Report, Appendix H of the DEIS, identifies that the peak water</td></tr>
</table>

			demand can be adequately and easily provided by the Village water system with surplus source and treatment capacity remaining in the system. The report notes that while the municipal Wastewater Treatment Plant (WWTP) is capable and permitted to treat more than its measured annual average flow, the Village faces inflow and infiltration challenges that burden stormwater system. To aid in reducing peak sewerage flow to the WWTP, an equalization tank is proposed onsite to hold the sewerage in order to moderate the projected flow to the WWTP at a steady rate at off-peak hours. The equalization tank will promote a constant flow rate through the downstream collection and treatment processes as wastewater systems perform optimally when the flow rate and pollutant loadings are maintained at relatively consistent levels. Section 7.3 of this report identifies there is a 170 foot Section of the Village force main on S. Manheim Boulevard that was televised which revealed sprawling cracks in the pipe lining and the last 25 feet had a significantly displaced joint and sagging. The last 25 feet will be replaced and the entire length will be lined using Cured in Place Pipe lining technology, which will improve functionality and capacity in the existing Village sewer system. This work will be reformed as part of the New Paltz Apartments project at no cost to the Village. The Preliminary Water & Sewer Engineer's Report was reviewed, commented upon, and ultimately

			accepted by the Village of New Paltz's expert consultants.
28	…how will adding more housing…address the rising rents in existing units throughout New Paltz and the existing conditions of units all throughout New Paltz, units that are filled?	Vika Titarenho	Refer to the response for Comment 8.
December 5, 2023, Public Hearing Comments			
29	EnCB is requesting…a new wetlands inspection… The DEIS refers only to an inspection conducted by Burton Lanx on August 2, 2021. This inspection more than likely contains outdated information, as 28 months have elapsed… The EnCB requests that the town wetlands inspector conducts a full inspection of the proposed site. The Planning Board supports inspection by the Town's wetlands inspector before the EIS is finalized.	Dr. Rose Rudnitski (on behalf of Rich Whitney, Town Env. Conservation Board) Village Planning Board	A Wetland Delineation Report is contained in Appendix I of the DEIS, dated February 28, 2022. This report was submitted to the US Army Corp of Engineers on January 23, 2023, seeking a General Nationwide Permit (NWP #29), which includes a pre-construction notification (PCN). On May 15, 2023, Brian Orzel, Senior Regulatory Project Manager, Civil Engineer, NY District US Army Corps of Engineers confirmed receipt of a PCN (Wetland Delineation Report) and advised the applicant may proceed with the Project, including the trail connection as proposed. A copy of Mr. Orzel's correspondence is in Appendix I of the DEIS. Given that NWPs are valid for 5 years, a new wetland delineation will not be required until March 2028. The Project Sponsor submitted a short-form wetlands and watercourses applicant to the Town of New Paltz on May 22, 2024. An on-site inspection was conducted on August 7, 2024, by the Town's wetland inspector Mark Carabetta, PWS, US Manager of Climate Resilience Planning. In a memo dated

			August 16, 2024, Mr. Carabetta verified the accuracy of the wetland delineation conducted by Ecological Solutions in 2022. This memo can be found in Appendix H.
30	The EnCB further requests that the New Paltz Apartments project be regulated by the more stringent environmental code of either Town or Village of New Paltz. The Town's wetland buffer setbacks should be depicted and applied to the project design as a means of mitigating wetland impacts.	Dr. Rose Rudnitski (on behalf of Rich Whitney, Town Env. Conservation Board) Village Planning Board	On page 27 of the DEIS it is identified that, "The Town of New Paltz wetland code §139-5 states that wetlands greater than 1/10 acre but less than 1 acre requires a 50 ft associated buffer area." This buffer area is shown on the wetland map in Appendix A-2 of the DEIS. A new alternative has been developed for consideration and is included in the FEIS (FEIS Plan). In response to public comments, the wetland buffer has been increased from 50 feet to at least 100 feet in all instances, and is shown on the FEIS Plan, Figure 9 and Appendix G, adjacent to the northern and southern wetland areas. Other than minor trail crossings (a former agricultural lane) no other impacts to the wetland areas are anticipated." Culverts will be installed at both wetland crossings per USACE parameters to maintain flow and accentuate wildlife corridors. In a memo dated August 16, 2024, the Town of New Paltz wetland inspector verified the boundaries of the wetland delineation and evaluated the plans based on the more stringent Town of New Paltz Wetland Code. The memo can be found in Appendix H.
31	…while New Paltz Apartments is only part of this annexation so that the developer can get water and sewer coming in, there's also the possibility of developing the other lots, which will now put the burden on the village to put in extended water	Donna Rutland	There are two properties involved in the subject Project, NYS Route 32 South (Route 32 South) and 21 Cross Creek Road, a total of 129.3 acres. These two parcels will be subdivided to create 4 separate parcels:

	and sewer for any single-family houses or further development.		• Lot 1 (60 acres) in the northern portion of the site is the subject of the DEIS. Lot 1 is the only parcel identified for annexation. • Lot 2 (7.9 acres) is to accommodate an existing single family dwelling and onsite farm buildings which are all serviced by an existing well and septic system. • Lot 3 (1.0 acre) is to accommodate an existing single family dwelling, which is serviced by an existing well and septic system. • Lot 4 (60 acres) along Jansen Road is not included in the DEIS, and no development is planned for this parcel. Lots 2, 3, and 4 will remain in the Town of New Paltz. Refer to Appendix A-2 of the DEIS for a site plan and subdivision map.
32	…concern about the paucity of information in the New Paltz Apartment's DEIS on how the 10 percent of affordable units will be provided in compliance with the village code.	Jacki Brownstein	Refer to the responses to Comments 1, 2, 3 and 9.
33	This project is of particular concern because the very structure and intent as a development exclusively designed for students, there's no plan set forth on how affordable units will be set aside for the general public. We see no other way to accommodate the intention of the 10 percent code than developing a separate section of the property for the 10 percent affordable housing.	Jacki Brownstein	Refer to the response to Comment 7.

34	…I would like to refer to the DEIS maps in the appendix, A-5 through A-7.Many of these pages are unintelligible; they're unreadable, they're obscure, the wording and the terms are hard to find, hard to look up. All of the maps are improperly scaled. The Planning Board notes the comments from David Jakim regarding legibility and accuracy of certain maps and requests correction of the identified issues.	David Yakim Village Planning Board	It is unclear why several of the maps in Appendix A were illegible. The DEIS and its appendices were provided to the Village in an electronic format, which was placed on the Village website for public review at https://drive.google.com/drive/folders/1SkDs4OSfspyBuJlcVW0_yZPgh5HZbuC1. The maps are accurately scaled in all instances by licensed engineers. A printed copy of full size scaled maps was placed at the public library and the Village Offices for public review. The DEIS and its Appendices were reviewed, commented upon, and ultimately accepted by the Village of New Paltz's expert consultants.
35	…facilities typically pay according to the volume of waste they generate; they can enjoy a lower disposal cost by increasing composting…I would like to know if the project will enroll in the Partners in Composting Program.	Kitty Brown	The DEIS identifies on page 11 that a commercial refuse/solid waste company will manage the collection of refuse/solid waste for the proposed Project. The Project Sponsor is aware of the Ulster County Resource Recovery Agency's Partners in Composting Program and will work the commercial refuse/solid waste company to determine how best to participate in the program.
36	We need this project to use the APEX model and switch to at least three, maybe four, stories to conserve both energy and open space and we need some of the floor plans to be reconfigured from the dormitory style to more conventional two- and three-bedroom apartments.	Kitty Brown	A new alternative has been developed for consideration and is included in the FEIS, known as the FEIS Plan. This alternative includes a new 3-story building type. Buildings that are taller than 3-stories have the potential to impede the views of the mountains from Route 32 South which was a major consideration for the site planning of this Project. The FEIS Plan, Figure 9, has been substantially reduced in size by clustering the buildings in the center of the property, placing the 3-story building

			type in the lower elevations to respect the viewshed. The design changes in the FEIS Plan result in a 17.6% reduction in impervious area, and a 20% increase in open space. The FEIS Plan results in a reduction to each of the potential environmental impacts discussed in the DEIS, including energy demand. Refer to Table 5 of the FEIS for a full comparison of Project changes between the DEIS Plan and FEIS Plan, including reductions in the Project parameters. The New Paltz Apartments floor plans are provided in Appendix Q of the DEIS, which identifies traditional apartment unit layouts with a kitchen, living room, bedrooms, bathrooms, closets and utility rooms. If renting as a student, that individual tenant will lease and occupy one bedroom. Affordable housing units will be leased by the unit. The layouts can easily accommodate individuals living together or families depending on changing demand or need within the community. New Paltz Apartments is not designed in a dormitory style, which typically refers to more than one bed or multiple beds in a single room often without kitchen facilities or other amenities. Figure 8 of the FEIS provides a sample floor plan for a 4-bedroom unit.

<table>
<tr><th colspan="4">Written Comments</th></tr>
<tr><td>37</td><td>I…have concerns about the cumulative environmental impacts and fiscal burdens on the community and would like to see the project reduced in size and the wetland disturbance reduced to nothing:
wetland disturbance to zero acres
reduce the number of buildings
reducing the population size
Decrease stormwater runoff into adjacent wetlands</td><td>Ariana Basco</td><td>Refer to the response to Comment 26 for an evaluation of the wetland disturbance.

A new alternative has been developed for consideration and is included in the FEIS, known as the FEIS Plan. The FEIS Plan, Figure 9 and Appendix G, has been substantially reduced in size by reducing the number of buildings, units and bedrooms and clustering the buildings in the center of the property, resulting in the following (refer to Table 5 of the FEIS for a full comparison of Project changes between the DEIS Plan and FEIS Plan):

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As for stormwater discharge to the wetland, refer to the response to Comment 39.</td></tr>
<tr><td>38</td><td>…reduction in the size of the project would… minimize the cumulative environmental and fiscal burdens on the community including:
Burden…on emergency services…</td><td>Ariana Basco</td><td>The Economic and Fiscal Impact Report, and an Addendum to the report, Appendix B of the DEIS, identify there are no significant impacts on</td></tr>
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Stormwater runoff in an already overburdened community
Negative impact on wetlands
Negative impact on wildlife, their habitats, and their connecting pathways by increasing the buffer to the adjacent wetlands.

</td>
<td></td>
<td>
emergency services, including EMS, Police and Fire. Refer to the response to comment 19.

Stormwater will be treated and managed on the site and will not be sent to the public sewer system. All peak stormwater runoff flow will be attenuated to less than pre-development levels, and a forebay system will remove pollutants prior to discharge pursuant to the NYSDEC Stormwater Design Manual.

A new alternative has been developed for consideration and is included in the FEIS, known as the FEIS Plan. The FEIS Plan, Figure 9, has been substantially reduced in size by reducing the number of buildings, units, and bedrooms, and clustering the buildings in the center of the property.

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</table>

In addition, the wetland buffer has been increased from 50 feet to at least 100 feet in all instances, and is shown on the FEIS Plan.

Also refer to responses to Comments 5, 7, 18, 26 and 29.
</td>
</tr>
</table>

39	The proposed drainage areas appear to impact the adjacent wetlands in the northwest area of the parcel and adjacent parcels.	Ariana Basco	On page xviii of the DEIS is a description of the stormwater management practices designed for the site, as follows: This Project will use green infrastructure practices, such as rain gardens and bioretention areas and deep pools, to meet all NYSDEC stormwater quality minimum requirements, which include water quality volume, runoff reduction volume, and channel protection volume. Under post-developed conditions, runoff is generally via a combination of sheet flow and a closed pipe system to the stormwater management areas located in the western portion of the site, which will discharge to wetlands located northwest and southwest of the property, as it currently does. With stormwater storage and controlled outflow, the post-development peak discharge will be less than the pre-development levels. Additionally, the ponds are designed to remove potential pollutants in the runoff in accordance with NYSDEC stormwater requirements. Stormwater management practices and procedures will meet or exceed the Town of New Paltz Stormwater Management and Erosion and Sediment Control requirement of Chapter 116, and the Village of New Paltz, Chapter 165, Article III, Stormwater Management and Erosion and Sediment Control in conjunction with Land Development. Refer to the Stormwater Pollution Prevention Plan (SWPPP) in Appendix D. The SWPPP was reviewed and accepted by the Village's consultant.

40	The DEIS is based on approximately 250 units with about 734 bedrooms, largely to be rented per bedroom. The DEIS does not specify the basis used to calculate environmental impacts; it only refers to the number of bedrooms. Yet most, perhaps all, of the environmental impacts on sewer and water demands, parking, traffic, noise, fire risk and policing needs to be based on the number of occupants in the development, not the number of bedrooms. The only circumstance in which the number of bedrooms is equal to the environmental impact is when occupancy is restricted to one person per bedroom.	Clive Jones & Donna Rutlin	The Sponsors Preferred Plan in the DEIS was based on 724 bedrooms. New Paltz Apartments will limit occupants to one person per bedroom. Therefore, the data analysis, capacities, demand, and assumptions relating to the various consultant reports used 724 occupants as the determining factor in modeling and calculations. These studies and reports, which are included in the DEIS include: Appendix B Economic Impact Study Appendix H Preliminary Water and Sewer Engineer's Report Appendix M Traffic Impact Study Appendix N Utilities • Electric Demand • Low Carbon Design & Energy Modeling Appendix S Climate Change The Preliminary Water and Sewer Engineer's Report includes a peak day demand factor of 4 in its calculations to ensure there is adequate capacity in the water and sewer systems. There is also a growth factor used in the traffic modeling to ensure appropriate traffic mitigation is provided for peak demands. The Preliminary Water & Sewer Engineer's Report and the Traffic Impact Study were reviewed, commented upon, and ultimately accepted by the Village of New Paltz's expert consultants.

<table>
<tr><td></td><td></td><td></td><td>It should be noted that a new alternative has been developed for consideration and is included in the FEIS (FEIS Plan). The FEIS Plan, Figure 9, has been substantially reduced in size by reducing the number of buildings, units and bedrooms and clustering the buildings in the center of the property, which reduces impacts on natural resources. The FEIS Plan includes 46 buildings, 200 units and a total of 612 bedrooms (one person per bedroom). The Project changes result in the following:

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</td></tr>
<tr><td>41</td><td>The current plan has 500 parking spaces. This appears to be based on 2 cars per unit (250 units; i.e., parking impacts are on a per unit basis). With 1100-1400 occupants [the writer questions if there could be 2 or more persons per bedroom] with many students bringing their own cars, 500 spaces may well be inadequate.</td><td>Clive Jones & Donna Rutlin</td><td>Refer to the response to Comment 24.</td></tr>
<tr><td>42</td><td>If current sewer and water estimates are based on 2 persons per bedroom, an adjustment to the DEIS may not be called for. If, however, the number in the DEIS is based on 1 person per bedroom that would significantly underestimate sewer and water demand.</td><td>Clive Jones & Donna Rutlin</td><td>The Preliminary Water and Sewer Engineer’s Report, Appendix H of the DEIS, includes a peak day demand factor of 4 in its calculations to ensure there is adequate capacity in the water and sewer systems.</td></tr>
</table>

			The Preliminary Water & Sewer Engineer's Report was reviewed, commented upon, and ultimately accepted by the Village of New Paltz's expert consultants.
43	Light pollution is recognized as an increasing environmental problem with known adverse impacts on insects, birds, bats and other mammals. Area lighting, pathway lighting and exterior lighting on units should be accordingly designed. Down-lighting should be used; warm yellow and amber colors are known to attract fewer insects than cold white colors; intensity should be sufficient for safety, but no more than that; and hours of operation should be minimized.	Clive Jones & Donna Rutlin	The Project includes the installation of 12' high single mount, LED, 3000k (warm light spectrum) lights along the driveway entrance, drive aisles and parking areas. Security lighting will be provided at building entryways, consisting of downward directed fixtures with glare shields. All light fixtures are dark sky compliant. The lighting will be centrally located and will not be immediately adjacent to forested areas where nesting, roosting or feeding may occur. The lights are programmable and can be dimmed during migration season between April and June, and September through October.
44	…the site plan appears to include space for future single residential dwellings. Proposed Lot #2 (7.9 acres) has existing buildings & structures; it is unclear whether that will be further developed. Proposed Lot #3 (1 acre) has one existing structure; it is unclear whether that will be further developed. Proposed Lot #4 (60.5 acres) has no information regarding further development.	Clive Jones & Donna Rutlin	Refer to the response to Comment 31. There are no development plans for Lots 2-4 at the present time.
45	It is clear from the site plan that if the land is annexed to the Village, and perhaps even if not annexed, that the developer has plans with regard to Proposed Lot #4 (60.5 acres). What are those plans?	Clive Jones & Donna Rutlin	Refer to the response to Comment 31. There is no plan to develop Lot 4 in any manner at this time.

46	Why is the 60-acre parcel south of the project site along Jansen Road being included in the DEIS and requested for annexation?	John & Heather Bernabo	On page ii of the DEIS it states: The proposed development will be situated on a +/- 60-acre parcel (Lot 1) in the northern portion of the subject properties… The remaining 69.3 acres will be subdivided into three separate parcels (Lots 2-4); a 7.9-acre and a 1-acre parcel for each of two existing dwellings located along Route 32 South, and a 60-acre parcel south of the Project site along Jansen Road that will remain undeveloped. Lots 2-4 will remain in the Town of New Paltz. Refer to Appendix A-2 for a site plan and subdivision map. Lot 1, the subject of the DEIS is the only parcel that will be considered for annexation. The 60-acre (Lot 4) parcel is not being annexed.
47	What actions are proposed to keep light pollution to an absolute minimum?	John & Heather Bernabo	Refer to the response to Comment 43.
48	What steps will be taken to reduce the noise pollution…directly adjacent to a quiet Harvest Hills residential neighborhood.	John & Heather Bernabo	Existing and proposed noise levels are evaluated in the DEIS beginning on page xxxviii, and in Sections 3.10, and 4.9 of the DEIS. The adjacent residential properties are identified as sensitive receptors to noise. Once the Site is occupied there will be customary noise related to traffic, general site maintenance such as leaf collection, refuse collection, lawn mowing, snow plowing, HVAC equipment, and students engaged in recreational activities. The portion of the property that will remain in agricultural use does not require annual plowing as the hay and rye reproduces each year. The hay and rye field are mowed once per year. The apple trees will be sprayed for 15 minutes

			once/week in April and May, and once every 3-4 weeks from June to September when the apples are picked and hauled away, all as presently occurring. The nearest noise receptors are identified as residences along Route 32 South, and Hawk Hill Road to the west. The distance between the nearest dwelling on Hawk Hill Road to the nearest proposed building is >870 feet and the area in between includes existing wetlands, natural undisturbed vegetation, and the proposed stormwater management areas which have the ability to reduce noise pollution by acting as a natural sound barrier. To determine potential noise impacts when fully operational, sample sound measurements were taken at APEX Apartments, a 1250-bed student housing facility located adjacent to Rochester Institute of Technology in Rochester, NY, during a peak traffic period between 12:00 pm to 12:30 pm on Thursday January 27, 2023. The average noise level during this time period was 50.6 dBA with a peak of 90.4 dBA when a truck drove by. These estimated noise levels are in conformance with the maximum sound levels set forth in Chapter 101-4, Prohibited Acts, in the Noise chapter of the Village Zoning Code. Specifically, on page xl of the DEIS, it is stated that according to the NYSDEC Assessing and Mitigating Noise Impacts Assessments the EPA found that average ambient noise levels below 55 dBA “was sufficient to protect human health and welfare and, in most cases, did not cause an annoyance.” The estimated average noise level of 50.6 dBA when the

			Project is fully operational is below the 55 dBA threshold indicating the Project is not likely to cause objectionable noise to nearby sensitive receptors. The ways in which the Project mitigates noise includes the significant building setbacks from Route 32 South and the perimeter property lines, the existing natural vegetation, wetlands, the terrain, and proposed landscaping will aid in reducing noise at the property line. The building envelopes, including energy-efficient windows and climate-controlled interiors will also aid in reducing noise at the property line. It is also noted that all existing hardwood forest areas will remain in an undisturbed state at the conclusion of all Project improvements. The Project will comply with NYSDEC guidelines and Chapter 143 of the Village code, known as the Noise Control Law of the Village of New Paltz.
49	Why is college housing development going in so far from campus when the New Paltz College Foundation owns undeveloped land for this purpose directly adjacent to the campus?	John & Heather Bernabo	New Paltz Apartments is a private development providing student and multifamily housing. The Project Sponsor does not have influence or control over lands held by the college and under SEQR, the Project Sponsor is not charged with examining lands which are not in its control.
50	Why is more college housing needed when the college claims not to be growing and college enrollment nationwide have been declining, and will continue to do so for decades, due to shrinking demographics?	John & Heather Bernabo	There is already a need for student and multifamily housing as identified on the SUNY New Paltz website. As of the fall of 2022, the total undergraduate enrollment was 6,090. 46% of the students live in college-owned, -operated or -affiliated housing and 54% of students live off campus. That means approximately 3,200 undergraduate students are living off campus. This does not include graduate

			students who are also in need of housing. The New Paltz Apartments will not solve the housing crisis, but is a step in the right direction. This is a method and manner of business decision-making, and consequently an assessment of need as determined by the private Project Sponsor.
51	Many of the draft materials submitted by the applicant (including many maps and other illustrations) are inadequate, incomplete or otherwise inaccurate.	Thomas (Ted) Nitza Jr., P.E.	Refer to the response to Comment 34.
52	We request that the more protective of environmental requirements be required as the parcels of property transition from Town to Village… Specifically, the current Town requirements for wetland protections should be considered for this project.	Thomas (Ted) Nitza Jr., P.E.	Refer to the response to Comment 30.
53	We request a thorough review and awareness of fauna and flora species of EPB concern that are adjacent and nearby to this site. This includes many migratory birds, terrestrial mammals, endangered bats and other species.	Thomas (Ted) Nitza Jr., P.E.	The US Fish and Wildlife Service provided a species list of threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat that may occur within the boundary of the Project area. This list includes Indiana Bat, Northern Long-eared Bat, Bog Turtle, and American Bumble Bee. The NYSDEC also identified the potential for Bald Eagle. These lists were used as the basis for the review and preparation of an Endangered Species Assessment, Appendix J of the DEIS. The Endangered Species Assessment concluded there are no rare, threatened or endangered species, significant natural communities, or critical habitats on the Project site. According to the NYSDECs List of

			Endangered, Threatened and Special Concern Fish & Wildlife Species of New York State, there are no special concern species of habitats on the site. Page xxii, Section 3.3 and Section 4.3 of the DEIS provide a summary of the endangered species findings. No hardwood areas are being disturbed in any manner as a result of the Project. The Endangered Species Assessment was reviewed and accepted by the Village's consultant.
54	Landscaping at this development should use native plants only…the plant lists in the DEIS has native plants, except for one on p.vii which lists Zelkova tree - a native of Asia. Will the applicant be required to use native plants only?	Lorraine Walsh & Mike Berger	The Village's Shade Tree Commission was created to preserve the character of the area and protect the loss of mature trees. American Elms and Chestnuts would have defined that character, both native and lost over time. There is a strong national movement to recreate the character of these lost street trees with disease resistance elms and chestnuts along with finding non-natives like the Zelkova. In the last 40 years Zelkovas (Japanese Elm) have recreated the character of their deceased American cousin, and therefore is a good choice for the site.
55	On p.xxiii - there is a reference to the "Conservation Easement"... Can the applicant provide details of the easement terms they are proposing and a map clearly outlining the easement area?	Lorraine Walsh & Mike Berger	A copy of the easement agreement is provided in Appendix P and the corresponding Map is in Appendix A, labeled as Map A-8 of the DEIS.
56	On pp.120-121 the applicant claims there will be 24/7 onsite staff to manage noise and activities. Will the presence of onsite, 24/7 managerial staff be made a condition of any approvals the project receives from the Village?	Lorraine Walsh & Mike Berger	On site staff is necessary and will be provided on a 24-hour basis for the day to day operation, maintenance, and general oversight of the property regardless of it being made a condition of approval.

			The Project Sponsor has no objection to this being made a condition of approval.
57	…on p.lviii there is a reference to "open space areas"… Can the applicant be asked to comment on whether these "open space areas" include the wooded space between the development's built environment and the abutting properties on Hawk Hill Road? …does the applicant plan to create a buffer zone or impediment to occupants of the apartments accessing the abutting properties?	Lorraine Walsh & Mike Berger	The open space area is in reference to the active recreation area adjacent to the clubhouse, which is +/- 1,000 feet away from the west property line, and +/- 1,200 feet from the nearest house on Hawk Hill Road. Open space areas do not include the wooded areas, wetland areas, stormwater management areas or areas of the property that will still be farmed.
58	On p.124 the applicant states that the active recreational area "will not be lit for nighttime activities." Will this be made a condition of any approvals the project receives from the Village?	Lorraine Walsh & Mike Berger	It is not the Project Sponsor's intent to provide lighting in this area. Conditions of approval will occur during the site plan review process.
59	…applicant states on p.122 that dark sky lighting will be used. Can applicant be asked whether lights will be "dark sky certified"…Can the applicant be asked to address the impact of lighting on the Hawk Hill neighborhood…	Lorraine Walsh & Mike Berger	The lights that have been selected for the Project are a Selux Quadro H2. According to the manufactures page Quadro can be used throughout any outdoor space, including IDA-Approved "Dark Sky Friendly" areas looking to protect the night skies.
60	On p.71 Potential Impacts, applicant states that the development will not be visible to the Hawk Hill neighborhood. This seems unlikely and should be further explored in the DEIS. Page XXVII - "It is expected that the proposed buildings will not be visible from the residential properties along Hawk Hill Road due to the change in elevation, the Deed Covenant of 21 Cross Creek Road (5.4 acres) within the Harvest Hills Subdivision, the existing mature trees which will remain, and the proposed landscaping and	Lorraine Walsh & Mike Berger Robert Cook	The subject property slopes from a highpoint of 410 ft of elevation at the edge of Route 32 South to 355 ft of elevation at the area known as the limit of disturbance, which is 400 feet inside of the west property line. The tallest building near Route 32 South has a finished floor elevation of 396, with the peak of the roof at +/- 421. The properties along Hawk Hill have an average rear yard elevation of between 320 and 330. It is estimated that the 2nd story windows of the two closest properties on Hawk Hill are at elevations of 338 and 348. The existing mature trees on the subject property between the Hawk Hill residents to the limit of disturbance as

	berms!' I cannot envision how I will not be able to see them from my back yard at 26 Hawk Hill Rd.		noted above is 400 feet wide, which will not be disturbed. The ground elevation at the limit of disturbance is 355. The existing tree canopy is conservatively +/- 28 feet tall as identified using Geographic Information System (GIS) and readily available LiDAR data (a remote-sensing technology that uses laser beams to measure surfaces and movement in an environment, in real time). The top of the tree canopy at the limit of disturbance is +/- 383. A sightline analysis reveals that the existing tree canopy will likely buffer views from the second story windows of Hawk Hill residents to the tallest building on the Project site. However, it is possible during leaf off conditions that the tallest building may be minimally visible from the 2nd floor window vantage point. Refer to Appendix F for the Sightline Analysis from the Hawk Hill Road toward the Project site.
61	On p.lviii the applicant's claim that they are improving the sewer collection system for the Village regarding its DEC consent order for I&I is spurious. Since the proposal is to build and use an equalization tank on the property, which should create no additional flow into the system at high-peak times, and there is no claim that existing sewer lines will be repaired or upgraded by the applicant, the project is neither a detriment nor a benefit in this regard.	Lorraine Walsh & Mike Berger	The Project Sponsor has been working with the Village to determine how the Project can provide a community benefit with regard to the sewer system. The current design, including the equalization tank to control peak flow, is in direct response to the community's needs. According to the Downstream Sewer Capacity Analysis, Section 7.3 of the Preliminary Water & Sewer Engineer's Report, Appendix H of the DEIS, there is a 170 foot section of the Village force main on S. Manheim Boulevard that was televised, which revealed sprawling cracks in the pipe lining and the last 25 feet had a significantly displaced joint and sagging. The last 25 feet will be replaced and the entire length will be lined using Cured in Place Pipe

			lining technology, which will improve functionality and capacity in the Village sewer system. This work will be reformed as part of the New Paltz Apartments project at no cost to the Village. It should be noted that the Village continues to pursue funding to identify the remaining deficient components of the sewer collection system in order to create a capital improvement plan and schedule to address the issues of inflow, infiltration and overflows.
62	…applicant's claim that the extension of a water main and sewer mains, and construction of a pump station and equalization tank brings a capital investment of $1.5M at no cost to the taxpayer is also spurious. Since this infrastructure will serve one private property and is not required for any other purpose by the Village, the Village does not gain any meaningful capital investment. …their payment of user fees for municipal water and sewer services does not provide any meaningful benefit, since generally such fees are intended to cover the costs of resources and operations only - in other words, their use creates costs which they cover with fees.	Lorraine Walsh & Mike Berger	Refer to the response to Comment 61. Section 7 of the DEIS states that the water and sewer main extensions and improvements are necessary to facilitate the proposed Project. The water a sewer main extension will be installed at the Project Sponsor's expense, and then dedicated to the Village. The Village will then manage future connections to these systems. On page x of the DEIS under Permit and Use Fees, it identifies that the combined building permit fees, recreation fees, and water and sewer use fees are anticipated to be near $1M in the first year. These fees may be used for improvements throughout the Village associated with recreation and other opportunities at the Village's discretion. These fees reflect a net surplus when taxes are factored against the cost of Village services required to support the proposed Project, thereby offsetting the total annual increase in anticipated Village expenses (including police, fire and EMS) of approximately $32,341. It should also be noted that the tax revenue generated

			by the project may also be used to offset the costs of emergency services personnel as they transition from volunteer to paid status over time to serve the needs of the community.
63	…on p.129 applicant claims their additional water use will not tax the capacity of the existing system. Can applicant address whether their additional water use will cause the Village to incur excess per capita water charges from NYCDEP?	Lorraine Walsh & Mike Berger	The Preliminary Water & Sewer Engineer's Report, Appendix H of the DEIS, identifies that the peak water demand can be adequately provided by the Village water system with surplus source and treatment capacity remaining in the system. The proposed Project will not cause the Village to incur additional water charges from NYCDEP. According to information that is readily available on the NYCDEP website, the New York City Water Board "prepares annual reports to acquaint the public with its rate and billing policy, regulatory proposals, with the financial conditions of the water and wastewater system, and its budget for the upcoming year." Rates are adopted each year based on several factors, including the cost of system improvement and the projected demand which is based upon actual demand from previous years. New Paltz is served by the Croton system, which is identified under the Regulated Wholesale Rate Report section of the NYCDEP website. On page 21 of the FY2023-Upstate Rate Report, it states that "if the water demand for the full year is lower than projected, the unit cost per million gallons…will be greater." This statement suggests that as demand increases, the rates decrease because there are more users that are contributing to the cost of water supply service. The DEIS identifies, on page 9, the use of low flow water saving fixtures such as toilets and faucets, and

			energy efficient appliances such as cloths and dishwashers to promote sustainability. The NYCDEP offers the "Multi-family Conservation Program (MCP), which provides qualified multi-family housing of four or more Dwelling Units with billing based on a fixed charge per unit in lieu of billing based on metered charges. The program objective is to promote water conservation in multi-family housing, while giving customers control over their water and wastewater costs." The Project Sponsor is committed to participating in available programs and incentives that are available at the time of construction that will aid in the conservation of water.
64	On p.63, the applicant states that there will be an on-site stormwater management system. Can the applicant explain in detail the method and timing of discharge from this system and where the discharged stormwater will go?	Lorraine Walsh & Mike Berger	Beginning on page 89 of the DEIS is a detailed explanation of the proposed stormwater management system. Under post-developed conditions, runoff is generally via a combination of sheet flow and a closed pipe system to the stormwater management areas located in the western portion of the site, which will discharge to wetlands located northwest and southwest of the property. With stormwater storage and controlled outflow, the post-development peak discharge will be less than the pre-development levels, and a forebay system will remove pollutants prior to discharge. Stormwater management practices and procedures will meet or exceed the Town of New Paltz Stormwater Management and Erosion and Sediment Control requirement of Chapter 116, and the Village of New Paltz, Chapter 165, Article III, Stormwater Management and Erosion and Sediment Control in conjunction with Land Development. The system is

			gravity fed and discharges when the stormwater in the ponds reaches a predetermined level. All of the planned stormwater management will be consistent with NYSDEC regulations.
65	There is a stream along the boundary of applicant's land and abutting properties on Hawk Hill Road. This stream is not identified on any of the applicant's maps or drawings, but it flows from the area of the applicant's existing pond and into the "cross creek." The stream is already regularly overwhelmed during high rain events. Additional flow from newly impervious ground could cause a significant impact of flooding at the back end of abutting Hawk Hill properties. Page xliv - "Stormwater generation will increase post-development due to the increase in impervious surface area. However, the proposed drainage plan will accommodate all stormwater onsite." This is critical as the stream along Cross Creek already floods every other year in the spring.	Lorraine Walsh & Mike Berger Robert Cook	The Project Sponsor is aware of this stream [creek] as noted on page ii of the DEIS, which states “there is an offsite NYSDEC regulated class C creek (regulation: 855.5-28) located to the west of the subject property.” While periodic overflow is noted at times during excessively heavy rains, flooding is relative to the culvert at Cross Creek, not the creek. On page xviii of the DEIS is a description of the stormwater management practices designed for the site, as follows: This Project will use green infrastructure practices, such as rain gardens and bioretention areas and deep pools, to meet all NYSDEC stormwater quality minimum requirements, which include water quality volume, runoff reduction volume, and channel protection volume. Under post-developed conditions, runoff is generally via a combination of sheet flow and a closed pipe system to the stormwater management areas located in the western portion of the site, which will discharge to wetlands located northwest and southwest of the property, as it currently does. With stormwater storage and controlled outflow, the post-development peak discharge will be less than the pre-development levels, and a forebay system will remove pollutants prior to discharge, which is an overall benefit in improving existing conditions in this area.

			On page 66 of the DEIS, Section 6.3.3G, it states 21 Cross Creek Road (5.4 acres), Lot #34, within the adjacent Harvest Hills Subdivision will be restricted by (Perpetual) Deed Covenant to remain undisturbed and in its natural state. If the Project is developed, Lot #34 will never be developed.
66	P.133 list of proposed large-scale development projects seems out of date.	Lorraine Walsh & Mike Berger	The list of large-scale development projects evaluated in the DEIS was provided by the Village of New Paltz.
67	Can applicant be asked to attest that construction on, and development of this property will not cause adverse effects on the drinking water wells of the abutting Hawk Hill properties?	Lorraine Walsh & Mike Berger	The concern is noted as residential wells typically run very deep to assess groundwater, and surface water (stormwater) infiltrates the ground and contributes to the groundwater. On page 58 of the DEIS there is acknowledgement that construction related activities have a potential for soil erosion and sedimentation. Proper erosion and sedimentation control measures will be undertaken in accordance with Chapter 165 of the Village of New Paltz Code (Stormwater Management and Erosion and Sediment Control in Conjunction with Land Development), and as outlined in the Stormwater Pollution Prevention Plan (SWPPP), Appendix D of the DEIS. By extending public water and sewer mains to the site, new ground water wells are not necessary to service the Project; therefore eliminating the potential for water quality and quantity concerns for surrounding properties. In addition, as municipal water and sewer will be utilized for the Project, there

			is no reason to link drinking water wells in harvest Hills to any potential for contamination. Under post-developed conditions, runoff will be conveyed to the stormwater management areas located in the western portion of the site, which will discharge to wetlands located northwest and southwest of the property as it currently does. The ponds are designed to remove potential pollutants in the runoff in accordance with NYSDEC stormwater requirements, thereby protecting nearby wells. The SWPPP was reviewed, commented upon, and ultimately accepted by the Village of New Paltz's expert consultants.
68	On p.127 applicant states that "a density bonus is not being sought for the proposed project." Can applicant be asked to make a legal attestation to this claim prior to any approvals being granted?	Lorraine Walsh & Mike Berger	The Project Sponsor is not seeking a density bonus as it is not necessary to facilitate the Project.
69	There are various versions of site plans in the DEIS which seem to be the result of changes made between drafts.	Lorraine Walsh & Mike Berger	There are several maps included in Appendix A of the DEIS, each of which is necessary to identify the environmental factors being evaluated in the DEIS. The DEIS requires that reasonable alternatives also be explored. The maps for each of the four alternatives are provided in Appendix O.
70	To what extent will there be the ability to scale back the project from what is proposed…	Lorraine Walsh & Mike Berger	A new alternative has been developed for consideration and is included in the FEIS (FEIS Plan). The FEIS Plan, Figure 9, has been substantially reduced in size by reducing the number of buildings, units and bedrooms and clustering the buildings in the center of the property. The FEIS Plan results in the following:

<table>
<tr><td></td><td></td><td></td><td>
<table>
<tr><th>Parameter</th><th>DEIS Plan</th><th>FEIS Plan</th><th>% Change +/-</th></tr>
<tr><td># of Buildings</td><td>62</td><td>46</td><td>-16 buildings (25.8% reduction)</td></tr>
<tr><td># of Units</td><td>248</td><td>200</td><td>-48 units (19.4% reduction)</td></tr>
<tr><td># of bedrooms</td><td>724</td><td>612</td><td>-112 bedrooms (15.5% reduction)</td></tr>
<tr><td>Limits of Disturbance</td><td>30 acres</td><td>29.05 acres</td><td>-0.95 acres (3.2% decrease)</td></tr>
<tr><td>Impervious area</td><td>10.69</td><td>8.81</td><td>-1.9 acres (17.7% reduction)</td></tr>
<tr><td>Parking Spaces</td><td>491</td><td>422</td><td>-140 spaces (17.8% reduction)</td></tr>
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Refer to Table 5 of the FEIS for a full comparison of Project changes.</td></tr>
<tr><td>71</td><td>This applicant is asking the Town and Village to make accommodations and changes so that he/they may develop the property. Can consideration be given to increasing the affordable housing component of the project as a condition of annexation…</td><td>Lorraine Walsh & Mike Berger</td><td>The Project Sponsor intends to comply with the Affordable Housing Law, Chapter 132 of the Village of New Paltz Code (the Affordable Housing Law), and agrees to comply with all provisions set forth within the law, and as set forth by the Town and Village of New Paltz through their review and approval of the project.</td></tr>
<tr><td>72</td><td>We both feel that this proposal, with more than ten times higher development density, is out of character with the surrounding neighborhoods.</td><td>William Schuster</td><td>According to the Village of New Paltz Zoning Code, Schedule B Density Control Schedule, The R-3 district requires an area per dwelling unit of 3,620 square feet per dwelling unit containing a maximum of 3 bedrooms, plus 1,210 square feet for each additional bedroom per dwelling unit. Although authorized by law, not density bonus is being</td></tr>
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			requested for this Project. The unit and bedroom configuration provided in the FEIS Plan, Figure 9, results in a required land area of 20.1 acres. The Project site is 60 acres. Therefore, the proposed Project is well below the Village density requirements. Owing to the location of the Project on the site, the preservation of perimeter open (agricultural) space, mature tree buffering, and clustering of the units, there are no surrounding neighbors to be out of character with. Single family development would provide for the potential to be far greater of an impact than the Sponsor's preferred alternative.
73	One part of the project under consideration proposes to remove 5.6 acres of mature native forest in the northwestern corner of the project area… The large oaks alone…absorb and store for decades to centuries may times more carbon than the other species.	William Schuster	The Scoping Document, which guides the content of the DEIS, included a range of reasonable alternatives to be considered, which helps to understand the magnitude of the impacts of different development scenarios. Alternative 2 matches the description provided by the respondent for a single family as of right development based on the current zoning, which would have removed 5.4 acres of mature trees on the property known as 21 Cross Creek Road in the Harvest Hills subdivision. However, that is not the Project Sponsor's Preferred Alternative. The narrative of the DEIS is based upon and refers to the Sponsor's Preferred Alternative (Alternative 5). Refer to Section 9.0 of the DEIS for the Alternatives Analysis, and Appendix O of the DEIS for the Alternatives Analysis Maps. With regard to the Sponsor's Preferred Alternative, Alternative 5, on page 3 of the DEIS it states, "…The mature trees and vegetation in the northwest area of

			the site will remain. This area will be minimally disturbed to install the nature trail connecting New Paltz Apartments to SUNY New Paltz Campus just south of the Alumni Soccer Field." In Section 4.3.3.G. the mitigation section for plants and animals, it states, "A portion of the subject property, 21 Cross Creek Road (5.4 acre parcel) within the adjacent Harvest Hills Subdivision, will be restricted by Deed Covenant to remain undisturbed and in its natural state." Refer to Appendix A-8 of the DEIS for the Deed Covenant and Conservation Easement Map.
74	The canopy emerging trees, including oaks and cottonwoods, support very high levels of biological diversity…providing suitable nesting sites for the endangered Bald Eagle.	William Schuster	On page xxii of the DEIS it states: "The Bald Eagle is a state threatened species and federal un-listed species. The subject property is on the periphery of the Bald Eagle's potential location, as the preferred and/or known location of documented eagles is on the Wallkill River, +/- 1.12 miles to the west. Bald Eagles may fly over the subject property, but there is no suitable or preferred nesting habitat. The Bald Eagle is a scavenger and an opportunistic feeder. Foraging habitats may include the pond on the adjacent property, but the pond is not a preferred foraging site for fish and will remain in its current condition following completion of the proposed Project. Refer to Appendix J of the DEIS for the endangered species assessments.
75	Larger and older trees with cavities and/or loose bark, such as shag bark hickories common in forests and wetlands, older maples and the recently dead ash trees, could potentially provide roosting sites essential for the survival of both the	William Schuster	On page xxiii of the DEIS it states: "The Northern Long-eared Bat and the Indiana Bat are state and federally listed endangered species. Given the presence of suitable summer roosting and adequate foraging habitat, it is possible that Northern Long-

	endangered Indiana bat and the endangered Long Eared bat.		eared and Indiana Bats could be present and utilize the site for roosting and foraging activities. Species presence is assumed, as it is for all adjacent properties. The NYSDEC recommends refraining from tree removal from April 1st to October 31st, the known roosting and pup-rearing season. Refer to Appendix J of the DEIS for the endangered species assessment. None of the forested areas will be disturbed by the Project and the existing tree canopy will be preserved.
76	It is my understanding that the Town of New Paltz, where these lands lie, requires a tree inventory of areas to be disturbed or converted from forest to other land use. I do not know whether the village requires this, but I hope that it does.	William Schuster	Other than former orchards, there is no planned mature tree removal associated with the proposed Project. The vast majority of former orchards were removed years ago from the Project site. Refer to the response to Comment 73.
77	Reference is made that you will not see the complex from Skytop and I don't see that that is possible in that I can see my house and the metal roof of the structure on Rt 32.	Robert Cook	Sky Top Tower is 15 miles to the west of the Village of New Paltz. Given the vantage point of Sky Top Tower, rooftops are visible in all directions. While the rooftops of the New Paltz Apartment in the higher elevations of the property along Route 32 South may be visible from Sky Top Tower, they will look similar in massing and scale to other nearby structures in the distance, and smaller than the buildings on the adjacent SUNY New Paltz campus. While New Paltz Apartments may be visible from Sky Top Tower, it will be difficult to discern them from any other building from 15 miles away. The residential buildings will not have an objectionable impact on the viewshed from Sky Top Tower, as they will be unduly consistent with

			the residential and campus housing proximate to the Project.
78	Page xlii - Lighting impacts refer mainly to the spill onto neighboring residences but makes no reference as to the impact of light pollution on sky views for star gazing and such. What is the impact and mitigation? Page 8 of Project description - Very interested in "dark sky" impacts which should be addressed prior to acceptance of DEIS.	Robert Cook	Refer to the responses to Comments 43 and 59.
79	Wouldn't it make sense to also annex the town property north on 32 (west side) so it is not an island between village parcels. If the village does annex this property, are there any assurances that they will not annex the Harvest Hills homes?	Robert Cook	The Project Sponsor does not have ownership control of the property to the north or the Harvest Hills properties, therefore they are not included in the request for annexation.
80	Page lvi - "Reduces the potential for conflicts between SUNY students and community residents over late-night parties, noise and parking complaints, unsightly properties, and other quality of life concerns." Doesn't it just move it from the downtown village to this complex?	Robert Cook	New Paltz Apartments will offer 24/7 property management where students living in the village have no oversight. The proposed buildings are hundreds of feet away from adjacent properties, where village housing units may only be feet away. In addition, the Project is located a good distance from the downtown housing within the Village. On page 155 of the DEIS it states, “The residential properties to the west on Hawk Hill Road and along Route 32 South were identified as sensitive receptors. Since this is a residential Project the existing natural vegetation and terrain in combination with proposed landscaping will aid in reducing objectionable noise at the property line, and to nearby

			sensitive receptors. The building envelopes, including energy-efficient windows and climate-controlled interiors will also aid in reducing noise at the property line." Excessive noise in the Village is regulated in accordance with Chapter 143 of the Village Code, known as the Noise Control Law of the Village of New Paltz. The Project Sponsor will abide by all Village of New Paltz Noise control Law provisions.
81	Storm runoff- If I understand this correctly, these new transitional ponds will hold runoff and be held until a drier period for release, correct?	Robert Cook	Under post-developed conditions, runoff will be conveyed via a combination of sheet flow and a closed pipe system to the stormwater management areas located in the western portion of the site. This system is designed pursuant to the NYSDEC Stormwater Design Manual to store and control outflow that is the same or less than current runoff conditions, not just during drier periods. An added benefit of the stormwater management system is that it filters the runoff, improves groundwater quality, and attenuates post-development peak flow rates to less than pre-development peak flow rates.
82	Just for clarity- no water will be obtained from any well drilling on the site, correct? I just want to insure no impact to Harvest Hills homes demands from their existing wells.	Robert Cook	Refer to the response to Comment 67. There are no wells planned for the Project and one "future" well reserved to service 21 Cross Creek Road (Lot #34) in the Harvest Hills Subdivision will be eliminated.
83	There is ambiguity about whether the project will be exclusively rented to students or designed primarily for students. There should be a statement clarifying project occupancy.	Village Planning Board	While New Paltz Apartments is targeting the student population, the project will also provide affordable units in compliance with Chapter 132-3D of the Affordable Housing Law. The affordable units will be

			made available to student and non-student residents under the law. The New Paltz Apartments floor plans are provided in Appendix Q of the DEIS, which identifies traditional apartment unit layouts with a kitchen, living room, bedrooms, bathrooms, closets and utility rooms. The layouts can easily accommodate individuals living together and sharing a common household or families to meet changing demand or need within the community. The New Paltz Apartments is not designed in a dormitory style, which typically refers to more than one bed or multiple beds in a single room often without kitchen facilities or other amenities. Figure 8 of the FEIS provides a sample floor plan for a 4-bedroom unit. Refer to the response to Comment 9 regarding the Village Affordable Housing Board's authority to administer the Affordable Housing Program, including acceptance and review of applications for AH units, maintaining an eligibility priority list, and certifying applications placed on the eligibility priority list on an annual basis. The Project Sponsor is committed to working with the Housing Board in all affordable housing matters.
84	Impact calculations should be based on student occupancy. Specifically, the number of emergency calls anticipated should reflect data from students housed in an apartment setting. This age cohort and housing style likely generates a greater than average volume of emergency calls. If on-site residential or security	Village Planning Board	Refer to the response to Comment 19.

	staff would be provided, that should be indicated as a mitigating factor.		
85	Greater diversity of housing types is recommended to mitigate impact on community character and accommodate variations in demand.	Village Planning Board	Refer to the responses to Comments 3, 17 and 36.
86	More details should be provided on how compliance with Village affordable housing requirements will be achieved.	Village Planning Board	Refer to responses to Comments 1, 2, 3, 7, 9, 12, and 71.
87	Units appropriate for families should be provided. The Affordable Housing Board maintains a list of tenants qualified for affordable housing, and the demand is primarily families. New units should be suitable for the demand.	Village Planning Board	Refer to responses to Comments 2, 3, 4, and 36.
88	A 3-D model (e.g. diorama) is suggested to improve the public's ability to visualize and comment on the project.	Village Planning Board	A 3-D representation of the project will be provided to aid in presenting the project to the public.
89	The overall size of the project should be scaled back to mitigate impacts. In particular, eliminating the northern-most set of buildings would create a more compact layout and mitigate impacts on wetlands.	Village Planning Board	Refer to responses to Comments 17, 37, and 70.

APPENDIX C: Certified Public Hearing Transcripts

VILLAGE OF NEW PALTZ

PLANNING BOARD

Public Hearing
Re:

PB21-AX
New Paltz Apartments

November 9, 2023
7:00 p.m.
Village Hall

PLANNING BOARD MEMBERS:

ZACH BIALECKI, Chairman

TERRY DOLAN
RACHEL LAGODKA
AMY COHEN
RICHARD SOUTO
ELLEN ROCCO, Alternate

AUTUMN SEGUIN, Project Manager
EMILY SVENSON, Village Attorney

REPORTED BY: LORA J. CURATOLO, CSR

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CHAIRMAN BIALECKI: Welcome back everyone to the November 9th meeting of the Village of New Paltz Planning Board.

We are now at the portion of the meeting where we're having a public hearing for PB21-AX, New Paltz Apartments.

Well, first I'd like to get a motion to open the public hearing for PB21-AX.

MS. COHEN: So moved.

MR. DOLAN: Second.

CHAIRMAN BIALECKI: All in favor?

Aye.

MR. DOLAN: Aye.

MS. LAGODKA: Aye.

MS. COHEN: Aye.

MR. SOUTO: Aye.

CHAIRMAN BIALECKI: So first I'd like to introduce the project and then I will turn it over to our planning board attorney to talk a little more about the process.

So the applicant, Commercial Street Partners, is proposing to construct a 250-unit student housing campus consisting of townhouse and cottage-style homes, approximately 724 beds,

with a clubhouse and fitness center, pool and patio area, along with associated parking, and nature trail, on two parcels containing 129 acres located along Route 32 South and Cross Creek Road currently within the Town of New Paltz.

The proposed action includes an annexation of the parcels into the Village of New Paltz, rezoning of the parcels to R-3 under the Village of New Paltz Zoning Law and a subdivision/lot merger that will result in four separate lots.

Proposed development will be located on a single 60-acre lot and the remaining three lots will remain vacant or as currently developed, with existing single-family homes.

The application materials are located on the table. There's a site plan there as well up here.

And I'd like to turn it over to our attorney, Emily Svenson, to talk about the process.

MS. SVENSON: Sure. So this hearing tonight is part of the environmental review for

the project. The state law requires that an environmental review happen before any of the approvals that would be necessary as part of this project.

And the purpose of the environmental review is to look at environmental impacts, to study those impacts, to look at mitigation measures and to figure out the best way of mitigating the impacts.

The project, as the chairman described it, you know, as it goes forward will require a lot of different agencies to review it but under state law one agency of those does the environmental review, and in this case the village planning board has been tasked with doing that.

So this hearing is an opportunity for the public and other agencies to put their comments into the record, to raise their comments on environmental impacts and appropriate ways of mitigating those impacts.

And we're taking comments both orally at this hearing as well as in writing. Comments can be submitted in writing through

November 24th. And the board will consider all of the comments submitted both orally and in writing. So if you have more to say, go ahead and submit it in writing.

After the hearing is closed, the board members will have an opportunity to discuss the comments and determine how the issues should be addressed, including changes to the Draft Environmental Impact Statement and written responses to the comments.

So for the board members, you will have an opportunity at a future meeting to discuss these comments and add your thoughts. So you don't need to comment tonight but if you want to make a comment on the record, you're welcome to do that orally or in writing.

After the hearing is closed, the board, like I said, will process those comments and will prepare the Final Environmental Impact Statement. And then after that's all done, there will be additional processing of the application by other boards and agencies.

So this is not the last -- the last opportunity to comment on this project. You

know, as it goes forward, the town board, the village board, will have to take a look at it and after that it will come back to the planning board for us to look at the details of the site plan. So the purpose now is really to talk about the big picture environmental impacts and how they will be mitigated

CHAIRMAN BIALECKI: Thank you.

So I would be calling people up as -- in the order that they signed in. And I would just like to ask that everyone limits their comments to, you know, six to seven minutes or so so that we can give everyone a chance to speak.

With that, I'd like to ask Jacki Brownstein to come up.

MS. BROWNSTEIN: Where do you want me?

CHAIRMAN BIALECKI: If you could come up to the table and just state your name and where you live.

MS. BROWNSTEIN: Jacki Brownstein. I live in New Paltz.

MS. SVENSON: Would you mind just

spelling your name. We have a stenographer here taking it down.

MS. BROWNSTEIN: Sure. J-a-c-k-i Brownstein, B-r-o-w-n-s-t-e-i-n.

MS. SVENSON: Thank you.

MS. BROWNSTEIN: You're welcome. Good evening.

I'm here as a representative of the UAC Housing Committee, as well as being a long-time New Paltz resident. We have numerous questions regarding the EIS and, in particular, how it meets the village's stated key responsibility of providing affordable housing.

Also, since this is one of the largest, if not the largest, private developments in New Paltz history, we would expect that affordable units be available for individuals and families within the development.

I'll be addressing Section 2.7, Project, Purpose, Need and Benefit -- by the way, I do have a copy if that makes it easier -- in particular, the alleviation of housing costs, response to community growth goals and the reserving of 10 percent for much needed

affordable housing.

Also, I will speak to 3.8, Existing Utilities, Availability and Capacity.

The DEIS states that to meet the village's 10 percent requirement, 25 units will be set aside for affordable units from the development of 724 rented beds. A unit can contain anywhere from five bedrooms to one bedroom. There are 248 units of various sizes.

3

The stated purpose of New Paltz Apartments is to provide housing for students. How will it then meet the need for affordable housing for families? Even using families in its broadest sense, as defined by HUD, how do beds rented out to individual students having, I assume, separate leases and who come and go depending on their student status, constitute a family?

4

The obligation of the village is to provide housing for families at or below 60 percent of Ulster County AMI. We do not see how this development, as described in the DEIS, will meet that obligation when it's being developed both in structure and purpose for

students.

We want to see the village meeting its obligation by requiring the developers to construct separate housing to meet the needs of non-student individuals and families.

Additionally, as stated in Section 3.8 of the EIS, the village will be providing the sewer and water to the development with the developer constructing a main water -- 5
a water main extension and an equalization tank for the sewer. We have new concerns about what this implies for the building of affordable village housing in the village in the future.

The village has repeatedly stated their concern about the impact of development on their water and sewer systems and their future capacity to provide those systems. Now a large development that will be annexed, supposedly, to the village, and is not an affordable housing development, will be potentially straining those systems. Will this deter the development of future affordable housing as we are facing a housing crisis immediately.

There are still many questions we

have related to this project. We don't think the residents of New Paltz have been well informed about all its implications. This is a 262-page document, summaries need to be made widely available and residents given the opportunity to read and digest the information. Public hearings must be kept open.

Thank you very much.

CHAIRMAN BIALECKI: Thank you. For anyone who just arrived, we'd like to ask that anyone who wants to make a public comment tonight to please sign in on the sign-up sheet up there and we'll be going down in order of how you signed up.

So next, Stuart Denton.

MS. DENTON: Susan.

CHAIRMAN BIALECKI: Susan. Sorry.

MS. DENTON: That's okay. Hi.

CHAIRMAN BIALECKI: Hello.

MS. DENTON: I am Susan Denton and I have lived in New Paltz for almost 23 years, which makes me a relative newcomer.

CHAIRMAN BIALECKI: Could you spell your last name for us.

MS. DENTON: D-e-n-t-o-n. I am going to read mine because I'm not good on the fly.

I am here as a New Paltz resident and member of the housing committee of UAC. My remarks go to the topic of community character within the Draft Environmental Impact Statement, specifically Section 2.7, Project, Purpose, Need and Benefit, and page 21 on reserving 10 percent of the units for affordable housing.

There are some things I feel need clarification. The apartments are being rented as units. Each of those living in a unit will sign a separate contract, I assume a lease, for their individual space. If I'm right about that, then there will be 720, give or take two or so, individual agreements. That would mean that 10 percent of 720 lease contracts would be 72 bedrooms, not 24 units. It doesn't seem to me like you can -- it doesn't seem to me that you can have 72 leases and not think of that instead of 24 units. Because if a unit can only be what -- can be one person as a family, then all of those 720 individuals would be families.

6

Anyway, so that's just my thinking.

This is not permanent housing, it would be transitional housing for the period that a person is a registered student. So I'd like to understand more about how that works because students come and go, they transfer, they drop out, they -- you know, it just changes, they go somewhere for the summer.

I found no indication of how the 10 percent affordable housing will be constituted or located. Will they be targeted for single students or student multi-families.

7

And according to the executive summary, there is presently 413 student rented spaces in the Village of New Paltz. The DEIS posits the apartments offered will be rented by students who already live in the village, that's the apartments that are offered at the New Paltz Apartments. I don't think it's a reasonable assumption that all of the students who are presently living in the village or even the majority of them would necessarily want to go to those apartments. And the vacant apartments that they left, there's no guarantee that those

8

apartments, if vacated in the village, would remain affordable.

There's no provision for how the town will be kept apprised of the continued commitment to the affordable units, what they will cost, how the rest of the project will be monitored to insure commitments made by the DEIS will be monitored over time for its promised elements.

9

And I wanted to urge you to please keep this public hearing open for a reasonable amount of time so that a large part of the village would at least have had the chance to think about it and comment.

And in general I would say that it seems like the student -- there are fewer students rather than more students and I don't know if that's been considered.

So I want to thank you for your attention.

CHAIRMAN BIALECKI: Thank you.

Next, Laurence Hauptman.

MR. HAUPTMAN: Can I ask -- excuse me, but we can't hear you back there, so could I

ask the audience to move up.

CHAIRMAN BIALECKI: Absolutely. Yeah.

MR. HAUPTMAN: Because there's no way they can hear.

CHAIRMAN BIALECKI: Understandable. Anyone who wants to hear better, all of those seats at the front are open.

MR. HAUPTMAN: Could I stand?

CHAIRMAN BIALECKI: Yes.

MR. HAUPTMAN: As a former professor, that's what I'm used to.

CHAIRMAN BIALECKI: Could you just spell your last --

MR. HAUPTMAN: The only time I was forced to sit down was testimony before Congress.

Mr. Bialecki and members of the Village of New Paltz Planning Board. My name is Laurence Hauptman and I live at 2 Sarafian Road in the Town of New Paltz and I've resided here for 50 years. I retired as SUNY Distinguished Professor Emeritus of History in December 2010 after a 40-year career at SUNY New Paltz.

I would like to comment about the proposal that focuses on a privately built massive student housing complex.

I've had the time to read all of the documents. It is a good read for anyone suffering from insomnia; however, much of it is -- well, except for the fine archeological survey done by Joe Diamond, my former student and colleague at SUNY New Paltz.

First I noticed that there are no letters of support for the proposal from the president of SUNY New Paltz or the SUNY chancellor in Albany. I worked out there. If there was a real need, these letters would be included.

At the present time there are 14 residence halls and 2,875 students who live on campus. Statistics provided by the SUNY Recorder.

46 percent of all students live on campus. SUNY New Paltz Office of Institutional Research.

Secondly, there's a basic overall flaw in the DEIS. The proposal contains no

statistical information about the projected growth of student admissions over the text ten years and what would -- and what could interfere with that growth.

10

In the fall of 2022, the latest statistics available, campus dormitory occupancy was at 91 percent. The latest figure available from SUNY New Paltz Office of Institutional Research.

At the present time in Albany, there's talks about major budget cuts, not just small, major budget cuts in the SUNY system. The budget of SUNY is heavily weighted, as the students can tell you here, towards funding the medical schools and hospital centers run by the SUNY system. The four university centers of Albany, Binghamton, Buffalo and Stony Brook take much of the rest of the money. The four universities -- the state colleges get what is left over after that.

There are other factors as well. The City of New York is close to bankruptcy at this moment, based on attempting to care for and house nearly 200,000 undocumented migrants. New

York State and its finances will have to deal with this crisis.

Please note that under these circumstances, the likelihood of SUNY New Paltz getting more state funding at this time to expand admissions is slim to none, even though SUNY New Paltz has a stated goal of increasing enrollment by approximately a thousand in the next three years. That's a lot. SUNY New Paltz Office of Institutional Research.

Thirdly, students more and more are taking online courses to save the cost of their education and overall convenience. Ask them. 13 percent of all undergraduates and graduate students at SUNY New Paltz are enrolled in online courses. 18 percent of all driving students alone here are registered in online courses. SUNY New Paltz Office of Institutional Research.

This fall, the number of online courses were 223 asynchronous, 34 combined and 27 synchronous. Statistics provided by the SUNY New Paltz Register. Don't ask me what that means. Please, don't ask me.

Although I'm aware that students in residence halls on campus also take online courses, the present number of online courses is projected to grow significantly in the future. Anyone reading the Chronicle of Higher Education could ascertain that. We believe it is possible that some of the existing older 14 SUNY residence halls will become superfluous in the not too distant future, succumbing to our new world of cyberspace education.

Fourthly, the proposal makes comparisons with a student housing development in the major city of Rochester. A place I know quite well. What an absurd comparison. Apples and oranges. Wouldn't the same size SUNY college campus in a small town be more appropriate. Is there really a need for added student housing in New Paltz, especially the size proposed in the DEIS?

Respectfully submitted, Laurence Hauptman.

MS. SEGUIN: Sorry to interrupt. I'm getting a note from Zina that she can't really hear, so I'm going to move the speaker a

little into the center of the room.

CHAIRMAN BIALECKI: Next we have Tom Denton.

MR. DENTON: Hi, I'm a Denton also. I am a member of the UAC Housing Committee also. We are a pesky bunch.

We are all about affordability. That is what we've been working on for years. And that is what concerns us with this project, how the village requirement for 10 percent affordable units -- I don't even know what to call them. Is it units? That's what needs a definition too, unit -- how will that be achieved by this project? The DEIS is not clear about that.

11

Number 25 is offered as the goal to meet the requirement. Apparently that's based on 248 units. That's your 10 percent I guess. Some of those units have one bedroom but also five, four and two. So we can begin to try to imagine, how is that configurated to get those 25 units in there.

What is the expectation of how they are placed? And this is a decision I believe

12

that has an impact on design because if you look at -- I've looked at that plan, you have cottages, one-bedroom cottages here, one there, one there, one there, all throughout the village here. Is that the best design to achieve this affordability of 10 percent?

Could it be possible to take one- and two-bedroom cottages and have them in a separate, although there's no separate, but an area away from the main campus, let's say, because that, again, addresses the issue how will affordability be achieved.

12 continued

The key question is again, to repeat, how will the law be addressed? How will it affect the design of the project? Who will ultimately be living in those designated spaces? And also, how will the process of eligibility for those spaces be determined and carried out? Of course, who's living there?

13

The DEIS anticipates that SUNY students currently living in off campus residences will move into those apartments and thereby the project will stabilize rents, quote/end quote, and improve affordability in

the village, they say.

What does the project anticipate will be the rental cost of those apartments? How would those costs compare to what are being charged in off-campus housing, in our one-bedroom apartments or our rooms on campus ADUs and so forth? How does it compare to the dormitories? We have really no idea -- not that we should from this DEIS -- but we have no idea what the cost structure will be and how it compares to what the DEIS points to as different housing spaces; dormitories, village, and the Village of New Paltz itself. I think we need to have a better idea of that.

Does the project anticipate that affordability in village housing will improve simply on the basis of supply and demand? Is that the idea, pull those people out of there and therefore there will be more competition and the rents will go down in the village? Well, okay, does that anticipation take into account the current nature of village housing?

I think many of us are aware, at least anecdotally, that a lot of our housing is

substandard in the village. Let's say we have a major migration out of the village, what will happen to that space? Will they stay as they are? Would those apartments and rooms be suitable for the families that are supposed to move in there or would they be renovated? Would those spaces be renovated to make them more accommodating to families? Well, if they're renovated, what will happen to the costs of those units there in the village?

So again, there's a cost issue, there's an affordability issue that really needs examination.

The DES determines that the project will lead to 413 new residents to the village. I just simply would like to know from what is that number derived.

This is a massive project. I've lived here, as Susan said, almost 22 years and there's nothing like it that I've seen and I don't know that the whole area really has seen.

The public needs to be closely involved in this project. It has such a good -- it could have such an impact, so please keep

this hearing open as long as the public's needs are met. Thank you.

MS. SVENSON: Thank you.

CHAIRMAN BIALECKI: Next I'd like to call Kitty Brown.

MS. BROWN: Hello. Kitty, K-i-t-t-y, Brown, B-r-o-w-n. I've been in New Paltz for 52 years.

First of all, thank you to the village planning board for taking on the enormous task of reviewing a project that is currently 100 percent not in the village. Therefore, wouldn't it make sense to pause the process while the town and village hold public hearings on annexation? The DEIS notes that zoning is still TBD. It feels like the DEIS cart is miles ahead of the process horse.

As far back as your scoping session of June 2021, I commented that the town and village needed to hold hearings on annexation. In October 2022, I wrote to the town board and the village, only Mayor Rogers responded, saying that he hadn't heard back from attorneys about timing for the applicant and the annexation

process and he had just nudged them again.

I have some comments that I believe apply whether or not the project is annexed. The maps. Maps. PB21-AX should add a map showing what the entirety of the village
15 boundaries would look like if this property is annexed. There are a lot of maps but we don't really see what the whole picture would be if annexation occurs.

Public comment. I understand from your attorney that you will be discussing the public comment here but what were the responses to our public comments from 2021? They are included in the DEIS but I don't see where the applicant responded to them.

Project alternatives. This is a big one. Since the project is currently in the
16 town, let's see a plan consistent with the town's Planned Unit Development zoning. This site is perfect for a PUD, it would provide a variety of housing options, including multi-family townhouses for students, local workforce, SUNY staff, graduates, families, as well as small businesses, like a Stewarts or a

My Market that would alleviate northbound traffic.

Also, please include a plan that shows three- or even four-story buildings. We're all going to have to come to terms with the impact on our scenery that housing people are going to create. But the plan does say that

17 screening will be able to provide relief from the roads and the viewshed. So let's look at taller buildings. There would be much less ground disturbance, much less impervious disturbance and much more open space.

How will water be billed; individual tenants or management? What are the tools to conserve water? The DEIS shows all fixtures

18 TBD. Are they going to be water saving fixtures? Are they going to be on timers?

I mean all of us who went to SUNY 50 years ago remember that you could turn the water on in the showers and walk away and maybe somebody else would turn them off, maybe not. I think that timers should be considered.

19 SUNY says in its handbook that all off-campus students call 911. So the economic

and fiscal impact analysis included in the DEIS identified an additional 18 calls for service annually to fire, police and EMS. I'm trying not to laugh here. When the pilot with Woodland Pond was negotiated, Woodland Pond estimated four calls a month. In fact, there are as many as four calls a day. Please provide data from all emergency services regarding calls to the campus. According to a conversation I recently had with the rescue squad president, the squad can't bill patients who decline transport. The DEIS should estimate what percentage of calls will not be reimbursed and, therefore, how this will affect taxpayers.

19 continued

Appendix P. I can't find a glossary in the DEIS so I don't know what definition of "multi-housing" the applicant is using. The town and the village use different definitions. So let's nail down what the definition is that you are looking at.

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How many students may ask a friend or partner to move in to share the rent? What kind of occupancy will that increase?

By the way, what is the projected

rent? I know that the students are very excited to think of more affordable housing. I don't know what people currently charge for a room in the village but it would be good to have some sort of benchmark of what the projected rent will be here.

Will leases be for one year or the academic year? One year? Okay. Thank you.

Appendix X, Climate Change. The DEIS notes that the project creates a new demand for electric, which can be provided by Central Hudson's existing system. Will the project opt into the community aggregation program that we've all worked hard to establish?

The DEIS frequently refers to New York State's Climate Leadership and Community Protection Act regarding emissions but it doesn't mention solar panels for new construction. None of the buildings or parking lots include solar panels. Adding these would be a significant benefit to the community by adding to rather than subtracting from the capacity of our municipal grid.

The two newest buildings in New

Paltz, Zero Place and our emergency operations center, both installed rooftop solar panels. If the requested changes in zoning are granted, rooftop solar panels should be mandatory as a fair exchange.

Project area waste. How will food, hazardous household waste products, cosmetics and electronics be disposed of? Since each unit will be furnished, how will damaged furniture, appliances, carpeting, curtains, be disposed of?

23 Years ago the town ran a reuse drive for the textiles, clothing, kitchenware, shoes, and other stuff students left behind each May. Where will these items go when students move out? To our landfill? I don't think that has been calculated in the waste estimates that were provided.

This document is hundreds of pages of text, maps, charts, and appendices that the public will need more time to review and also to digest tonight's comments. So please keep the public hearing open.

The good thing is that wherever this project lands, the DEIS that is here before us

lays solid groundwork for the next step in the process.

Thank you all so much for your time

CHAIRMAN BIALECKI: Thank you.

Wren Kingsley.

MS. KINGSLEY: Hi. My name is Wren Kingsley, W-r-e-n K-i-n-g-s-l-e-y. I am a student at SUNY New Paltz, a senior. I've lived in the village for four years. When I started I shared a room in a six-person house and I paid $515 every year, since then it's gone up by about a hundred dollars or so plus some, and I currently pay 785 plus my utilities and my electric, Wi-Fi bills and all that kind of stuff.

And I'm also the executive vice president of our student association, the vice president of Campus Night Perk and a sustainability ambassador on campus.

And in all of the circles that this topic has come up in, I hear again and again and again the need for housing and affordable housing for adjunct professors, professors and students and grad students. And I was excited

to hear the proposed project because there's a need for housing.

And I just finished reading the book Happy City by Charles Montgomery, where he talks about housing as an opportunity to build a happy community.

As a student, one of the major issues that I see over and over and over again is the lack of mental health and physical well-being and I'm interested in a housing development that would benefit the wellness of our students and our environment.

[I feel very concerned about parking lots and what a huge housing development would demand in terms of parking needs.] [Given the location of the property, I'm concerned about the DDT and arsenic. And I think it's very important to include, like, a historic perspective when we're testing the site where we know DDT was applied rather than a random sample.] So I would encourage that to be included in the plan.

24

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I am also excited about the proposed bike path that would connect campus to the

apartment buildings. That part of campus is low traffic, where our micro-farm is, and it would encourage campus to incorporate a bike lane that connects the south end of campus to the central -- to the center of campus.

In addition to the bike lane that connects the apartment building to campus, it is exciting to think about what this apartment complex could do to persuade the DOT to build a bike lane that connects those apartments to the middle school and to the high school. And I think in general the town and the Village of New Paltz needs to come together to reimagine what transportation in the community could look like. And I feel excited about what a large housing development would do in terms of rallying around these issues rather than pushing them away and pushing them away. Because it's 2023 -- it's 2023 and by the time that this goes up it will probably be around 2030 likely. And we just don't have time to be putting up a building that isn't perfect and is not exactly what our community needs.

And I would -- let's see. As a SUNY

New Paltz student, we have planned a forum on the 30th to educate students on this initiative and this housing. So I would urge the board to leave the comment period open past the 30th into December so that students can come together and become educated about what's going on.

We have students who study urban planning and environmental science and environmental chemistry and biology and we have a lot of expertise in our local area, and I would urge the board and the developer to be looking to students to collaborate in the development of this project.

Thank you.

CHAIRMAN BIALECKI: Thank you.

MR. SOUTO: Thank you.

MS. SVENSON: Thank you.

CHAIRMAN BIALECKI: Next we have David Jakin.

MR. JAKIM: Jakim, J-a-k-i-m.

Thank you for allowing me to speak before you this evening.

In 2023 -- 2022 I was a resident of New Paltz. I currently reside in Port

Washington. I am the former co-chairperson of the Village of New Paltz Conservation Commission from 2007 to 2010. I was the environmental expert on the commission at the time. I was the committee leader for the preservation of the Millbrook Preserve. And I've also walked the site and mapped the site of the proposed project multiple times. So my findings on the site are spoken to on the map -- spoken of on the maps.

The project site is on top of two wetlands recognized by the New York State DEC, the site overlaps on these wetlands. One of them is PFOA2. And in particular, also, a trail is going to be developed on this wetland site, which is a hardwood swamp, that will fragment the hardwood swamp, the habitat, the wildlife that live there, as well as a stream that flows from the northern portion of campus down past Esopus, all the way to the Wallkill River. On the southern portion of the site there's another wetland upon which the project site will be developed. In addition, there are two ponds just adjacent to the site with no setback from the proposed area.

26

I should also -- I recommend that at least a hundred foot buffer be established around these wetlands, perhaps more, and an agency such as Hudsonia, that has a long period of study of New Paltz, be considered for this ecological project.

26 continued

So another important finding is the use of all-terrain vehicles on the site. Today I observed a very disturbing amount of all-terrain vehicles fragmenting wetlands, streams and forest areas. This is a separate issue but the law should be enforced against this problem, which is causing major harm every year.

The site is also a laboratory for ecology. In Carol Rietsma's ecology class in 2006 we studied the site to assess and map and determine the richness of the forest that's adjacent to New Paltz. This site was studied for more than ten years and it should be considered as part of New Paltz's legacy and a long-term study site with a long-term baseline that can be used for future study.

The -- in conclusion, my findings

are that the project site need be set back from these wetlands that are connected -- and one of which is connected to the Wallkill River, that harm to the site from all-terrain vehicles be ceased, and that any future development consider the fragmentation of habitats and disturbance to wildlife and hydrology, as is the nature of the site and its diverse wetlands, habitats and wildlife.

CHAIRMAN BIALECKI: Thank you.

Could we have Eric Kollenberg. Kallenberg. Eric?

Moving on to Lucas Peterka.

MR. PETERKA: Hello. My name is Lucas Jax Peterka and I am a student at SUNY New Paltz.

I'm here today to ask for an extension of the public hearing for the New Paltz apartment complex. We need time on campus to educate the student body on this development, engage their reaction to it.

There is the claim that students will be the ones to fill these units and I fail to see how that is a definitive conclusion.

Rent in an newly renovated housing complex will undoubtedly be unaffordable for most SUNY New Paltz population.

Additionally, construction of the proposed area may have effects on staples of the campus environment, like the micro farm and the protected wetlands, which I have a personal love and connection to, not to mention the strain that would be inflicted upon the existing village infrastructure and the sewage and water demands of such a complex should be a huge source of concern. 27

We need time to assess the possible effects on our community and I ask the planning committee to extend the deadline for public comments so more research and education can be performed.

Thank you and have a good night.

CHAIRMAN BIALECKI: This is all that we have.

MS. SEGUIN: There might be a few more. I have a few online too.

CHAIRMAN BIALECKI: Okay.

Kayla Cleary-Ariza.

MS. CLEARY-ARIZA: Hi. My name is Kayla Cleary-Ariza and I'm a student at SUNY New Paltz. I am here today on behalf of my fellow peers, who would like to be here but are unable to, to ask for an extension on this hearing.

We would like to have more time to educate and organize students on what building these apartments mean for the town and its well-being, especially in regard to the environment.

We welcome you to our campus to speak to students about this matter. And I would help take care of setting times and dates for things like that in order to do so.

So thank you for your time.

CHAIRMAN BIALECKI: And finally, Vika Titarenho.

THE WITNESS: Hi. Vika Titarenho.

I want to start by seconding what everyone else has already said tonight by thanking you guys for making this hearing accessible to students and residents alike.

My name is Vika Titarenho and I'm a student at SUNY New Paltz. I've been living off

campus now for about three years. And last night I looked through the proposal with my two roommates and while it sounded like a utopia, it also sounded very unaffordable, especially reading it in our current questionable housing. I live in a one single-family home that has been turned into a triplex, that has a total of 12 tenants. Our rent is currently 835 a month and our kitchen previously was a mud room to a house. So we're reading about all of these beautiful amenities and it sounded wonderful, but we were ultimately left with more questions than we were with hope and responses.

Rushing through a proposal like this without a thorough community understanding of its impact is generally a disservice to all students on campus, all potential students who will apply to SUNY New Paltz and all residents currently living in town.

Affordable housing in New Paltz is undoubtedly in crisis and this proposal doesn't address the concerns held by residents, concerns that we all are very well aware of and you especially should all be very well aware of.

For example, one of my largest concerns is how will adding more housing, although beautiful, address the rising rents in existing units throughout New Paltz and the existing conditions of units all throughout New Paltz, units that are filled? Some students have to leave New Paltz to find affordable housing. But this key question I could not find any answers to in the current proposal. 28

I urge you to grant an extension allowing for revisions that create housing that is affordable and takes into consideration the voices within this town and not just prospective capital gains by a private company.

I am one of the students who are here today, love this university, love this town, would like to ultimately stay here perhaps after graduating, but we need access to safe and affordable housing. And at this point, at this current proposal, I do not believe that any of this provides that.

An extension, though, is not an outright rejection but it is an investment in a thoughtful, inclusive future and you should not

sacrifice the long-term wellbeing of our community for potential short-term gains.

Thank you.

CHAIRMAN BIALECKI: Did anyone else here in the audience wish to make a public comment? Anyone who has not gotten a chance to speak?

Okay. In that case I think we should open it up to online. Is anyone on Zoom here to make a public comment?

MS. SEGUIN: We have three people on Zoom. Jennifer Wells, Nathan Herzog and Tom. So that's going to be Tom George probably, maybe.

CHAIRMAN BIALECKI: I mean should we ask them to raise their hand if they wish to speak?

MS. SEGUIN: They won't be able to hear me from here, so....

CHAIRMAN BIALECKI: Okay. If you are watching on Zoom and wish to speak, please raise your and we can unmute you.

Okay. It seems like that is everyone who wishes to speak tonight.

MS. SEGUIN: Let me see if there's any comments on YouTube.

CHAIRMAN BIALECKI: Yeah. That would be a good thing to check as well.

Do you think should we just unmute everyone and give them a chance to, like, speak if they wish to do so or do you not think those people are here?

MS. SEGUIN: I think they're watching. Everything you are saying is coming up in the captioning, so even if they can't hear you, they can respond.

CHAIRMAN BIALECKI: Right. Well, in that case, I mean, I think we heard loud and clear from the community that people want more time to comment and to look through the DEIS.

I mean, I'm in favor of extending the public comment period at least one more meeting.

MS. COHEN: I'd like to make a motion to extend the public hearing through December 5th, so that that way we can use our December 21st meeting on both projects --

MS. SVENSON: November 21st. Sorry.

MS. COHEN: December 5th.

MS. SVENSON: So in other words, we won't have the hearing at the November 21st meeting, we will reopen it on the December 5th meeting.

CHAIRMAN BIALECKI: Yes. I support that.

Can we get a second?

MS. LAGODKA: Second.

CHAIRMAN BIALECKI: All in favor? Aye.

MR. DOLAN: Aye.

MS. LAGODKA: Aye.

MS. COHEN: Aye.

MR. SOUTO: Aye.

MS. SVENSON: I want to clarify that by extending the date of the hearing, the written comment date also automatically extends. So that will -- the written comment deadline will extend to ten days from when the hearing closes. If we close it on December 5th, then written comments will be accepted through December 15th.

MS. ROCCO: You don't necessarily

have to close it on December 5th.

CHAIRMAN BIALECKI: Okay. Well --

MR. SOUTO: Can I ask another question on procedure?

CHAIRMAN BIALECKI: Yes.

MR. SOUTO: Is there any -- is there an opportunity for the applicant to submit any additional information in advance of the reopening of the public hearing on December 5th or will the public hearing on December 5th only be in response to what's currently in offer to the public?

MS. SVENSON: Since it's all been advertised around the material that's currently online and available, I think we're just sticking with that material.

Does the applicant want a chance to --

MR. MORIELLO: Michael Moriello, I'm the attorney for the applicant.

I would agree with Emily, we have a DEIS process, which we are required to respond to in writing with written answers to all of the questions that have been brought together.

Typically the way it's done is that the planner, the project team, will group the answers with the questions in writing. After that it's resubmitted to the board. While that's going on, other agencies will all be reviewing the project too. And then this board will get a chance to address those comments and any -- and any mitigation measures, any changes to the project.

And then there is a final EIS process, which we have to go through too, before an acceptance of what they would call a findings statement by this board. And that will include findings on all of the issues that were brought up as part of the scope, the scoping document, a public scoping, a public hearing process, and all of those answers will be part of it and then answers to this public hearing will also, as continued, will also have to be part of that document.

And let me just say one other thing too, I should say, we have to complete SEQR before any approvals or any permits or any authorizations are given by involved agencies.

Involved agencies are permitting agencies. And that is why the annexation question -- if I had my preference I would do it the way Kitty is saying, I would deal with the annexation upfront, but we are not allowed to address annexation and receive an approval for that until we've looked at all of the environmental impacts. That's just how SEQR works, you have to complete SEQR first before you can get any approvals.

MR. SOUTO: Okay. Thank you.

CHAIRMAN BIALECKI: Does any other members of the board have questions or want to make comments at this time?

MR. DOLAN: I would just like to thank people who came out. Thank you to everybody who have lived here for many years, some of you who only have been here a few years and may be moving on. It's very important -- you know, it's never easy to come before a public body and voice your concerns, so thank you very much for coming. And I, for one, will tell you I heard everything you just said.

MS. COHEN: Agreed.

MS. SVENSON: Thank you.

MS. ROCCO: It's not over yet.

CHAIRMAN BIALECKI: Well, in that case I'd like a motion to adjourn the meeting.

MS. SVENSON: Well, should we first adjourn the hearing? Did we do that?

CHAIRMAN BIALECKI: So I'd like to adjourn the public hearing until our December 5th meeting.

MR. DOLAN: So moved.

MS. COHEN: Second.

CHAIRMAN BIALECKI: All in favor?

Aye.

MR. DOLAN: Aye.

MS. LAGODKA: Aye.

MS. COHEN: Aye.

MR. SOUTO: Aye.

CHAIRMAN BIALECKI: And now could I have a motion to adjourn the meeting, please.

MR. SOUTO: So moved.

MS. COHEN: Second.

CHAIRMAN BIALECKI: All in favor?

Aye.

MR. DOLAN: Aye.

MS. LAGODKA: Aye.

MS. COHEN: Aye.

MR. SOUTO: Aye.

(Time noted: 7:59 p.m.)

C E R T I F I C A T I O N

I, Lora J. Curatolo, Certified Shorthand Reporter, Certificate No. 1031-1, and Notary Public, do hereby certify that I recorded stenographically the proceedings herein at the time and place noted in the heading hereof, and that the foregoing transcript is true and accurate to the best of my knowledge, skill and ability.

IN WITNESS WHEREOF, I have hereunto set my hand this 30th day of November 2023.

Lora J. Curatolo

LORA J. CURATOLO, CSR

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Dated: 12/5/23

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$

$515 [1] - 29:12

1

10 [8] - 7:25, 8:6, 11:10, 11:19, 12:10, 19:11, 19:19, 20:7
100 [1] - 23:13
1031-1 [1] - 48:6
12 [1] - 38:8
129 [1] - 3:5
13 [1] - 17:15
14 [2] - 15:17, 18:8
15th [1] - 42:24
18 [2] - 17:17, 26:3

2

2 [1] - 14:21
2,875 [1] - 15:18
2.7 [2] - 7:20, 11:9
200,000 [1] - 16:25
2006 [1] - 34:18
2007 [1] - 33:4
2010 [2] - 14:24, 33:4
2021 [2] - 23:20, 24:14
2022 [3] - 16:6, 23:22, 32:24
2023 [4] - 31:19, 31:20, 32:24, 48:14
2030 [1] - 31:21
21 [1] - 11:10
21st [3] - 41:24, 41:25, 42:4
22 [1] - 22:20
223 [1] - 17:22
23 [1] - 10:22
24 [2] - 11:20, 11:23
248 [2] - 8:10, 19:19
24th [1] - 5:2
25 [3] - 8:6, 19:17, 19:23
262-page [1] - 10:5
27 [1] - 17:23

3

3.8 [2] - 8:3, 9:8
30th [3] - 32:3, 32:5, 48:14
32 [1] - 3:5
34 [1] - 17:22

4

40-year [1] - 14:25
413 [2] - 12:15, 22:16
46 [1] - 15:21

5

50 [2] - 14:23, 25:20
52 [1] - 23:9
5th [8] - 41:23, 42:2, 42:5, 42:22, 43:2, 43:10, 43:11, 46:10

6

60 [1] - 8:22
60-acre [1] - 3:15

7

72 [2] - 11:20, 11:22
720 [3] - 11:17, 11:19, 11:25
724 [1] - 8:8
785 [1] - 29:14
7:59 [1] - 47:6

8

835 [1] - 38:9

9

91 [1] - 16:8
911 [1] - 25:25

A

ability [1] - 48:12
able [2] - 25:9, 40:19
Absolutely [1] - 14:3
absurd [1] - 18:15
academic [1] - 27:9
acceptance [1] - 44:13
accepted [1] - 42:23
access [1] - 39:19
accessible [1] - 37:23
accommodating [1] - 22:9
according [2] - 12:14, 26:10
account [1] - 21:22
accurate [1] - 48:11
achieve [1] - 20:6
achieved [2] - 19:15, 20:13
acres [1] - 3:5
Act [1] - 27:18
action [1] - 3:8
add [2] - 5:14, 24:5
added [1] - 18:18
adding [3] - 27:21, 27:23, 39:3
addition [2] - 31:7, 33:23
additional [3] - 5:22, 26:3, 43:9
additionally [2] - 9:7, 36:5
address [4] - 38:23, 39:4, 44:8, 45:6
addressed [2] - 5:9, 20:15
addresses [1] - 20:12
addressing [1] - 7:20
adjacent [2] - 33:24, 34:20
adjourn [4] - 46:5, 46:7, 46:9, 46:20
adjunct [1] - 29:24
admissions [2] - 16:3, 17:7
ADUs [1] - 21:8
advance [1] - 43:9
advertised [1] - 43:15
affect [2] - 20:16, 26:15
affordability [6] - 19:8, 20:7, 20:13, 20:25, 21:17, 22:13
affordable [19] - 7:14, 7:18, 8:2, 8:7, 8:13, 9:13, 9:20, 9:23, 11:11, 12:11, 13:3, 13:6, 19:12, 27:3, 29:23, 38:21, 39:8, 39:13, 39:20
agencies [7] - 4:13, 4:19, 5:23, 44:6, 44:25, 45:2
agency [2] - 4:14, 34:5
aggregation [1] - 27:14
ago [2] - 25:20, 28:12
agree [1] - 43:22
agreed [1] - 45:25
agreements [1] - 11:18
ahead [2] - 5:4, 23:18
Albany [3] - 15:14, 16:11, 16:18
alike [1] - 37:23
all-terrain [3] - 34:9, 34:11, 35:5
alleviate [1] - 25:2
alleviation [1] - 7:23
allowed [1] - 45:6
allowing [2] - 32:22, 39:12
almost [2] - 10:22, 22:20
alone [1] - 17:18
alternatives [1] - 24:17
ambassador [1] - 29:20
amenities [1] - 38:12
AMI [1] - 8:22
amount [2] - 13:13, 34:10
analysis [1] - 26:2
anecdotally [1] - 21:25
annexation [8] - 3:9, 23:16, 23:21, 23:25, 24:10, 45:3, 45:5, 45:7
annexed [3] - 9:19, 24:4, 24:8
annually [1] - 26:4
answers [5] - 39:10, 43:24, 44:4, 44:18, 44:19
anticipate [2] - 21:3, 21:16
anticipates [1] - 20:21
anticipation [1] - 21:22
anyway [1] - 12:2
apartment [4] - 31:2, 31:8, 31:9, 35:20
Apartments [2] - 8:12, 12:20
apartments [12] - 11:13, 12:17, 12:19, 12:24, 13:2, 20:23, 21:4, 21:7, 22:5, 31:11, 37:9
appendices [1] - 28:20
appendix [2] - 26:16, 27:10
apples [1] - 18:15
appliances [1] - 28:11
applicant [6] - 23:25, 24:16, 26:18, 43:8, 43:18, 43:21
application [2] - 3:18, 5:23
applied [1] - 30:21
apply [2] - 24:4, 38:19
apprised [1] - 13:5
appropriate [2] - 4:22, 18:18
approval [1] - 45:7
approvals [3] - 4:4, 44:24, 45:11
archeological [1] - 15:8
area [7] - 3:3, 20:11, 22:22, 28:7, 32:11, 33:25, 36:6
areas [1] - 34:12
Ariza [2] - 36:25, 37:3
ARIZA [1] - 37:2
arrived [1] - 10:11
arsenic [1] - 30:18
ascertain [1] - 18:7
aside [1] - 8:7
assess [2] - 34:18, 36:14
associated [1] - 3:3
association [1] - 29:18
assume [2] - 8:17, 11:15
assumption [1] - 12:21
asynchronous [1] - 17:22
attempting [1] - 16:24
attention [1] - 13:21
attorney [3] - 3:22, 24:12, 43:21
attorneys [1] - 23:24
audience [2] - 14:2, 40:6
authorizations [1] - 44:25
automatically [1] - 42:19
Availability [1] - 8:4
available [5] - 7:18, 10:6, 16:7, 16:8, 43:16
aware [4] - 18:2, 21:24, 38:24, 38:25
Aye [15] - 42:12, 42:13, 42:14, 42:15, 42:16, 46:14, 46:15, 46:16, 46:17, 46:18, 46:24, 46:25, 47:2, 47:3, 47:4

B

B-r-o-w-n [1] - 23:8
B-r-o-w-n-s-t-e-i-n [1] - 7:5
bankruptcy [1] - 16:23
based [2] - 16:24, 19:18
baseline [1] - 34:23
basic [1] - 15:24
basis [1] - 21:18
beautiful [2] - 38:12, 39:4
become [2] - 18:9, 32:7
bedroom [5] - 8:10, 19:20, 20:4, 20:9, 21:7
bedrooms [2] - 8:9, 11:20
beds [2] - 8:8, 8:16

begin [1] - 19:21
behalf [1] - 37:4
behind [1] - 28:14
below [1] - 8:21
benchmark [1] - 27:6
Benefit [2] - 7:21, 11:10
benefit [2] - 27:22, 30:12
best [3] - 4:9, 20:6, 48:11
better [2] - 14:8, 21:15
BIALECKI [35] - 6:9, 6:20, 10:10, 10:18, 10:20, 10:24, 13:22, 14:3, 14:7, 14:11, 14:14, 19:3, 23:5, 29:5, 32:16, 32:19, 35:11, 36:20, 36:24, 37:17, 40:5, 40:16, 40:21, 41:4, 41:14, 42:7, 42:11, 43:3, 43:6, 45:13, 46:4, 46:8, 46:13, 46:19, 46:23
Bialecki [1] - 14:19
big [2] - 6:7, 24:17
bike [4] - 30:25, 31:4, 31:7, 31:11
bill [1] - 26:12
billed [1] - 25:14
bills [1] - 29:15
Binghamton [1] - 16:18
biology [1] - 32:10
board [16] - 4:16, 5:2, 5:7, 5:12, 5:19, 6:2, 6:3, 6:5, 23:11, 23:22, 32:4, 32:12, 44:5, 44:7, 44:14, 45:14
Board [1] - 14:20
boards [1] - 5:23
body [2] - 35:21, 45:22
book [1] - 30:4
boundaries [1] - 24:7
broadest [1] - 8:15
Brook [1] - 16:18
brought [2] - 43:25, 44:15
Brown [2] - 23:6, 23:8
BROWN [1] - 23:7
Brownstein [3] - 6:17, 6:23, 7:5
BROWNSTEIN [4] - 6:18, 6:23, 7:4, 7:7
budget [3] - 16:12, 16:13, 16:14
Buffalo [1] - 16:18
buffer [1] - 34:3
build [2] - 30:6, 31:10
building [4] - 9:13, 31:8, 31:22, 37:8
buildings [5] - 25:5, 25:11, 27:20, 27:25, 31:2
built [1] - 15:3
bunch [1] - 19:7
businesses [1] - 24:25

C

calculated [1] - 28:17
campus [24] - 15:19, 15:22, 16:7, 18:3, 18:17, 20:11, 20:22, 21:6, 21:7, 25:25, 26:10, 29:20, 30:25, 31:2, 31:4, 31:5, 31:6, 31:8, 33:19, 35:20, 36:7, 37:12, 38:2, 38:18
Campus [1] - 29:19
Capacity [1] - 8:4
capacity [2] - 9:18, 27:24
capital [1] - 39:15
captioning [1] - 41:12
care [2] - 16:24, 37:14
career [1] - 14:25
Carol [1] - 34:17
carpeting [1] - 28:11
carried [1] - 20:19
cart [1] - 23:18
case [4] - 4:15, 40:9, 41:15, 46:5
causing [1] - 34:14
ceased [1] - 35:6
center [4] - 3:2, 19:2, 28:3, 31:6
centers [2] - 16:16, 16:17
central [1] - 31:5
Central [1] - 27:12
Certificate [1] - 48:6
Certified [1] - 48:5
certify [1] - 48:7
chairman [1] - 4:11
CHAIRMAN [35] - 6:9, 6:20, 10:10, 10:18, 10:20, 10:24, 13:22, 14:3, 14:7, 14:11, 14:14, 19:3, 23:5, 29:5, 32:16, 32:19, 35:11, 36:20, 36:24, 37:17, 40:5, 40:16, 40:21, 41:4, 41:14, 42:7, 42:11, 43:3, 43:6, 45:13, 46:4, 46:8, 46:13, 46:19, 46:23
chairperson [1] - 33:2
chance [6] - 6:15, 13:14, 40:7, 41:7, 43:18, 44:8
chancellor [1] - 15:14
Change [1] - 27:10
changes [4] - 5:9, 12:9, 28:4, 44:9
character [1] - 11:7
charge [1] - 27:4
charged [1] - 21:6
Charles [1] - 30:5
charts [1] - 28:20
check [1] - 41:5
chemistry [1] - 32:10
Chronicle [1] - 18:6
circles [1] - 29:21
circumstances [1] - 17:5
city [1] - 18:14
City [2] - 16:23, 30:5
claim [1] - 35:23
clarification [1] - 11:13
clarify [1] - 42:17
class [1] - 34:17
clear [2] - 19:15, 41:16
Cleary [2] - 36:25, 37:3
CLEARY [1] - 37:2
Cleary-Ariza [2] - 36:25, 37:3
CLEARY-ARIZA [1] - 37:2
Climate [2] - 27:10, 27:17
close [3] - 16:23, 42:22, 43:2
closed [2] - 5:6, 5:18
closely [1] - 22:23
closes [1] - 42:22
clothing [1] - 28:13
clubhouse [1] - 3:2
co [1] - 33:2
co-chairperson [1] - 33:2
COHEN [5] - 41:21, 42:2, 45:25, 46:12, 46:22
cOHEN [3] - 42:15, 46:17, 47:3
collaborate [1] - 32:13
colleague [1] - 15:10
college [1] - 18:17
colleges [1] - 16:20
combined [1] - 17:22
coming [2] - 41:11, 45:23
comment [15] - 5:15, 5:16, 5:25, 10:12, 13:15, 15:2, 24:11, 24:13, 32:5, 40:7, 40:11, 41:17, 41:19, 42:19, 42:20
commented [1] - 23:20
comments [18] - 4:20, 4:21, 4:23, 4:25, 5:3, 5:8, 5:11, 5:14, 5:19, 6:13, 24:3, 24:14, 28:22, 36:17, 41:3, 42:23, 44:8, 45:15
Commission [1] - 33:3
commission [1] - 33:5
commitment [1] - 13:6
commitments [1] - 13:8
committee [3] - 11:6, 33:6, 36:16
Committee [2] - 7:10, 19:6
Community [1] - 27:17
community [11] - 7:24, 11:7, 27:14, 27:22, 30:7, 31:15, 31:24, 36:15, 38:16, 40:3, 41:16
company [1] - 39:15
compare [2] - 21:5, 21:8
compares [1] - 21:12
comparison [1] - 18:15
comparisons [1] - 18:13
competition [1] - 21:20
complete [2] - 44:23, 45:10
complex [5] - 15:4, 31:10, 35:20, 36:2, 36:12
concern [2] - 9:16, 36:13
concerned [2] - 30:14, 30:17
concerns [6] - 9:12, 19:10, 38:23, 39:3, 45:22
conclusion [2] - 34:25, 35:25
conditions [1] - 39:6
configurated [1] - 19:22
Congress [1] - 14:18
connect [1] - 30:25
connected [2] - 35:3, 35:4
connection [1] - 36:9
connects [3] - 31:5, 31:8, 31:11
Conservation [1] - 33:3
conserve [1] - 25:16
consider [2] - 5:2, 35:6
consideration [1] - 39:13
considered [4] - 13:19, 25:23, 34:6, 34:22
consistent [1] - 24:19
constitute [1] - 8:18
constituted [1] - 12:11
construct [1] - 9:5
constructing [1] - 9:10
construction [2] - 27:20, 36:5
contain [1] - 8:9
containing [1] - 3:4
contains [1] - 15:25
continued [2] - 13:5, 44:20
contract [1] - 11:15
contracts [1] - 11:19
convenience [1] - 17:14
conversation [1] - 26:10
copy [1] - 7:22
cosmetics [1] - 28:8
cost [5] - 13:7, 17:13, 21:4, 21:11, 22:12
costs [3] - 7:23, 21:5, 22:10
cottages [3] - 20:4, 20:9
County [1] - 8:22
course [1] - 20:20
courses [6] - 17:13, 17:17, 17:19, 17:22, 18:4
create [2] - 25:8, 39:12
creates [1] - 27:11
Creek [1] - 3:6
crisis [3] - 9:24, 17:3, 38:22
Cross [1] - 3:5
CSR [1] - 48:18
Curatolo [1] - 48:5
CURATOLO [1] - 48:18
current [4] - 21:23, 38:6, 39:10, 39:21

curtains [1] - 28:11
cuts [2] - 16:12, 16:13
cyberspace [1] - 18:11

D

D-e-n-t-o-n [1] - 11:2
damaged [1] - 28:10
data [1] - 26:8
date [2] - 42:18, 42:19
dates [1] - 37:14
David [1] - 32:20
days [1] - 42:21
DDT [2] - 30:18, 30:21
deadline [2] - 36:16, 42:20
deal [2] - 17:2, 45:5
DEC [1] - 33:12
December [12] - 14:24, 32:6, 41:23, 41:24, 42:2, 42:5, 42:22, 42:24, 43:2, 43:10, 43:11, 46:10
decision [1] - 19:25
decline [1] - 26:12
defined [1] - 8:15
definition [3] - 19:14, 26:17, 26:20
definitions [1] - 26:19
definitive [1] - 35:25
DEIS [22] - 8:5, 8:23, 12:16, 13:8, 15:25, 18:20, 19:15, 20:21, 21:10, 21:12, 23:16, 23:17, 24:15, 25:16, 26:2, 26:13, 26:17, 27:11, 27:16, 28:25, 41:17, 43:23
demand [3] - 21:18, 27:11, 30:16
demands [1] - 36:12
Denton [4] - 10:16, 10:21, 19:4, 19:5
DENTON [5] - 10:17, 10:19, 10:21, 11:2, 19:5
derived [1] - 22:18
DES [1] - 22:15
described [2] - 4:12, 8:23
design [3] - 20:2, 20:6, 20:16
designated [1] - 20:17
details [1] - 6:5
deter [1] - 9:22
determine [2] - 5:8, 34:19
determined [1] - 20:19
determines [1] - 22:15
developed [4] - 3:17, 8:25, 33:15, 33:23
developer [2] - 9:10, 32:12
developers [1] - 9:4
Development [1] - 24:20
development [16] - 3:14, 7:19, 8:8, 8:23, 9:9, 9:16, 9:19, 9:21, 9:22, 18:13, 30:12, 30:15, 31:17, 32:14, 35:6, 35:21
developments [1] - 7:17
Diamond [1] - 15:9
different [3] - 4:13, 21:12, 26:19
digest [2] - 10:7, 28:22
discuss [2] - 5:8, 5:14
discussing [1] - 24:12
disposed [2] - 28:9, 28:11
disservice [1] - 38:17
distant [1] - 18:10
Distinguished [1] - 14:23
disturbance [3] - 25:12, 25:13, 35:7
disturbing [1] - 34:10
diverse [1] - 35:9
document [4] - 10:5, 28:19, 44:16, 44:21
documents [1] - 15:6
DOLAN [5] - 42:13, 45:16, 46:11, 46:15, 46:25
dollars [1] - 29:13
done [3] - 5:21, 15:9, 44:2
dormitories [2] - 21:9, 21:13
dormitory [1] - 16:7
DOT [1] - 31:10
down [6] - 7:3, 10:14, 14:17, 21:21, 26:20, 33:19
Draft [2] - 5:10, 11:8
drive [1] - 28:12
driving [1] - 17:17
drop [1] - 12:8

E

easier [1] - 7:22
easy [1] - 45:21
ecological [1] - 34:7
ecology [2] - 34:17
economic [1] - 25:25
educate [3] - 32:3, 35:21, 37:8
educated [1] - 32:7
education [3] - 17:14, 18:11, 36:17
Education [1] - 18:6
effects [2] - 36:6, 36:15
EIS [3] - 7:12, 9:8, 44:11
electric [2] - 27:12, 29:15
electronics [1] - 28:9
elements [1] - 13:10
eligibility [1] - 20:18
emergency [2] - 26:9, 28:2
Emeritus [1] - 14:24
Emily [2] - 3:22, 43:22
emissions [1] - 27:18
EMS [1] - 26:4
encourage [2] - 30:22, 31:4
end [1] - 31:5
enforced [1] - 34:13
engage [1] - 35:22
enormous [1] - 23:12
enrolled [1] - 17:16
enrollment [1] - 17:9
entirety [1] - 24:6
environment [3] - 30:13, 36:7, 37:11
environmental [11] - 3:25, 4:3, 4:6, 4:7, 4:15, 4:21, 6:7, 32:9, 32:10, 33:4, 45:8
Environmental [3] - 5:10, 5:20, 11:8
equalization [1] - 9:11
Eric [2] - 35:12, 35:13
Esopus [1] - 33:20
especially [4] - 18:19, 37:10, 38:5, 38:25
establish [1] - 27:15
established [1] - 34:3
estimate [1] - 26:13
estimated [1] - 26:6
estimates [1] - 28:17
evening [2] - 7:8, 32:23
exactly [1] - 31:23
examination [1] - 22:14
example [1] - 39:2
except [1] - 15:8
exchange [1] - 28:6
excited [4] - 27:2, 29:25, 30:24, 31:16
exciting [1] - 31:9
excuse [1] - 13:24
executive [2] - 12:14, 29:17
existing [6] - 3:17, 18:8, 27:13, 36:10, 39:5, 39:6
Existing [1] - 8:3
expand [1] - 17:7
expect [1] - 7:18
expectation [1] - 19:24
expert [1] - 33:5
expertise [1] - 32:11
extend [3] - 36:16, 41:22, 42:21
extending [2] - 41:18, 42:18
extends [1] - 42:19
extension [5] - 9:11, 35:19, 37:6, 39:11, 39:23

F

facing [1] - 9:23
fact [1] - 26:7
factors [1] - 16:22
fail [1] - 35:24
fair [1] - 28:6
fall [2] - 16:6, 17:21
families [10] - 7:19, 8:14, 8:21, 9:6, 11:25, 12:13, 22:6, 22:9, 24:24
family [5] - 3:17, 8:19, 11:24, 24:23, 38:7
far [1] - 23:19
farm [2] - 31:3, 36:7
favor [4] - 41:18, 42:11, 46:13, 46:23
fellow [1] - 37:4
few [3] - 36:22, 36:23, 45:19
fewer [1] - 13:17
Fi [1] - 29:15
figure [2] - 4:9, 16:8
fill [1] - 35:24
filled [1] - 39:7
Final [1] - 5:20
final [1] - 44:11
finally [1] - 37:17
finances [1] - 17:2
findings [4] - 33:9, 34:25, 44:13, 44:15
fine [1] - 15:8
finished [1] - 30:4
fire [1] - 26:4
first [4] - 15:11, 23:10, 45:10, 46:6
fiscal [1] - 26:2
fitness [1] - 3:2
five [2] - 8:9, 19:21
fixtures [2] - 25:16, 25:18
flaw [1] - 15:25
flows [1] - 33:18
fly [1] - 11:4
focuses [1] - 15:3
food [1] - 28:7
foot [1] - 34:3
forced [1] - 14:17
foregoing [1] - 48:10
forest [2] - 34:12, 34:19
former [3] - 14:12, 15:9, 33:2
forth [1] - 21:8
forum [1] - 32:2
forward [2] - 4:12, 6:2
four [8] - 3:12, 16:17, 16:19, 19:21, 25:5, 26:7, 26:8, 29:10
four-story [1] - 25:5
fourthly [1] - 18:12
fragment [1] - 33:16
fragmentation [1] - 35:7
fragmenting [1] - 34:11
frequently [1] - 27:16
friend [1] - 26:22
front [1] - 14:9
funding [2] - 16:15, 17:6
furnished [1] - 28:10
furniture [1] - 28:10
future [9] - 5:13, 9:14, 9:17, 9:23, 18:5, 18:10, 34:24, 35:6, 39:25

G

gains [2] - 39:15, 40:3
general [2] - 13:16, 31:13
generally [1] - 38:17
George [1] - 40:14
given [3] - 10:6, 30:16, 44:25
glossary [1] - 26:16
goal [2] - 17:8, 19:17
goals [1] - 7:24
grad [1] - 29:25
graduate [1] - 17:15
graduates [1] - 24:24
graduating [1] - 39:19
grant [1] - 39:11
granted [1] - 28:4

grid [1] - 27:24
ground [1] - 25:12
groundwork [1] - 29:2
group [1] - 44:3
grow [1] - 18:5
growth [3] - 7:24, 16:3, 16:5
guarantee [1] - 12:25
guess [1] - 19:19
guys [1] - 37:22

H

habitat [1] - 33:17
habitats [2] - 35:7, 35:9
halls [3] - 15:18, 18:3, 18:9
hand [2] - 40:17, 48:14
handbook [1] - 25:24
Happy [1] - 30:5
happy [1] - 30:6
hard [1] - 27:15
hardwood [2] - 33:16, 33:17
harm [2] - 34:14, 35:5
Hauptman [3] - 13:23, 14:21, 18:22
HAUPTMAN [5] - 13:24, 14:5, 14:10, 14:12, 14:16
hazardous [1] - 28:8
heading [1] - 48:9
health [1] - 30:10
hear [8] - 13:25, 14:6, 14:8, 18:25, 29:22, 30:2, 40:20, 41:12
heard [3] - 23:24, 41:15, 45:24
hearing [21] - 3:24, 4:18, 4:24, 5:6, 5:18, 13:12, 23:2, 28:23, 35:19, 37:6, 37:22, 41:22, 42:4, 42:18, 42:21, 43:10, 43:11, 44:17, 44:19, 46:7, 46:9
hearings [3] - 10:8, 23:16, 23:21
heavily [1] - 16:14
held [1] - 38:23
hello [3] - 10:20, 23:7, 35:15
help [1] - 37:14
hereby [1] - 48:7
herein [1] - 48:8
hereof [1] - 48:9
hereunto [1] - 48:13
Herzog [1] - 40:13
hi [5] - 10:19, 19:5, 29:7, 37:2, 37:19
high [1] - 31:12
Higher [1] - 18:6
historic [1] - 30:19
history [1] - 7:17
History [1] - 14:24
hold [2] - 23:15, 23:21
home [1] - 38:7
homes [1] - 3:17
hope [1] - 38:14
horse [1] - 23:18
hospital [1] - 16:16
house [3] - 16:25, 29:11, 38:11
household [1] - 28:8
Housing [2] - 7:10, 19:6
housing [43] - 7:14, 7:23, 8:2, 8:12, 8:14, 8:21, 9:5, 9:14, 9:20, 9:23, 9:24, 11:6, 11:11, 12:3, 12:4, 12:11, 15:4, 18:13, 18:19, 21:6, 21:13, 21:17, 21:23, 21:25, 24:22, 25:7, 26:18, 27:3, 29:23, 29:24, 30:3, 30:6, 30:11, 30:15, 31:16, 32:4, 36:2, 38:6, 38:21, 39:3, 39:9, 39:12, 39:20
HUD [1] - 8:15
Hudson's [1] - 27:13
Hudsonia [1] - 34:5
huge [2] - 30:15, 36:12
hundred [2] - 29:13, 34:3
hundreds [1] - 28:19
hydrology [1] - 35:8

I

idea [4] - 21:9, 21:10, 21:15, 21:19
identified [1] - 26:3
imagine [1] - 19:22
immediately [1] - 9:24
Impact [3] - 5:10, 5:20, 11:8
impact [6] - 9:16, 20:2, 22:25, 25:7, 26:2, 38:17
impacts [7] - 4:7, 4:8, 4:10, 4:21, 4:22, 6:7, 45:9
impervious [1] - 25:12
implications [1] - 10:4
implies [1] - 9:13
important [3] - 30:19, 34:8, 45:20
improve [2] - 20:25, 21:17
IN [1] - 48:13
include [4] - 25:4, 27:21, 30:19, 44:14
included [4] - 15:16, 24:15, 26:2, 30:23
includes [1] - 3:8
including [2] - 5:9, 24:22
inclusive [1] - 39:25
incorporate [1] - 31:4
increase [1] - 26:24
increasing [1] - 17:8
indication [1] - 12:10
individual [4] - 8:16, 11:16, 11:18, 25:14
individuals [3] - 7:19, 9:6, 11:25
inflicted [1] - 36:10
information [3] - 10:7, 16:2, 43:9
informed [1] - 10:4
infrastructure [1] - 36:11
initiative [1] - 32:3
insomnia [1] - 15:7
installed [1] - 28:3
instead [1] - 11:23
Institutional [4] - 15:22, 16:9, 17:11, 17:19
insure [1] - 13:8
interested [1] - 30:11
interfere [1] - 16:4
interrupt [1] - 18:23
investment [1] - 39:24
involved [3] - 22:24, 44:25, 45:2
issue [4] - 20:12, 22:12, 22:13, 34:13
issues [4] - 5:9, 30:9, 31:18, 44:15
items [1] - 28:15
itself [1] - 21:14

J

J-a-k-i-m [1] - 32:21
Jacki [2] - 6:16, 6:23
JACKI [1] - 7:4
JAKIM [1] - 32:21
Jakim [1] - 32:21
Jakin [1] - 32:20
Jax [1] - 35:16
Jennifer [1] - 40:13
Joe [1] - 15:9
June [1] - 23:20

K

K-i-n-g-s-l-e-y [1] - 29:8
Kallenberg [1] - 35:13
Kayla [2] - 36:25, 37:3
keep [3] - 13:12, 22:25, 28:22
kept [2] - 10:8, 13:5
key [3] - 7:13, 20:14, 39:9
kind [2] - 26:24, 29:15
Kingsley [2] - 29:6, 29:8
KINGSLEY [1] - 29:7
kitchen [1] - 38:10
kitchenware [1] - 28:13
Kitty [2] - 23:6, 45:4
kitty [1] - 23:7
KITTY [1] - 23:8
knowledge [1] - 48:11
Kollenberg [1] - 35:12

L

laboratory [1] - 34:16
lack [1] - 30:10
LAGODKA [4] - 42:10, 42:14, 46:16, 47:2
landfill [1] - 28:16
lands [1] - 28:25
lane [3] - 31:4, 31:7, 31:11
large [3] - 9:18, 13:13, 31:16
largest [3] - 7:16, 39:2
last [5] - 5:24, 10:25, 14:15, 38:2
latest [2] - 16:6, 16:8
laugh [1] - 26:5
Laurence [3] - 13:23, 14:21, 18:21
law [4] - 4:2, 4:14, 20:15, 34:13
Law [1] - 3:11
lays [1] - 29:2
lead [1] - 22:16
leader [1] - 33:6
Leadership [1] - 27:17
lease [2] - 11:15, 11:19
leases [3] - 8:17, 11:22, 27:8
least [4] - 13:14, 21:25, 34:3, 41:19
leave [2] - 32:5, 39:8
left [4] - 12:25, 16:21, 28:14, 38:13
legacy [1] - 34:22
less [2] - 25:11, 25:12
letters [2] - 15:12, 15:15
likelihood [1] - 17:5
likely [1] - 31:21
limits [1] - 6:12
live [8] - 6:22, 6:24, 12:18, 14:21, 15:18, 15:21, 33:18, 38:7
lived [4] - 10:22, 22:20, 29:9, 45:18
living [7] - 11:14, 12:22, 20:17, 20:20, 20:22, 37:25, 38:20
local [2] - 24:23, 32:11
located [4] - 3:5, 3:14, 3:19, 12:12
location [1] - 30:17
long-term [3] - 34:23, 40:2
long-time [1] - 7:11
look [9] - 4:7, 4:8, 6:3, 6:5, 20:2, 24:7, 25:10, 31:15, 41:17
looked [3] - 20:3, 38:3, 45:8
looking [2] - 26:21, 32:13
Lora [1] - 48:5
LORA [1] - 48:18
loud [1] - 41:15
love [3] - 36:8, 39:17
low [1] - 31:2
Lucas [2] - 35:14, 35:16

M

main [3] - 9:10, 9:11, 20:11
major [6] - 16:12, 16:13, 18:14, 22:3, 30:8, 34:14
majority [1] - 12:23
management [1] - 25:15
mandatory [1] - 28:5
map [3] - 24:5, 33:10, 34:18
mapped [1] - 33:8
maps [5] - 24:5, 24:8, 28:20, 33:10
Market [1] - 25:2
massive [2] - 15:4, 22:19
material [2] - 43:15, 43:17
materials [1] - 3:18

matter [1] - 37:13
Mayor [1] - 23:23
mean [6] - 11:18, 25:19, 37:9, 40:16, 41:15, 41:18
means [1] - 17:25
measures [2] - 4:9, 44:9
medical [1] - 16:16
meet [5] - 8:5, 8:13, 8:24, 9:5, 19:18
meeting [9] - 5:13, 9:3, 41:20, 41:24, 42:5, 42:6, 46:5, 46:10, 46:20
meets [1] - 7:13
member [2] - 11:6, 19:6
members [4] - 5:7, 5:12, 14:19, 45:14
mental [1] - 30:10
mention [2] - 27:19, 36:9
merger [1] - 3:12
met [1] - 23:3
Michael [1] - 43:20
micro [2] - 31:3, 36:7
micro-farm [1] - 31:3
middle [1] - 31:12
might [1] - 36:22
migrants [1] - 16:25
migration [1] - 22:3
miles [1] - 23:18
Millbrook [1] - 33:7
mind [1] - 6:25
mine [1] - 11:3
minutes [1] - 6:14
mitigated [1] - 6:8
mitigating [2] - 4:10, 4:22
mitigation [2] - 4:8, 44:9
moment [1] - 16:24
money [1] - 16:19
monitored [2] - 13:8, 13:9
Montgomery [1] - 30:5
month [2] - 26:7, 38:9
MORIELLO [1] - 43:20
Moriello [1] - 43:20
most [1] - 36:3
motion [3] - 41:22, 46:5, 46:20
move [6] - 14:2, 18:25, 20:23, 22:7, 26:23, 28:15
moved [2] - 46:11, 46:21
moving [2] - 35:14, 45:20
MR [22] - 13:24, 14:5, 14:10, 14:12, 14:16, 19:5, 32:17, 32:21, 35:15, 42:13, 42:16, 43:4, 43:7, 43:20, 45:12, 45:16, 46:11, 46:15, 46:18, 46:21, 46:25, 47:4
MS [42] - 3:24, 6:18, 6:23, 6:25, 7:4, 7:6, 7:7, 10:17, 10:19, 10:21, 11:2, 18:23, 23:4, 23:7, 29:7, 32:18, 36:22, 37:2, 40:12, 40:19, 41:2, 41:10, 41:21, 41:25, 42:2, 42:3, 42:10, 42:14, 42:15, 42:17, 42:25, 43:14, 45:25, 46:2, 46:3, 46:6, 46:12, 46:16, 46:17, 46:22, 47:2, 47:3
mud [1] - 38:10
multi [3] - 12:13, 24:23, 26:18
multi-families [1] - 12:13
multi-family [1] - 24:23
multi-housing [1] - 26:18
multiple [1] - 33:9
municipal [1] - 27:24
must [1] - 10:8

N

nail [1] - 26:20
name [8] - 6:21, 7:2, 10:25, 14:20, 29:7, 35:15, 37:2, 37:24
Nathan [1] - 40:13
nature [3] - 3:4, 21:23, 35:8
nearly [1] - 16:25
necessarily [2] - 12:23, 42:25
necessary [1] - 4:4
need [14] - 5:15, 8:13, 10:5, 11:12, 15:15, 18:18, 21:14, 28:21, 29:23, 30:3, 35:2, 35:20, 36:14, 39:19
Need [2] - 7:21, 11:9
needed [2] - 7:25, 23:21
needs [8] - 9:5, 19:13, 22:13, 22:23, 23:2, 30:16, 31:14, 31:24
negotiated [1] - 26:6
never [1] - 45:21
new [5] - 9:12, 18:10, 22:16, 27:11, 27:19
New [51] - 3:6, 3:10, 3:11, 6:24, 7:11, 7:17, 8:11, 10:3, 10:22, 11:5, 12:16, 12:19, 14:20, 14:22, 14:25, 15:10, 15:13, 15:22, 16:9, 16:23, 16:25, 17:5, 17:8, 17:10, 17:16, 17:19, 17:24, 18:19, 21:14, 23:8, 27:16, 27:25, 29:9, 31:13, 32:2, 32:25, 33:3, 33:12, 34:6, 34:20, 34:22, 35:16, 35:19, 36:3, 37:3, 37:25, 38:19, 38:21, 39:5, 39:6, 39:8
newcomer [1] - 10:23
newest [1] - 27:25
newly [1] - 36:2
next [7] - 10:16, 13:23, 17:10, 19:3, 23:5, 29:2, 32:19
Night [1] - 29:19
night [2] - 36:19, 38:3
non [1] - 9:6
non-student [1] - 9:6
none [2] - 17:7, 27:20
northbound [1] - 25:2
northern [1] - 33:19
Notary [1] - 48:7
note [2] - 17:4, 18:24
noted [2] - 47:6, 48:9
notes [2] - 23:16, 27:11
nothing [1] - 22:21
noticed [1] - 15:11
November [4] - 5:2, 41:25, 42:4, 48:14
nudged [1] - 24:2
number [4] - 17:21, 18:4, 19:17, 22:18
numerous [1] - 7:11

O

obligation [3] - 8:20, 8:24, 9:4
observed [1] - 34:10
occupancy [2] - 16:7, 26:24
occurs [1] - 24:10
October [1] - 23:22
off-campus [2] - 21:6, 25:25
offer [1] - 43:12
offered [3] - 12:17, 12:19, 19:17
Office [4] - 15:22, 16:9, 17:11, 17:19
older [1] - 18:8
one [23] - 4:14, 7:15, 8:9, 11:24, 19:20, 20:4, 20:5, 20:8, 21:7, 24:18, 27:8, 27:9, 30:8, 33:13, 35:3, 38:7, 39:2, 39:16, 41:19, 44:22, 45:23
one-bedroom [2] - 20:4, 21:7
ones [1] - 35:24
online [9] - 17:13, 17:17, 17:18, 17:21, 18:3, 18:4, 36:23, 40:10, 43:16
open [8] - 10:8, 13:12, 14:9, 23:2, 25:13, 28:23, 32:5, 40:10
operations [1] - 28:2
opportunity [7] - 4:18, 5:7, 5:13, 5:25, 10:7, 30:6, 43:8
opt [1] - 27:13
options [1] - 24:22
orally [3] - 4:24, 5:3, 5:17
oranges [1] - 18:16
order [3] - 6:11, 10:14, 37:15
organize [1] - 37:8
outright [1] - 39:24
overall [2] - 15:24, 17:14
overlaps [1] - 33:13

P

p.m [1] - 47:6
page [1] - 11:10
pages [1] - 28:19
paid [1] - 29:11
Paltz [46] - 3:7, 3:10, 3:11, 6:24, 7:11, 7:17, 8:11, 10:3, 10:22, 11:5, 12:16, 12:19, 14:20, 14:22, 14:25, 15:10, 15:13, 15:22, 16:9, 17:5, 17:8, 17:10, 17:16, 17:19, 17:24, 18:19, 21:14, 23:9, 28:2, 29:9, 31:14, 32:2, 32:25, 33:3, 34:6, 34:20, 35:17, 35:20, 36:4, 37:4, 37:25, 38:19, 38:21, 39:5, 39:7, 39:8
Paltz's [1] - 34:22
panels [4] - 27:19, 27:21, 28:3, 28:5
parcels [3] - 3:4, 3:9, 3:10
parking [4] - 3:3, 27:20, 30:14, 30:16
part [8] - 3:25, 4:4, 13:13, 31:2, 34:22, 44:16, 44:18, 44:20
particular [3] - 7:12, 7:23, 33:14
partner [1] - 26:23
past [2] - 32:5, 33:19
path [1] - 30:25
patients [1] - 26:12
patio [1] - 3:3
pause [1] - 23:14
pay [1] - 29:14
PB21-AX [1] - 24:5
peers [1] - 37:5
people [8] - 6:10, 21:19, 25:7, 27:4, 40:12, 41:9, 41:16, 45:17
percent [14] - 7:25, 8:6, 8:22, 11:10, 11:19, 12:11, 15:21, 16:8, 17:15, 17:17, 19:11, 19:19, 20:7, 23:13
percentage [1] - 26:13
perfect [2] - 24:21, 31:23
performed [1] - 36:18
perhaps [2] - 34:4, 39:18
period [4] - 12:4, 32:5, 34:5, 41:19
Perk [1] - 29:19
permanent [1] - 12:3
permits [1] - 44:24
permitting [1] - 45:2
person [3] - 11:24, 12:5, 29:11
personal [1] - 36:8
perspective [1] - 30:20
persuade [1] - 31:10
pesky [1] - 19:7
Peterka [2] - 35:14, 35:16
PETERKA [1] - 35:15
PFOA2 [1] - 33:14
physical [1] - 30:10
picture [2] - 6:7, 24:9
pilot [1] - 26:5

place [2] - 18:14, 48:9
Place [1] - 28:2
placed [1] - 19:25
plan [7] - 3:19, 6:6, 20:3, 24:19, 25:4, 25:8, 30:23
planned [1] - 32:2
Planned [1] - 24:20
planner [1] - 44:3
Planning [1] - 14:20
planning [5] - 4:16, 6:4, 23:11, 32:9, 36:15
plus [2] - 29:13, 29:14
point [1] - 39:20
points [1] - 21:12
police [1] - 26:4
Pond [2] - 26:6
ponds [1] - 33:23
pool [1] - 3:2
population [1] - 36:4
Port [1] - 32:25
portion [2] - 33:19, 33:21
posits [1] - 12:17
possible [3] - 18:7, 20:8, 36:14
potential [2] - 38:18, 40:3
potentially [1] - 9:21
preference [1] - 45:4
prepare [1] - 5:20
present [3] - 15:17, 16:11, 18:4
presently [2] - 12:15, 12:22
preservation [1] - 33:6
Preserve [1] - 33:7
president [4] - 15:13, 26:11, 29:18, 29:19
previously [1] - 38:10
private [2] - 7:16, 39:15
privately [1] - 15:3
problem [1] - 34:14
procedure [1] - 43:5
proceedings [1] - 48:8
process [10] - 3:23, 5:19, 20:18, 23:15, 23:18, 24:2, 29:3, 43:23, 44:12, 44:17
processing [1] - 5:22
products [1] - 28:8
professor [1] - 14:13
Professor [1] - 14:24
professors [2] - 29:24
program [1] - 27:14
project [33] - 4:2, 4:5, 4:11, 5:25, 10:2, 13:7, 19:10, 19:15, 20:16, 20:24, 21:3, 21:16, 22:15, 22:19, 22:24, 23:12, 24:4, 24:17, 24:18, 27:11, 27:13, 28:7, 28:25, 30:2, 32:14, 33:8, 33:11, 33:22, 34:7, 35:2, 44:3, 44:7, 44:10
Project [2] - 7:21, 11:9
projected [4] - 16:2, 18:5, 26:25, 27:6
projects [1] - 41:24
promised [1] - 13:9
property [2] - 24:7, 30:17
proposal [9] - 15:3, 15:12, 15:25, 18:12, 38:3, 38:15, 38:22, 39:10, 39:21
proposed [8] - 3:8, 3:14, 18:20, 30:2, 30:24, 33:8, 33:25, 36:6
prospective [1] - 39:14
protected [1] - 36:8
Protection [1] - 27:18
provide [6] - 8:12, 8:21, 9:18, 24:21, 25:9, 26:8
provided [4] - 15:19, 17:23, 27:12, 28:18
provides [1] - 39:22
providing [2] - 7:14, 9:9
provision [1] - 13:4
Public [1] - 48:7
public [25] - 4:19, 10:8, 10:12, 13:12, 22:23, 23:15, 24:11, 24:13, 24:14, 28:21, 28:23, 35:19, 36:16, 40:6, 40:11, 41:19, 41:22, 43:10, 43:11, 43:13, 44:17, 44:19, 45:22, 46:9
public's [1] - 23:2
PUD [1] - 24:21
pull [1] - 21:19
Purpose [2] - 7:21, 11:9
purpose [4] - 4:6, 6:6, 8:11, 8:25
pushing [2] - 31:18, 31:19
put [1] - 4:19
putting [1] - 31:22

Q

questionable [1] - 38:6
questions [6] - 7:12, 9:25, 38:13, 43:25, 44:4, 45:14
quite [1] - 18:15
quote [1] - 20:25
quote/end [1] - 20:25

R

R-3 [1] - 3:10
raise [3] - 4:20, 40:17, 40:23
rallying [1] - 31:17
ran [1] - 28:12
random [1] - 30:21
rather [4] - 13:18, 27:23, 30:21, 31:18
reaction [1] - 35:22
read [4] - 10:7, 11:3, 15:5, 15:6
reading [4] - 18:6, 30:4, 38:6, 38:11
real [1] - 15:15
really [7] - 6:6, 18:18, 18:25, 21:9, 22:13, 22:22, 24:9
reasonable [2] - 12:20, 13:12
receive [1] - 45:7
recently [1] - 26:10
recognized [1] - 33:12
recommend [1] - 34:2
record [2] - 4:20, 5:16
recorded [1] - 48:7
Recorder [1] - 15:20
refers [1] - 27:16
regard [1] - 37:10
regarding [3] - 7:12, 26:9, 27:18
Register [1] - 17:24
registered [2] - 12:5, 17:18
reimagine [1] - 31:14
reimbursed [1] - 26:14
rejection [1] - 39:24
related [1] - 10:2
relative [1] - 10:23
relief [1] - 25:9
remain [2] - 3:16, 13:3
remaining [1] - 3:15
remarks [1] - 11:7
remember [1] - 25:20
renovated [4] - 22:7, 22:8, 22:10, 36:2
rent [5] - 26:23, 27:2, 27:6, 36:2, 38:9
rental [1] - 21:4
rented [5] - 8:8, 8:16, 11:13, 12:15, 12:17
rents [3] - 20:24, 21:21, 39:4
reopen [1] - 42:5
reopening [1] - 43:10
repeat [1] - 20:15
repeatedly [1] - 9:15
Reporter [1] - 48:6
representative [1] - 7:9
requested [1] - 28:4
require [1] - 4:13
required [1] - 43:23
requirement [3] - 8:6, 19:11, 19:18
requires [1] - 4:2
requiring [1] - 9:4
rescue [1] - 26:11
research [1] - 36:17
Research [4] - 15:23, 16:10, 17:11, 17:20
reserving [2] - 7:25, 11:10
reside [1] - 32:25
resided [1] - 14:22
residence [3] - 15:18, 18:3, 18:9
residences [1] - 20:23
resident [3] - 7:11, 11:5, 32:24
residents [6] - 10:3, 10:6, 22:16, 37:23, 38:19, 38:23
respectfully [1] - 18:21
respond [2] - 41:13, 43:23
responded [2] - 23:23, 24:16
response [2] - 7:24, 43:12
responses [3] - 5:11, 24:13, 38:14
responsibility [1] - 7:14
rest [2] - 13:7, 16:19
resubmitted [1] - 44:5
result [1] - 3:12
retired [1] - 14:23
reuse [1] - 28:12
review [6] - 3:25, 4:3, 4:7, 4:13, 4:15, 28:21
reviewing [2] - 23:12, 44:7
revisions [1] - 39:12
rezoning [1] - 3:10
richness [1] - 34:19
Rietsma's [1] - 34:17
rising [1] - 39:4
River [2] - 33:20, 35:4
Road [2] - 3:6, 14:21
roads [1] - 25:10
ROCCO [2] - 42:25, 46:3
Rochester [1] - 18:14
Rogers [1] - 23:23
rooftop [2] - 28:3, 28:5
room [4] - 19:2, 27:4, 29:11, 38:10
roommates [1] - 38:4
rooms [2] - 21:7, 22:5
Route [1] - 3:5
run [1] - 16:16
rushing [1] - 38:15

S

sacrifice [1] - 40:2
safe [1] - 39:19
sample [1] - 30:22
Sarafian [1] - 14:21
save [1] - 17:13
saving [1] - 25:17
scenery [1] - 25:7
school [2] - 31:12
schools [1] - 16:16
science [1] - 32:9
scope [1] - 44:16
scoping [3] - 23:19, 44:16, 44:17
screening [1] - 25:9
seats [1] - 14:9
second [4] - 42:9, 42:10, 46:12, 46:22
seconding [1] - 37:20
secondly [1] - 15:24
Section [3] - 7:20, 9:8, 11:9
see [9] - 8:22, 9:3, 24:9, 24:15, 24:19, 30:9, 31:25, 35:25, 41:2
seem [2] - 11:20, 11:21
SEGUIN [6] - 18:23, 36:22, 40:12, 40:19, 41:2, 41:10
senior [1] - 29:9
sense [2] - 8:15, 23:14
separate [7] - 3:13, 8:17, 9:5, 11:15, 20:10, 34:12
SEQR [3] - 44:23, 45:9, 45:10
service [1] - 26:3

services [1] - 26:9
session [1] - 23:19
set [3] - 8:7, 35:2, 48:14
setback [1] - 33:24
setting [1] - 37:14
seven [1] - 6:14
sewage [1] - 36:11
sewer [3] - 9:9, 9:12, 9:17
share [1] - 26:23
shared [1] - 29:11
sheet [1] - 10:13
shoes [1] - 28:13
short [1] - 40:3
short-term [1] - 40:3
Shorthand [1] - 48:6
showers [1] - 25:21
showing [1] - 24:6
shows [2] - 25:5, 25:16
sign [3] - 10:13, 11:15
sign-up [1] - 10:13
signed [2] - 6:11, 10:15
significant [1] - 27:22
significantly [1] - 18:5
simply [2] - 21:18, 22:17
single [4] - 3:15, 3:17, 12:12, 38:7
single-family [2] - 3:17, 38:7
sit [1] - 14:17
site [21] - 3:19, 6:5, 24:21, 30:20, 33:8, 33:9, 33:11, 33:13, 33:15, 33:21, 33:22, 33:24, 34:9, 34:16, 34:18, 34:20, 34:23, 35:2, 35:5, 35:9
six [2] - 6:13, 29:11
six-person [1] - 29:11
size [2] - 18:16, 18:20
sizes [1] - 8:10
skill [1] - 48:11
slim [1] - 17:7
small [3] - 16:13, 18:17, 24:25
so... [1] - 40:20
solar [4] - 27:19, 27:21, 28:3, 28:5
solid [1] - 29:2
somewhere [1] - 12:9
Sorry [1] - 41:25
sorry [2] - 10:18, 18:23
sort [1] - 27:6
sounded [3] - 38:4, 38:5, 38:12
source [1] - 36:13
South [1] - 3:5
south [1] - 31:5
southern [1] - 33:21
SOUTO [8] - 32:17, 42:16, 43:4, 43:7, 45:12, 46:18, 46:21, 47:4
space [3] - 11:16, 22:4, 25:13
spaces [5] - 12:16, 20:17, 20:19, 21:13, 22:8
speaker [1] - 18:25
specifically [1] - 11:9
spell [2] - 10:24, 14:15
spelling [1] - 7:2
spoken [2] - 33:10
squad [2] - 26:11
stabilize [1] - 20:24
staff [1] - 24:24
stand [1] - 14:10
staples [1] - 36:6
start [1] - 37:20
started [1] - 29:10
State [2] - 17:2, 33:12
state [5] - 4:2, 4:14, 6:21, 16:20, 17:6
State's [1] - 27:17
statement [1] - 44:14
Statement [3] - 5:10, 5:21, 11:8
states [1] - 8:5
statistical [1] - 16:2
statistics [3] - 15:19, 16:7, 17:23
status [1] - 8:18
stay [2] - 22:4, 39:18
stenographer [1] - 7:2
stenographically [1] - 48:8
step [1] - 29:2
Stewarts [1] - 24:25
sticking [1] - 43:17
still [2] - 9:25, 23:17
Stony [1] - 16:18
story [1] - 25:5
strain [1] - 36:9
straining [1] - 9:21
stream [1] - 33:18
streams [1] - 34:12
structure [2] - 8:25, 21:11
Stuart [1] - 10:16
student [19] - 8:18, 9:6, 12:5, 12:13, 12:15, 13:17, 15:4, 15:9, 16:3, 18:13, 18:19, 29:9, 29:18, 30:8, 32:2, 35:16, 35:21, 37:3, 37:25
students [38] - 8:12, 8:16, 9:2, 12:7, 12:13, 12:18, 12:21, 13:18, 15:18, 15:21, 16:15, 17:12, 17:16, 17:18, 18:2, 20:22, 24:23, 25:25, 26:22, 27:2, 28:14, 28:15, 29:25, 30:13, 32:3, 32:6, 32:8, 32:13, 35:23, 37:8, 37:13, 37:23, 38:18, 39:7, 39:16
studied [2] - 34:18, 34:20
study [5] - 4:8, 32:8, 34:6, 34:23, 34:24
stuff [2] - 28:14, 29:16
subdivision/lot [1] - 3:12
submit [2] - 5:5, 43:8
submitted [3] - 4:25, 5:3, 18:21
substandard [1] - 22:2
subtracting [1] - 27:23
succumbing [1] - 18:10
suffering [1] - 15:7
suitable [1] - 22:6
summaries [1] - 10:5
summary [1] - 12:15
summer [1] - 12:9
SUNY [30] - 14:23, 14:25, 15:10, 15:13, 15:19, 15:22, 16:9, 16:13, 16:14, 16:17, 17:5, 17:8, 17:10, 17:16, 17:19, 17:23, 18:8, 18:16, 20:21, 24:24, 25:19, 25:24, 29:9, 31:25, 35:16, 36:3, 37:3, 37:25, 38:19
superfluous [1] - 18:9
supply [1] - 21:18
support [2] - 15:12, 42:7
supposed [1] - 22:6
supposedly [1] - 9:19
survey [1] - 15:9
Susan [4] - 10:17, 10:18, 10:21, 22:20
sustainability [1] - 29:20
Svenson [1] - 3:22
SVENSON [11] - 3:24, 6:25, 7:6, 23:4, 32:18, 41:25, 42:3, 42:17, 43:14, 46:2, 46:6
swamp [2] - 33:16, 33:17
synchronous [1] - 17:23
system [3] - 16:13, 16:17, 27:13
systems [3] - 9:17, 9:18, 9:22

T

table [2] - 3:19, 6:21
talks [2] - 16:12, 30:5
taller [1] - 25:11
tank [1] - 9:11
targeted [1] - 12:12
task [1] - 23:12
tasked [1] - 4:16
taxpayers [1] - 26:15
TBD [2] - 23:17, 25:17
team [1] - 44:3
ten [3] - 16:3, 34:21, 42:21
tenants [2] - 25:15, 38:9
term [4] - 34:23, 40:2, 40:3
terms [3] - 25:6, 30:16, 31:17
terrain [3] - 34:9, 34:11, 35:5
testimony [1] - 14:17
testing [1] - 30:20
text [2] - 16:3, 28:20
textiles [1] - 28:13
thanking [1] - 37:22
THE [1] - 37:19
thereby [1] - 20:24
therefore [3] - 21:20, 23:14, 26:14
thinking [1] - 12:2
thirdly [1] - 17:12
thorough [1] - 38:16
thoughtful [1] - 39:25
thoughts [1] - 5:14
thousand [1] - 17:9
three [5] - 3:15, 17:10, 25:5, 38:2, 40:12
throughout [3] - 20:5, 39:5, 39:6
timers [2] - 25:18, 25:23
timing [1] - 23:25
Titarenho [3] - 37:18, 37:19, 37:24
today [4] - 34:9, 35:18, 37:4, 39:17
together [3] - 31:14, 32:6, 43:25
Tom [3] - 19:3, 40:13, 40:14
tonight [5] - 3:25, 5:15, 10:13, 37:21, 40:25
tonight's [1] - 28:22
tools [1] - 25:15
top [1] - 33:11
topic [2] - 11:7, 29:22
total [1] - 38:8
towards [1] - 16:15
town [14] - 6:2, 13:5, 18:17, 23:15, 23:20, 23:22, 24:19, 26:19, 28:12, 31:13, 37:9, 38:20, 39:14, 39:18
Town [2] - 3:6, 14:22
town's [1] - 24:20
townhouses [1] - 24:23
traffic [2] - 25:3, 31:3
trail [2] - 3:4, 33:14
transcript [1] - 48:10
transfer [1] - 12:7
transitional [1] - 12:4
transport [1] - 26:12
transportation [1] - 31:15
triplex [1] - 38:8
true [1] - 48:10
try [1] - 19:21
trying [1] - 26:4
turn [3] - 3:21, 25:20, 25:22
turned [1] - 38:8
two [8] - 3:4, 11:17, 19:21, 20:9, 27:25, 33:11, 33:23, 38:3
two-bedroom [1] - 20:9
typically [1] - 44:2

U

UAC [3] - 7:10, 11:6, 19:6
Ulster [1] - 8:22
ultimately [3] - 20:17, 38:13, 39:18
unable [1] - 37:5
unaffordable [2] - 36:3, 38:5
under [3] - 3:10, 4:14, 17:4
undergraduates [1] - 17:15

understandable [1] - 14:7
undocumented [1] - 16:25
undoubtedly [2] - 36:3, 38:22
Unit [1] - 24:20
unit [5] - 8:8, 11:14, 11:23, 19:14, 28:9
units [19] - 7:18, 8:6, 8:7, 8:10, 11:11, 11:14, 11:20, 11:23, 13:6, 19:12, 19:13, 19:19, 19:20, 19:23, 22:11, 35:24, 39:5, 39:6, 39:7
universities [1] - 16:20
university [2] - 16:17, 39:17
unmute [2] - 40:23, 41:6
up [15] - 3:20, 6:10, 6:17, 6:21, 10:13, 10:14, 10:15, 14:2, 29:12, 29:22, 31:20, 31:22, 40:10, 41:12, 44:16
upfront [1] - 45:6
urban [1] - 32:8
urge [4] - 13:11, 32:4, 32:12, 39:11
utilities [1] - 29:14
Utilities [1] - 8:4
utopia [1] - 38:4

V

vacant [2] - 3:16, 12:24
vacated [1] - 13:2
variety [1] - 24:22
various [1] - 8:10
vehicles [3] - 34:9, 34:11, 35:5
vice [2] - 29:17, 29:18
viewshed [1] - 25:10
Vika [3] - 37:18, 37:19, 37:24
Village [7] - 3:9, 3:11, 12:16, 14:20, 21:14, 31:13, 33:3
village [34] - 4:16, 6:3, 8:20, 9:3, 9:8, 9:14, 9:15, 9:20, 12:18, 12:22, 13:2, 13:14, 19:11, 20:5, 21:2, 21:13, 21:17, 21:21, 21:23, 22:2, 22:3, 22:11, 22:16, 23:11, 23:13, 23:15, 23:21, 23:23, 24:6, 26:19, 27:5, 29:10, 36:11
village's [2] - 7:13, 8:6
voice [1] - 45:22
voices [1] - 39:14

W

walk [1] - 25:21
walked [1] - 33:7
Wallkill [2] - 33:20, 35:4
wants [2] - 10:12, 14:8
Washington [1] - 33:2
waste [3] - 28:7, 28:8, 28:17
watching [2] - 40:22, 41:11
water [9] - 9:9, 9:10, 9:11, 9:17, 25:14, 25:16, 25:17, 25:21, 36:11
ways [1] - 4:22
weighted [1] - 16:14
welcome [3] - 5:17, 7:7, 37:12
well-being [2] - 30:11, 37:10
wellbeing [1] - 40:2
wellness [1] - 30:12
Wells [1] - 40:13
wetland [2] - 33:15, 33:22
wetlands [7] - 33:12, 33:13, 34:4, 34:11, 35:3, 35:9, 36:8
WHEREOF [1] - 48:13
whole [2] - 22:22, 24:9
Wi [1] - 29:15
Wi-Fi [1] - 29:15
widely [1] - 10:6
wildlife [3] - 33:17, 35:8, 35:10
wish [4] - 40:6, 40:17, 40:22, 41:8
wishes [1] - 40:25
WITNESS [2] - 37:19, 48:13
wonderful [1] - 38:12
Woodland [2] - 26:5, 26:6
words [1] - 42:3
workforce [1] - 24:24
works [2] - 12:6, 45:9
world [1] - 18:11
Wren [2] - 29:6, 29:7
WREN [1] - 29:8
writing [7] - 4:24, 4:25, 5:4, 5:5, 5:17, 43:24, 44:4
written [5] - 5:11, 42:19, 42:20, 42:23, 43:24
wrote [1] - 23:22

Y

year [5] - 27:8, 27:9, 29:12, 34:15
years [14] - 10:22, 14:23, 16:4, 17:10, 19:9, 22:20, 23:9, 25:20, 28:12, 29:10, 34:21, 38:2, 45:18, 45:19
York [4] - 16:23, 17:2, 27:17, 33:12
YouTube [1] - 41:3

Z

Zero [1] - 28:2
Zina [1] - 18:24
Zoning [1] - 3:11
zoning [3] - 23:17, 24:20, 28:4
Zoom [3] - 40:10, 40:13, 40:22

VILLAGE OF NEW PALTZ

PLANNING BOARD

Public Hearing
Re:

PB21-AX
New Paltz Apartments

December 5, 2023
7:00 p.m.
Village Hall

PLANNING BOARD MEMBERS:

ZACH BIALECKI, Chairman

TERRY DOLAN
RACHEL LAGODKA
AMY COHEN
RICHARD SOUTO, Via YouTube
ELLEN ROCCO, Alternate

AUTUMN SEGUIN, Project Manager
EMILY SVENSON, Village Attorney

REPORTED BY: LORA J. CURATOLO, CSR

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CHAIRMAN BIALECKI: I'd like to move on to the public hearing. And could I have a motion to open the hearing for PB21-AX.

MR. DOLAN: So moved.

MS. COHEN: Second.

CHAIRMAN BIALECKI: All in favor?

Aye.

MR. DOLAN: Aye.

MS. LAGODKA: Aye.

MS. COHEN: Aye.

MR. SOUTO: Aye.

CHAIRMAN BIALECKI: So first I'd like to call Doctor --

MS. SVENSON: Can you introduce it and give a description.

CHAIRMAN BIALECKI: Right. Yes. Sorry.

So PB21-AX, New Paltz Apartments. The applicant is proposing to construct a 250 plus or minus unit student housing campus consisting of townhouse and cottage style homes with a clubhouse and fitness center, pool and patio area, associated parking, active recreation area and nature trail on the two

parcels containing 129 acres located along Route 32 South and Cross Creek Road currently within the Town of New Paltz.

The proposed action includes an annexation of the parcels into the Village of New Paltz, rezoning of parcels currently zoned R-1 in the Town of New Paltz to R-3 in the Village of New Paltz, and a subdivision/lot merger that will result in four separate lots.

The proposed development will be located on a single 60-acre lot and the remaining three lots will remain vacant or as currently developed with the existing single-family homes.

And I'd like to turn it over now to our attorney to just explain the process a little more and what happens in the next steps.

MS. SVENSON: Sure. We discussed this last meeting but for the benefit of those who weren't here the last time.

This project needs a lot of different approvals if it ends up going forward, but the state law requires that the first step before any other approvals can be considered is

doing an environmental review. So that's what we're doing now, we're doing the piece of the state environmental quality review where there has been a Draft Environmental Impact Statement produced. And what's before us now is to talk about that environmental impact statement, any corrections or changes that are needed to that, make sure we're looking at all of the impacts of the project and mitigation measures that can help to mitigate those impacts.

And then that will -- that's what the planning board will be considering. The planning board has been designated the lead agency to do that review on behalf of all of the boards and agencies who have some role in approving this project.

So we started the public hearing in November. This is a continuation of the public hearing. We've also had an opportunity for people to comment in writing, and that remains open. And so we'll be continuing that hearing tonight.

As I said, after the hearing portion we'll move on to developing -- the board will

develop the Final Environmental Impact Statement with the applicant. And then after that is when the other agencies can begin looking at their pieces of this, including the annexation. So -- and then if all of that happens, it will come back around to the planning board to look at the details of the site plan.

So what we're trying to look at right now is major environmental impacts and how they can be mitigated.

CHAIRMAN BIALECKI: Thank you.

MR. DOLAN: Excuse me, I have a question for our attorney.

CHAIRMAN BIALECKI: Yes.

MR. DOLAN: Will there be another public hearing after this? In other words, we're having a hearing on a Draft Environmental Impact Statement. Once that process is done and we come back to do our next process here on the planning board, will there be more opportunities for the public to voice their thoughts?

MS. SVENSON: Yes, there are a number of more opportunities.

So within this particular process,

once we get to the Final Environmental Impact Statement I know there's a comment opportunity. Does that have to include a public hearing, I'm not sure, or just written comment. But after that process is finished, the town board and village board will need to do a hearing related to the annexation.

And then if it comes back around to the planning board to do the site plan approval to look at actually how it's laid out, then that will also have a public hearing again.

MR. DOLAN: Thank you.

CHAIRMAN BIALECKI: Great. Well, with that I'd like to ask Dr. Rose Rudnitski to come up, please.

And if you wouldn't mind coming up here, actually, just because our speaker is right here, otherwise the people online --

DR. RUDNITSKI: Can I sit?

CHAIRMAN BIALECKI: Yes, sit or stand, whatever you prefer.

DR. RUDNITSKI: I'm here representing the Town Environmental Conservation Board.

Dear Members of the Village of New Paltz. This letter offers our comments regarding the Draft Environmental Impact Statement, DEIS, for the New Paltz Apartments project.

EnCB is requesting strongly that a new wetlands inspection be done for the proposed site. The DEIS refers only to an inspection

29 conducted by Burton Arlo on August 2nd, 2021. This inspection more than likely contains outdated information, as 28 months have elapsed since its completion. The EnCB requests that the town wetlands inspector conduct a full inspection of the proposed site.

The EnCB further requests that the New Paltz Apartments project be regulated by the

30 more stringent environmental code of either Town or Village of New Paltz. The justification for this request is because of the annexation of land from the Town to the Village of New Paltz. The town and village codes differ on many items, including wetlands, buffers and parking requirements. As such, the more stringent code of the two should apply as the annexation does

not change the environmental characteristics that the codes were written to protect.

Should the applicant have any questions about these requests, we would be happy to discuss it with them at our meetings, which are held on the third Monday of each month.

Thank you for this opportunity to present to you our review of the DEIS for this project.

Sincerely, signed Rich Whitney, chair, Environmental Conservation Board.

Did you receive this?

CHAIRMAN BIALECKI: Yes, we did. We have a copy.

THE WITNESS: Thank you very much.

MS. SVENSON: Thank you.

CHAIRMAN BIALECKI: Next I'd like to ask Katie Hamill-Decker to please come up.

MS. HAMILL-DECKER: Hi. How are you?

I was under the impression this was open comment but it must be just environmental in nature.

CHAIRMAN BIALECKI: It can be regarding anything regarding the project.

MS. HAMILL-DECKER: Okay. I think the most impactful effect of this project is that it is going to red line, basically, anyone who is not a young student in this town, which will be families, disabled people, veterans, seniors. Basically all of these people, by design, will not have an accessible way of renting a unit.

I'm a married woman with a child, I wouldn't live in a dormitory style. A friend of mine down the block, who is disabled, also would not live in a dormitory style because she likes her autonomy and independence and privacy. And while they can't discriminate based upon application, I do believe by design, the build that they are choosing to use, is discriminatory. It discriminates against familial status, disability status, age. And I think most impactful will be the fact that families cannot rent here. And they say in their actual DEIS that children will not live on the premise.

As you all know, the New Paltz School District has an unbelievable decline in enrollment, which long-term will lead to great financial impact for the town. I mean without families we do not have a future; right? We don't have children. We don't have future homeowners. We don't have future taxpayers.

I don't think anything should even remotely get off the ground unless we are talking about inclusive housing. Everything should be fair market; meaning that I should be able to rent there, you should be able to rent there, everyone should be able to rent there. If not, it's not free market, it's not free access, it's not inclusive and it's not fair.

You know, they've outlined all of the amenities that they -- in their market study that they felt that students needed or are lacking. And reading that, as a mom, I was insulted because it said well, they need washers and driers and they will have a pool and they will have a play area and they will have a bicycle route.

You know who else would like that?

All of the children in New Paltz. All of the children who are moving out -- who are moving on the skirts of the school district and have hour-long bus rides because they can't afford to live in New Paltz. Those children would like those amenities. Those parents would like those amenities.

Do you know what's within ten minutes of that entire facility? All of the schools in New Paltz. Lenape, Duzine, the middle school, the high school; they're all there. Those children will have to drive past -- because no children will live there -- drive past this whole resort and then go to the extremes of the town to go back to their single-family debilitated home that they have to rent because they are left over after the college students left.

I think it's an insult to taxpayers and to families to even let this get any further without demanding that it is built in a style that is conducive to all. Once that's within the plans, then yes, let's build, we need to build. But until everybody can live there, then

it should not take one step further.

Thank you.

CHAIRMAN BIALECKI: Thank you.

Next we have Donna Rutland.

MS. RUTLAND: In looking at the proposal, it looks as though there's going to be approximately 250 units with approximately 724 bedrooms. I want to know if the environmental impact is allowing one person per bedroom? Is that what this is based on?

CHAIRMAN BIALECKI: I mean I --

MS. LAGODKA: The DEIS states that they are going to be renting by the room.

MS. RUTLAND: Yes. So --

MS. LAGODKA: Individual leases for each room.

MS. RUTLAND: Individual --

MS. COHEN: So 724 beds.

MS. RUTLAND: I'm sorry?

MS. COHEN: 724 beds.

MS. RUTLAND: 724 beds. But what is stopping two people from renting one room? Just like they double up in the rooms, just like they double up on other housing. So instead of

having 724 students or residents living there, you could potentially have twice as many, which means your whole environmental impact regarding water, sewer, parking, traffic, is all out of whack, they are all underestimated. So there's a potential for having a lot more students than just the 724 bedroom.

MS. LAGODKA: Can I say something?

CHAIRMAN BIALECKI: Sure.

MS. LAGODKA: Because I thought about this. I think the solution, because a lot of people brought up the same thing, would be to ask the developer to provide us with leases. Because if we have a copy of the lease, we would know what was allowed and what wasn't going to be allowed, an extra roommate, whatever. Usually that's set out in the lease. They didn't provide that. It wouldn't be a bad idea to ask for it.

MS. RUTLAND: To ask for a lease and also to see how the rent would compare to current rents in the village, because right now one bedrooms are going for about -- renting a one-bedroom in a multi-family house, rent is

about $800 a month. So, you know, if this is going to be new and fancy and having all of these amenities, it's going to be a lot more than that per bedroom. So to cut costs, those students are going to be doubling and tripling up to get their rent down as low as possible.

My other concern is while New Paltz Apartments is only part of this annexation so that the developer can get water and sewer coming in, there's also the possibility of
31 developing the other lots, which will now put the burden on the village to put in extended water and sewer for any single-family houses or further development. And I don't know if the village has thought about the costs to maintain this -- to extend it and to maintain it. So those are my thoughts.

CHAIRMAN BIALECKI: Thank you.

Next, I'd like to ask Clive Jones.

MR. JONES: I asked you about the annexation process earlier in the beginning.

CHAIRMAN BIALECKI: We can't hear you.

MR. JONES: I don't need to ask you

a question because I asked about the process and when annexation would be dealt with and that's going to be later.

CHAIRMAN BIALECKI: Okay. Thank you.

The next is Susan Denton.

MS. SVENSON: I just wanted to point out, I forgot to mention earlier, part of this process is that we do have a court reporter taking down all of the comments that are made and there will be a response to these comments. So, you know, the point tonight is not to have a lot of back and forth, it's mainly to get those comments recorded.

MS. DENTON: So I'm going to try not to repeat what I've already said in the previous public hearing.

I came tonight because I feel like the human beings who live in New Paltz are part of the environment. And in development, things tend to go step by step by step and I want to make sure that at every juncture I say, at least on my own behalf and also because I'm a member of the UAHC housing committee, I want to say be

so -- I want to urge you to be so aware of the need for affordable housing for students and other people, people who live here now and who can't afford to make ends meet. I really want to urge you, make sure that you're clear on each step of the way.

And I respect you and I think that you strive for that but I also want to hear my voice saying that. So thank you.

MS. SVENSON: Thank you.

CHAIRMAN BIALECKI: Thank you.

Next we have Tom Denton.

MR. DENTON: If I may, I'd like switch the order of Tom/Jacki to Jacki/Tom.

CHAIRMAN BIALECKI: Sure, whatever you prefer.

MS. BROWNSTEIN: And just before I came here I hurt my foot.

CHAIRMAN BIALECKI: Sorry to hear that.

MS. BROWNSTEIN: So forgive me. And first, thank you for keeping the public hearing open. I really appreciate that.

I am here once more on behalf of the

UAHC Affordable Housing Committee to again express our concern about the paucity of information in the New Paltz Apartment's DEIS on how the 10 percent of affordable units will be provided in compliance with the village code.

32

And by the way, as an aside, this is a very large project and I hope your code would also be revised to include a higher percentage of affordable housing in very large developments. So that's an aside.

This project is of particular concern because the very structure and intent as a development exclusively designed for students, there's no plan set forth on how affordable units will be set aside for the general public.

33

Interestingly, in Section 2.7, Project, Purpose, Need and Benefit, it states as a benefit of the project, and I quote, "Relocating students to proximate student housing reduces the potential for conflicts with non-student residents because of differing schedules, noise and parking congestion." Yet, in a following bullet in the same section on benefits, it states that they will be, and I

quote again, "reserving 10 percent of the units for much-needed affordable housing pursuant to the Village of New Paltz Affordable Housing Law, which is acutely needed within the municipality," end of quote. But with no explanation about how they will do that for the general public while not in proximity to the students, which they previously listed as a need and benefit of the development for non-student New Paltz residents.

33 continued

We see no other way to accommodate the intention of the 10 percent code than developing a separate section of the property for the 10 percent affordable housing. Since there's no explanation of how the 10 percent will be developed for the general public, we contend that the Draft EIS is incomplete and should not be approved as is.

Thank you so much.

CHAIRMAN BIALECKI: Thank you. Tom.

MR. DENTON: Tom Denton, also in the UAHC Housing Committee. Hello again. Hello dog, somewhere.

I just want to reenforce what my

colleagues on the UAHC Housing Committee have said. We have yet to see, as far as I can tell, any kind of information coming from the developers about the issue of affordability in this DEIS. And to us, that is absolutely crucial.

And I would also like to -- I'd like to say now that because it seems vague at this point, perhaps this is an opportunity for everyone to think creatively about how this can be met. Perhaps some modifications in the plan might make it possible to see clearly how this 10 percent affordability for our community members can be met.

So I guess I want to look at this in perhaps a positive way, I don't think that we should move forward yet but it's not over yet either. So let's -- I hope that the board takes in these comments, that the developer takes in these comments and can come up with some -- something that addresses the issue.

Thank you.

CHAIRMAN BIALECKI: Thank you.

I'd like to ask David Jakim.

MS. SEGUIN: He's online. Give me just a moment to start his video.

MR. JAKIM: Yes. Thank you. Thank you for having me.

So I would like to refer to the DEIS maps in the appendix, A-5 through A-7. Many of these pages are unintelligible; they're unreadable, they're obscure, the wording and the terms are hard to find, hard to look up. All of the maps are improperly scaled. The scale on the maps may show a hundred feet -- rather one inch is equal to a hundred feet, and I'll get into that.

34

And so I want to go through the maps A-5 through A-7 briefly.

So A-5 is the grading and erosion map. The compressor can't be interpreted on this map and the relationship between the walking trail and wetlands is obscure, as is the erosion plan.

A-5 -- A-5.1, the existing drainage map. The legend on the existing drainage map is illegible and unreadable even at the highest resolution.

A-5.2, the green infrastructure map. There are multiple obscure terms, such as GI catchment on this map. Many of the labels on the map are completely illegible even at the highest resolution.

On A-5.2, the green infrastructure map. There's no legend for tree lines. To recognize the tree lines, to identify them, you need to review to the grading and erosion land map so that you can identify the tree lines on said map.

A-6, the steep slope disturbance figure map. So the steep slope disturbance figure map does not include a wetland map. The reason that you have a steep slope disturbance map is to assess the effective steep slopes on wetlands. This is critical and this map should include wetlands.

A-7, the wetland crossing detail map. The limited disturbance alongside the trail that crosses two streams is adjacent to the wetland and is less than 20 feet; however, the resolution on the map is one inch is equal to 50 feet. It's very hard to interpret 20 feet

on a scale of one inch is equal to 50 feet; in fact, it's illegible and it's hard to -- it's misrepresenting the treeline on that part of the map.

These are just seven of the maps that I'm studying and many of the other maps are problematic. And for people reviewing the map section in the appendix, this is a major problem. I have a master's in environmental geoscience. I was the co-chair with Christina Bush, Environmental Conservation Commission, from 2008 to 2010. I've been reviewing environmental impact statements for a long time, and this is highly concerning for anyone who wants to deeply understand this project and all it entails.

CHAIRMAN BIALECKI: Thank you for those detailed comments. Would it be possible to send those to us in writing, to the planning board?

MR. JAKIM: Yes.

CHAIRMAN BIALECKI: Thank you.

Is there anyone else here tonight in the audience that wishes to make a public

comment about PB21-AX?

Yes, do you mind coming up.

MS. BROWN: The list went up there before I had a chance to sign it.

My name is Kitty Brown. I'm a resident of the town. Thank you so much for holding this public hearing open. And now let me see if I can get my comments to come back up.

So I've tried to group my comments into categories. The first is process. And I apologize, I missed the very beginning of this so you may have answered a lot of this already.

I don't think I understand the process. None of the comments that I submitted in 2021 relative to the scoping statement were addressed in the DEIS. So how do we make sure that the comments you're hearing now will -- I mean I understand that you have a stenographer, but what is the process for making sure that they do get addressed, not necessarily by you but by the applicant.

SEQR. I'm so confused by SEQR. I don't understand the SEQR annexation process. At our last meeting, Attorney Moriello explained

that annexation hearings cannot be held at this point. And I looked at the SEQR handbook and they don't really explain anything about this. Would it be appropriate for the planning board attorney to explain exactly when annexation hearings can begin? It seems to me -- and I'm not an expert in SEQR -- that hearings can be triggered as soon as the petition for annexation is presented. It says in the SEQR handbook "SEQR should be applied at the time the initial petitions for annexation are presented."

Then it asks "Can annexations associated with development proposals be reviewed separately?" And the answer is "No, although annexation petitions often will be the first elements of an overall action."

Emily is nodding her head because she knows all of this but I can't make sense of what the timeline is for this. So if we could just get an example of in the timeline when annexation will be able to be done.

Energy efficiency. The DEIS notes that convection ranges and microwave -- and stovetops are more efficient than gas cookers,

so does that mean these are the appliances that will be in every apartment unit in this complex?

The DEIS notes that recycling is mandatory in Ulster County and that all multi-family dwellings and apartment complexes are required to separate recyclable materials from food waste. The Ulster County Resource Recovery Agency, it's set up source separated food scraps from commercial facilities, which this will be. Since facilities typically pay according to the volume of waste they generate, they can enjoy a lower disposal cost by increasing composting. So I would like to know if the project will enroll in the Partners in Composting Program.

35

Student housings needs. The DEIS asserts a need for student housing but provides no documentation or data. The applicant should provide this data. It also claims that this project will open up more housing in New Paltz. It should provide evidence to support that claim. I think the opposite is true. With the student population of about 7,000, let's say 5 percent of one-fourth of each graduating class

decide that they want to stay, work and raise families here, that's almost 90 new residents every year added to an already stressed housing supply. This project actually creates demand for housing options other than the dorm style provided here.

The DEIS refers to Apex Apartments in Rochester, New York, numerous times but does not provide data on how that 1,256-bed student housing project has alleviated the housing problem in Rochester, because it hasn't. According to Act Rochester, the city has about a 10 percent per thousand residents homeless rate. With a population of 210,000, that is 21,000 unhoused people.

Affordable housing need. Since I moved here in 1972, hundreds, maybe thousands, of new housing units have been built; Meadowbrook, Mulberry Square, Briarwood, Southside, Bella Terra, Huguenot Apartments, The Ridge, Turtle Rock, Zero Place. There are probably others. And while Woodland Pond's 271 residential apartments and cottages can't be considered affordable, its residents moved out

of homes that added to the housing supply, yet the housing crisis in New Paltz continues to grow. The applicant should include data from the County Executive Jen Metzger's presentation at a recent forum on housing and open space.

The homeless and unhoused population in Ulster County's statistics are grim. The current number of people needing emergency housing is up from 300 just two years ago to 500 today.

Back to Apex Apartments. This could actually be a model for how to address our housing crisis. Two of the New Paltz project sponsors, Tom George of Commercial Street Partners and Passero Associates, are associated with Apex. There is one great thing that their Rochester project has that their New Paltz does not have, elevators. We need this project to use the Apex model and switch to at least three, maybe four, stories to conserve both energy and open space and we need some of the floor plans to be reconfigured from the dormitory style to more conventional two- and three-bedroom apartments.

36

Local economy. The DEIS refers several times to the 2011 draft comprehensive plan that was never adopted but there's a ton of useful data in it, which they refer to and which I am referring to here. Overall, of the 3 percent of the land area of the county, New Paltz has 17 percent of exempt land. These exceptions represent $1.26 million in foregone revenues, and this is 12 years ago. The relatively small proportion of property in the town that is commercial and industrial, more than 80 percent is residential, places a high tax burden on homeowners.

According to the Ulster County Real Property Tax Service, taxes in New Paltz are the highest in the county. Residential properties in the Town of New Paltz carry 82.3 percent of the tax burden while the commercial properties account for 14 percent. We need more commercial properties in our community.

And there was a public workshop that was held while the draft plan was being held and one of the community responses on the economy was that 79.3 percent of participants agreed

that New Paltz needs to identify land that could be redeveloped for commercial development. This site is one of the very few where that is feasible. It also proposed a business incubation area, recognizing the spacial constraints that SUNY New Paltz campus faces. A business incubation area has been designated to potentially accommodate the expansion of SUNY New Paltz and private developers. The town's primary industrial and large commercial development corridor along South Putt Corners Road and State Route 32 provides the ideal opportunity for the development of business and industrial incubation facilities, providing not just jobs but careers.

In summary, can we pinpoint where in this process annexation hearings can begin. And in full disclosure, I will be serving on New Paltz Town Board in January. Annexation of this property is an opportunity for the town and village to solve some of our infrastructure and housing problems, especially housing for all of our demographic groups, as well as good jobs that pay enough so residents can become a

permanent part of our community.

I acknowledge that the developers are in the for-profit student housing business. I ask if they'd acknowledge that our local governments are in the decidedly unprofitable protection of health, safety, wellbeing of our citizens business. We need to come up with a plan that meets both our needs but it feels that by proposing only student housing the developers, the away team, ran out onto our home field and said okay, play ball and, by the way, we're up first and we're starting on third base. So I'm looking forward to working on ways our home team can welcome all the players to start at the home plate. And if I can torture this analogy a little more, let's cover all the bases. Thank you.

MS. LAGODKA: Thank you.

(Applause.)

CHAIRMAN BIALECKI: Is there anyone else who would like to make a comment on this application at this time?

Anyone online that would like to speak?

Seeing none, I'd like to ask the board if we think that the public hearing should be closed for now or held open another session?

I'd like to remind the people that after it's closed, we will be accepting written comments for another ten days. So this will not be your last opportunity to have your --

MS. COHEN: I'd like to make a motion to keep the public hearing open.

MR. DOLAN: Second.

CHAIRMAN BIALECKI: Okay.

MS. LAGODKA: Aye.

I just had a request from SUNY campus to keep it open. They actually had a forum on the 30th and it was very sparsely attended and they felt like -- the group that put it on felt it was done too much at the last minute. And they felt it was very important for the students to have more of a chance to look at it and respond to it, especially some of the other departments, and so I was asked if that was a possibility. So I would agree with Amy to keep it open.

CHAIRMAN BIALECKI: Okay.

MS. SVENSON: Could I just ask, do people think that YOU need more time for oral comments or written comments?

MS. COHEN: Both.

CHAIRMAN BIALECKI: Yeah. I am concerned that it is going to impact all of the other work that we're doing and have kind of a ripple effect for the rest of the project. And we have a number of new applications that we haven't been able to get to.

MS. LAGODKA: This is so huge, I'm still finding things. They kept talking about, for example, the stone dust path and they never mentioned the word asphalt. And if you look closely at the project it says "asphalt stone dust." And then I started looking into it and I'm like, "Oh, my God, the diagram doesn't even show where the asphalt is and here I missed it."

There's just so much to this project. I feel like, you know, it's really important, due to the size of the project, that we take our time.

CHAIRMAN BIALECKI: Okay. Well, if the rest of the board is in agreement, then I

support leaving it open for another session, adjourning the public hearing until another date.

I guess if we were to look at the schedule, what would be the best date that we could fit in another hearing?

MS. SEGUIN: January 2nd is the first meet in January, so January 2nd or January 16th would -- I don't know when students get back.

MS. COHEN: I'd like to make a suggestion that we wait until the students get back, because if we're concerned about them voicing opinions, when they're home for Christmas break is probably not the best time to have a hearing.

CHAIRMAN BIALECKI: Yeah. So that would be end of January. I'm not even sure our second meeting --

MS. SEGUIN: So it would be the first meeting in February.

CHAIRMAN BIALECKI: Right. Okay.

MS. COHEN: What is the date of that meeting?

MS. SEGUIN: I think it's the 6th. Yes, the 6th.

MR. JONES: I have a question.

CHAIRMAN BIALECKI: I'm sorry, we're past the public hearing comment period.

MR. JONES: It's a procedural question.

CHAIRMAN BIALECKI: Okay. If it's brief.

MR. JONES: So you've received a number of comments, you will receive comments no doubt in writing over the next few days. Will the responses to those or actions that are going to be taken in response to those comments be known to those of us before the next meeting?

CHAIRMAN BIALECKI: No, we cannot provide responses until we gather all of the public comments and they're compiled and passed along to the developer. So pushing this back will mean that these aren't answered or no changes are made to the application.

MR. JONES: Okay.

CHAIRMAN BIALECKI: But if -- yeah, if this is how the board feels then I think we

should adjourn the public hearing until the February 6th meeting.

MS. COHEN: So I'm going to make a motion to close the public hearing for tonight and to readjourn on February 6th.

MR. DOLAN: Second.

CHAIRMAN BIALECKI: I don't think we want to use the language close the hearing.

MS. COHEN: For tonight.

MS. SVENSON: Let's adjourn.

MS. COHEN: We'll adjourn the meeting for tonight and open up on February 6th.

CHAIRMAN BIALECKI: Yes. Okay. Second?

MR. DOLAN: Second.

CHAIRMAN BIALECKI: All in favor? Aye.

MR. DOLAN: Aye.

MS. LAGODKA: Aye.

MS. COHEN: Aye.

MR. SOUTO: Aye.

CHAIRMAN BIALECKI: Thank you everyone who came.

(Time noted: 7:46 p.m.)

C E R T I F I C A T I O N

I, Lora J. Curatolo, Certified Shorthand Reporter, Certificate No. 1031-1, and Notary Public, do hereby certify that I recorded stenographically the proceedings herein at the time and place noted in the heading hereof, and that the foregoing transcript is true and accurate to the best of my knowledge, skill and ability.

IN WITNESS WHEREOF, I have hereunto set my hand this 29th day of December 2023.

Lora J. Curatolo

LORA J. CURATOLO, CSR

$

$1.26 [1] - 28:9
$800 [1] - 14:2

1

1,256-bed [1] - 26:10
10 [7] - 17:5, 18:2, 18:13, 18:15, 18:16, 19:14, 26:14
1031-1 [1] - 36:6
12 [1] - 28:10
129 [1] - 3:2
14 [1] - 28:20
16th [1] - 33:10
17 [1] - 28:8
1972 [1] - 26:18

2

2.7 [1] - 17:17
20 [2] - 21:23, 21:25
2008 [1] - 22:13
2010 [1] - 22:13
2011 [1] - 28:3
2021 [2] - 7:10, 23:16
2023 [1] - 36:14
21,000 [1] - 26:15
210,000 [1] - 26:15
250 [1] - 12:8
271 [1] - 26:23
28 [1] - 7:12
29th [1] - 36:14
2nd [3] - 7:10, 33:8, 33:9

3

3 [1] - 28:6
300 [1] - 27:10
30th [1] - 31:16
32 [2] - 3:3, 29:13

5

5 [1] - 25:24
50 [2] - 21:25, 22:2
500 [1] - 27:10

6

60-acre [1] - 3:12
6th [5] - 34:2, 34:3, 35:3, 35:6, 35:13

7

7,000 [1] - 25:24
724 [6] - 12:8, 12:19, 12:21, 12:22, 13:2, 13:8
79.3 [1] - 28:25
7:46 [1] - 35:25

8

80 [1] - 28:13
82.3 [1] - 28:18

9

90 [1] - 26:3

A

A-5 [4] - 20:7, 20:16, 20:17, 20:22
A-5.1 [1] - 20:22
A-5.2 [2] - 21:2, 21:7
A-6 [1] - 21:13
A-7 [3] - 20:7, 20:16, 21:20
ability [1] - 36:12
able [5] - 10:13, 10:14, 24:22, 32:11
absolutely [1] - 19:6
accepting [1] - 31:6
access [1] - 10:16
accessible [1] - 9:10
accommodate [2] - 18:12, 29:9
according [3] - 25:12, 26:13, 28:15
account [1] - 28:20
accurate [1] - 36:11
acknowledge [2] - 30:3, 30:5
acres [1] - 3:2
Act [1] - 26:13
action [2] - 3:5, 24:17
actions [1] - 34:14
actual [1] - 9:24
acutely [1] - 18:5
added [2] - 26:4, 27:2
address [1] - 27:13
addressed [2] - 23:17, 23:21
addresses [1] - 19:22
adjacent [1] - 21:22
adjourn [3] - 35:2, 35:11, 35:12
adjourning [1] - 33:3
adopted [1] - 28:4
afford [2] - 11:5, 16:5
affordability [2] - 19:5, 19:14
affordable [8] - 16:3, 17:5, 17:10, 17:15, 18:3, 18:15, 26:17, 26:25
Affordable [2] - 17:2, 18:4
age [1] - 9:21
agencies [2] - 4:16, 5:4
Agency [1] - 25:9
agency [1] - 4:15
ago [2] - 27:10, 28:10
agree [1] - 31:23
agreed [1] - 28:25
agreement [1] - 32:25
alleviated [1] - 26:11
allowed [2] - 13:16, 13:17
allowing [1] - 12:10
almost [1] - 26:3
alongside [1] - 21:21
amenities [4] - 10:18, 11:7, 11:8, 14:4
Amy [1] - 31:23
analogy [1] - 30:17
annexation [17] - 3:6, 5:5, 6:8, 7:20, 7:25, 14:9, 14:22, 15:3, 23:24, 24:2, 24:6, 24:9, 24:12, 24:16, 24:22, 29:18, 29:20
annexations [1] - 24:13
answer [1] - 24:15
answered [2] - 23:13, 34:21
apartment [2] - 25:3, 25:6
Apartment's [1] - 17:4
Apartments [6] - 7:5, 7:17, 14:9, 26:8, 26:21, 27:12
apartments [2] - 26:24, 27:25
Apex [4] - 26:8, 27:12, 27:17, 27:20
apologize [1] - 23:12
appendix [2] - 20:7, 22:9
applause [1] - 30:20
appliances [1] - 25:2
applicant [5] - 5:3, 8:4, 23:22, 25:19, 27:4
application [3] - 9:18, 30:23, 34:22
applications [1] - 32:10
applied [1] - 24:11
apply [1] - 7:25
appreciate [1] - 16:24
appropriate [1] - 24:5
approval [1] - 6:10
approvals [2] - 3:23, 3:25
approved [1] - 18:19
approving [1] - 4:17
area [4] - 10:23, 28:7, 29:6, 29:8
Arlo [1] - 7:10
aside [3] - 17:7, 17:11, 17:16
asphalt [3] - 32:15, 32:16, 32:19
asserts [1] - 25:18
assess [1] - 21:17
associated [2] - 24:14, 27:16
Associates [1] - 27:16
attended [1] - 31:17
Attorney [1] - 23:25
attorney [3] - 3:17, 5:14, 24:6
audience [1] - 22:25
August [1] - 7:10
autonomy [1] - 9:16
aware [1] - 16:2
Aye [5] - 31:13, 35:18, 35:20, 35:21, 35:22
aye [1] - 35:19

B

bad [1] - 13:19
ball [1] - 30:12
base [1] - 30:13
based [2] - 9:17, 12:11
bases [1] - 30:18
become [1] - 29:25
bedroom [5] - 12:10, 13:8, 13:25, 14:5, 27:24
bedrooms [2] - 12:9, 13:24
beds [3] - 12:19, 12:21, 12:22
begin [3] - 5:4, 24:7, 29:18
beginning [2] - 14:22, 23:12
behalf [3] - 4:15, 15:24, 16:25
beings [1] - 15:20
Bella [1] - 26:21
Benefit [1] - 17:18
benefit [3] - 3:20, 17:19, 18:10
benefits [1] - 17:25
best [3] - 33:6, 33:16, 36:11
between [1] - 20:19
BIALECKI [35] - 5:12, 5:15, 6:14, 6:21, 8:15, 8:19, 9:2, 12:4, 12:12, 13:10, 14:19, 14:23, 15:5, 16:12, 16:16, 16:20, 18:21, 19:24, 22:18, 22:23, 30:21, 31:12, 31:25, 32:6, 32:24, 33:18, 33:23, 34:5, 34:9, 34:17, 34:24, 35:8, 35:14, 35:17, 35:23
bicycle [1] - 10:24
block [1] - 9:14
Board [3] - 6:25, 8:13, 29:20
board [14] - 4:13, 4:14, 4:25, 5:7, 5:21, 6:6, 6:7, 6:10, 19:19, 22:21, 24:5, 31:3, 32:25, 34:25
boards [1] - 4:16
break [1] - 33:16
Briarwood [1] - 26:20
brief [1] - 34:10
briefly [1] - 20:16
brought [1] - 13:13
BROWN [1] - 23:4
Brown [1] - 23:6
BROWNSTEIN [2] - 16:18, 16:22
buffers [1] - 7:23
build [3] - 9:18, 11:24, 11:25
built [2] - 11:22, 26:19
bullet [1] - 17:24
burden [3] - 14:13, 28:14, 28:19
Burton [1] - 7:10
bus [1] - 11:5
Bush [1] - 22:12
business [5] - 29:5, 29:8, 29:14, 30:4, 30:8

C

campus [2] - 29:7, 31:15
cannot [3] - 9:23, 24:2, 34:17
careers [1] - 29:16
carry [1] - 28:18
catchment [1] - 21:4
categories [1] - 23:11
Certificate [1] - 36:6
Certified [1] - 36:5
certify [1] - 36:7
chair [2] - 8:13, 22:11
CHAIRMAN [35] - 5:12, 5:15, 6:14, 6:21, 8:15, 8:19, 9:2,

12:4, 12:12, 13:10, 14:19, 14:23, 15:5, 16:12, 16:16, 16:20, 18:21, 19:24, 22:18, 22:23, 30:21, 31:12, 31:25, 32:6, 32:24, 33:18, 33:23, 34:5, 34:9, 34:17, 34:24, 35:8, 35:14, 35:17, 35:23
chance [2] - 23:5, 31:20
change [1] - 8:2
changes [2] - 4:8, 34:22
characteristics [1] - 8:2
child [1] - 9:12
children [7] - 9:24, 10:7, 11:2, 11:3, 11:6, 11:13, 11:14
choosing [1] - 9:19
Christina [1] - 22:11
Christmas [1] - 33:16
citizens [1] - 30:8
city [1] - 26:13
claim [1] - 25:23
claims [1] - 25:20
class [1] - 25:25
clear [1] - 16:6
clearly [1] - 19:13
Clive [1] - 14:20
close [2] - 35:5, 35:9
closed [2] - 31:4, 31:6
closely [1] - 32:16
co [1] - 22:11
co-chair [1] - 22:11
code [5] - 7:18, 7:24, 17:6, 17:8, 18:13
codes [2] - 7:22, 8:3
COHEN [10] - 12:19, 12:21, 31:9, 32:5, 33:12, 33:24, 35:4, 35:10, 35:12, 35:21
colleagues [1] - 19:2
college [1] - 11:19
coming [4] - 6:17, 14:11, 19:4, 23:3
comment [7] - 4:21, 6:3, 6:5, 8:24, 23:2, 30:22, 34:6
comments [18] - 7:3, 15:11, 15:12, 15:15, 19:20, 19:21, 22:19, 23:9, 23:10, 23:15, 23:18, 31:7, 32:4, 34:12, 34:15, 34:19
Commercial [1] - 27:15
commercial [6] - 25:10, 28:12, 28:19, 28:20, 29:3, 29:11
Commission [1] - 22:12
committee [1] - 15:25
Committee [3] - 17:2, 18:23, 19:2
community [4] - 19:14, 28:21, 28:24, 30:2
compare [1] - 13:22
compiled [1] - 34:19
completely [1] - 21:5
completion [1] - 7:13
complex [1] - 25:3
complexes [1] - 25:6
compliance [1] - 17:6
composting [1] - 25:14
Composting [1] - 25:16
comprehensive [1] - 28:3
compressor [1] - 20:18
concern [3] - 14:8, 17:3, 17:13
concerned [2] - 32:7, 33:14
concerning [1] - 22:15
conducive [1] - 11:23
conduct [1] - 7:14
conducted [1] - 7:10
conflicts [1] - 17:21
confused [1] - 23:23
congestion [1] - 17:23
Conservation [3] - 6:24, 8:13, 22:12
conserve [1] - 27:21
considered [2] - 3:25, 26:25
considering [1] - 4:13
constraints [1] - 29:7
containing [1] - 3:2
contains [1] - 7:11
contend [1] - 18:18
continuation [1] - 4:19
continues [1] - 27:3
continuing [1] - 4:22
convection [1] - 24:24
conventional [1] - 27:24
cookers [1] - 24:25
copy [2] - 8:16, 13:15
Corners [1] - 29:12
corrections [1] - 4:8
corridor [1] - 29:12
cost [1] - 25:13
costs [2] - 14:5, 14:16
cottages [1] - 26:24
County [4] - 25:5, 25:8, 27:5, 28:15
county [2] - 28:7, 28:17
County's [1] - 27:8
court [1] - 15:10
cover [1] - 30:17
creates [1] - 26:5
creatively [1] - 19:11
Creek [1] - 3:3
crisis [2] - 27:3, 27:14
critical [1] - 21:18
Cross [1] - 3:3
crosses [1] - 21:22
crossing [1] - 21:20
crucial [1] - 19:7
CSR [1] - 36:18
Curatolo [1] - 36:5
CURATOLO [1] - 36:18
current [2] - 13:23, 27:9
cut [1] - 14:5

D

data [5] - 25:19, 25:20, 26:10, 27:4, 28:5
date [3] - 33:4, 33:6, 33:24
David [1] - 19:25
days [2] - 31:7, 34:13
dealt [1] - 15:3
dear [1] - 7:2
debilitated [1] - 11:17
December [1] - 36:14
decide [1] - 26:2
decidedly [1] - 30:6
Decker [1] - 8:20
DECKER [2] - 8:21, 9:4
decline [1] - 10:3
deeply [1] - 22:16
DEIS [14] - 7:5, 7:9, 8:10, 9:24, 12:13, 17:4, 19:6, 20:6, 23:17, 24:23, 25:4, 25:17, 26:8, 28:2
demand [1] - 26:5
demanding [1] - 11:22
demographic [1] - 29:24
DENTON [3] - 15:16, 16:14, 18:22
Denton [3] - 15:7, 16:13, 18:22
departments [1] - 31:22
design [2] - 9:10, 9:18
designated [2] - 4:14, 29:8
designed [1] - 17:14
detail [1] - 21:20
detailed [1] - 22:19
details [1] - 5:8
develop [1] - 5:2
developed [2] - 3:14, 18:17
developer [4] - 13:14, 14:10, 19:20, 34:20
developers [4] - 19:5, 29:10, 30:3, 30:11
developing [3] - 4:25, 14:12, 18:14
development [9] - 3:11, 14:15, 15:21, 17:14, 18:10, 24:14, 29:3, 29:12, 29:14
developments [1] - 17:11
diagram [1] - 32:18
differ [1] - 7:22
different [1] - 3:23
differing [1] - 17:22
disability [1] - 9:21
disabled [2] - 9:8, 9:14
disclosure [1] - 29:19
discriminate [1] - 9:17
discriminates [1] - 9:20
discriminatory [1] - 9:20
discuss [1] - 8:6
discussed [1] - 3:19
disposal [1] - 25:13
District [1] - 10:3
district [1] - 11:4
disturbance [4] - 21:13, 21:14, 21:16, 21:21
documentation [1] - 25:19
dog [1] - 18:24
DOLAN [7] - 5:13, 5:16, 6:13, 31:11, 35:7, 35:16, 35:19
done [4] - 5:19, 7:8, 24:22, 31:18
Donna [1] - 12:5
dorm [1] - 26:6
dormitory [3] - 9:13, 9:15, 27:23
double [2] - 12:24, 12:25
doubling [1] - 14:6
doubt [1] - 34:13
down [3] - 9:14, 14:7, 15:11
Dr [1] - 6:15
DR [2] - 6:20, 6:23
Draft [4] - 4:5, 5:18, 7:4, 18:18
draft [2] - 28:3, 28:23
drainage [2] - 20:22, 20:23
driers [1] - 10:22
drive [2] - 11:13, 11:15
due [1] - 32:22
dust [2] - 32:14, 32:17
Duzine [1] - 11:11
dwellings [1] - 25:6

E

economy [2] - 28:2, 28:24
effect [2] - 9:5, 32:9
effective [1] - 21:17
efficiency [1] - 24:23
efficient [1] - 24:25
EIS [1] - 18:18
either [2] - 7:18, 19:19
elapsed [1] - 7:12
elements [1] - 24:17
elevators [1] - 27:19
emergency [1] - 27:9
Emily [1] - 24:18
EnCB [3] - 7:7, 7:13, 7:16
end [2] - 18:6, 33:19
ends [2] - 3:23, 16:5
energy [2] - 24:23, 27:21
enjoy [1] - 25:13
enroll [1] - 25:15
enrollment [1] - 10:4
entails [1] - 22:17
entire [1] - 11:10
environment [1] - 15:21
environmental [11] - 4:2, 4:4, 4:7, 5:10, 7:18, 8:2, 8:24, 12:9, 13:4, 22:10, 22:14
Environmental [8] - 4:5, 5:2, 5:18, 6:2, 6:24, 7:4, 8:13, 22:12
equal [3] - 20:13, 21:24, 22:2
erosion [3] - 20:17, 20:21, 21:10
especially [2] - 29:23, 31:21
evidence [1] - 25:22
exactly [1] - 24:6
example [2] - 24:21,

32:14
exceptions [1] - 28:9
exclusively [1] - 17:14
excuse [1] - 5:13
Executive [1] - 27:5
exempt [1] - 28:8
existing [3] - 3:14, 20:22, 20:23
expansion [1] - 29:9
expert [1] - 24:8
explain [3] - 3:17, 24:4, 24:6
explained [1] - 23:25
explanation [2] - 18:7, 18:16
express [1] - 17:3
extend [1] - 14:17
extended [1] - 14:13
extra [1] - 13:17
extremes [1] - 11:16

F

faces [1] - 29:7
facilities [3] - 25:10, 25:11, 29:15
facility [1] - 11:10
fact [2] - 9:22, 22:3
fair [2] - 10:12, 10:16
familial [1] - 9:21
families [5] - 9:8, 9:23, 10:6, 11:21, 26:3
family [5] - 3:15, 11:17, 13:25, 14:14, 25:6
fancy [1] - 14:3
far [1] - 19:3
favor [1] - 35:17
feasible [1] - 29:5
February [4] - 33:22, 35:3, 35:6, 35:13
feet [6] - 20:12, 20:13, 21:23, 21:25, 22:2
felt [4] - 10:19, 31:17, 31:18, 31:19
few [2] - 29:4, 34:13
field [1] - 30:12
figure [2] - 21:14, 21:15
Final [2] - 5:2, 6:2
financial [1] - 10:5
finished [1] - 6:6
first [7] - 3:24, 16:23, 23:11, 24:17, 30:13, 33:9, 33:22
fit [1] - 33:7
floor [1] - 27:22
following [1] - 17:24
food [2] - 25:8, 25:10
foot [1] - 16:19
for-profit [1] - 30:4
foregoing [1] - 36:10
foregone [1] - 28:9
forgive [1] - 16:22
forgot [1] - 15:9
forth [2] - 15:14, 17:15
forum [2] - 27:6, 31:16
forward [3] - 3:23, 19:18, 30:14
four [2] - 3:10, 27:21
fourth [1] - 25:25
free [2] - 10:15
friend [1] - 9:13
full [2] - 7:14, 29:19
future [3] - 10:6, 10:7, 10:8

G

gas [1] - 24:25
gather [1] - 34:18
general [3] - 17:16, 18:8, 18:17
generate [1] - 25:12
George [1] - 27:15
geoscience [1] - 22:11
GI [1] - 21:3
God [1] - 32:18
governments [1] - 30:6
grading [2] - 20:17, 21:10
graduating [1] - 25:25
great [3] - 6:14, 10:4, 27:17
green [2] - 21:2, 21:7
grim [1] - 27:8
ground [1] - 10:10
group [2] - 23:10, 31:17
groups [1] - 29:24
grow [1] - 27:4
guess [2] - 19:16, 33:5

H

Hamill [1] - 8:20
HAMILL [2] - 8:21, 9:4
Hamill-Decker [1] - 8:20
HAMILL-DECKER [2] - 8:21, 9:4
hand [1] - 36:14
handbook [2] - 24:3, 24:10
happy [1] - 8:6
hard [4] - 20:10, 21:25, 22:3
head [1] - 24:18
heading [1] - 36:9
health [1] - 30:7
hear [3] - 14:23, 16:9, 16:20
hearing [22] - 4:18, 4:20, 4:22, 4:24, 5:17, 5:18, 6:4, 6:7, 6:12, 15:18, 16:23, 23:8, 23:18, 31:3, 31:10, 33:3, 33:7, 33:17, 34:6, 35:2, 35:5, 35:9
hearings [4] - 24:2, 24:7, 24:8, 29:18
held [5] - 8:7, 24:2, 28:23, 31:4
hello [2] - 18:23
help [1] - 4:11
hereby [1] - 36:7
herein [1] - 36:8
hereof [1] - 36:9
hereunto [1] - 36:13
hi [1] - 8:21
high [2] - 11:12, 28:13
higher [1] - 17:9
highest [3] - 20:24, 21:6, 28:17
highly [1] - 22:15
holding [1] - 23:8
home [5] - 11:17, 30:11, 30:15, 30:16, 33:15
homeless [2] - 26:14, 27:7
homeowners [2] - 10:8, 28:14
homes [2] - 3:15, 27:2
hope [2] - 17:8, 19:19
hour [1] - 11:5
hour-long [1] - 11:5
house [1] - 13:25
houses [1] - 14:14
Housing [4] - 17:2, 18:4, 18:23, 19:2
housing [25] - 10:11, 12:25, 15:25, 16:3, 17:10, 17:21, 18:3, 18:15, 25:18, 25:21, 26:4, 26:6, 26:11, 26:17, 26:19, 27:2, 27:3, 27:6, 27:10, 27:14, 29:23, 30:4, 30:10
housings [1] - 25:17
huge [1] - 32:12
Huguenot [1] - 26:21
human [1] - 15:20
hundred [2] - 20:12, 20:13
hundreds [1] - 26:18
hurt [1] - 16:19

I

idea [1] - 13:19
ideal [1] - 29:13
identify [3] - 21:9, 21:11, 29:2
illegible [3] - 20:24, 21:5, 22:3
Impact [5] - 4:5, 5:2, 5:19, 6:2, 7:4
impact [6] - 4:7, 10:5, 12:10, 13:4, 22:14, 32:7
impactful [2] - 9:5, 9:22
impacts [3] - 4:9, 4:11, 5:10
important [2] - 31:19, 32:22
impression [1] - 8:23
improperly [1] - 20:11
IN [1] - 36:13
inch [3] - 20:13, 21:24, 22:2
include [5] - 6:4, 17:9, 21:15, 21:19, 27:4
includes [1] - 3:5
including [2] - 5:5, 7:23
inclusive [2] - 10:11, 10:16
incomplete [1] - 18:18
increasing [1] - 25:14
incubation [3] - 29:6, 29:8, 29:15
independence [1] - 9:16
individual [1] - 12:16
Individual [1] - 12:18
industrial [3] - 28:12, 29:11, 29:15
information [3] - 7:12, 17:4, 19:4
infrastructure [3] - 21:2, 21:7, 29:22
initial [1] - 24:11
inspection [4] - 7:8, 7:9, 7:11, 7:15
inspector [1] - 7:14
instead [1] - 12:25
insult [1] - 11:20
insulted [1] - 10:21
intent [1] - 17:13
intention [1] - 18:13
interestingly [1] - 17:17
interpret [1] - 21:25
interpreted [1] - 20:18
issue [2] - 19:5, 19:22
items [1] - 7:22

J

Jacki/Tom [1] - 16:15
JAKIM [2] - 20:4, 22:22
Jakim [1] - 19:25
January [6] - 29:20, 33:8, 33:9, 33:10, 33:19
Jen [1] - 27:5
jobs [2] - 29:16, 29:24
Jones [1] - 14:20
JONES [6] - 14:21, 14:25, 34:4, 34:7, 34:11, 34:23
juncture [1] - 15:23
justification [1] - 7:19

K

Katie [1] - 8:20
keep [3] - 31:10, 31:15, 31:24
keeping [1] - 16:23
kept [1] - 32:13
kind [2] - 19:4, 32:8
Kitty [1] - 23:6
knowledge [1] - 36:11
known [1] - 34:16
knows [1] - 24:19

L

labels [1] - 21:4
lacking [1] - 10:20
LAGODKA [8] - 12:13, 12:16, 13:9, 13:11, 30:19, 31:13, 32:12, 35:20
laid [1] - 6:11
land [5] - 7:21, 21:10, 28:7, 28:8, 29:2
language [1] - 35:9
large [3] - 17:8, 17:10, 29:11
last [5] - 3:20, 3:21, 23:25, 31:8, 31:18
Law [1] - 18:4
law [1] - 3:24
lead [2] - 4:14, 10:4
lease [3] - 13:15, 13:18, 13:21
leases [2] - 12:16, 13:14
least [2] - 15:23, 27:20
leaving [1] - 33:2
left [2] - 11:18, 11:19

legend [2] - 20:23, 21:8
Lenape [1] - 11:11
less [1] - 21:23
letter [1] - 7:3
likely [1] - 7:11
limited [1] - 21:21
line [1] - 9:6
lines [3] - 21:8, 21:9, 21:11
list [1] - 23:4
listed [1] - 18:9
live [8] - 9:13, 9:15, 9:24, 11:6, 11:14, 11:25, 15:20, 16:4
living [1] - 13:2
local [2] - 28:2, 30:5
located [2] - 3:2, 3:12
long-term [1] - 10:4
look [8] - 5:7, 5:9, 6:11, 19:16, 20:10, 31:20, 32:15, 33:5
looked [1] - 24:3
looking [5] - 4:9, 5:4, 12:6, 30:14, 32:17
looks [1] - 12:7
LORA [1] - 36:18
Lora [1] - 36:5
low [1] - 14:7
lower [1] - 25:13

M

maintain [2] - 14:16, 14:17
major [2] - 5:10, 22:9
mandatory [1] - 25:5
map [19] - 20:18, 20:19, 20:23, 21:2, 21:4, 21:5, 21:8, 21:11, 21:12, 21:14, 21:15, 21:17, 21:18, 21:21, 21:24, 22:5, 22:8
maps [6] - 20:7, 20:11, 20:12, 20:15, 22:6, 22:7
market [3] - 10:12, 10:15, 10:18
married [1] - 9:12
master's [1] - 22:10
materials [1] - 25:7
Meadowbrook [1] - 26:20
mean [5] - 10:5, 12:12, 23:19, 25:2, 34:21
meaning [1] - 10:12
means [1] - 13:4
measures [1] - 4:10
meet [2] - 16:5, 33:9
meeting [8] - 3:20, 23:25, 33:20, 33:22, 33:25, 34:16, 35:3, 35:13
meetings [1] - 8:6
meets [1] - 30:9
member [1] - 15:24
Members [1] - 7:2
members [1] - 19:15
mention [1] - 15:9
mentioned [1] - 32:15
merger [1] - 3:10
met [2] - 19:12, 19:15
Metzger's [1] - 27:5
microwave [1] - 24:24
middle [1] - 11:12
might [1] - 19:13
million [1] - 28:9
mind [2] - 6:17, 23:3
mine [1] - 9:14
minute [1] - 31:19
minutes [1] - 11:10
misrepresenting [1] - 22:4
missed [2] - 23:12, 32:19
mitigate [1] - 4:11
mitigated [1] - 5:11
mitigation [1] - 4:10
model [2] - 27:13, 27:20
modifications [1] - 19:12
mom [1] - 10:20
moment [1] - 20:3
Monday [1] - 8:7
month [2] - 8:8, 14:2
months [1] - 7:12
Moriello [1] - 23:25
most [2] - 9:5, 9:22
motion [2] - 31:10, 35:5
move [2] - 4:25, 19:18
moved [2] - 26:18, 26:25
moving [2] - 11:3
MR [17] - 5:13, 5:16, 6:13, 14:21, 14:25, 16:14, 18:22, 20:4, 22:22, 31:11, 34:4, 34:7, 34:23, 35:7, 35:16, 35:19, 35:22
MS [41] - 3:19, 5:23, 8:18, 8:21, 9:4, 12:6, 12:13, 12:15, 12:16, 12:18, 12:19, 12:20, 12:21, 12:22, 13:9, 13:11, 13:21, 15:8, 15:16, 16:11, 16:18, 16:22, 20:2, 23:4, 30:19, 31:9, 31:13, 32:2, 32:5, 32:12, 33:8, 33:12, 33:21, 33:24, 34:2, 35:4, 35:10, 35:11, 35:12, 35:20, 35:21
much-needed [1] - 18:3
Mulberry [1] - 26:20
multi [2] - 13:25, 25:6
multi-family [2] - 13:25, 25:6
multiple [1] - 21:3
municipality [1] - 18:6
must [1] - 8:24

N

name [1] - 23:6
nature [1] - 8:25
necessarily [1] - 23:21
need [14] - 6:7, 10:21, 11:24, 14:25, 16:3, 18:9, 21:10, 25:18, 26:17, 27:19, 27:22, 28:20, 30:8, 32:3
Need [1] - 17:18
needed [4] - 4:8, 10:19, 18:3, 18:5
needing [1] - 27:9
needs [4] - 3:22, 25:17, 29:2, 30:9
never [2] - 28:4, 32:14
new [5] - 7:8, 14:3, 26:3, 26:19, 32:10
New [30] - 3:4, 3:7, 3:8, 3:9, 7:2, 7:5, 7:17, 7:19, 7:21, 10:2, 11:2, 11:6, 11:11, 14:8, 15:20, 17:4, 18:4, 18:11, 25:21, 26:9, 27:3, 27:14, 27:18, 28:7, 28:16, 28:18, 29:2, 29:7, 29:10, 29:19
next [9] - 3:18, 5:20, 8:19, 12:5, 14:20, 15:7, 16:13, 34:13, 34:16
noise [1] - 17:23
non [2] - 17:22, 18:10
non-student [2] - 17:22, 18:10
none [2] - 23:15, 31:2
Notary [1] - 36:7
noted [2] - 35:25, 36:9
notes [2] - 24:23, 25:4
November [1] - 4:19
number [4] - 5:24, 27:9, 32:10, 34:12
numerous [1] - 26:9

O

obscure [3] - 20:9, 20:20, 21:3
offers [1] - 7:3
often [1] - 24:16
once [4] - 5:19, 6:2, 11:23, 16:25
one [12] - 12:2, 12:10, 12:23, 13:24, 13:25, 20:12, 21:24, 22:2, 25:25, 27:17, 28:24, 29:4
one-bedroom [1] - 13:25
one-fourth [1] - 25:25
online [3] - 6:19, 20:2, 30:24
open [13] - 4:22, 8:24, 16:24, 23:8, 25:21, 27:6, 27:22, 31:4, 31:10, 31:15, 31:24, 33:2, 35:13
opinions [1] - 33:15
opportunities [2] - 5:21, 5:24
opportunity [7] - 4:20, 6:3, 8:9, 19:10, 29:14, 29:21, 31:8
opposite [1] - 25:23
options [1] - 26:6
oral [1] - 32:3
order [1] - 16:15
otherwise [1] - 6:19
outdated [1] - 7:12
outlined [1] - 10:17
overall [2] - 24:17, 28:6
own [1] - 15:24

P

p.m [1] - 35:25
pages [1] - 20:8
Paltz [29] - 3:4, 3:7, 3:8, 3:9, 7:3, 7:5, 7:17, 7:19, 7:21, 10:2, 11:2, 11:6, 11:11, 14:8, 15:20, 17:4, 18:4, 18:11, 25:21, 27:3, 27:14, 27:18, 28:8, 28:16, 28:18, 29:2, 29:7, 29:10, 29:20
parcels [3] - 3:2, 3:6, 3:7
parents [1] - 11:7
parking [3] - 7:23, 13:5, 17:23
part [5] - 14:9, 15:9, 15:20, 22:4, 30:2
participants [1] - 28:25
particular [2] - 5:25, 17:12
Partners [2] - 25:15, 27:16
passed [1] - 34:19
Passero [1] - 27:16
past [3] - 11:14, 11:15, 34:6
path [1] - 32:14
paucity [1] - 17:3
pay [2] - 25:11, 29:25
PB21-AX [1] - 23:2
people [13] - 4:21, 6:19, 9:8, 9:9, 12:23, 13:13, 16:4, 22:8, 26:16, 27:9, 31:5, 32:3
per [3] - 12:10, 14:5, 26:14
percent [14] - 17:5, 18:2, 18:13, 18:15, 18:16, 19:14, 25:25, 26:14, 28:7, 28:8, 28:13, 28:18, 28:20, 28:25
percentage [1] - 17:9
perhaps [3] - 19:10, 19:12, 19:17
period [1] - 34:6
permanent [1] - 30:2
person [1] - 12:10
petition [1] - 24:9
petitions [2] - 24:12, 24:16
piece [1] - 4:3
pieces [1] - 5:5
pinpoint [1] - 29:17
Place [1] - 26:22
place [1] - 36:9
places [1] - 28:13
plan [8] - 5:8, 6:10, 17:15, 19:12, 20:21, 28:4, 28:23, 30:9
planning [7] - 4:13, 4:14, 5:7, 5:21, 6:10, 22:20, 24:5
plans [2] - 11:24, 27:22
plate [1] - 30:16
play [2] - 10:23, 30:12
players [1] - 30:15
point [4] - 15:8, 15:13, 19:10, 24:3
Pond's [1] - 26:23
pool [1] - 10:22

population [3] - 25:24, 26:15, 27:7
portion [1] - 4:24
positive [1] - 19:17
possibility [2] - 14:11, 31:23
possible [3] - 14:7, 19:13, 22:19
potential [2] - 13:7, 17:21
potentially [2] - 13:3, 29:9
prefer [2] - 6:22, 16:17
premise [1] - 9:25
present [1] - 8:10
presentation [1] - 27:5
presented [2] - 24:10, 24:12
previous [1] - 15:17
previously [1] - 18:9
primary [1] - 29:11
privacy [1] - 9:16
private [1] - 29:10
problem [2] - 22:10, 26:12
problematic [1] - 22:8
problems [1] - 29:23
procedural [1] - 34:7
proceedings [1] - 36:8
process [13] - 3:17, 5:19, 5:20, 5:25, 6:6, 14:22, 15:2, 15:10, 23:11, 23:15, 23:20, 23:24, 29:18
produced [1] - 4:6
profit [1] - 30:4
Program [1] - 25:16
project [23] - 3:22, 4:10, 4:17, 7:6, 7:17, 8:11, 9:3, 9:5, 17:8, 17:12, 17:19, 22:16, 25:15, 25:21, 26:5, 26:11, 27:14, 27:18, 27:19, 32:9, 32:16, 32:21, 32:22
Project [1] - 17:18
properties [3] - 28:17, 28:19, 28:21
property [3] - 18:14, 28:11, 29:21
Property [1] - 28:16
proportion [1] - 28:11
proposal [1] - 12:7
proposals [1] - 24:14
proposed [5] - 3:5, 3:11, 7:8, 7:15, 29:5
proposing [1] - 30:10
protect [1] - 8:3
protection [1] - 30:7
provide [6] - 13:14, 13:19, 25:20, 25:22, 26:10, 34:18
provided [2] - 17:6, 26:7
provides [2] - 25:18, 29:13
providing [1] - 29:15
proximate [1] - 17:20
proximity [1] - 18:8
Public [1] - 36:7
public [21] - 4:18, 4:19, 5:17, 5:22, 6:4, 6:12, 15:18, 16:23, 17:16, 18:8, 18:17, 22:25, 23:8, 28:22, 31:3, 31:10, 33:3, 34:6, 34:19, 35:2, 35:5
Purpose [1] - 17:18
pursuant [1] - 18:3
pushing [1] - 34:20
put [3] - 14:12, 14:13, 31:18
Putt [1] - 29:12

Q

quality [1] - 4:4
questions [1] - 8:5
quote [3] - 17:19, 18:2, 18:6

R

R-1 [1] - 3:8
R-3 [1] - 3:8
raise [1] - 26:2
ran [1] - 30:11
ranges [1] - 24:24
rate [1] - 26:14
rather [1] - 20:12
reading [1] - 10:20
readjourn [1] - 35:6
Real [1] - 28:15
really [4] - 16:5, 16:24, 24:4, 32:21
reason [1] - 21:16
receive [2] - 8:14, 34:12
received [1] - 34:11
recent [1] - 27:6
recognize [1] - 21:9
recognizing [1] - 29:6
reconfigured [1] - 27:23
recorded [2] - 15:15, 36:7
Recovery [1] - 25:9
recyclable [1] - 25:7
recycling [1] - 25:4
red [1] - 9:6
redeveloped [1] - 29:3
reduces [1] - 17:21
reenforce [1] - 18:25
refer [2] - 20:6, 28:5
referring [1] - 28:6
refers [3] - 7:9, 26:8, 28:2
regarding [4] - 7:4, 9:3, 13:4
regulated [1] - 7:17
related [1] - 6:7
relationship [1] - 20:19
relative [1] - 23:16
relatively [1] - 28:11
Relocating [1] - 17:20
remain [1] - 3:13
remaining [1] - 3:13
remains [1] - 4:21
remind [1] - 31:5
remotely [1] - 10:10
rent [8] - 9:23, 10:13, 10:14, 11:18, 13:22, 13:25, 14:7
renting [4] - 9:11, 12:14, 12:23, 13:24
rents [1] - 13:23
repeat [1] - 15:17
Reporter [1] - 36:6
reporter [1] - 15:10
represent [1] - 28:9
representing [1] - 6:24
request [2] - 7:20, 31:14
requesting [1] - 7:7
requests [3] - 7:13, 7:16, 8:5
required [1] - 25:7
requirements [1] - 7:24
requires [1] - 3:24
reserving [1] - 18:2
resident [1] - 23:7
residential [3] - 26:24, 28:13, 28:17
residents [7] - 13:2, 17:22, 18:11, 26:3, 26:14, 26:25, 29:25
resolution [3] - 20:25, 21:6, 21:24
resort [1] - 11:15
Resource [1] - 25:8
respect [1] - 16:8
respond [1] - 31:21
response [2] - 15:12, 34:15
responses [3] - 28:24, 34:14, 34:18
rest [2] - 32:9, 32:25
result [1] - 3:10
revenues [1] - 28:10
review [5] - 4:2, 4:4, 4:15, 8:10, 21:10
reviewed [1] - 24:15
reviewing [2] - 22:8, 22:13
revised [1] - 17:9
rezoning [1] - 3:7
Rich [1] - 8:12
rides [1] - 11:5
Ridge [1] - 26:22
ripple [1] - 32:9
Road [2] - 3:3, 29:13
Rochester [4] - 26:9, 26:12, 26:13, 27:18
Rock [1] - 26:22
role [1] - 4:16
room [3] - 12:14, 12:17, 12:23
roommate [1] - 13:17
rooms [1] - 12:24
Rose [1] - 6:15
route [1] - 10:24
Route [2] - 3:3, 29:13
Rudnitski [1] - 6:15
RUDNITSKI [2] - 6:20, 6:23
Rutland [1] - 12:5
RUTLAND [6] - 12:6, 12:15, 12:18, 12:20, 12:22, 13:21

S

safety [1] - 30:7
scale [2] - 20:11, 22:2
scaled [1] - 20:11
schedule [1] - 33:6
schedules [1] - 17:23
school [3] - 11:4, 11:12
School [1] - 10:3
schools [1] - 11:11
scoping [1] - 23:16
scraps [1] - 25:10
second [4] - 31:11, 33:20, 35:15, 35:16
Second [1] - 35:7
section [3] - 17:24, 18:14, 22:9
Section [1] - 17:17
see [5] - 13:22, 18:12, 19:3, 19:13, 23:9
seeing [1] - 31:2
SEGUIN [4] - 20:2, 33:8, 33:21, 34:2
send [1] - 22:20
seniors [1] - 9:9
sense [1] - 24:19
separate [3] - 3:10, 18:14, 25:7
separated [1] - 25:9
separately [1] - 24:15
SEQR [7] - 23:23, 23:24, 24:3, 24:8, 24:10, 24:11
Service [1] - 28:16
serving [1] - 29:19
session [2] - 31:4, 33:2
set [5] - 13:18, 17:15, 17:16, 25:9, 36:14
seven [1] - 22:6
several [1] - 28:3
sewer [3] - 13:5, 14:10, 14:14
Shorthand [1] - 36:6
show [2] - 20:12, 32:19
sign [1] - 23:5
signed [1] - 8:12
sincerely [1] - 8:12
single [4] - 3:12, 3:15, 11:17, 14:14
single-family [3] - 3:15, 11:17, 14:14
sit [2] - 6:20, 6:21
site [5] - 5:8, 6:10, 7:9, 7:15, 29:4
size [1] - 32:22
skill [1] - 36:11
skirts [1] - 11:4
slope [3] - 21:13, 21:14, 21:16
slopes [1] - 21:17
small [1] - 28:11
solution [1] - 13:12
solve [1] - 29:22
somewhere [1] - 18:24
soon [1] - 24:9
sorry [3] - 12:20, 16:20, 34:5
source [1] - 25:9
South [2] - 3:3, 29:12
Southside [1] - 26:21
SOUTO [1] - 35:22
space [2] - 27:6, 27:22
spacial [1] - 29:6
sparsely [1] - 31:16
speaker [1] - 6:18
sponsors [1] - 27:15
Square [1] - 26:20
stand [1] - 6:22

start [2] - 20:3, 30:15
started [2] - 4:18, 32:17
starting [1] - 30:13
State [1] - 29:13
state [2] - 3:24, 4:4
Statement [5] - 4:5, 5:2, 5:19, 6:3, 7:5
statement [2] - 4:7, 23:16
statements [1] - 22:14
states [3] - 12:13, 17:18, 17:25
statistics [1] - 27:8
status [2] - 9:21
stay [1] - 26:2
steep [4] - 21:13, 21:14, 21:16, 21:17
stenographer [1] - 23:19
stenographically [1] - 36:8
step [6] - 3:24, 12:2, 15:22, 16:7
steps [1] - 3:18
still [1] - 32:13
stone [2] - 32:14, 32:16
stopping [1] - 12:23
stories [1] - 27:21
stovetops [1] - 24:25
streams [1] - 21:22
Street [1] - 27:15
stressed [1] - 26:4
stringent [2] - 7:18, 7:24
strive [1] - 16:9
strongly [1] - 7:7
structure [1] - 17:13
student [10] - 9:7, 17:20, 17:22, 18:10, 25:17, 25:18, 25:24, 26:10, 30:4, 30:10
students [12] - 10:19, 11:19, 13:2, 13:7, 14:6, 16:3, 17:14, 17:20, 18:9, 31:20, 33:10, 33:13
study [1] - 10:18
studying [1] - 22:7
style [5] - 9:13, 9:15, 11:22, 26:6, 27:23
subdivision/lot [1] - 3:9
submitted [1] - 23:15
suggestion [1] - 33:13
summary [1] - 29:17
SUNY [3] - 29:7, 29:9, 31:14
supply [2] - 26:5, 27:2
support [2] - 25:22, 33:2
Susan [1] - 15:7
SVENSON [7] - 3:19, 5:23, 8:18, 15:8, 16:11, 32:2, 35:11
switch [2] - 16:15, 27:20

T

tax [2] - 28:14, 28:19
Tax [1] - 28:16
taxes [1] - 28:16
taxpayers [2] - 10:8, 11:20
team [2] - 30:11, 30:15
ten [2] - 11:9, 31:7
tend [1] - 15:22
term [1] - 10:4
terms [2] - 20:10, 21:3
Terra [1] - 26:21
THE [1] - 8:17
they've [1] - 10:17
third [2] - 8:7, 30:13
thoughts [2] - 5:22, 14:18
thousand [1] - 26:14
thousands [1] - 26:18
three [3] - 3:13, 27:20, 27:24
three-bedroom [1] - 27:24
timeline [2] - 24:20, 24:21
today [1] - 27:11
Tom [4] - 16:13, 18:21, 18:22, 27:15
Tom/Jacki [1] - 16:15
ton [1] - 28:4
tonight [7] - 4:23, 15:13, 15:19, 22:24, 35:5, 35:10, 35:13
torture [1] - 30:16
Town [7] - 3:4, 3:8, 6:24, 7:18, 7:21, 28:18, 29:20
town [9] - 6:6, 7:14, 7:22, 9:7, 10:5, 11:16, 23:7, 28:12, 29:21
town's [1] - 29:10
traffic [1] - 13:5
trail [2] - 20:20, 21:22
transcript [1] - 36:10
tree [3] - 21:8, 21:9, 21:11
treeline [1] - 22:4
tried [1] - 23:10
triggered [1] - 24:9
tripling [1] - 14:6
true [2] - 25:23, 36:10
try [1] - 15:16
trying [1] - 5:9
turn [1] - 3:16
Turtle [1] - 26:22
twice [1] - 13:3
two [6] - 7:25, 12:23, 21:22, 27:10, 27:14, 27:24
typically [1] - 25:11

U

UAHC [4] - 15:25, 17:2, 18:23, 19:2
Ulster [4] - 25:5, 25:8, 27:8, 28:15
unbelievable [1] - 10:3
under [1] - 8:23
underestimated [1] - 13:6
unhoused [2] - 26:16, 27:7
unintelligible [1] - 20:8
unit [2] - 9:11, 25:3
units [5] - 12:8, 17:5, 17:16, 18:2, 26:19
unless [1] - 10:10
unprofitable [1] - 30:6
unreadable [2] - 20:9, 20:24
up [19] - 3:23, 6:16, 6:17, 8:20, 12:24, 12:25, 13:13, 14:7, 19:21, 20:10, 23:3, 23:4, 23:9, 25:9, 25:21, 27:10, 30:8, 30:13, 35:13
urge [2] - 16:2, 16:6
useful [1] - 28:5

V

vacant [1] - 3:13
vague [1] - 19:9
veterans [1] - 9:8
video [1] - 20:3
Village [6] - 3:6, 3:9, 7:2, 7:19, 7:21, 18:4
village [7] - 6:7, 7:22, 13:23, 14:13, 14:16, 17:6, 29:22
voice [2] - 5:22, 16:10
voicing [1] - 33:15
volume [1] - 25:12

W

wait [1] - 33:13
walking [1] - 20:20
wants [1] - 22:16
washers [1] - 10:21
waste [2] - 25:8, 25:12
water [3] - 13:5, 14:10, 14:14
ways [1] - 30:14
welcome [1] - 30:15
wellbeing [1] - 30:7
wetland [3] - 21:15, 21:20, 21:23
wetlands [6] - 7:8, 7:14, 7:23, 20:20, 21:18, 21:19
whack [1] - 13:6
WHEREOF [1] - 36:13
Whitney [1] - 8:12
whole [2] - 11:15, 13:4
wishes [1] - 22:25
WITNESS [2] - 8:17, 36:13
woman [1] - 9:12
Woodland [1] - 26:23
word [1] - 32:15
wording [1] - 20:9
words [1] - 5:17
workshop [1] - 28:22
writing [3] - 4:21, 22:20, 34:13
written [4] - 6:5, 8:3, 31:6, 32:4

Y

year [1] - 26:4
years [2] - 27:10, 28:10
York [1] - 26:9
YOU [1] - 32:3
young [1] - 9:7

Z

Zero [1] - 26:22
zoned [1] - 3:7

VILLAGE OF NEW PALTZ

PLANNING BOARD

Public Hearing
Re:

PB21-AX
New Paltz Apartments

February 6, 2023
7:00 p.m.
Village Hall

PLANNING BOARD MEMBERS:

ZACH BIALECKI, Chairman (Not Present)
RICHARD SOUTO, Acting Chairman
RACHEL LAGODKA
AMY COHEN, Via YouTube
ELLEN ROCCO
TERRY DOLAN (Not Present)
VIKKI BEACH, Alternate (Not Present)

AUTUMN SEGUIN, Project Manager
EMILY SVENSON, Village Attorney

REPORTED BY: LORA J. CURATOLO, CSR

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CHAIRMAN SOUTO: We're going to move on to the public hearing tonight and open that.

So a motion to open the public hearing for PB21-AX, New Paltz Apartments.

MS. ROCCO: So moved.

MS. LAGODKA: Second.

CHAIRMAN SOUTO: All in favor?

MS. ROCCO: Aye.

MS. LAGODKA: Aye.

CHAIRMAN SOUTO: Aye.

Amy?

MS. COHEN: Aye.

I also, by the way, I have some updates from the town board.

CHAIRMAN SOUTO: Great. I'm going to ask if we can do that following the hearing now that we've opened it. Sorry about that.

MS. COHEN: That's fine. Thank you.

CHAIRMAN SOUTO: I didn't know if anybody had those because I saw that Bill wasn't able to make it. Thank you.

So there's a sign-in sheet?

MS. SVENSON: Rich, the description. Are you going to read the --

CHAIRMAN SOUTO: Yes.

Is everyone that would like to speak at the hearing signed in?

UNIDENTIFIED SPEAKER: I signed.

CHAIRMAN SOUTO: Okay. Great.

So we are reopening the public hearing for PB21-AX, New Paltz Apartments. This public hearing originally opened on November the 9th and it's had two sessions since that date. I'm going to read a summary of the project and then invite those that signed up to speak to speak.

So the summary is: The applicant, Commercial Street Partners (the "Project Sponsor), is proposing to construct a 250 plus or minus unit student housing campus consisting of townhouse and cottage style homes (approximately 724 beds) with a clubhouse and fitness center, pool and patio area, associated parking, active recreation area, and nature trail on two parcels containing 129.3 plus or minus acres located along Route 32 South and Cross Creek Road currently within the Town of New Paltz, and known as Section 86.4, Block 2,

Lots 3.119 and 4.340 on the town tax maps.

The Proposed Action includes an annexation of the parcels into the Village of New Paltz, rezoning of the parcels (currently zoned R-1 under the Town of New Paltz zoning law) to R-3 under the Village of New Paltz zoning law, and a subdivision/lot merger that will result in four separate lots. The proposed development will be located on a single 60-acre lot and the remaining three lots will remain vacant or as currently developed with existing single-family homes.

So inviting up the first person who's listed, William Schuster.

I just want to note as you come up, Mr. Schuster, that all of the comments received through the public hearings are being recorded. We have a court reporter who's actively recording everything. And so we won't necessarily be taking notes but you should know that you could also submit what you've shared on paper if you'd like. And there are many submissions that have come in on paper too. So just note that that's another way people have

brought information.

MR. SCHUSTER: Will do. Thank you.

Good evening. My name is William Schuster. I live at 5 Hawk Hill Road in the Town of New Paltz, on the first residential street west of the project area. My wife and I purchased this property and moved here last year, in part because of the location's natural features and its quiet character.

We both feel that this proposal, with more than ten times higher development
72 density, is out of character with the surrounding neighborhoods. But my primary comments come as a forest ecologist for the past more than 30 years, managing thousands of acres of this region's forests and studying and publishing details of how trees and forests function and the benefits that they provide.

One part of the project under consideration proposes to remove 5.6 acres of
73 mature native forest in the northwestern corner of the project area. Just walking by I can see that this is part of a healthy forest remnant more than 100 years old. The large oaks alone,

as documented in my research and with other colleagues, absorb and store for decades to centuries may times more carbon than the other species.

The canopy emerging trees, including oaks and cottonwoods, support very high levels of biological diversity. Potentially, even as

74 mentioned in the environmental assessment, providing suitable nesting sites for the endangered Bald Eagle.

Larger and older trees with cavities and/or loose bark, such as shag bark hickories common in forests and wetlands, older maples and

75 the recently dead ash trees, could potentially provide roosting sites essential for the survival of both the endangered Indiana bat and the endangered and Long Eared bat. These are only a few of the benefits that such trees can provide.

There's such areas like outside the area previously used for agriculture, including wetlands, that I hope will be very thoroughly assessed beforehand for any potential negative ecological impacts.

It is my understanding that the Town of New Paltz, where these lands lie, requires a tree inventory of areas to be disturbed or converted from forest to other land use. I do not know whether the village requires this, but I hope that it does. 76

I would be very happy to supply my professional assistance to the village planning board, the developers and/or their consultants to help identify any particularly ecologically valuable trees and sections of forest on the project area. Thank you.

CHAIRMAN SOUTO: Thank you.

MR. SCHUSTER: Thank you.

CHAIRMAN SOUTO: The next person, Francis Schuster.

MS. SCHUSTER: I'm not speaking.

CHAIRMAN SOUTO: Okay. Thank you.

Donna Rutland.

MS. RUTLAND: My name is Donna Rutland. I live at 21 Hawk Hill Road. I spoke at the last meeting and I have submitted my comments.

I also have comments from two other

neighbors and I'd just like to confirm that you have received those. Is that possible?

MS. SEGUIN: Who are the neighbors?

MS. RUTLAND: Okay. One is Robert Cook.

MR. COOK: They got mine.

MS. SEGUIN: It would have been from a previous meeting.

MR. COOK: A previous meeting, yes.

MS. RUTLAND: One from my husband and I, Clive Jones and Donna Rutland that was submitted online. And one from Lorraine Walsh.

MS. SEGUIN: Yes, that's right here.

MS. RUTLAND: Okay. What I'd like to know is you have all of these, have there been any answers from the developer to any of our concerns?

CHAIRMAN SOUTO: No, not at this time. The process is that this public hearing is the opportunity to receive all of this information --

MS. RUTLAND: Okay.

CHAIRMAN SOUTO: -- and all of the comments and questions and considerations from

the public.

Then those are compiled and we have an opportunity to discuss and respond to those. And then there will be -- which will take place in a public meeting.

MS. RUTLAND: Okay.

CHAIRMAN SOUTO: And then there will be ultimately a publication, that I can speak through how that works later, but we don't in real-time respond to the comments being raised in the public hearing.

MS. RUTLAND: Okay. But do you have any timeline of when we might hear from the developer, since there are so many concerns?

CHAIRMAN SOUTO: I understand. I wouldn't want to speak to a timeline but I can tell you a sequence, which is that --

MS. RUTLAND: Okay.

CHAIRMAN SOUTO: -- the next thing that will happen, which is that it will all be compiled and it will be discussed at the planning board in the company of the developer. So, you know, depending on our meetings, other applications, that will happen over the next

several months.

MS. RUTLAND: Is that open to the public?

CHAIRMAN SOUTO: Is there a timeline that's required of us to complete the review, because that's the only timeline we can give you.

MS. SVENSON: There is but it will probably be extended because there's a lot to process here.

MS. RUTLAND: A lot to process. Okay. So that was -- just wanted to make sure you had our comments and checking on timelines of the developer.

Thank you.

CHAIRMAN SOUTO: Thank you.

Alison Nash. Did you want to speak to this project as well at the hearing?

MS. NASH: No.

CHAIRMAN SOUTO: And June, do you want to speak to this.

UNIDENTIFIED SPEAKER: I thought I had to sign in. Sorry.

CHAIRMAN SOUTO: That's cool.

Is there anyone online that's here to speak at the public hearing for PB21-AX, New Paltz Apartments?

MS. SEGUIN: Nobody has raised -- I see a thumbs up from somebody that says "iPhone." I don't know who that is. There we go. Hands up iPhone.

CHAIRMAN SOUTO: Could you come off mute and introduce yourself.

MS. WALSH: This is Lorraine Walsh. And I did submit a letter, which you acknowledged that Donna mentioned.

I just have a question about -- a little bit more on the process. So after you have a couple of more meetings where you discuss all of the comments and questions and issues that have been raised at these public hearings with the developer, do they then have to amend the Draft Environmental Impact Statement to respond to all of those issues or do they just move into preparing a Final Environmental Impact Statement to submit to you for another hearing and approval?

CHAIRMAN SOUTO: Thanks, Ms. Walsh.

I was planning to share what are the next steps. So I can do that now if there are no other comments, because it sounds like a relevant question, and it's also helpful for us as members to consider closing the hearing.

MS. WALSH: Thank you. That's the only question I have.

CHAIRMAN SOUTO: Thank you.

Is there anyone else on -- yes.

UNIDENTIFIED SPEAKER: Yes. In discussing next steps, this all depends on the annexation. Can you discuss that process too? Because this is all just fluff until the annexation.

CHAIRMAN SOUTO: Right.

UNIDENTIFIED SPEAKER: When does that occur, when -- those hearings for the town and the village and could you explain the sequence to us.

CHAIRMAN SOUTO: Definitely.

Is there any -- is there anyone else online that has a comment to make in the hearing? And then I can explain the sequence and I'll ask for help from my colleague, Emily.

(No response.)

CHAIRMAN SOUTO: So the public hearing can be closed at the vote of the board and written comments are able to be accepted up to ten days following the closure of a public hearing. So there is still an additional ten days. And even that, they open -- the remaining time open for the written comments, if there's some reason we believe that that's necessary, might be possible to be extended. But just to keep in mind as of today's date, that would be until February 16th written comments will be available to be accepted, which we have many already and more might come.

So in terms of the next steps, the applicant will compile comments and draft responses. So the first step is that all the information that's been gathered -- which those of you that have been following, it's certainly, like, categorical, and then some detail within each one of those categories -- that will all be compiled and the applicant will prepare draft responses.

At a future meeting, the board will

discuss the comments and our own observations and questions. You may have noticed that during the public hearing there's not a lot of comment from the board because our opportunity is once all of the public's information and questions are presented. And so we'll discuss our comments and our own board observations.

Then the board will work with the applicant to prepare a final -- this one everybody's heard referred to as a Draft EIS, environmental impact statement. Working with the applicant, the board will prepare a Final Environmental Impact Statement, which will consist of the draft, that was the piece -- the preparation that brought us here to this hearing, corrections or revisions to the draft. So if there's any information that needs to be outright changed or corrected as a result of any of the comments or discussion in the DEIS, that will be another document available to the board and the public, a summary of all substantial comments received and the board's responses to those comments.

So the applicant responds to all the

comments at the front end, it all gets compiled and then it's the board's responsibility to prepare a Final EIS after we've gone through this process of review that I've just described. Which will be extensive because, as you all know, it's not just a significant number of comments but it's a significant project that will require some period of discussion.

I asked Emily, because there's often law that requires us to complete elements of these processes over a certain period of time, we may or may not be able to complete it in that period of time but we may have to ask the applicant for an extension in order for us to do the diligence it will take to go through all of the comments that were prepared.

This environmental review, or the SEQR process, must be complete before any decisions can get made to move the project forward to the town and/or village board's consideration for the next step. And that next step would be the town and village boards' consideration to proceed with the annexation of the project site into the village.

So this entire SEQR DEIS becomes an FEIS with all of the material that says comment one, response, and all compiled and made public before those town and village process that will consider the annexation.

And the town and village process about this project and its annexation into the village will also include opportunities for the public to comment.

MS. SVENSON: Can I just amend that a little bit. They could start their hearings before we finish. The village and town boards can't make a decision until the SEQR process is done but they might start their hearing before that. I can't say for sure.

MS. LAGODKA: What if they consolidate them?

MS. SVENSON: I'm sorry?

CHAIRMAN SOUTO: You mean -- I didn't hear.

MS. LAGODKA: What if they consolidate them?

MS. SVENSON: I don't know what you mean by that.

CHAIRMAN SOUTO: There's a current discussion related to the annexation.

MS. SVENSON: I kind of doubt that would happen before this process.

CHAIRMAN SOUTO: I just -- I don't think we can predict whether that will happen. I think we have our process, which is sort of our law and code, and I think that's all we need to stick to. If that were to happen, I'm sure that would be a new consideration and new questions to be answered. It would still require zoning of that property regardless if it's the same municipality or not, so there still would be some kind of a zoning correction of change, I don't think we want to introduce that into this stew.

MS. SVENSON: Yes. But I mean, I think the important point there to just reinforce is that the general discussion about whether the annexation is a good idea and whether the project is a good idea, that all needs to happen at the village board and town board. We're really just looking at the environmental impacts, which needs to happen

before that other discussion.

MS. SEGUIN: I think Amy might have a comment.

MS. SVENSON: Okay.

CHAIRMAN SOUTO: Amy.

MS. SEGUIN: You are on mute.

CHAIRMAN SOUTO: You're muted, Amy.

MS. COHEN: Can you hear me now?

CHAIRMAN SOUTO: Yes.

MS. COHEN: Okay. Good.

I just wanted to piggyback a little bit on what Rachel just brought up about the consolidation. This has been brought to my attention. We have a lot of consolidation meetings that are going to be happening, and in the consolidation study there's going to be an independent thorough study of water and sewer usage in our village and in our town. And I think for this project to go forward, we're going to have to make sure that we are able to supply the water and that this is going to happen. I mean, this is a very consequential project. I mean, it's huge. It's the size of a new town inside of our town. So they're going

to be requiring a lot of water. And I was trying to get a handle on the percentage of water but it looks like it could even be, like, a 15 to a 20 percent increase in our water sales from the Village of New Paltz -- well, to the Village of New Paltz.

So I came up with an idea. And it's not an idea of the board, it's a personal idea that I'd like to express to this developer tonight. And my idea is that this developer takes a step back. And this is a friendly idea, it's not a demand or anything like that. But the reason that I'm thinking that perhaps for this developer to take a step back for 18 months or two years, my reasoning behind that is because an independent study of the water and sewer system is extraordinarily costly and this is going to be done at the consolidation study. So this would be something that they wouldn't have to do, it's going to be done anyway. That's number one.

Number two, annexation is very complicated and costly and it's very time consuming. If the village and the town were to

consolidate, that would be another step that could be avoided.

So this is actually just a friendly idea for the developer to put the project on hold for maybe 18 or 20 months or until this consolidation thing is figured out and these water studies are done. Because without this water and sewer, I don't even know if this project can happen.

And there's a lot of other things going on with waters and sewers right now, we don't really know exactly where we're going to be at. We have two giant apartment complexes coming down by Rycor and the other one -- and Kimlin down by Agway. We have two --

CHAIRMAN SOUTO: Amy, I'm sorry to interrupt.

MS. COHEN: So anyway, I'll just wrap it up by saying that I think we need to have this independent study and this would be one way that this could be studied, this project could be studied in the consolidation since it's a village and town project and because it's going over both of us and because it's so

complicated with the water and with infrastructure issues.

Anyway, that's my comment. Thank you.

CHAIRMAN SOUTO: Thank you.

So coming back to make sure we clarify the steps in the process for everyone.

Thanks for that clarification, Emily, which was that while we are in the discussion regarding the DEIS and all the comments that were brought to the public and looking to prepare the Final EIS, which as I had shared is the, sort of, board's responsibility to prepare, ultimately in collaboration with the applicant, the town and village may begin the conversation about annexation and it may in fact take place inside of or outside of this other concept that's being brought up, which is not part of the planning board's purview.

So that would be something, just in terms of the audience and your interest in this, is to pay attention as to what meetings are happening in your town and village forums, because those are places where the discussion

can continue.

If the annexation proceeds, then the project will come back to the village planning board as a complete application -- well, application -- a proposed application, let's call it, we wouldn't consider it complete -- and for site plan approval. And that process will also include a public hearing, just like any of the more modest projects that we have come to this planning board, which open a public hearing, give full notice, extend if necessary and allow for public's comment. That would be on the actual application, as amended by any sort, and with the information from the environmental impact statement, that's the final version prepared by us through the SEQR process.

So those are the steps that we would proceed from now. And in order to proceed with any of those steps, we have to close this public hearing in order to move the next steps of the process forward.

Any questions about where we go from here?

MS. LAGODKA: No, I'm good.

CHAIRMAN SOUTO: Amy, any questions about where we go from here in terms of this particular process and the consideration of closing the public hearing?

MS. COHEN: Personally, I would like to make a motion to keep the public hearing open. I'd like to see a little bit more publicity about this public hearing. I think that there's a lot of people that have a lot to say and from what I understand -- I can't see the audience from where I am -- but from what I understand, there's very few people in the room. I don't know what's going on there today. But I would like to make a motion to keep the public hearing open.

MS. LAGODKA: Second.

MR. MORIELLO: She can't -- can I say something? I don't think she can make a motion at the village planning board here.

Let me just say one thing. I'm one of the attorneys --

CHAIRMAN SOUTO: Hold on one second, Mike.

MS. SVENSON: I'm sorry. Just a

moment.

CHAIRMAN SOUTO: Hold on one second.

MR. MORIELLO: That's fine.

CHAIRMAN SOUTO: I will let you speak.

So I want to note, first of all, we have a public meeting -- we have public meeting rules for the village, the three of us are here present and that's a requirement because we make a quorum. I am interested in knowing whether a person who's offering remote is able to make a motion and/or vote.

MS. SVENSON: Yes. She's part of the meeting and we had to have enough people in the room for a quorum but she is part of the meeting.

CHAIRMAN SOUTO: I thought so too.

So Mike, there's a motion on the table that we have to consider. You'll have an opportunity to speak. Hold on one second.

MR. MORIELLO: Do you want to consider the motion first before you hear --

CHAIRMAN SOUTO: Well, we always have a discussion about the motion before we --

MR. MORIELLO: Discussion is good before the vote. I just want to get a chance to just make a few points.

CHAIRMAN SOUTO: Okay. Thank you.

So Amy, thank you, I'm hearing a motion to keep the public hearing open. I'm hearing your comments about the fact that you think that the hearing should be publicized even further than it's been and that there's no one in the room or there's fewer people than you might have expected in the room today.

I want to say that I think this has been publicized significantly and it's been open for three months, with multiple public opportunities, in-person opportunities for comments to be submitted. We've received written comments from lots of different persons. We understand that there were forums at the college that were assembled to then bring back comments. And I feel as though the only way that we can proceed with our diligence on this project is if we close this public hearing and move forward. And I don't believe that any of the things that have come in the past two

hearings actually are raising substantive new comments about the considerations for this project.

So I want to honor your motion but in comment to the motion, I want to say that I don't agree that it's a necessary next step.

MS. SVENSON: Would you mind if I just add to that? It's obviously not my decision but I do want to just add a piece of information that despite it not being required, the applicant did put signs up on the property pursuant to what the town requires for public hearings, even though that's not required for a SEQR hearing. Just out of an effort to make this as widely known as possible, those signs were placed for the public to see.

CHAIRMAN SOUTO: So Rachel, I wanted to offer -- I know you seconded the motion. Can you explain your rationale for that?

MS. LAGODKA: Mine is more, I guess, my own personal failure. I was supposed to attend a meeting on Monday on campus with the environmental task force and I just -- I didn't wake up. I work a night shift and sometimes

that happens to me.

So I know that there was a lot of -- there was a desire there from that group to have more of an opportunity to participate. And had I been at that meeting, I would have been able to say "hey, there's a meeting tomorrow," and I think they might -- I mean I don't even know. I don't know who showed up at the meeting. That was my reasoning. I don't know if there's any rush.

CHAIRMAN SOUTO: Well, I think that there's a really clear process that we've discussed and it's already been fairly unusual to keep this hearing open for the 90 days it's been open. We have heard from that student group and we've been in an e-mail with another professor from the college who indicated there was student interest in common. They've not been here since the first meeting and they've had ample opportunity.

And also, there's an unlimited opportunity for them to submit comments in public, both in the window of the public hearing but indefinitely. There's never been something

submitted to us that's not under consideration when it comes to the board. We have not gotten anything from them or, if we have, we have it.

So, you know, I think if we consider this still an ongoing discussion about the motion to continue and to maintain the public hearing open, I want to give Mike Moriello, who is the attorney representing the applicant, a chance to comment about the hearing, not the application.

MR. MORIELLO: Yeah. I'm the attorney for the applicant. I would just say that I'm the attorney for the applicant and also the land that the project is being built on is owned by my wife and I and another person, another partner. We have no stake in the project, no equity stake in the project. I won't do that as a lawyer.

So what I wanted to say is that one of the very important parts of the public hearing, after the close of the public hearing process, is called mitigation. That is what the applicant has to do once that public hearing process is closed. Mitigation is something

that's done, as Rich said, in conjunction with the board.

There is going to be in this case a plan resubmitted. I can guarantee you -- this is a stone clad guarantee that it will have less units. I can also guarantee you that it's going to be pulled back from certain areas from where it is now. These are all things that we've talked about internally. I think that those things are going to be improvements to the project. We're talking internally about some other improvements to the project too, which I don't want to get into here in a public forum.

But I just wanted to say that I would like to get the public hearing closed so we can get to that point, because I think that's the point that's important in terms of what the project really is and what it represents.

We've had to look at six, five different alternatives now. What we want to do is get it down to a preferred alternative by the board, and that process requires the public hearing to be closed.

As far as the public hearing process

goes, I think that the salient issue under SEQR -- SEQR has what they call a rule of reason. And all through the courts they say look, it's not every conceivable environmental impact that has to be considered but does a rule of reason apply. And those impacts that could be significant or that could be incapable of being mitigated, for instance, must be considered in going forward in the process.

And at this point we haven't heard any new issues at all. There's been -- it's been pretty much the same issues since the beginning of the public hearing process and, you know, for going forward we won't hear any new issues either because we are aware of what the major issues are. And our job, as the professionals that are representing the developer, and the developer's job, is to mitigate those impacts so the board can say yeah, we'll go forward with the environmental review.

As far as public hearings go, at the conclusion of this public hearing and, like Rich said, we will have public hearings for the

annexation, there will be public hearings for site plan, special use permit and subdivision approval. So all of those public hearings will also occur.

I would just like to ask the board that we put a tremendous amount of effort into this project and an amazing amount of money has been spent in an effort to make a really comprehensive review from the environmental perspective, I'd like to try and get this public hearing closed tonight, if possible, so we can move forward and present what we think is really going to be something special for the town and the village going forward.

The process with the DEIS is different than if you have a negative dec. A negative declaration would be much less of a review. This process is much, much more vigorous and I expect that this board is going to hold us to the standards all the way through the remainder of the environmental review.

So that's my talk.

CHAIRMAN SOUTO: Thanks, Mike.

Thanks for allowing him to make

those comments.

So we have a motion from Amy to continue to maintain the public hearing open. And it's the responsibility of ours to make sure that we have a discussion about that motion and, because it's on the table, it has to be voted on.

MS. SVENSON: Could I just talk. One other thought is if you think that there are some comments still out there that need to come in, you could close the hearing portion and leave the written comment open more than the ten days, if you thought a longer written comment period would help, that way the board can still keep moving with all the other projects that need to be on our upcoming agendas and not have more public hearings but we would give a little bit more time for the written comment. If that's just an option to consider.

CHAIRMAN SOUTO: Thank you.

The one consideration of maintaining the written comment open is that we still wouldn't have a complete set of comments until we close that written comment period.

MS. SVENSON: I'm not saying indefinitely, but if you wanted it to be 20 days instead of ten days or something like that.

CHAIRMAN SOUTO: If there was some rationale as to why those extra days would matter, then that could be considered. Thanks.

Anymore comment about the motion to keep the public hearing open?

MS. LAGODKA: As far as keeping the written comment open, I don't see how it would be a detriment to keep that -- to keep the written comment portion open for another 20 days or 30 days. I don't see how --

MS. COHEN: I mean, if we're leaving the --

CHAIRMAN SOUTO: We hear you, Amy.

MS. COHEN: Can you hear me?

CHAIRMAN SOUTO: Yes.

MS. COHEN: If you are leaving the letter writing open, what's the difference if we just leave the public hearing open for our next meeting or for two meetings from that and give people a last chance.

Rachel just told us that she has

some students that she thinks will come. And I just really think there's a lot of people out here. We got all of these letters. And what's the difference if we leave it open for another two weeks and let everybody feel like they've been heard. We're going to leave the letters open anyway and can't move forward, why don't you just leave the public hearing open. I just would like somebody to second it and we can vote on it.

MS. LAGODKA: Two weeks doesn't seem like a lot. And then if there's no other comments, it won't take very long, will it? If there actually aren't any more comments, then the public hearing, keeping it open for one more meeting, wouldn't that make sense? If there's no other comment it would be short, in other words.

MR. MORIELLO: Can I just offer, if I remember correctly, at the last public hearing, where we thought the public hearing was going to be closed, Rachel suggested that keeping the public hearing open until the 6th of February would give a chance for the students to

all come back to school, get together and be able to participate.

CHAIRMAN SOUTO: Thanks, Mike. Thank you.

MS. COHEN: I appreciate what Mike is saying and I'm sure that he wants to get moving but I'm just considering the needs of the community over the needs of the developer. And if there's a chance that people want to weigh in and people have things to say -- this consolidation issue is completely brand new. This just came up in the last few weeks or a month and now everything is different. And this project is right in the middle of it and there's so many ways that this is going to affect it.

MR. MORIELLO: I would add --

CHAIRMAN SOUTO: Mike, I can't have you continue to speak.

MR. MORIELLO: The only thing I would say about the consolidation is, again, speculative environmental --

CHAIRMAN SOUTO: I think it's best for me to speak. I think it's best for me to talk.

MR. MORIELLO: Thank you.

CHAIRMAN SOUTO: I don't recommend that we consider this application in the context of whether the town and village will move towards consolidation at this time. I think we have to be pretty intentional about the law and the zoning and the code and the process that governs this applicant and this application. So I think it would make for a pretty complex scenario or maybe a more simple scenario if there were to be a consolidation, but I don't think it's this board's responsibility to consider that along side of this application process.

MS. ROCCO: I'm not sure I am understanding all of this. So if we still don't know who's going to be, in effect, in charge of the property, if there's going to be a consolidation or not, so we make a decision from where we are now and then the circumstances change, does that mean that the decision we've made still carries force or does it then disappear and everything starts all over again?

MS. SVENSON: Well, the question

that's before this board right now is the environmental impacts of building this project --

MS. ROCCO: Right.

MS. SVENSON: -- which really to me is not especially related to the issues of the political system, it's really about the physical impacts of the project.

So I think that the SEQR review can proceed irrespective of any of that discussion because the question that we're here to answer is what are the environmental impacts and how can they be mitigated.

CHAIRMAN SOUTO: Thanks, Emily.

So there's a motion to extend the hearing. Rachel, it sounds like you have a thought about wanting to extend it a defined period of time in alignment with the written comment. My understanding is whatever amount of time we extend the hearing, the written comment would always have to extend beyond the time we extend the hearing.

So if you are proposing an amendment to the motion, we have to be clear about what

you are proposing and then we have to vote.

MS. LAGODKA: Okay. I don't know, I mean, add another 30 days for written comment.

MS. COHEN: So are you making a motion to extend it for 30 days of written comment? I'm making a motion to keep the public hearing open, the full public hearing open.

CHAIRMAN SOUTO: We understand that, Amy.

MS. COHEN: That's my motion.

CHAIRMAN SOUTO: Thank you.

MS. COHEN: And whenever you guys are ready to vote, we can vote.

CHAIRMAN SOUTO: We're having a discussion about it.

MS. LAGODKA: I'm somewhat ambivalent. I mean, like I said, I don't think it makes that much difference one way or the other. I think we leave it open, it gives another opportunity. I don't know. I mean -- I don't know what to say.

CHAIRMAN SOUTO: Well, your options are to second the motion or propose something different or we can proceed with -- your option

is the second motion to proceed or propose something different?

MS. LAGODKA: All right. Let's say I second it and everybody votes yes or no and we have two one way and two the other way?

CHAIRMAN SOUTO: So you are seconding the motion to keep the public hearing --

MS. LAGODKA: Sure, I'll try that.

CHAIRMAN SOUTO: Is that yes?

MS. LAGODKA: Yes.

MS. SEGUIN: To what?

MS. LAGODKA: I'm going to second her motion to keep the public hearing open.

CHAIRMAN SOUTO: Okay. Let's move to a vote.

MS. SEGUIN: Wait, I'm sorry. For how long a date? Did you come up with a date?

CHAIRMAN SOUTO: The motion didn't have a date.

MS. SEGUIN: Okay.

MS. LAGODKA: It didn't.

MS. ROCCO: I think I have a question. I'm sorry.

CHAIRMAN SOUTO: That's okay.

MS. ROCCO: Is it the case that -- I think is what I am trying to say -- if the decision -- if the village and the town decide not to combine, then does that put the -- what we're discussing and deciding on is right now about village property.

MS. SVENSON: It's about an actual project on an actual piece of land.

MS. ROCCO: But that is under the village's --

MS. LAGODKA: No, it's in the town.

CHAIRMAN SOUTO: It's in the town.

MS. ROCCO: So who's -- maybe I just don't understand the mechanics of this because, you know, we're making decisions, we're asking, whatever, and it's just hard not to think of this as -- you know, it's, like -- I feel like it's almost, like, talking and then at some point we'll have a piece of paper in front of us and we'll write it down. So I don't know how --

MS. LAGODKA: The assumption is that it's going to be annexed, that's what they're assuming, because if it weren't --

MS. ROCCO: Then we wouldn't be doing this.

MS. LAGODKA: I don't know. Then I guess the town could buy the water from the village or something. I have no idea.

CHAIRMAN SOUTO: I think we want to be really intentional about trying to focus at the issue at hand --

MS. LAGODKA: Yes.

CHAIRMAN SOUTO: -- which is we are the board charged with conducting the review of the environmental impacts --

MS. LAGODKA: Right.

CHAIRMAN SOUTO: -- of this project.

MS. LAGODKA: Right.

CHAIRMAN SOUTO: We have opened a public hearing based on a Draft Environmental Impact Statement that has been open for 90 days. There is -- it is absolutely independent of a new exploratory process by this village and board and town board as to whether these two municipalities will merge at some point in the unknown future. We cannot consider that in the context of what we are discussing right now

because it has no bearing whatsoever and may have no reality.

MS. ROCCO: So I think I understand better the question I am trying to ask.

CHAIRMAN SOUTO: Great.

MS. ROCCO: What we decide, given the constraints and the freedom that we have to make this decision, is it the case that that's not -- am I understanding correctly, that's not the be all end decision because if there is a consolidation, then the process kind of has to start all over again?

MS. SVENSON: Okay. I think I hear what you are saying but this piece of it is really about the physical environmental impacts of the project and so this is not counting on there being a consolidation, it's actually planned on there not being a consolidation and just this piece of land being annexed into the village. So whether the two entities consolidate or don't and the annexation, it's really not related to this question that's before this board, which is whether there's environmental impacts and how are they

mitigated.

There is a process, though, that's laid out in the SEQR regulations, and we've been through a lot of these steps. The step that we're in right now is the public hearing. Really, you know, the reason to keep a hearing open is if you're continuing to get new information or you have some specific idea that there's some group of people that have not yet had a chance to comment. But in this case, you know, we did have it open in November, in December and then we kept it until February instead of January knowing that the students would be back. So, you know, that process has really kind of come to a close. And then once the hearing is closed we can move on to the next steps in the process.

So that's the small decision we need to make right now, is just whether we're at that point of closing the hearing.

CHAIRMAN SOUTO: Okay.

MS. COHEN: Okay. I'm going to update my motion. Ready?

My new motion is I'd like to make a

motion to keep the public hearing open for another 30 days.

CHAIRMAN SOUTO: Thanks, Amy.

MS. LAGODKA: Second.

MS. SEGUIN: Does that mean until the March 5th meeting or does that mean until the March 19th meeting?

MS. COHEN: If we can get it in -- if we have to make it for 40 days, we'll do that, whatever works with our calendar.

MS. SEGUIN: March 5th is the next -- is the first March meeting, March 15th is the second meeting.

CHAIRMAN SOUTO: So there's a motion to extend this public hearing and open it in the March -- well, I'm trying to add some -- one more point of clarity to the motion, that we would be extending the public hearing until the March 5th meeting.

MS. ROCCO: And what's the disadvantage to doing that?

CHAIRMAN SOUTO: The disadvantage to doing that is that none of the next steps of the process can begin and that we are, in my

perspective, that we are likely to not receive any new information, although we may receive the same information from new people or not. I think the student group has been anticipated for some time and not come to the forum, or anyone else. We're receiving information from new people occasionally but we're not receiving any new information.

And what we are going to vote on is whether ostensibly we would be extending the process for approximately 45 more days, then what we would be doing is reopening the public hearing for some number of people to make comments that would almost be impossible to be something new, and then we would have to add on those ten additional days of written comment.

So what I am going to ask is we vote on whether this is the way that we want to proceed as a board.

MS. LAGODKA: Well, I feel like the most important issues have been the -- as far as the environmental issues have been the inadequacy of the maps and the responses that appear to disregard considerations for

protecting the wetlands.

CHAIRMAN SOUTO: They haven't had an opportunity to give consideration for our comments yet, the applicant, because we're still remaining in here.

MS. LAGODKA: No, that they responded to the comments that were made by the environmental consultants that we hired who suggested that they follow more stringent practices. And their response was that they would -- because the land was in the town, they were going to follow the -- that they were -- because it was going to be annexed to the village, they were going to follow the village's more lax regulations.

CHAIRMAN SOUTO: So I'm looking forward to that conversation. We can't have it until we close this public hearing.

So is there a second to maintain the public hearing open to our first meeting in March with the written comment period extending beyond that?

MS. LAGODKA: I'm ambivalent on this.

CHAIRMAN SOUTO: Well, I'm going to move to close the public hearing. If there's not a second on that motion, I move to close the public hearing tonight, to extend the comment period the ten days required, and so that we can move on with the project.

MS. ROCCO: Okay. I second.

MS. LAGODKA: You need one more vote to close this public hearing if you really need to close this public hearing.

CHAIRMAN SOUTO: It's not up to me, we're a board.

MS. LAGODKA: I understand. I don't want to be a nuisance. I don't feel like there needs to be a rush to close it.

MS. COHEN: Then you can second my motion and we can leave it open.

MS. LAGODKA: No, because if I second her motion -- I don't know, I feel like I'm in a huge dilemma or something like that.

MS. COHEN: Then you guys can vote to close it.

MS. LAGODKA: Why don't we do that.

CHAIRMAN SOUTO: There's a motion

and a second to close the public hearing tonight.

MS. LAGODKA: We'll close it.

CHAIRMAN SOUTO: Want to do a voice vote?

MS. SEGUIN: Sure.

MS. COHEN: I vote no, Amy Cohen.

MS. SEGUIN: Amy Cohen votes no.

Rachel Lagodka?

MS. LAGODKA: I'm going to say no.

MS. SEGUIN: Ellen Rocco?

MS. ROCCO: Yes.

MS. SEGUIN: And Rich Souto?

CHAIRMAN SOUTO: Aye.

MS. SEGUIN: And so we're two to two here.

CHAIRMAN SOUTO: So we have a -- we don't have a decision to close the public hearing at this time. If there's a new motion to consider, we can do that.

The only thing we can do is consider a new motion at this moment.

MS. LAGODKA: I guess the difficulty that I -- I don't know if you are going to say

it's irrelevant or not -- the difficulty that I've seen -- the basic difficulty with this project to me is that you have a developer whose specialty is developing student housing and then turning around and selling them.

And I don't really know what the relationship is -- even here you say you're not -- you're the attorney representing the developer but you're the land owner, and so I feel like it's almost like there's a disconnect between what the public wants, what people want. They want to protect the environment, they want to provide low income housing and this is -- the purpose of the project is the price point, the high price point of the student rent. And so it's like a disconnect and I feel like that's why I denied to close the hearing.

CHAIRMAN SOUTO: But it's a really important question you are asking.

MS. LAGODKA: It's a basic disconnect.

CHAIRMAN SOUTO: It's a really important question you are asking, among many, but we can't discuss that question at this time.

This is not the time to discuss it. We are at a procedural moment right now where we need to decide whether we are going to agree that we've received enough points of consideration that we want to begin the discussion or do we believe that there are new points of consideration that some folks who have missed the memo for three months have not come to bring to our attention and, therefore, are deserving of us maintaining this public hearing and suspending the important conversations that you want to have and I want to have.

So this is a procedural conversation and a procedural consideration that we're obligated to have, to do right now. And it is absolutely in honor of all of the difficult questions that you are struggling with around this project but this is not the time to discuss those difficult questions, this is the time to decide how we're going to proceed with this process, this obligation we have as a board to our community and to the applicant to make a decision about how to move this process.

If it's absolutely necessary for

more voices to be heard, there's a written process for them to do that. They've had three months to do it. And that's why I feel strongly about the motion I've offered.

But we are a board and we will function the way we're supposed to but we have to stick with the procedure, not the complexities of the project, because this procedure is what's keeping us from discussing the complexities of the project.

MS. LAGODKA: Okay. All right. Make a motion to close the hearing and I'll vote to close it, but I just want to make sure that our concerns are really being addressed here.

CHAIRMAN SOUTO: We're absolutely going to begin on the process, that's what I'm actually anxious to do, and to have our missing colleagues to be a part of it too. So there's a lot of work to do on this project.

Is that a motion to close the public hearing?

MS. LAGODKA: Yes.

CHAIRMAN SOUTO: I second that motion.

MS. SEGUIN: Are you ready?

CHAIRMAN SOUTO: We need a vote.

MS. SEGUIN: Rachel Lagodka?

MS. LAGODKA: Aye.

MS. SEGUIN: Amy Cohen? Amy?

Ellen Rocco?

MS. ROCCO: Aye. Is it aye?

CHAIRMAN SOUTO: Only if you want it to.

MS. ROCCO: Aye is the right answer.

MS. LAGODKA: Amy Cohen?

MS. SEGUIN: If she can't hear me from here, can you call Amy?

MS. COHEN: I can kind of hear you guys.

CHAIRMAN SOUTO: Amy, there's a motion from Rachel to close the public hearing and I seconded the motion and Ellen and Rachel have voted aye.

MS. COHEN: And I'm voting no.

MS. SEGUIN: Richard Souto.

CHAIRMAN SOUTO: Aye.

MS. COHEN: I'm voting no.

CHAIRMAN SOUTO: So with the vote of

three votes to one, the public hearing for PB21-AX New Paltz Apartments is closed. And there remains an opportunity for submission of a written public comment for ten days after today's closure of the public hearing, which will be considered in the compilation of all of the comments that then we all get to talk about in a meaningful way with our other colleagues in multiple meetings from this point forward.

Thank you. Thanks, Amy. Thanks.

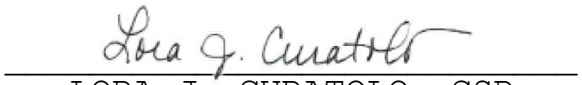
MS. COHEN: Thank you.

(Time noted: 8:14 p.m.)

C E R T I F I C A T I O N

I, Lora J. Curatolo, Certified Shorthand Reporter, Certificate No. 1031-1, and Notary Public, do hereby certify that I recorded stenographically the proceedings herein at the time and place noted in the heading hereof, and that the foregoing transcript is true and accurate to the best of my knowledge, skill and ability.

IN WITNESS WHEREOF, I have hereunto set my hand this 5th day of March 2024.



LORA J. CURATOLO, CSR

1

100 [1] - 5:25
129.3 [1] - 3:22
15 [1] - 19:5
15th [1] - 44:13
16th [1] - 13:13
18 [2] - 19:15, 20:6
19th [1] - 44:8

2

2 [1] - 3:25
20 [4] - 19:5, 20:6, 33:3, 33:13
21 [1] - 7:22
250 [1] - 3:16

3

3.119 [1] - 4:2
30 [5] - 5:16, 33:14, 38:4, 38:6, 44:3
32 [1] - 3:23

4

4.340 [1] - 4:2
40 [1] - 44:10
45 [1] - 45:12

5

5 [1] - 5:5
5.6 [1] - 5:21
5th [3] - 44:7, 44:12, 44:20

6

60-acre [1] - 4:10
6th [1] - 34:24

7

724 [1] - 3:19

8

86.4 [1] - 3:25

9

90 [2] - 27:15, 41:19
9th [1] - 3:10

A

able [6] - 13:5, 15:13, 18:21, 24:12, 27:6, 35:3
absolutely [4] - 41:20, 50:17, 50:25, 51:16
absorb [1] - 6:3
accepted [2] - 13:5, 13:14
acknowledged [1] - 11:13
acres [3] - 3:23, 5:16, 5:21
Action [1] - 4:3
active [1] - 3:21
actively [1] - 4:19
actual [3] - 22:14, 40:9, 40:10
add [6] - 26:9, 26:10, 35:17, 38:4, 44:17, 45:16
additional [2] - 13:7, 45:17
addressed [1] - 51:15
affect [1] - 35:16
agendas [1] - 32:17
agree [2] - 26:7, 50:4
agriculture [1] - 6:22
Agway [1] - 20:16
alignment [1] - 37:19
Alison [1] - 10:18
allow [1] - 22:13
allowing [1] - 31:25
almost [3] - 40:20, 45:15, 49:11
alone [1] - 5:25
alternative [1] - 29:22
alternatives [1] - 29:21
amazing [1] - 31:8
ambivalent [2] - 38:18, 46:24
amend [2] - 11:19, 16:11
amended [1] - 22:14
amendment [1] - 37:24
amount [3] - 31:7, 31:8, 37:20
ample [1] - 27:21
Amy [12] - 18:3, 18:6, 18:8, 20:17, 23:2, 25:6, 32:3, 33:17, 38:10, 44:4, 48:8, 48:9
annexation [13] - 4:4, 12:13, 12:15, 15:24, 16:6, 16:8, 17:3, 17:21, 19:23, 21:17, 22:3, 31:2, 42:22
annexed [3] - 40:24, 42:20, 46:14
answer [1] - 37:12
answered [1] - 17:12
answers [1] - 8:17
anticipated [1] - 45:5
anxious [1] - 51:18
anyway [4] - 19:21, 20:19, 21:4, 34:8
apartment [1] - 20:14
Apartments [2] - 3:8, 11:4
appear [1] - 45:25
applicant [16] - 3:14, 13:17, 13:23, 14:10, 14:13, 14:25, 15:15, 21:16, 26:12, 28:9, 28:13, 28:14, 28:24, 36:9, 46:5, 50:23
application [8] - 22:5, 22:6, 22:14, 28:11, 36:4, 36:9, 36:14
applications [1] - 9:25
apply [1] - 30:7
appreciate [1] - 35:6
approval [3] - 11:24, 22:8, 31:4
area [6] - 3:20, 3:21, 5:7, 5:23, 6:22, 7:13
areas [3] - 6:21, 7:4, 29:8
ash [1] - 6:15
assembled [1] - 25:20
assessed [1] - 6:24
assessment [1] - 6:9
assistance [1] - 7:9
associated [1] - 3:20
assuming [1] - 40:25
assumption [1] - 40:23
attend [1] - 26:23
attention [3] - 18:15, 21:23, 50:9
attorney [4] - 28:9, 28:13, 28:14, 49:9
attorneys [1] - 23:22
audience [2] - 21:22, 23:12
available [2] - 13:14, 14:21
avoided [1] - 20:3
aware [1] - 30:16
Aye [1] - 48:15

B

Bald [1] - 6:11
bark [2] - 6:13
based [1] - 41:18
basic [2] - 49:3, 49:21
bat [2] - 6:17, 6:18
bearing [1] - 42:2
becomes [1] - 16:2
beds [1] - 3:19
beforehand [1] - 6:24
begin [4] - 21:16, 44:25, 50:6, 51:17
beginning [1] - 30:14
behind [1] - 19:16
benefits [2] - 5:19, 6:19
best [2] - 35:23, 35:24
better [1] - 42:5
between [1] - 49:12
beyond [2] - 37:22, 46:23
biological [1] - 6:8
bit [5] - 11:15, 16:12, 18:13, 23:8, 32:19
Block [1] - 3:25
board [31] - 7:10, 9:23, 13:4, 13:25, 14:5, 14:8, 14:9, 14:13, 14:21, 17:23, 17:24, 19:9, 22:5, 22:11, 23:20, 28:3, 29:3, 29:23, 30:20, 31:6, 31:20, 32:15, 37:2, 41:12, 41:22, 42:24, 45:20, 47:13, 50:22, 51:6
board's [6] - 14:23, 15:3, 15:21, 21:14, 21:20, 36:13
boards [1] - 16:13
boards' [1] - 15:23
brand [1] - 35:12
bring [2] - 25:20, 50:9
brought [6] - 5:2, 14:16, 18:13, 18:14, 21:12, 21:19
building [1] - 37:3
built [1] - 28:15
buy [1] - 41:5

C

calendar [1] - 44:11
campus [2] - 3:17, 26:23
cannot [1] - 41:24
canopy [1] - 6:6
carbon [1] - 6:4
carries [1] - 36:23
case [4] - 29:4, 40:3, 42:9, 43:11
categorical [1] - 13:21
categories [1] - 13:22
cavities [1] - 6:12
center [1] - 3:20
centuries [1] - 6:4
certain [2] - 15:12, 29:8
certainly [1] - 13:20
CHAIRMAN [78] - 3:2, 3:6, 7:14, 7:16, 7:19, 8:19, 8:24, 9:8, 9:16, 9:20, 10:5, 10:17, 10:21, 10:25, 11:9, 11:25, 12:9, 12:16, 12:21, 13:3, 16:20, 17:2, 17:6, 18:6, 18:8, 18:10, 20:17, 21:6, 23:2, 23:23, 24:3, 24:5, 24:18, 24:24, 25:5, 26:18, 27:12, 31:24, 32:21, 33:5, 33:17, 33:19, 35:4, 35:18, 35:23, 36:3, 37:15, 38:9, 38:12, 38:15, 38:23, 39:7, 39:11, 39:16, 39:20, 40:2, 40:14, 41:7, 41:11, 41:15, 41:17, 42:6, 43:22, 44:4, 44:15, 44:23, 46:3, 46:17, 47:2, 47:12, 47:25, 48:5, 48:15, 48:18, 49:19, 49:23, 51:16, 51:24
chance [6] - 25:3, 28:10, 33:24, 34:25, 35:10, 43:11
change [2] - 17:16, 36:22
changed [1] - 14:19
character [2] - 5:10, 5:13
charge [1] - 36:18
charged [1] - 41:12
checking [1] - 10:14
circumstances [1] - 36:21
clad [1] - 29:6
clarification [1] - 21:9
clarify [1] - 21:8
clarity [1] - 44:18
clear [2] - 27:13, 37:25
Clive [1] - 8:12
close [20] - 22:20, 25:23, 28:22, 32:12, 32:25, 43:16, 46:19, 47:3, 47:4, 47:10, 47:11, 47:16, 47:23, 48:2, 48:4, 48:19, 49:18, 51:13, 51:14, 51:21
closed [7] - 13:4, 28:25, 29:16, 29:24, 31:12, 34:23, 43:17
closing [3] - 12:6, 23:5, 43:21
closure [1] - 13:6
clubhouse [1] - 3:19

code [2] - 17:9, 36:8
Cohen [2] - 48:8, 48:9
COHEN [16] - 18:9, 18:11, 20:19, 23:6, 33:15, 33:18, 33:20, 35:6, 38:5, 38:11, 38:13, 43:23, 44:9, 47:17, 47:22, 48:8
collaboration [1] - 21:15
colleague [1] - 12:25
colleagues [2] - 6:3, 51:19
college [2] - 25:20, 27:18
combine [1] - 40:6
coming [2] - 20:15, 21:7
comment [26] - 12:23, 14:4, 16:3, 16:10, 18:4, 21:4, 22:13, 26:6, 28:10, 32:13, 32:14, 32:19, 32:23, 32:25, 33:8, 33:11, 33:13, 34:18, 37:20, 37:21, 38:4, 38:7, 43:11, 45:17, 46:22, 47:5
comments [36] - 4:17, 5:15, 7:24, 7:25, 8:25, 9:11, 10:14, 11:17, 12:4, 13:5, 13:9, 13:13, 13:17, 14:2, 14:8, 14:20, 14:23, 14:24, 15:2, 15:8, 15:17, 21:12, 25:8, 25:17, 25:18, 25:21, 26:3, 27:23, 32:2, 32:11, 32:24, 34:14, 34:15, 45:15, 46:5, 46:8
Commercial [1] - 3:15
common [2] - 6:14, 27:19
community [2] - 35:9, 50:23
company [1] - 9:23
compile [1] - 13:17
compiled [5] - 9:3, 9:22, 13:23, 15:2, 16:4
complete [7] - 10:6, 15:11, 15:13, 15:19, 22:5, 22:7, 32:24
completely [1] - 35:12
complex [1] - 36:10
complexes [1] - 20:14
complexities [2] - 51:9, 51:11
complicated [2] - 19:24, 21:2
comprehensive [1] - 31:10
conceivable [1] - 30:5
concept [1] - 21:19
concerns [3] - 8:18, 9:15, 51:15
conclusion [1] - 30:24
conducting [1] - 41:12
confirm [1] - 8:2
conjunction [1] - 29:2
consequential [1] - 18:23
consider [12] - 12:6, 16:6, 22:7, 24:20, 24:23, 28:5, 32:20, 36:4, 36:14, 41:24, 48:21, 48:22
consideration [11] - 5:21, 15:22, 15:24, 17:11, 23:4, 28:2, 32:22, 46:4, 50:5, 50:7, 50:15
considerations [3] - 8:25, 26:3, 45:25
considered [3] - 30:6, 30:10, 33:7
considering [1] - 35:8
consist [1] - 14:15
consisting [1] - 3:17
consolidate [4] - 16:18, 16:23, 20:2, 42:22
consolidation [14] - 18:14, 18:15, 18:17, 19:19, 20:7, 20:23, 35:12, 35:21, 36:6, 36:12, 36:20, 42:12, 42:18, 42:19
constraints [1] - 42:8
construct [1] - 3:16
consultants [2] - 7:10, 46:9
consuming [1] - 19:25
containing [1] - 3:22
context [2] - 36:4, 41:25
continue [4] - 22:2, 28:7, 32:4, 35:19
continuing [1] - 43:8
conversation [3] - 21:17, 46:18, 50:14
conversations [1] - 50:12
converted [1] - 7:5
Cook [1] - 8:6
COOK [2] - 8:7, 8:10
cool [1] - 10:25
corner [1] - 5:22
corrected [1] - 14:19
correction [1] - 17:15
corrections [1] - 14:17
correctly [2] - 34:21, 42:10
costly [2] - 19:18, 19:24
cottage [1] - 3:18
cottonwoods [1] - 6:7
counting [1] - 42:17
couple [1] - 11:16
court [1] - 4:19
courts [1] - 30:4
Creek [1] - 3:24
Cross [1] - 3:24
current [1] - 17:2

D

date [5] - 3:11, 13:12, 39:19, 39:21
days [17] - 13:6, 13:8, 27:15, 32:14, 33:3, 33:4, 33:6, 33:13, 33:14, 38:4, 38:6, 41:19, 44:3, 44:10, 45:12, 45:17, 47:6
dead [1] - 6:15
dec [1] - 31:17
decades [1] - 6:3
December [1] - 43:13
decide [4] - 40:5, 42:7, 50:4, 50:21
deciding [1] - 40:7
decision [10] - 16:14, 26:10, 36:20, 36:22, 40:5, 42:9, 42:11, 43:19, 48:19, 50:24
decisions [2] - 15:20, 40:17
declaration [1] - 31:18
defined [1] - 37:18
definitely [1] - 12:21
DEIS [4] - 14:20, 16:2, 21:11, 31:16
demand [1] - 19:13
denied [1] - 49:18
density [1] - 5:13
described [1] - 15:5
deserving [1] - 50:10
desire [1] - 27:4
despite [1] - 26:11
detail [1] - 13:21
details [1] - 5:18
detriment [1] - 33:12
developed [1] - 4:12
developer [13] - 8:17, 9:15, 9:23, 10:15, 11:19, 19:10, 19:11, 19:15, 20:5, 30:19, 35:9, 49:4, 49:10
developer's [1] - 30:19
developers [1] - 7:10
developing [1] - 49:5
development [2] - 4:10, 5:12
difference [3] - 33:21, 34:5, 38:19
different [6] - 25:18, 29:21, 31:17, 35:14, 38:25, 39:3
difficult [2] - 50:17, 50:20
difficulty [3] - 48:24, 49:2, 49:3
dilemma [1] - 47:21
diligence [2] - 15:16, 25:22
disadvantage [2] - 44:22, 44:23
disappear [1] - 36:24
disconnect [3] - 49:11, 49:17, 49:22
discuss [8] - 9:4, 11:16, 12:13, 14:2, 14:7, 49:25, 50:2, 50:19
discussed [2] - 9:22, 27:14
discussing [4] - 12:12, 40:7, 41:25, 51:10
discussion [14] - 14:20, 15:9, 17:3, 17:20, 18:2, 21:11, 21:25, 24:25, 25:2, 28:6, 32:6, 37:11, 38:16, 50:6
disregard [1] - 45:25
disturbed [1] - 7:4
diversity [1] - 6:8
document [1] - 14:21
documented [1] - 6:2
done [5] - 16:15, 19:19, 19:21, 20:8, 29:2
Donna [4] - 7:20, 7:21, 8:12, 11:13
doubt [1] - 17:4
down [4] - 20:15, 20:16, 29:22, 40:22
draft [4] - 13:17, 13:23, 14:15, 14:17
Draft [3] - 11:20, 14:11, 41:18
during [1] - 14:3

E

e-mail [1] - 27:17
Eagle [1] - 6:11
Eared [1] - 6:18
ecological [1] - 6:25
ecologically [1] - 7:11
ecologist [1] - 5:15
effect [1] - 36:18
effort [3] - 26:15, 31:7, 31:9
EIS [3] - 14:11, 15:4, 21:13
either [1] - 30:16
elements [1] - 15:11
Ellen [1] - 48:12
emerging [1] - 6:6
Emily [4] - 12:25, 15:10, 21:10, 37:15
end [2] - 15:2, 42:11
endangered [3] - 6:11, 6:17, 6:18
entire [1] - 16:2
entities [1] - 42:21
environment [1] - 49:13
environmental [18] - 6:9, 14:12, 15:18, 17:25, 22:16, 26:24, 30:5, 30:21, 31:10, 31:22, 35:22, 37:3, 37:13, 41:13, 42:16, 42:25, 45:23, 46:9
Environmental [4] - 11:20, 11:22, 14:14, 41:18
equity [1] - 28:18
especially [1] - 37:7
essential [1] - 6:16
evening [1] - 5:4
exactly [1] - 20:13
existing [1] - 4:12
expect [1] - 31:20
expected [1] - 25:12
explain [3] - 12:19, 12:24, 26:20
exploratory [1] - 41:21
express [1] - 19:10
extend [9] - 22:12, 37:16, 37:18, 37:21, 37:22, 37:23, 38:6, 44:16, 47:5
extended [2] - 10:10, 13:11
extending [3] - 44:19, 45:11, 46:22
extension [1] - 15:15
extensive [1] - 15:6
extra [1] - 33:6
extraordinarily [1] - 19:18

F

fact [2] - 21:17, 25:8
failure [1] - 26:22
fairly [1] - 27:14
family [1] - 4:13
far [4] - 29:25, 30:23, 33:10, 45:22
features [1] - 5:10
February [3] - 13:13, 34:25, 43:13
FEIS [1] - 16:3
few [4] - 6:19, 23:13, 25:4, 35:13
fewer [1] - 25:11
figured [1] - 20:7
final [2] - 14:10, 22:16
Final [4] - 11:22, 14:13, 15:4, 21:13
fine [1] - 24:4
finish [1] - 16:13
first [8] - 4:14, 5:6, 13:18, 24:7, 24:23, 27:20, 44:13, 46:21
fitness [1] - 3:20
five [1] - 29:20
fluff [1] - 12:14
focus [1] - 41:8
folks [1] - 50:8
follow [3] - 46:10, 46:13, 46:15
following [2] - 13:6, 13:20
force [2] - 26:24, 36:23
forest [5] - 5:15, 5:22, 5:24, 7:5, 7:12
forests [3] - 5:17, 5:18, 6:14
forum [2] - 29:14, 45:6
forums [2] - 21:24, 25:19
forward [11] - 15:21, 18:20, 22:22, 25:24, 30:10, 30:15, 30:21, 31:13, 31:15, 34:8, 46:18
four [1] - 4:9
Francis [1] - 7:17
freedom [1] - 42:8
friendly [2] - 19:12, 20:4
front [2] - 15:2, 40:21
full [2] - 22:12, 38:8
function [2] - 5:19, 51:7
future [2] - 13:25, 41:24

G

gathered [1] - 13:19
general [1] - 17:20
giant [1] - 20:14
given [1] - 42:7
governs [1] - 36:9
great [2] - 3:6, 42:6
group [4] - 27:4, 27:17, 43:10, 45:5
guarantee [3] - 29:5, 29:6, 29:7
guess [3] - 26:21, 41:5, 48:24
guys [2] - 38:13, 47:22

H

hand [1] - 41:9
handle [1] - 19:3
hands [1] - 11:8
happy [1] - 7:8
hard [1] - 40:18
Hawk [2] - 5:5, 7:22
healthy [1] - 5:24
hear [8] - 9:14, 16:21, 18:9, 24:23, 30:15, 33:17, 33:18, 42:14
heard [5] - 14:11, 27:16, 30:11, 34:7, 51:2
hearing [78] - 3:4, 3:8, 3:9, 8:20, 9:12, 10:19, 11:3, 11:23, 12:6, 12:24, 13:4, 13:7, 14:4, 14:17, 16:15, 22:9, 22:12, 22:21, 23:5, 23:7, 23:9, 23:16, 25:6, 25:7, 25:8, 25:9, 25:23, 26:15, 27:15, 27:24, 28:8, 28:10, 28:22, 28:24, 29:16, 29:24, 29:25, 30:14, 30:24, 31:12, 32:4, 32:12, 33:9, 33:22, 34:9, 34:16, 34:22, 34:24, 37:17, 37:21, 37:23, 38:8, 39:9, 39:15, 41:18, 43:6, 43:7, 43:17, 43:21, 44:2, 44:16, 44:19, 45:14, 46:19, 46:21, 47:3, 47:5, 47:10, 47:11, 48:2, 48:20, 49:18, 50:11, 51:13, 51:22
hearings [11] - 4:18, 11:18, 12:18, 16:12, 26:2, 26:14, 30:23, 30:25, 31:2, 31:4, 32:18
help [3] - 7:11, 12:25, 32:15
helpful [1] - 12:5
hickories [1] - 6:13
high [2] - 6:7, 49:16
higher [1] - 5:12
Hill [2] - 5:5, 7:22
hired [1] - 46:9
Hold [1] - 24:3
hold [4] - 20:6, 23:23, 24:21, 31:21
homes [2] - 3:18, 4:13
honor [2] - 26:5, 50:17
hope [2] - 6:23, 7:7
housing [3] - 3:17, 49:5, 49:14
huge [2] - 18:24, 47:21
husband [1] - 8:11

I

idea [10] - 17:21, 17:22, 19:8, 19:9, 19:11, 19:12, 20:5, 41:6, 43:9
identify [1] - 7:11
impact [3] - 14:12, 22:16, 30:6
Impact [4] - 11:20, 11:22, 14:14, 41:19
impacts [10] - 6:25, 17:25, 30:7, 30:20, 37:3, 37:9, 37:13, 41:13, 42:16, 42:25
important [7] - 17:19, 28:21, 29:18, 45:22, 49:20, 49:24, 50:11
impossible [1] - 45:15
improvements [2] - 29:11, 29:13
in-person [1] - 25:16
inadequacy [1] - 45:24
incapable [1] - 30:8
include [2] - 16:9, 22:9
includes [1] - 4:3
including [2] - 6:6, 6:22
income [1] - 49:14
increase [1] - 19:5
indefinitely [2] - 27:25, 33:3
independent [4] - 18:18, 19:17, 20:21, 41:20
Indiana [1] - 6:17
indicated [1] - 27:18
information [12] - 5:2, 8:22, 13:19, 14:6, 14:18, 22:15, 26:11, 43:9, 45:3, 45:4, 45:7, 45:9
infrastructure [1] - 21:3
inside [2] - 18:25, 21:18
instance [1] - 30:9
instead [2] - 33:4, 43:14
intentional [2] - 36:7, 41:8
interest [2] - 21:22, 27:19
interested [1] - 24:11
internally [2] - 29:10, 29:12
interrupt [1] - 20:18
introduce [2] - 11:10, 17:16
inventory [1] - 7:4
invite [1] - 3:12
inviting [1] - 4:14
iPhone [2] - 11:7, 11:8
irrelevant [1] - 49:2
irrespective [1] - 37:11
issue [3] - 30:2, 35:12, 41:9
issues [10] - 11:17, 11:21, 21:3, 30:12, 30:13, 30:16, 30:17, 37:7, 45:22, 45:23

J

January [1] - 43:14
job [2] - 30:17, 30:19
Jones [1] - 8:12
June [1] - 10:21

K

keep [14] - 13:12, 23:7, 23:15, 25:7, 27:15, 32:16, 33:9, 33:12, 38:7, 39:8, 39:15, 43:7, 44:2
keeping [4] - 33:10, 34:16, 34:24, 51:10
kept [1] - 43:13
Kimlin [1] - 20:16
kind [4] - 17:4, 17:15, 42:12, 43:16
knowing [2] - 24:11, 43:14
known [2] - 3:25, 26:16

L

Lagodka [1] - 48:10
LAGODKA [34] - 16:17, 16:22, 22:25, 23:17, 26:21, 33:10, 34:12, 38:3, 38:17, 39:4, 39:10, 39:12, 39:14, 39:23, 40:13, 40:23, 41:4, 41:10, 41:14, 41:16, 44:5, 45:21, 46:7, 46:24, 47:9, 47:14, 47:19, 47:24, 48:4, 48:11, 48:24, 49:21, 51:12, 51:23
laid [1] - 43:4
land [6] - 7:5, 28:15, 40:10, 42:20, 46:12, 49:10
lands [1] - 7:3
large [1] - 5:25
Larger [1] - 6:12
last [5] - 5:8, 7:23, 33:24, 34:21, 35:13
law [5] - 4:7, 4:8, 15:11, 17:9, 36:7
lawyer [1] - 28:19
lax [1] - 46:16
leave [7] - 32:13, 33:22, 34:5, 34:7, 34:9, 38:20, 47:18
leaving [2] - 33:15, 33:20
less [2] - 29:6, 31:18
letter [2] - 11:12, 33:21
letters [2] - 34:4, 34:7
levels [1] - 6:7
lie [1] - 7:3
likely [1] - 45:2
listed [1] - 4:15
live [2] - 5:5, 7:22
located [2] - 3:23, 4:10
location's [1] - 5:9
look [2] - 29:20, 30:5
looking [3] - 17:24, 21:13, 46:17
looks [1] - 19:4
loose [1] - 6:13
Lorraine [2] - 8:13, 11:11
low [1] - 49:14

M

mail [1] - 27:17

maintain [3] - 28:7, 32:4, 46:20
maintaining [2] - 32:22, 50:10
major [1] - 30:17
managing [1] - 5:16
maples [1] - 6:14
maps [2] - 4:2, 45:24
March [8] - 44:7, 44:8, 44:12, 44:13, 44:17, 44:20, 46:22
material [1] - 16:3
matter [1] - 33:7
mature [1] - 5:22
mean [13] - 16:20, 16:25, 17:18, 18:23, 18:24, 27:8, 33:15, 36:22, 38:4, 38:18, 38:21, 44:6, 44:7
mechanics [1] - 40:16
meeting [22] - 7:23, 8:9, 8:10, 9:6, 13:25, 24:8, 24:15, 24:17, 26:23, 27:6, 27:7, 27:9, 27:20, 33:23, 34:17, 44:7, 44:8, 44:13, 44:14, 44:20, 46:21
meetings [5] - 9:24, 11:16, 18:16, 21:23, 33:23
members [1] - 12:6
memo [1] - 50:8
mentioned [2] - 6:9, 11:13
merge [1] - 41:23
merger [1] - 4:8
middle [1] - 35:15
might [7] - 9:14, 13:11, 13:15, 16:15, 18:3, 25:12, 27:8
Mike [7] - 23:24, 24:19, 28:8, 31:24, 35:4, 35:6, 35:18
mind [2] - 13:12, 26:8
mine [2] - 8:7, 26:21
minus [2] - 3:17, 3:23
missed [1] - 50:8
missing [1] - 51:18
mitigate [1] - 30:20
mitigated [3] - 30:9, 37:14, 43:2
mitigation [2] - 28:23, 28:25
modest [1] - 22:10
moment [3] - 24:2, 48:23, 50:3
Monday [1] - 26:23
money [1] - 31:8
month [1] - 35:14
months [6] - 10:2, 19:15, 20:6, 25:15, 50:9, 51:4
Moriello [1] - 28:8
MORIELLO [9] - 23:18, 24:4, 24:22, 25:2, 28:12, 34:20, 35:17, 35:20, 36:2
most [1] - 45:22
motion [40] - 23:7, 23:15, 23:20, 24:13, 24:19, 24:23, 24:25, 25:7, 26:5, 26:6, 26:19, 28:7, 32:3, 32:6, 33:8, 37:16, 37:25, 38:6, 38:7, 38:11, 38:24, 39:2, 39:8, 39:15, 39:20, 43:24, 43:25, 44:2, 44:15, 44:18, 47:4, 47:18, 47:20, 47:25, 48:20, 48:23, 51:5, 51:13, 51:21, 51:25
move [13] - 11:22, 15:20, 22:21, 25:24, 31:13, 34:8, 36:5, 39:16, 43:17, 47:3, 47:4, 47:7, 50:24
moved [1] - 5:8
moving [2] - 32:16, 35:8
MR [13] - 5:3, 7:15, 8:7, 8:10, 23:18, 24:4, 24:22, 25:2, 28:12, 34:20, 35:17, 35:20, 36:2
MS [108] - 7:18, 7:21, 8:4, 8:5, 8:8, 8:11, 8:14, 8:15, 8:23, 9:7, 9:13, 9:19, 10:3, 10:9, 10:12, 10:20, 11:5, 11:11, 12:7, 16:11, 16:17, 16:19, 16:22, 16:24, 17:4, 17:18, 18:3, 18:5, 18:7, 18:9, 18:11, 20:19, 22:25, 23:6, 23:17, 23:25, 24:14, 26:8, 26:21, 32:9, 33:2, 33:10, 33:15, 33:18, 33:20, 34:12, 35:6, 36:16, 36:25, 37:5, 37:6, 38:3, 38:5, 38:11, 38:13, 38:17, 39:4, 39:10, 39:12, 39:13, 39:14, 39:18, 39:22, 39:23, 39:24, 40:3, 40:9, 40:11, 40:13, 40:15, 40:23, 41:2, 41:4, 41:10, 41:14, 41:16, 42:4, 42:7, 42:14, 43:23, 44:5, 44:6, 44:9, 44:12, 44:21, 45:21, 46:7, 46:24, 47:8, 47:9, 47:14, 47:17, 47:19, 47:22, 47:24, 48:4, 48:7, 48:8, 48:9, 48:11, 48:12, 48:13, 48:14, 48:16, 48:24, 49:21, 51:12, 51:23
multiple [1] - 25:15
municipalities [1] - 41:23
municipality [1] - 17:14
must [2] - 15:19, 30:9
mute [2] - 11:10, 18:7
muted [1] - 18:8

N

name [2] - 5:4, 7:21
Nash [1] - 10:18
NASH [1] - 10:20
native [1] - 5:22
natural [1] - 5:9
nature [1] - 3:21
necessarily [1] - 4:21
necessary [4] - 13:10, 22:12, 26:7, 50:25
need [8] - 17:9, 20:20, 32:11, 32:17, 43:19, 47:9, 47:10, 50:3
needs [6] - 14:18, 17:23, 17:25, 35:8, 35:9, 47:16
negative [3] - 6:24, 31:17, 31:18
neighborhoods [1] - 5:14
neighbors [2] - 8:2, 8:4
nesting [1] - 6:10
never [1] - 27:25
New [10] - 3:8, 3:25, 4:5, 4:6, 4:7, 5:6, 7:3, 11:3, 19:6, 19:7
new [18] - 17:11, 18:25, 26:2, 30:12, 30:15, 35:12, 41:21, 43:8, 43:25, 45:3, 45:4, 45:7, 45:9, 45:16, 48:20, 48:23, 50:7
next [14] - 7:16, 9:20, 9:25, 12:2, 12:12, 13:16, 15:22, 22:21, 26:7, 33:22, 43:17, 44:12, 44:24
night [1] - 26:25
nobody [1] - 11:5
none [1] - 44:24
northwestern [1] - 5:22
note [3] - 4:16, 4:25, 24:7
notes [1] - 4:21
notice [1] - 22:12
noticed [1] - 14:3
November [2] - 3:9, 43:12
nuisance [1] - 47:15
number [4] - 15:7, 19:22, 19:23, 45:14

O

oaks [2] - 5:25, 6:7
obligated [1] - 50:16
obligation [1] - 50:22
observations [2] - 14:2, 14:8
obviously [1] - 26:9
occasionally [1] - 45:8
occur [2] - 12:18, 31:5
offer [2] - 26:19, 34:20
offered [1] - 51:5
offering [1] - 24:12
often [1] - 15:10
old [1] - 5:25
older [2] - 6:12, 6:14
once [3] - 14:5, 28:24, 43:16
one [24] - 5:20, 8:5, 8:11, 8:13, 13:22, 14:10, 16:4, 19:22, 20:15, 20:22, 23:21, 23:23, 24:3, 24:21, 25:10, 28:20, 32:10, 32:22, 34:16, 38:19, 39:6, 44:17, 47:9
ongoing [1] - 28:6
online [3] - 8:13, 11:2, 12:23
open [35] - 10:3, 13:8, 13:9, 22:11, 23:8, 23:16, 25:7, 25:14, 27:15, 27:16, 28:8, 32:4, 32:13, 32:23, 33:9, 33:11, 33:13, 33:21, 33:22, 34:5, 34:8, 34:9, 34:16, 34:24, 38:8, 38:20, 39:15, 41:19, 43:8, 43:12, 44:2, 44:16, 46:21, 47:18
opened [2] - 3:9, 41:17
opportunities [3] - 16:9, 25:16
opportunity [9] - 8:21, 9:4, 14:5, 24:21, 27:5, 27:21, 27:23, 38:21, 46:4
option [2] - 32:20, 38:25
options [1] - 38:23
order [3] - 15:15, 22:19, 22:21
originally [1] - 3:9
ostensibly [1] - 45:11
outright [1] - 14:19
outside [2] - 6:21, 21:18
own [3] - 14:2, 14:8, 26:22
owned [1] - 28:16
owner [1] - 49:10

P

Paltz [10] - 3:8, 3:25, 4:5, 4:6, 4:7, 5:6, 7:3, 11:4, 19:6, 19:7
paper [3] - 4:23, 4:24, 40:21
parcels [3] - 3:22, 4:4, 4:5
parking [1] - 3:21
part [7] - 5:9, 5:20, 5:24, 21:20, 24:14, 24:16, 51:19
participate [2] - 27:5, 35:3
particular [1] - 23:4
particularly [1] - 7:11
partner [1] - 28:17
Partners [1] - 3:15
parts [1] - 28:21
past [2] - 5:15, 25:25
patio [1] - 3:20
pay [1] - 21:23
PB21-AX [2] - 3:8, 11:3
people [14] - 4:25, 23:10, 23:13, 24:15, 25:11, 33:24, 34:3, 35:10, 35:11, 43:10, 45:4, 45:8, 45:14, 49:12
percent [1] - 19:5
percentage [1] - 19:3
perhaps [1] - 19:14
period [8] - 15:9, 15:12, 15:14, 32:15, 32:25, 37:19, 46:22, 47:6
permit [1] - 31:3

person [5] - 4:14, 7:16, 24:12, 25:16, 28:16
personal [2] - 19:9, 26:22
personally [1] - 23:6
persons [1] - 25:18
perspective [2] - 31:11, 45:2
physical [2] - 37:8, 42:16
piece [6] - 14:15, 26:10, 40:10, 40:21, 42:15, 42:20
piggyback [1] - 18:12
place [2] - 9:5, 21:18
placed [1] - 26:17
places [1] - 21:25
plan [3] - 22:8, 29:5, 31:3
planned [1] - 42:19
planning [7] - 7:9, 9:23, 12:2, 21:20, 22:4, 22:11, 23:20
plus [2] - 3:16, 3:22
point [10] - 17:19, 29:17, 29:18, 30:11, 40:21, 41:23, 43:21, 44:18, 49:15, 49:16
points [3] - 25:4, 50:5, 50:7
political [1] - 37:8
pool [1] - 3:20
portion [2] - 32:12, 33:13
possible [4] - 8:3, 13:11, 26:16, 31:12
potential [1] - 6:24
potentially [2] - 6:8, 6:15
practices [1] - 46:11
predict [1] - 17:7
preferred [1] - 29:22
preparation [1] - 14:16
prepare [6] - 13:23, 14:10, 14:13, 15:4, 21:13, 21:15
prepared [2] - 15:17, 22:17
preparing [1] - 11:22
present [2] - 24:10, 31:13
presented [1] - 14:7
pretty [3] - 30:13, 36:7, 36:10
previous [2] - 8:9, 8:10
previously [1] - 6:22
price [2] - 49:15, 49:16
primary [1] - 5:14
procedural [3] - 50:3, 50:14, 50:15
procedure [2] - 51:8, 51:10
proceed [9] - 15:24, 22:19, 25:22, 37:11, 38:25, 39:2, 45:20, 50:21
proceeds [1] - 22:3
process [39] - 8:20, 10:11, 10:12, 11:15, 12:13, 15:5, 15:19, 16:5, 16:7, 16:14, 17:5, 17:8, 21:8, 22:8, 22:17, 22:22, 23:4, 27:13, 28:23, 28:25, 29:23, 29:25, 30:10, 30:14, 31:16, 31:19, 36:8, 36:15, 41:21, 42:12, 43:3, 43:15, 43:18, 44:25, 45:12, 50:22, 50:24, 51:3, 51:17
processes [1] - 15:12
professional [1] - 7:9
professionals [1] - 30:18
professor [1] - 27:18
project [40] - 3:12, 5:7, 5:20, 5:23, 7:13, 10:19, 15:8, 15:20, 15:25, 16:8, 17:22, 18:20, 18:24, 20:5, 20:10, 20:22, 20:24, 22:4, 25:23, 26:4, 28:15, 28:18, 29:12, 29:13, 29:19, 31:8, 35:15, 37:4, 37:9, 40:10, 41:15, 42:17, 47:7, 49:4, 49:15, 50:19, 51:9, 51:11, 51:20
Project [1] - 3:15
projects [2] - 22:10, 32:16
property [5] - 5:8, 17:13, 26:12, 36:19, 40:8
proposal [1] - 5:11
propose [2] - 38:24, 39:2
Proposed [1] - 4:3
proposed [2] - 4:9, 22:6
proposes [1] - 5:21
proposing [3] - 3:16, 37:24, 38:2
protect [1] - 49:13
protecting [1] - 46:2
provide [4] - 5:19, 6:16, 6:20, 49:14
providing [1] - 6:10
public [78] - 3:7, 3:9, 4:18, 8:20, 9:2, 9:6, 9:12, 10:4, 11:3, 11:18, 13:3, 13:6, 14:4, 14:22, 16:4, 16:10, 21:12, 22:9, 22:11, 22:20, 23:5, 23:7, 23:9, 23:15, 24:8, 25:7, 25:15, 25:23, 26:13, 26:17, 27:24, 28:7, 28:21, 28:22, 28:24, 29:14, 29:16, 29:23, 29:25, 30:14, 30:23, 30:24, 30:25, 31:2, 31:4, 31:11, 32:4, 32:18, 33:9, 33:22, 34:9, 34:16, 34:21, 34:22, 34:24, 38:7, 38:8, 39:8, 39:15, 41:18, 43:6, 44:2, 44:16, 44:19, 45:13, 46:19, 46:21, 47:3, 47:5, 47:10, 47:11, 48:2, 48:19, 49:12, 50:11, 51:21
public's [2] - 14:6, 22:13
publication [1] - 9:9
publicity [1] - 23:9
publicized [2] - 25:9, 25:14
publishing [1] - 5:18
pulled [1] - 29:8
purchased [1] - 5:8
purpose [1] - 49:15
pursuant [1] - 26:13
purview [1] - 21:20
put [4] - 20:5, 26:12, 31:7, 40:6

Q

questions [9] - 8:25, 11:17, 14:3, 14:6, 17:12, 22:23, 23:2, 50:18, 50:20
quiet [1] - 5:10
quorum [2] - 24:11, 24:16

R

R-1 [1] - 4:6
R-3 [1] - 4:7
Rachel [6] - 18:13, 26:18, 33:25, 34:23, 37:17, 48:10
raised [3] - 9:11, 11:5, 11:18
raising [1] - 26:2
rationale [2] - 26:20, 33:6
read [1] - 3:11
ready [2] - 38:14, 43:24
real [1] - 9:11
real-time [1] - 9:11
reality [1] - 42:3
really [19] - 17:24, 20:13, 27:13, 29:19, 31:9, 31:13, 34:3, 37:6, 37:8, 41:8, 42:16, 42:23, 43:7, 43:16, 47:10, 49:7, 49:19, 49:23, 51:15
reason [5] - 13:10, 19:14, 30:4, 30:7, 43:7
reasoning [2] - 19:16, 27:10
receive [3] - 8:21, 45:2, 45:3
received [5] - 4:17, 8:3, 14:23, 25:17, 50:5
receiving [2] - 45:7, 45:8
recently [1] - 6:15
recommend [1] - 36:3
recorded [1] - 4:18
recording [1] - 4:20
recreation [1] - 3:21
referred [1] - 14:11
regarding [1] - 21:11
regardless [1] - 17:13
region's [1] - 5:17
regulations [2] - 43:4, 46:16
reinforce [1] - 17:20
related [3] - 17:3, 37:7, 42:23
relationship [1] - 49:8
relevant [1] - 12:4
remain [1] - 4:11
remainder [1] - 31:22
remaining [3] - 4:11, 13:8, 46:6
remember [1] - 34:21
remnant [1] - 5:24
remote [1] - 24:12
remove [1] - 5:21
rent [1] - 49:16
reopening [2] - 3:7, 45:13
reporter [1] - 4:19
representing [3] - 28:9, 30:18, 49:9
represents [1] - 29:19
require [2] - 15:9, 17:13
required [4] - 10:6, 26:11, 26:14, 47:6
requirement [1] - 24:10
requires [5] - 7:3, 7:6, 15:11, 26:13, 29:23
requiring [1] - 19:2
research [1] - 6:2
residential [1] - 5:6
respond [3] - 9:4, 9:11, 11:21
responded [1] - 46:8
responds [1] - 14:25
response [3] - 13:2, 16:4, 46:11
responses [4] - 13:18, 13:24, 14:23, 45:24
responsibility [4] - 15:3, 21:14, 32:5, 36:13
resubmitted [1] - 29:5
result [2] - 4:9, 14:19
review [9] - 10:6, 15:5, 15:18, 30:22, 31:10, 31:19, 31:22, 37:10, 41:12
revisions [1] - 14:17
rezoning [1] - 4:5
Rich [3] - 29:2, 30:24, 48:14
Road [3] - 3:24, 5:5, 7:22
Robert [1] - 8:5
Rocco [1] - 48:12
ROCCO [12] - 36:16, 37:5, 39:24, 40:3, 40:11, 40:15, 41:2, 42:4, 42:7, 44:21, 47:8, 48:13
room [4] - 23:13, 24:16, 25:11, 25:12
roosting [1] - 6:16
Route [1] - 3:23
rule [2] - 30:3, 30:6
rules [1] - 24:9
rush [2] - 27:11, 47:16
Rutland [3] - 7:20, 7:22, 8:12
RUTLAND [10] - 7:21, 8:5, 8:11, 8:15, 8:23, 9:7, 9:13, 9:19, 10:3, 10:12
Rycor [1] - 20:15

S

sales [1] - 19:5
salient [1] - 30:2
scenario [2] - 36:11
school [1] - 35:2
SCHUSTER [3] - 5:3, 7:15, 7:18
Schuster [4] - 4:15, 4:17, 5:5, 7:17
Second [1] - 23:17
second [17] - 23:23, 24:3, 24:21, 34:10, 38:24, 39:2, 39:5, 39:14, 44:5, 44:14, 46:20, 47:4, 47:8, 47:17, 47:20, 48:2, 51:24
seconded [1] - 26:19
seconding [1] - 39:8
Section [1] - 3:25
sections [1] - 7:12
see [7] - 5:23, 11:6, 23:8, 23:11, 26:17, 33:11, 33:14
seem [1] - 34:12
SEGUIN [16] - 8:4, 8:8, 8:14, 11:5, 18:3, 18:7, 39:13, 39:18, 39:22, 44:6, 44:12, 48:7, 48:9, 48:12, 48:14, 48:16
selling [1] - 49:6
sense [1] - 34:17
separate [1] - 4:9
SEQR [9] - 15:19, 16:2, 16:14, 22:17, 26:15, 30:3, 37:10, 43:4
sequence [3] - 9:18, 12:20, 12:24
sessions [1] - 3:10
set [1] - 32:24
several [1] - 10:2
sewer [3] - 18:18, 19:18, 20:9
sewers [1] - 20:12
shag [1] - 6:13
share [1] - 12:2
shared [2] - 4:22, 21:14
shift [1] - 26:25
short [1] - 34:18
showed [1] - 27:9
side [1] - 36:14
sign [1] - 10:24
signed [3] - 3:4, 3:5, 3:12
significant [3] - 15:7, 15:8, 30:8
significantly [1] - 25:14
signs [2] - 26:12, 26:16
simple [1] - 36:11
single [2] - 4:10, 4:13
single-family [1] - 4:13
site [3] - 15:25, 22:8, 31:3
sites [2] - 6:10, 6:16
six [1] - 29:20
size [1] - 18:24
small [1] - 43:19
sometimes [1] - 26:25
somewhat [1] - 38:17
sorry [5] - 16:19, 20:17, 23:25, 39:18, 39:25
Sorry [1] - 10:24
sort [3] - 17:8, 21:14, 22:15
sounds [2] - 12:4, 37:17
South [1] - 3:23
SOUTO [78] - 3:2, 3:6, 7:14, 7:16, 7:19, 8:19, 8:24, 9:8, 9:16, 9:20, 10:5, 10:17, 10:21, 10:25, 11:9, 11:25, 12:9, 12:16, 12:21, 13:3, 16:20, 17:2, 17:6, 18:6, 18:8, 18:10, 20:17, 21:6, 23:2, 23:23, 24:3, 24:5, 24:18, 24:24, 25:5, 26:18, 27:12, 31:24, 32:21, 33:5, 33:17, 33:19, 35:4, 35:18, 35:23, 36:3, 37:15, 38:9, 38:12, 38:15, 38:23, 39:7, 39:11, 39:16, 39:20, 40:2, 40:14, 41:7, 41:11, 41:15, 41:17, 42:6, 43:22, 44:4, 44:15, 44:23, 46:3, 46:17, 47:2, 47:12, 47:25, 48:5, 48:15, 48:18, 49:19, 49:23, 51:16, 51:24
Souto [1] - 48:14
SPEAKER [4] - 3:5, 10:23, 12:11, 12:17
speaking [1] - 7:18
special [2] - 31:3, 31:14
specialty [1] - 49:5
species [1] - 6:5
specific [1] - 43:9
speculative [1] - 35:22
spent [1] - 31:9
Sponsor [1] - 3:16
stake [2] - 28:17, 28:18
standards [1] - 31:21
start [3] - 16:12, 16:15, 42:13
starts [1] - 36:24
statement [2] - 14:12, 22:16
Statement [4] - 11:20, 11:23, 14:14, 41:19
step [8] - 13:18, 15:22, 15:23, 19:12, 19:15, 20:2, 26:7, 43:5
steps [10] - 12:2, 12:12, 13:16, 21:8, 22:18, 22:20, 22:21, 43:5, 43:18, 44:24
stew [1] - 17:17
stick [2] - 17:10, 51:8
still [10] - 13:7, 17:12, 17:15, 28:6, 32:11, 32:15, 32:23, 36:17, 36:23, 46:5
stone [1] - 29:6
store [1] - 6:3
street [1] - 5:7
Street [1] - 3:15
stringent [1] - 46:10
strongly [1] - 51:4
struggling [1] - 50:18
student [6] - 3:17, 27:16, 27:19, 45:5, 49:5, 49:16
students [3] - 34:2, 34:25, 43:14
studied [2] - 20:22, 20:23
studies [1] - 20:8
study [5] - 18:17, 18:18, 19:17, 19:19, 20:21
studying [1] - 5:17
style [1] - 3:18
subdivision [1] - 31:3
subdivision/lot [1] - 4:8
submissions [1] - 4:24
submit [4] - 4:22, 11:12, 11:23, 27:23
submitted [4] - 7:23, 8:13, 25:17, 28:2
substantial [1] - 14:22
substantive [1] - 26:2
suggested [2] - 34:23, 46:10
suitable [1] - 6:10
summary [3] - 3:11, 3:14, 14:22
supply [2] - 7:8, 18:22
support [1] - 6:7
supposed [2] - 26:22, 51:7
surrounding [1] - 5:14
survival [1] - 6:17
suspending [1] - 50:11
SVENSON [16] - 10:9, 16:11, 16:19, 16:24, 17:4, 17:18, 18:5, 23:25, 24:14, 26:8, 32:9, 33:2, 36:25, 37:6, 40:9, 42:14
system [2] - 19:18, 37:8

T

table [2] - 24:20, 32:7
task [1] - 26:24
tax [1] - 4:2
ten [7] - 5:12, 13:6, 13:7, 32:13, 33:4, 45:17, 47:6
terms [4] - 13:16, 21:22, 23:3, 29:18
therefore [1] - 50:10
they've [4] - 27:19, 27:20, 34:6, 51:3
thinking [1] - 19:14
thinks [1] - 34:2
thorough [1] - 18:18
thoroughly [1] - 6:23
thousands [1] - 5:16
three [5] - 4:11, 24:9, 25:15, 50:8, 51:3
thumbs [1] - 11:6
timeline [4] - 9:14, 9:17, 10:5, 10:7
timelines [1] - 10:14
today [2] - 23:14, 25:12
today's [1] - 13:12
together [1] - 35:2
tomorrow [1] - 27:7
tonight [4] - 19:11, 31:12, 47:5, 48:3
towards [1] - 36:6
Town [4] - 3:24, 4:6, 5:6, 7:2
town [24] - 4:2, 12:18, 15:21, 15:23, 16:5, 16:7, 16:13, 17:23, 18:19, 18:25, 19:25, 20:24, 21:16, 21:24, 26:13, 31:14, 36:5, 40:5, 40:13, 40:14, 41:5, 41:22, 46:12
townhouse [1] - 3:18
trail [1] - 3:22
tree [1] - 7:4
trees [6] - 5:18, 6:6, 6:12, 6:15, 6:19, 7:12
tremendous [1] - 31:7
try [2] - 31:11, 39:10
trying [5] - 19:3, 40:4, 41:8, 42:5, 44:17
turning [1] - 49:6
two [17] - 3:10, 3:22, 7:25, 19:16, 19:23, 20:14, 20:16, 25:25, 33:23, 34:6, 34:12, 39:6, 41:22, 42:21, 48:16

U

ultimately [2] - 9:9, 21:15
under [6] - 4:6, 4:7, 5:20, 28:2, 30:2, 40:11
UNIDENTIFIED [4] - 3:5, 10:23, 12:11, 12:17
unit [1] - 3:17
units [1] - 29:7
unknown [1] - 41:24
unlimited [1] - 27:22
unusual [1] - 27:14
up [16] - 3:12, 4:14, 4:16, 11:6, 11:8, 13:5, 18:13, 19:8, 20:20, 21:19, 26:12, 26:25, 27:9, 35:13, 39:19, 47:12
upcoming [1] - 32:17
update [1] - 43:24
usage [1] - 18:19

V

vacant [1] - 4:12
valuable [1] - 7:12
version [1] - 22:17
vigorous [1] - 31:20
Village [4] - 4:4, 4:7, 19:6, 19:7
village [27] - 7:6, 7:9, 12:19, 15:21, 15:23, 15:25, 16:5, 16:7, 16:9, 16:13, 17:23, 18:19, 19:25, 20:24, 21:16, 21:24, 22:4, 23:20, 24:9, 31:15, 36:5, 40:5, 40:8,

41:6, 41:21, 42:21, 46:15
village's [2] - 40:12, 46:15
voice [1] - 48:5
voices [1] - 51:2
vote [15] - 13:4, 24:13, 25:3, 34:10, 38:2, 38:14, 39:17, 45:10, 45:18, 47:9, 47:22, 48:6, 48:8, 51:13
voted [1] - 32:7
votes [2] - 39:5, 48:9

W

wait [1] - 39:18
wake [1] - 26:25
walking [1] - 5:23
WALSH [2] - 11:11, 12:7
Walsh [3] - 8:13, 11:11, 11:25
wants [2] - 35:7, 49:12
water [10] - 18:18, 18:22, 19:2, 19:4, 19:5, 19:17, 20:8, 20:9, 21:2, 41:5
waters [1] - 20:12
ways [1] - 35:16
weeks [3] - 34:6, 34:12, 35:13
weigh [1] - 35:10
west [1] - 5:7
wetlands [3] - 6:14, 6:23, 46:2
whatsoever [1] - 42:2
widely [1] - 26:16
wife [2] - 5:7, 28:16
William [2] - 4:15, 5:4
window [1] - 27:24
words [1] - 34:19
works [2] - 9:10, 44:11
wrap [1] - 20:20
write [1] - 40:22
writing [1] - 33:21
written [18] - 13:5, 13:9, 13:13, 25:18, 32:13, 32:14, 32:19, 32:23, 32:25, 33:11, 33:13, 37:19, 37:21, 38:4, 38:6, 45:17, 46:22, 51:2

Y

year [1] - 5:9
years [3] - 5:16, 5:25, 19:16
yourself [1] - 11:10

Z

zoned [1] - 4:6
zoning [5] - 4:6, 4:8, 17:13, 17:15, 36:8

APPENDIX D: Written Comments

Tom Denton's comments were read into the public record at the November 9, 2023, Public Hearing and have been captured in the Public Hearing Transcript.

Comments for the Public Hearing on the New Paltz Apartments DEIS, 11/9/2023

I am a New Paltz resident and also a member of the U-Act Housing Committee. My questions and concerns relate to the Community Character elements of the DEIS and specifically, Section 2.7, Project Purpose, Need and Benefit and page 21 on reserving 10% of units for affordable housing.

Like my fellow Housing Community members, I am focused on the question of how the NP Apartment plan addresses the Village requirement of 10% affordable residences, as defined as 60% or below of the Ulster County AMI. It is not clear in the DEIS how that requirement will be met. The number 25 is offered as the goal to meet the requirement, apparently based on the number of units, 248. Some units have one bedroom; others have five, four, or two. What is the expectation of how and where these units will be placed? The decision could be significant if a 10% affordable requirement were met by designing one- and two-bedroom units for non-students—families, perhaps in a special area of the community. If, however, the project packed 25 individuals—units??—in five Town Home A buildings, such a design would hardly meet the purpose of the Village law, which clearly is meant to provide housing for residents with depressed incomes.

The key questions: how will the 10% law be addressed; how will it affect the design of the project; who, ultimately will be living in those designated spaces; and how will the process of eligibility for those spaces be determined and carried out.

The DEIS anticipates that SUNY students currently living in off-campus residences will move into the NP Apartments, and thereby the project will "stabilize rents" and "improve..affordability." (p. ix)

--What does the project anticipate will be the rental costs of the units? How would those costs compare to what are being charged in off-campus housing? To dormitories in on-campus housing? If students have difficulty affording off-campus housing, much of which is sub-standard, how can they afford NP Apartments costs?

--Does the project anticipate that affordability in Village housing will improve on the basis of supply and demand? Does that anticipation take into account the current nature of Village housing? Are the apartments, rooms, and ADUs likely to remain as they are and will they be suitable in current form for non-students and families? Would renovations and perhaps purchases by non-resident owners make "affordability" an unlikely target?

The DEIS determines that the project will lead to 413 new residents to the Village. From what is that number derived?

The New Paltz Apartments are a massive project for this area. The public needs to be deeply involved in its consideration. The public hearing on this DEIS should be extended for as long as the public's concerns are addressed.

Tom Denton

New Paltz, NY

Project Title/Number:	New Paltz Apartments, PB21-AX
Date:	November 9, 2023
To:	Village of New Paltz Planning Board 25 Plattekill Avenue New Paltz, NY 12561
Project Location:	Route 32 South and Cross Creek Road Town of New Paltz, Ulster County Tax Map Parcels # 86.4-2-3.119 & 86.4-2-4.340
Commentor:	Ariana Basco 2 Pencil Hill Road New Paltz, NY 12561

The following comments are intended to improve this project for the whole of the community and the land we live on and love. Overall, I am in support of this project. However, I do have concerns about the cumulative environmental impacts and fiscal burdens on the community and would like to see the project reduced in size and the wetland disturbance reduced to nothing.

- Project size is encouraged to be reduced to the main rectangular area.
  - Eliminating the “foot” on the northernmost section of the parcel
    - wetland disturbance to zero acres,
37
    - reduce the number of buildings by 6 and the number of beds by 76
    - reducing the population size to 648
  - Eliminating the “foot” and the “leg” that leads to the northernmost section of the parcel
    - Decrease stormwater runoff into adjacent wetlands
    - wetland disturbance to zero acres
    - reduce the number of buildings by 20 and the number of beds by 228
    - bringing the population size down to 500

- The goal of this reduction in the size of the project would be to minimize the cumulative environmental and fiscal burdens on the community including:
  - Burden of increased population on emergency services, which are already overworked and underfunded, specifically the Volunteer Fire Department and the Rescue Squad, which also has a significant number of volunteers.
38
  - Stormwater runoff in an already overburdened community
  - Negative impact on wetlands
  - Negative impact on wildlife, their habitats, and their connecting pathways by increasing the buffer to the adjacent wetlands.

- Relevant concerns
  - The proposed drainage areas appear to impact the adjacent wetlands in the northwest
39 area of the parcel and adjacent parcels.
  - I encourage the use of permeable pavers for the parking areas to reduce stormwater runoff.

Susan Denton's comments were read into the public record at the November 9, 2023, Public Hearing and have been captured in the Public Hearing Transcript.

Comments to the Village of New Paltz Planning Board
November 9th, 2023 Public Hearing and the December 5 Public Hearing
Draft DEIS for " The New Paltz Apartments"

Submitted by
Susan F. Denton
509 Plutarch Rd.
New Paltz, NY 12528 (845-256-1114)

I am here as a New Paltz resident and member of the housing committee of U-Act. My remarks go to the topic of Community Character within the Draft Environmental Impact Statement, specifically, section 2.7 Project Purpose, Need, and Benefit, and page 21, on reserving 10% of the units for affordable housing. There are some things that I feel need clarification:

1. The apartments are being rented as "units". Each of the living in a unit will sign a separate contract (Lease) for their individual space. If I am right about that, then there will be 720 individual agreements, That would mean that 10% of 720 lease contracts would be 72 bedrooms, not 24.

2. This is not permanent housing; it would be transitional housing for the period that a person is a registered student.

3. I found no indication of how the 10 % affordable housing will be constituted or located. Will they be targeted at single students or suitable for families? I urge the Planning Board to carefully study the application of the New Paltz Apartments as pertains to affordable housing units at every

step of the approval process. I also advocate for the affordable housing units to be increased, and that they extend to creating units of housing for a wider range of people than mere student housing, which eliminates families and non-traditional students, and families in need of affordable housing.

4. According to the executive summary for the New Paltz Apartments DEIS, presently there are 413 student-rented spaces in the Village of New Paltz. The DEIS posits the apartments offered will be rented by students who already live in the Village. This is not a reasonable assumption. There is no guarantee that those apartments would become vacant and there is no guarantee that the apartments, if vacated, in the village will remain affordable.

5. There is no provision for how the Town will be kept apprised of the continued commitment to the affordable units, what they will cost, and how the rest of the project will be monitored to ensure the commitments made by the DEIS will be monitored over time for its promised elements.

6. Please keep this public hearing open for a reasonable amount of time so a large part of the Village will at least have had a chance to think about it and comment.

Respectfully submitted,

Susan F. Denton

Susan F. Denton

From: **mohammed serdah** mrserdah@gmail.com
Subject: Rt 32 south- public comment
Date: November 9, 2023 at 19:07
To: Autumn Seguin projectmanager@villageofnewpaltz.org

MS

Hello

Below are some points I would like the board to consider.

This project is for student housing. The target market is student housing. The desired tenant and goal is solely students. Several reports including creighton manning and New York State refer to this project as suny new Paltz student housing. So yes although the owner cannot legally say this is only for students, the goal is students only. Make no mistake this is not for the community at large the majority asking for more housing in our community.

The traffic study notes that its report was during covid and will affect the data. We all remember empty streets, and less traffic during covid.

These parcels are being treated as if they are within the downtown village with a walkable factor that isn't here. 491 parking spots to the 728 beds that will be be occupied by tenants seems daunting. I understand the code calls for less parking, BUT the code is lacking perspective. The double occupancy and dorm style living adds beds and beds equate to people. People who will place orders for food and goods. People who will have guests. People who will want and require and should be respected to have there own transportation. This needs to be looked at always in that manner, Not by bedrooms but by beds!

The village board and this village planning board has pushed and required and talked about and recommended that commercial and residential and mixed properties consider there impact in regards to a walk-able village. This project negates everything and undoes any progress and planning others before them have done to increase and maintain a walk-able friendly village.

What makes New Paltz the unicorn within the SUNY communities is how campus and the village are integrated. So often campuses are in a short driving distance from there village. We are so fortunate and lucky to have a SUNY campus within walking distance.

I want everyone to imagine a New Paltz without students. A New Paltz without students walking to and from there places of living to there classes. A downtown village that students cannot walk to work. A downtown village students cannot walk to enjoy restaurants and view vistas and farmers markets and parades.

I have lived here in the village for 30 years. I attended and graduated from SUNY New Paltz, and I can tell you of some dramatic changes I have witnessed.
When campus increased its food choices in the student union building less students went to town for food and things.
When campus created small cafes in its new dorms on the outskirts of campus furthest from the village less students went to town for food and things.
When student dorms pushed out further from the village less students walked to town.
The point is the campus is already trying to keep dollars inside the campus and contain the students and there experiences to inside campus. And now if you put the students on the other side of the village this will further reduce students in the village.

Is that what you want ? Is that the goal of this village, to drive out its students ? I can tell you first hand this will hurt the village. I can tell you that pushing out students will not generate the housing needed or being called for by community members.

I also want the board to ask themselves why does the village need to annex these parcels. The pro and cons of less students in the village within walking distance. A New Paltz without students walking around.

Thank you for your time on this matter.
Mohammed Serdah
And
Bassam Serdah

Sent from my iPhone

Sent from my iPhone

William Weinstein
7 Chelsea Court
New Paltz NY 12561
845-255-2070 wweinstein@aol.com

November 9, 2023

Planning Board
Village of New Paltz

Via email: planningzoning@villageofnewpaltz.com

Re: PB21-AX, New Paltz Apartments (2021)

To the Village Planning Board:

Proposal:

Moving ahead with the construction of the New Paltz Apartments provides an opportunity to create important bike-ped connectivity between the complex and the adjoining Harvest Hills neighborhood.

I propose that a bike-ped path be constructed starting at the intersection of Hawk Hill and Cross Creek Roads to the proposed bicycle path that will be built from the new apartment complex to the village. This path would be for non-motorized transportation only.

Rationale:

The current epoch has been labeled the Anthropocene Age. The "growing human influence on land use, ecosystems, biodiversity, and species extinction is substantial [Wikipedia]." Each day we feel the effects of the effects of human-caused climate change, from higher temperatures to fiercer storms. Any opportunity we have to reduce the use of fossil-fueled vehicles, whether for utility or for recreation is an opportunity we must seize.

Further, it is dangerous to bicycle from the southern end of New Paltz into the village. People who would ride a bicycle use their cars instead. The Wallkill Valley Rail Trail is an enormous asset but it is not easily accessible to everyone, and from the south it runs through areas of sparser population. Routes 32 and 208 are the important through-roads from the south end of town. These roads have narrow shoulders. Most cyclists do not feel safe on these roads. Parents do not like to ride with their children on these roads and often do not permit their older children to ride by themselves on these roads. (I have not polled parents on this. I write as a

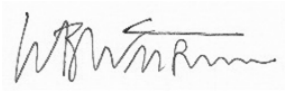
lifelong cyclist who has ridden many of the roads in Ulster County; I felt exactly this way about my own children on Routes 32 and 208 when they were younger.) Because of the danger, most people have no option but to use a fossil-fueled vehicle when going into town.

Riding a bicycle is both energy-efficient and fun. Adding this connector to the proposed, new bike path along Route 32 to the apartments would permit the Harvest Hills neighborhood and the residents living on Sarafian and DuBois Roads to easily get into town for errands and for recreation without getting into their cars. Children could safely bicycle to middle school, enjoying the joy of riding, integrating exercise into their daily routines, and experiencing both freedom and self-reliance. It would teach children that a change in lifestyle can benefit not only themselves but also the community and the larger world.

From the perspectives of addressing climate change, improving the physical and mental health of our community, and teaching children positive values across multiple dimensions, adding this non-motorized connectivity between Harvest Hills and the proposed apartment complex makes sense.

I urge the Planning Board and the developer to incorporate this proposal into the plan.

Yours sincerely,



William Weinstein

Laurence Hauptman's comments were provided at the November 9, 2023, Public Hearing and have been captured in the Public Hearing Transcript.

2 Sarafian Road
New Paltz, New York 12561
Nov. 9, 2023

Mr. Zach Bialecki, Chair
Village of New Paltz Planning Board
Village Hall
25 Plattekill Avenue
New Paltz, New York 12561

Dear Mr. Bialecki and members of the Village of New Paltz Planning Board:

My name is Laurence M. Hauptman and I live at 2 Sarafian Road in the Town of New Paltz and have resided there for fifty years. I retired as SUNY Distinguished Professor Emeritus of History in December, 2010, after a forty-year career at SUNY New Paltz. I would like to comment about proposal # *20231005* DEIS For Public Hearing, Nov. 9, 2023, that focuses on a privately- built massive student housing complex.

I have had the time to read all the documents. It is a good read for anyone suffering from insomnia. However, much of it is fluff, except for the fine archaeological survey done by Joseph Diamond, my former student and colleague at SUNY New Paltz. First, I noticed that there are no letters of support for the proposal from the President of SUNY New Paltz or the SUNY Chancellor in Albany. If there was a real need, these letters would be included. At the present time, there are 14 residence halls and 2875 students who live on campus [statistics provided by the SUNY Registrar]. 46 % of all students live on campus [SUNY New Paltz' Office of Institutional Research].

Secondly, there is a basic overall flaw in the DEIS. The proposal contains no statistical information about the projected growth of student admissions over the next 10 years and what could interfere with that growth? In the fall of 2022, campus dormitory occupancy was at 91.3% [the latest figures available from SUNY New Paltz' Office of Institutional Research]. At the present time in Albany, there is talk about budget cuts in the SUNY system. The budget of SUNY is heavily weighted towards funding the medical schools and hospital centers run by the SUNY system. The four university centers at Albany, Binghamton, Buffalo, Binghamton, and Stony Brook take much of the rest. The state colleges get what is left over. There are other factors as well. The City of New York is close to bankruptcy based on attempting to care for and house nearly two hundred thousand undocumented migrants. New York State and its finances will have to deal with this crisis. Please note that under these circumstances, the likelihood of SUNY New Paltz getting more state funding at this time needed to expand its admissions is slim

to none, even though SUNY New Paltz has a stated goal of increasing enrollment by approximately 1000 more students in three years [SUNY New Paltz' Office of Institutional Research].

Thirdly, students more and more are taking online courses to save the costs of their education and for overall convenience. 13% of all undergraduates and graduate students at SUNY New Paltz are enrolled in online courses; 18% of all graduate students alone are registered in online courses [SUNY New Paltz' Office of Institutional Research]. This fall the number of online courses were: 223 asynchronous, 34 combined, and 27 synchronous [statistics provided by the SUNY New Paltz Registrar]. Although I am aware that students in residence halls on campus also take online courses, the present number of online courses is projected to **grow significantly** in the future. Anyone reading the *Chronicle of Higher Education* could ascertain that. Indeed, it is possible that some of the existing 14 SUNY residence halls, especially the older ones, will become superfluous in the not -so-distant future, succumbing to our new world of cyberspace education.

Fourthly, the proposers make comparisons with a student housing development in the **major** city of Rochester, New York. What an absurd comparison! Apples and oranges. Wouldn't a same size SUNY College campus in a small town be more appropriate?

Is there really a need for added student housing in New Paltz, especially the size proposed in the *DEIS*?

Respectfully submitted,

Laurence M. Hauptman

To: Village of New Paltz Planning Board
From: Clive G. Jones and Donna J. Rutlin, Town of New Paltz Residents
Re: New Paltz Apartments DEIS
Date: December 22, 2023

We are writing to express concerns about the environmental impact assessment of the proposed New Paltz Apartments planned to be built at the intersection of Route 32 South and Cross Creek Road. Currently the property is in the Town of New Paltz, but the developer is requesting to annex the property to the village in order to access village water, sewer, and perhaps other services. We realize that the annexation decision is separate from the decision on environmental impacts, and so our comments here pertain only to the DEIS.

(i) Basis for calculating DEIS impacts. The DEIS is based on approximately 250 units with about 734 bedrooms, largely to be rented per bedroom. The DEIS does not specify the basis used to calculate environmental impacts; it only refers to the number of bedrooms. Yet most, perhaps all, of the environmental impacts on sewer and water demands, parking, traffic, noise, fire risk and policing needs to be based on the number of occupants in the development, not the number of bedrooms. The only circumstance in which the number of bedrooms is equal to the environmental impact is when occupancy is restricted to one person per bedroom, which seems improbable. The numerical basis of the DEIS that was used to calculate impacts must be clearly specified in any response from the developer or any amendments to the plan. The Village Planning Board then needs to ascertain whether that basis is realistic, or whether the developer has substantively under-estimated environmental impacts.

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(ii) Occupancy regulation and DEIS. What then is the expected number of occupants per bedroom? That number, together with the average total number of bedrooms rented at any one time, are the primary determinants of environmental impact. As noted above, the DEIS does not state the expected total occupancy for the entire development. Draft leases were not provided by the developer, so we do not yet know what is planned for per bedroom occupancy. We do not know if it is units that will be rented, with the renter being allowed to determine occupancy of the bedrooms, or if bedrooms will be rented independent of units with some other mechanism determining bedroom occupancy. We also do not know how any limits to occupancy per bedroom in any lease will be enforced, nor if sub-letting will be prohibited. In other words, we do not currently know how many occupants the development may contain or how that number will be regulated. It is essential that the developer provide this information because it is central to determining whether the proposed environmental impacts are realistic or not.

(iii) Expected occupancy and DEIS. Based on what is already known about student rentals in the village and on campus, it is likely that bedroom occupancy would be around 2 persons per bedroom. Rooms on campus have 2, sometimes 3, students per room, and there are no single rooms. Off-campus rentals have comparable bedroom occupancies. The reason is simple; rents are high – ca. $800-$1000 per mo per bedroom depending on whether or not utilities are

included – and most students cannot afford a single room even if it were available. It is very likely that the same situation will apply to the new development since its stated primary purpose is student housing. Consequently, environmental impacts should not be based on 734 persons (1 per bedroom). A more realistic number likely lies between 1100-1400 occupants (i.e., 1.5 to 2 per bedroom, possibly higher if 3 per bedroom were allowed). Given the developer's argument that student housing is limited, it is clear that the developer expects most bedrooms to be rented (i.e., high bedroom occupancy rates). This means that sewer and water demands, parking needs, traffic flows, noise levels, fire risk, and policing needs should be based on the above kinds of estimates.

Two examples serve to illustrate the point. The first example concerns parking. The current plan has 500 parking spaces. This appears to be based on 2 cars per unit (250 units; i.e., parking impacts are on a *per* unit basis). With 1100-1400 occupants with many students bringing their own cars, 500 spaces may well be inadequate. Increasing the number of parking spaces would substantially alter the environmental impact. So the per unit basis and the *per capita* basis come to quite different conclusions as regards environmental impact. The second example concerns sewer and water demands. If current sewer and water estimates are based on 2 persons per bedroom, an adjustment to the DEIS may not be called for. If, however, the number in the DEIS is based on 1 person per bedroom that would significantly underestimate sewer and water demand.

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There is no way to properly assess the current DEIS unless the developer provides clear rationales, expectations and justifications for the number of occupants for each of the DIES components where *per-capita* impact is relevant and provide explanation where *per-capita* is not the basis.

(iv) Exterior lighting and DEIS. The current plan appears inadequate in regard to lighting impacts and needs amending. Light pollution is recognized as an increasing environmental problem with known adverse impacts on insects, birds, bats and other mammals. Area lighting, pathway lighting and exterior lighting on units should be accordingly designed. Down-lighting should be used; warm yellow and amber colors are known to attract fewer insects than cold white colors; intensity should be sufficient for safety, but no more than that; and hours of operation should be minimized.

43

(v) Single dwelling inclusion and DEIS. Although less than clear, the site plan appears to include space for future single residential dwellings. Proposed Lot # 2 (7.9 acres) has existing buildings & structures; it is unclear whether that will be further developed. Proposed Lot # 3 (1 acre) has one existing structure; it is unclear whether that will be further developed. Proposed Lot # 4 (60.5 acres) has no information regarding further development. It is unclear whether or not existing buildings and any future construction were included in the DEIS. If they were not, then the DEIS requires revision. If they were, then the impacts of these lots need to be clearly distinguished from that of the multiple occupancy dwellings where the bulk of the impacts are expected to occur. Their relative contributions to the total impact needs to be clear.

44

(vi) Future site development and DEIS. It is clear from the site plan that if the land is annexed to
45 the Village, and perhaps even if not annexed, that the developer has plans with regard to Proposed Lot # 4 (60.5 acres). What are those plans? It may well be that plans are not required to be included in the DEIS simply because there is no current specific plan for that part of the land and the DEIS pertains only to the currently proposed development. This is a classic situation that enables developers to end up eroding the environment over time. The total current and future environmental impact of development on the entire property is what is really relevant. The eventual impact could be substantially greater than the already large footprint of the development included in the DEIS. The Village Planning Board needs to get further information from the developer about the longer term plans in order to make a judicious judgment about the environmental impacts of the development of such a large tract. Ignoring future plans for the rest of the land is irresponsible planning. If that falls outside the authority of the Village Planning Board, it needs to create a master plan that will enable such oversight.

This is undoubtedly the largest housing complex in the history of the village. It will have very large impacts on the village and surrounding town that will extend long into the future. We strongly urge the village to take more time to explore and consider all the impacts that this development will have, and in particular, to reassess the DEIS in the light of the above concerns about occupancy and impacts.

Sincerely

Clive G. Jones & Donna J. Rutlin
21 Hawk Hill Road, New Paltz, NY 12561

From: **Chris Bernabo** cbernabo@hvc.rr.com
Subject: New Paltz Apartments Proposal PB21-AX Question and Comments
Date: February 4, 2024 at 11:16
To: planningzoning@villageofnewpaltz.org
Cc: Heather Bernabo hbernabo@gmail.com

CB

Dear Village Planning Board Members,

The property in PB21-AX is in the Town. We ask that developers immediately place the pink notice of Public Hearing signs as required by New Paltz Town policy. In addition, we believe that adjacent property owners must receive USPS notification at our residential addresses.

QUESTIONS to address and responded to:

46 1. Why is the 60-acre parcel south of the project site along Jansen Road being included in the DEIS and requested for annexation? The developer states that it "will remain undeveloped." **If so it should be now placed under permanent conservation easement.** Or is it a way of using high density, dormitory style student housing as a "Trojan Horse" precedent so they can come back and claim that their next development is now consistent with the transition of our rural town to an urban city?

47 2. What actions are proposed to keep light pollution to an absolute minimum? The College has astronomy classes and a telescope in the area adjacent the proposed development, has the SUNY New Paltz Astronomers been notified of the threat of more lighting adjacent to the darkest part of campus?

48 3. What steps will be taken to reduce the noise pollution from this massive commercial development directly adjacent to a quiet Harvest Hills residential neighborhood that has existed peacefully for 25 years?

49 4. Why is college housing development going in so far from campus when the New Paltz College Foundation owns undeveloped land for this purpose directly adjacent to the campus? **That site of the formerly proposed Park Point Development avoids many issues raised by this new site.** The Park Point proposal died due the lack of requested PILOT tax abatement. How is this one going to be viable and avoid ending up abandon or turned into another purpose?

50 5. Why is more college housing needed when the college claims not to be growing and college enrollment nationwide have been declining, and will continue to do so for decades, due to shrinking demographics?

Thank you for your consideration. We await an honest and thoughtful response.

John and Heather Bernabo

19 Hawk Hill Road, New Paltz, NY 12561

Village of New Paltz Environmental Policy Board

25 Plattekill Avenue

New Paltz, New York 12561

February 16, 2024

RE: Public Comments Regarding PB21-AX:: Route 32 S and 21 Cross Creek Road; Commercial Street Partners – New Paltz Apartments;

Please note that the Village's Environmental Policy Board (EPB) is an interested party to the above-named project. The EPB meets once per month (second Tuesday of each month at 6:30pm to 8:00pm) at the Village Hall to review and discuss environmental matters related to the greater community of New Platz.

We have reviewed the application materials and offer the following comments and concerns:

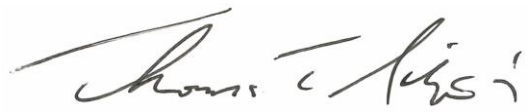
51 • Many of the draft materials submitted by the applicant (including many maps and other illustrations) are inadequate, incomplete or otherwise inaccurate. We noted specific examples of this related to identifying wetland areas in the project area. We request a more robust and complete preparation and presentation of the necessary materials.

52 • We request that the more protective of environmental requirements be required as the parcels of property transition from Town to Village governed space. Specifically, the current Town requirements for wetland protections should be considered for this project.

53 • We request a thorough review and awareness of fauna and floral species of EPB concern that are adjacent and nearby to this site. This includes many migratory birds, terrestrial mammals, endangered bats and other species.

We appreciate your consideration in this important issue. Please contact the EPB with any questions or concerns at environment@villageofnewpaltz.org. Additionally, I can be reached at (260) 416-6188.

Respectfully submitted,



Thomas T. (Ted) Nitza, Jr., P.E.

Chair, Village of New Paltz Environmental Policy Board

Cc: Mayor Tim Rogers, Village of New Paltz

Alexandria Wojcik, Village Trustee and Liaison to the EPB

Lorraine K Walsh

914-484-7723 lwalsh@sindexsystems.com 28 Hawk Hill Rd., New Paltz

February 1, 2024

To: The Village of New Paltz Planning Board

Re: New Paltz Apartments PB21-AX Proposed Project DEIS

Dear Planning Board Members,

While I have not been able to attend any of the public meetings in person, I have joined the zoom for most of them and have read the entire DEIS and supporting documents. I am not opposed to development on this property, but I do have some general concerns about the proposed project and specific questions/comments arising from the DEIS. The general concerns are: the size of development, the conceptual plan as "student housing" while having no formal relationship with SUNY, and, by extension, that this development (contrary to the claims of the development team at meetings) will not provide housing options that would appeal to or adequately service families or non-student adult working people. I understand that these are issues that will be more appropriately discussed in the context of site plan review – which is a long way away.

My questions/comments regarding the DEIS that has been submitted are enumerated below. They are not in order of importance, but rather in order of identification as I read through the documents.

54 1. Landscaping at this development should use native plants only. Most of the plant lists in the DEIS have native plants, except for one on p.vii which lists Zelkova tree – a native of Asia. Will the applicant be required to use native plants only?

55 2. On p.xxiii – there is a reference to the "Conservation Easement" on this page and throughout the DEIS. Can the applicant provide details of the easement terms they are proposing and a map clearly outlining the easement area? On p.liv it is referred to as "10 +/- acres" which is quite large and should be clearly marked on a site map.

3. On p.lvi the applicant states that this development will "reduce conflicts between SUNY students and community over late-night parties, noise," etc. As the owners of a property which borders this development, will we now have to deal with this conflict? On pp.120-121 the applicant

56 claims there will be 24/7 onsite staff to manage noise and activities. Will the presence of onsite, 24/7 managerial staff be made a condition of any approvals the project receives from the Village?

57 4. Related to above, on p.lviii there is a reference to "open space areas" which will be shared by residents of the development. Can the applicant be asked to comment on whether these "open space areas" include the wooded space between the development's built environment and the

abutting properties on Hawk Hill Road? And, if so, does the applicant plan to create a buffer zone or impediment to occupants of the apartments accessing the abutting properties?

58 5. On p.124 the applicant states that the active recreational area "will not be lit for nighttime activities." Will this be made a condition of any approvals the project receives from the Village? Additionally, can the applicant be asked to provide the expected hours of operation of the clubhouse, pool, and recreation area?

59 6. Lighting – applicant states on p.122 that dark sky lighting will be used. Can applicant be asked whether lights will be "dark sky certified" (see darksky.org)? Also, the applicant addresses the impact of lighting on Rt. 32 in the DEIS. Can the applicant be asked to address the impact of lighting on the Hawk Hill neighborhood, which has no streetlights and currently enjoys an undisturbed night sky?

60 7. On p.71 Potential Impacts, applicant states that the development will not be visible to the Hawk Hill neighborhood. This seems unlikely and should be further explored in the DEIS. Can applicant be asked to provide perspectives of the development's buildings as seen from Hawk Hill Road, specifically in the area of abutting properties?

61 8. On p.lviii the applicant's claim that they are improving the sewer collection system for the Village regarding its DEC consent order for I&I is spurious. Since the proposal is to build and use an equalization tank on the property, which should create no additional flow into the system at high-peak times, and there is no claim that existing sewer lines will be repaired or upgraded by the applicant, the project is neither a detriment nor a benefit in this regard. Perhaps if the applicant, as a condition of approvals/annexation, were to contribute to a sewer capital improvement fund the statement of improvement could be substantiated.

62 9. Likewise, applicant's claim that the extension of a water main and sewer mains, and construction of a pump station and equalization tank brings a capital investment of $1.5M at no cost to the taxpayer is also spurious. Since this infrastructure will serve one private property and is not required for any other purpose by the Village, the Village does not gain any meaningful capital investment. Additionally, their payment of user fees for municipal water and sewer services does not provide any meaningful benefit, since generally such fees are intended to cover the costs of resources and operations only – in other words, their use creates cost which they cover with fees.

63 10. More on water – on p.129 applicant claims their additional water use will not tax the capacity of the existing system. Can applicant address whether their additional water use will cause the Village to incur excess per capita water charges from NYCDEP? If so, will applicant be responsible for covering those costs or will they be distributed to all users of the water system?

64 11. [On p.63, the applicant states that there will be an on-site stormwater management system. Can the applicant explain in detail the method and timing of discharge from this system and where the discharged stormwater will go?] [There is a stream along the boundary of applicant's land and abutting properties on Hawk Hill Road. This stream is not identified on any of the applicant's maps or drawings, but it flows from the area of the applicant's existing pond and into the "cross creek." The stream is already regularly overwhelmed during high rain events. Additional flow from newly impervious ground could cause a significant impact of flooding at the back end of abutting Hawk Hill properties.] 65

66 12. P.133 list of proposed large-scale development projects seems out of date.

13. Can applicant be asked to attest that construction on, and development of this property will not cause adverse effects on the drinking water wells of the abutting Hawk Hill properties? 67
14. On p.127 applicant states that "a density bonus is not being sought for the proposed project." Can applicant be asked to make a legal attestation to this claim prior to any approvals being granted? 68
15. There are various versions of site plans in the DEIS which seem to be the result of changes made between drafts. Can the applicant provide a clean, up-to-date site plan of their proposed project marked as such and dated? 69
16. To what extent will there be the ability to scale back the project from what is proposed once annexation and rezoning of the property is done? 70
17. This applicant is asking the Town and Village to make accommodations and changes so that he/they may develop the property. Can consideration be given to increasing the affordable housing component of the project as a condition of annexation or through a special permit approval? Might the Village require other types of considerations that the developer could provide? 71

I appreciate the need for additional housing, especially affordable housing, in New Paltz. Clearly the area is going through a generational change which is putting pressure on land use and resources. What happens with this project has the potential to set precedent, good or bad, for years to come. Thank you for the work you have done and will continue to do to review this proposed project carefully and diligently.

Sincerely,

Lorraine Walsh

Lorraine Walsh and Mike Berger
28 Hawk Hill Road

William Schuster's comments were provided at the February 6, 2024, Public Hearing and have been captured in the Public Hearing Transcript.

February 6, 2024

Comments to the Village of New Paltz Planning Board public hearing on the New Paltz Apartments development proposal

Good evening, my name is William Schuster. I live at 5 Hawk Hill Road, in the town of New Paltz, on the first residential street west of the project area. My wife and I purchased this property and moved here last year in part because of the location's natural features and quiet character. We both feel that this proposal, with more than ten times higher development density, is out of character with its surrounding neighborhoods.

But my primary comments come as a forest ecologist for the past more than 30 years, managing thousands of acres of this region's forests, and studying and publishing details of how our trees and forests function and the benefits that they provide. One part of the project under consideration proposes to remove 5.6 acres of mature native forest in the northwest corner of the project area. Just walking by I can see that this is part of a healthy forest remnant more than 100 years old. The large oaks alone, as documented in my research with other colleagues, absorb and store for decades to centuries, many times more carbon than other species. The canopy emergent trees, including oaks and cottonwoods, support very high levels of biological diversity, potentially even, as mentioned in the Environmental Assessment, providing suitable nesting sites for the endangered bald eagle. Larger and older trees with cavities and/or loose bark, such as shagbark hickories common in forested wetlands, older maples, and recently dead ash trees, could potentially provide roosting sites essential for the survival of both the endangered Indiana bat and Long Eared bats. These are only a few of the benefits that such trees can provide.

It is such areas lying outside of the area previously used for agriculture, including wetlands, that I hope will be very thoroughly assessed beforehand for any potential negative ecological impacts.

It is my understanding that the Town of New Paltz, where these lands lie, requires a Tree Inventory of areas to be disturbed, or converted from forest to other land use. I do not know whether the Village requires this, but I hope that it will. I would be very happy to supply my professional assistance to the Village Planning Board, the developers, and/or their consultants, to help identify any particularly valuable trees and sections of forest on the project area.



William Schuster, Ph.D.

5 Hawk Hill Road

New Paltz, NY 12561

845-863-6432

wschuster235@gmail.com

Robert Cook

26 Hawk Hill Rd, New Paltz, NY 12561
845 255-3904
bobcook@hvc.rr.com

December 5, 2023

To: Village Planning Board,

I was reviewing the latest info and wanted to provide my feedback on some of the issues that I did not see addressed or was unable to find in all the documentation. It may be there but I am not overly familiar with the layout and may have missed it. The two issues below were brought up at the meeting held over a year ago and the first one was also brought up to Mike Moriello at an earlier meeting held at Apple Hill Farms with the Harvest Hills homeowners.

The ponds on the west side of the property between my property and his proposed apartments are a natural draw for people to fish or party. My concern is that there should be a fence and no trespassing signs to deter people from making that a more popular hangout and reduce liability issues. Mike said that was a good point and he would pursue. I am unsure where the fencing would be noted in the plans as I could not find anything other than the tree barriers.

The second was the light pollution issue. I can see where the concern was noted in the initial analysis but could not find the mitigating actions. I know the light from the Bella Terra Apartments is overly bright and am concerned that these new apartments will detract from the night sky and stargazing for neighbors, not to mention the rural character of the neighboring houses.

I have attached my comments in the following page but may have more as I try to sort through the other docs. Thank You.

Regards
Robert Cook

Issues:

60 Page XXVII – "It is expected that the proposed buildings will not be visible from the residential properties along Hawk Hill Road due to the change in elevation, the Deed Covenant of 21 Cross Creek Road (5.4 acres) within the Harvest Hills Subdivision, the existing mature trees which will remain, and the proposed landscaping and berms." I cannot envision how I will not be able to see them from my back yard at 26 Hawk Hill Rd. Will fencing be installed around the property to avoid hangouts at the existing ponds west of the complex? Also, reference is made that you will not see the complex from Skytop and I don't see that that is possible in that I can see my house and the metal roof of the structure on Rt 32. 77

59 Page XLII - Lighting impacts refer mainly to the spill onto neighboring residences but makes no reference as to the impact of light pollution on sky views for star gazing and such. What is the impact and mitigation?

65 Page XLIV - " Stormwater generation will increase post-development due to the increase in impervious surface area. However, the proposed drainage plan will accommodate all stormwater onsite." This is critical as the stream along Cross Creek already floods every other year in the spring. Also, while not an endangered species, there has been a coyote with pups there for each of the last three years. I have not seen beavers at the pond for the last several years though.

79 Page LV – Concerning land use and zoning. This seems like a gerrymandering to include this as a part of the village when it is virtually surrounded by "town" parcels. Wouldn't it make sense to also annex the town property north on 32 (west side) so it is not an island between village parcels. If the village does annex this property, are there any assurances that they will not annex the Harvest Hills homes?

80 Page LVI – "Reduces the potential for conflicts between SUNY students and community residents over late-night parties, noise and parking complaints, unsightly properties, and other quality of life concerns." Doesn't it just move it from the downtown village to this complex?

78 Page 8 of Project description – Very interested in "dark sky" impacts which should be addressed prior to acceptance of DEIS.

81 Page 11 – Storm runoff – If I understand this correctly, these new transitional ponds will hold runoff and be held until a drier period for release, correct?

82 Page 31 – Just for clarity – no water will be obtained from any well drilling on the site, correct? I just want to insure no impact to Harvest Hills homes demands from their existing wells.

Appendix A-4.2 – The black boundary lines are not entirely accurate with the survey stakes.

.....Robert Cook, 26 Hawk Hill Rd, New Paltz, NY 12561-3800

bobcook@hvc.rr.com 845 255-3904

Village of New Paltz Planning Board

New Paltz Apartments DEIS
Planning Board Comments

April 16, 2024

The Planning Board wishes to emphasize and add the following items, as an addition to the public comment on the DEIS.

1) Wetlands:

29 a) The Town Environmental Conservation Board requested that the Town wetlands inspector conduct an inspection of the site. The Planning Board supports inspection by the Town's wetlands inspector before the EIS is finalized.

30 b) The Town's wetland buffer setbacks should be depicted and applied to the project design as a means of mitigating wetland impacts.

2) Maps:

34 a) The Planning Board notes the comments from David Jakim regarding legibility and accuracy of certain maps and requests correction of the identified issues.

3) Student occupancy:

83 a) There is ambiguity about whether the project will be exclusively rented to students or designed primarily for students. There should be a statement clarifying project occupancy.

84 b) Impact calculations should be based on student occupancy. Specifically, the number of emergency calls anticipated should reflect data from students housed in an apartment setting. This age cohort and housing style likely generates a greater than average volume of emergency calls. If on-site residential or security staff would be provided, that should be indicated as a mitigating factor.

4) Housing affordability and diversity:

85 a) Greater diversity of housing types is recommended to mitigate impact on community character and accommodate variations in demand.

86 b) More details should be provided on how compliance with Village affordable housing requirements will be achieved.

87 c) Units appropriate for families should be provided. The Affordable Housing Board maintains a list of tenants qualified for affordable housing, and the demand is primarily families. New units should be suitable for the demand.

5) Public presentation:

88 a) A 3-D model (e.g. diorama) is suggested to improve the public's ability to visualize and comment on the project.

6) Overall project size:

89 a) The overall size of the project should be scaled back to mitigate impacts. In particular, eliminating the northern-most set of buildings would create a more compact layout and mitigate impacts on wetlands.

APPENDIX E:
August 16, 2023 Letter from Michael Moriello, Esq.

LAW OFFICE OF
MICHAEL A. MORIELLO, P.C.
111 Green Street
Michael A. Moriello, Esq. **Post Office Box 4465** **Tel: (845) 338-6603**
Kingston, New York 12402 **Fax: (845) 340-1614**
E-Mail: mike@moriellolaw.com

August 16, 2023

Passero Associates PC
Zina Lagonegro, AICP
242 West Main Street, Suite 100
Rochester, New York 14614

RE: DEIS Draft Narratives: Former Agricultural Lands and Affordable Housing

[VIA E-MAIL]

Dear Zina:

In accordance with your request, I offer the following draft narratives, in Word Format, same in connection with the above referenced matter.

1.) Former Agricultural Lands.

a.) All of the build portion of the housing units, area (basically the rolling portion of the project site located easterly of the Harvest Hills Subdivision) was farmed as apple orchard until the year 1999.

b.) The terraced portion of the project site was farmed as apple orchard until 2003.

2.) Affordable Housing.

The Project Sponsor has reviewed the Affordable Housing Law, Chapter 132 of the Village of New Paltz Code, and agrees to comply with all provisions set forth within the Law.

In specific address of the Affordable Housing Law recitals, the Project Sponsor offers the following:

1.) Section 132-2: There will be a designated Project Sponsor Affordable Housing Representative who will coordinate directly with the Village of New Paltz Housing Board ["Housing Board"] for eligibility requirements, eligibility priority list and an annual report in order to achieve Housing Board Certification.

2.) Section 132-3: There is no current plan to request a density bonus and it is the Project Sponsor's commitment to provide for the 10% affordable housing requirement. The affordable housing units will be integrated throughout the project site and will not be isolated in any manner.

3.) Section 132-4: All Village of New Paltz Forms for "Gross Income Disclosure" will be complied with in accordance with the 60% Ulster County Median Income, adjusted for family size, as the qualifying income.

4.) Section 132-5: As required, all Lease Agreement will be in writing and will not exceed a term of 2 years.

5.) Section 132-6: The Maximum Monthly Rental Formula set forth within the Law will be applied to all affordable housing tenants, verified by the Affordable Housing Representative and coordinated with the Housing Board in all instances.

6.) Section 132-9: Submittal of the "Eligibility and Priority Listing", as matched up with potential tenants, will be reviewed in conjunction with the Housing Board in all instances.

7.) Section 132-10: Restrictive Deed Covenants will be made of record within the Offices of the Ulster County Clerk by Project Sponsor. In this regard, it is expected that this will be a condition of Final Approvals.

In addition, the Project Sponsor Attorney plans to confer with Village of New Paltz Attorney, Will Frank, Esq., in order to maintain consistency with prior Affordable Housing Restrictive Deed Covenants recitals. This draft Instrument will also be submitted for review by the Housing Board,

Planning Board, and the Village Board of Trustees prior to recording within the Offices of the Ulster County Clerk.

8.) Section 132-11: All required "written permission" approval for repairs and "original builder's specification level" documentation will be coordinated by the Affordable Housing Representative and the Housing Board.

9.) Section 132-12: All affordable housing vacancies will be promptly reported to the Housing Board by the Affordable Housing Representative so that the units may be re-let in accordance with the Affordable Housing Law Procedures.

In this regard, the Project Sponsor has participated in a Zoom meeting with Housing Board Members and further meetings with the Housing Board will be forwarded in the future.

The Project Sponsor is committed to working with the Housing Board, the Planning Board, and the Village of New Paltz Board of Trustees in order to provide for high quality, safe and compliant affordable housing for the New Paltz Apartments Project.

Zina, I am good with whatever changes you think should be made in the foregoing paragraphs. In this regard, I have parroted back the Affordable Housing Law language and you may wish to supplement the same with further information following review by Tom George.

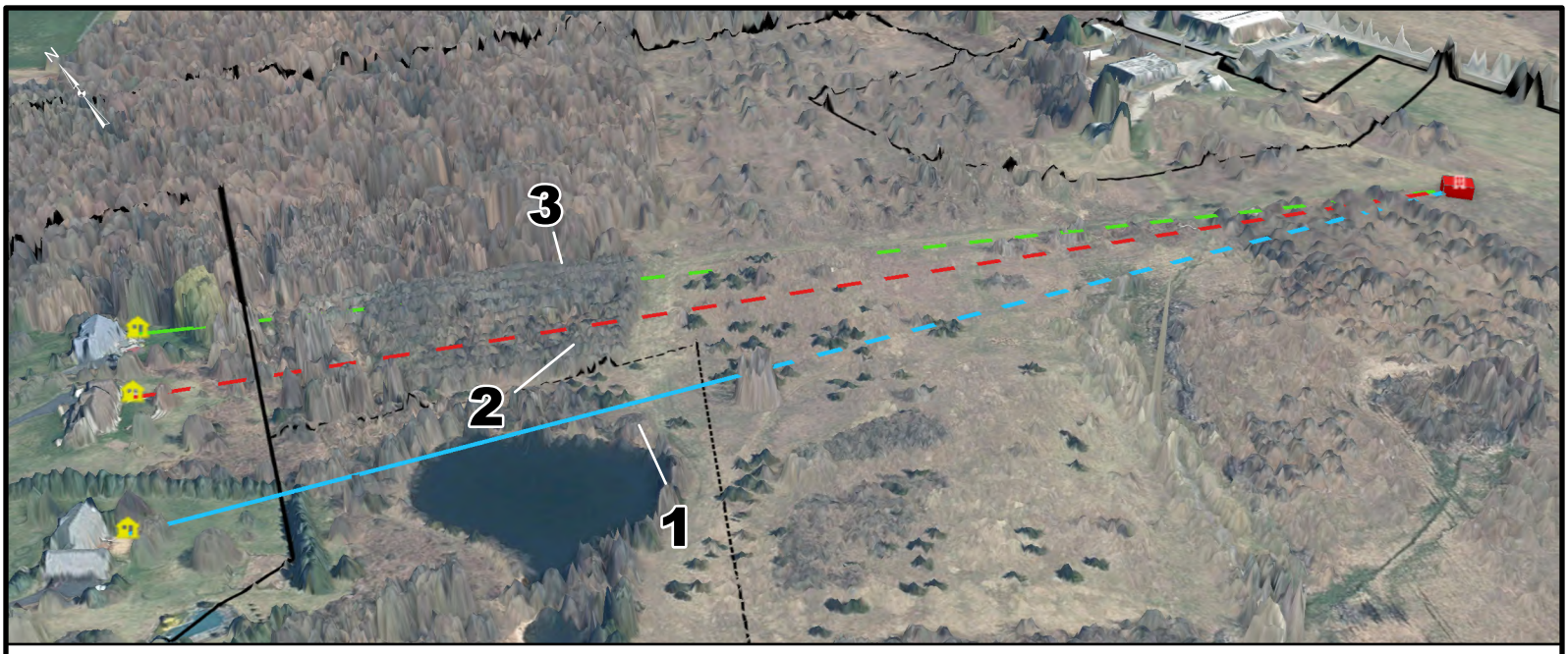
Should you have any questions, do not hesitate to contact me.

Very truly yours,

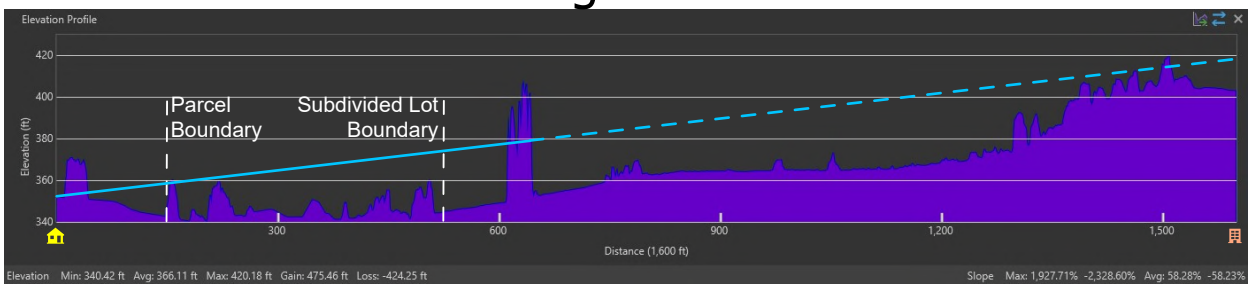
Michael A. Morello

MAM:bak
cc: Tom George
Jess Sudol, PE
John Mullen
Ed Cooper
Chris La Porta, PE
Stacey Kurian
[all via e-mail]

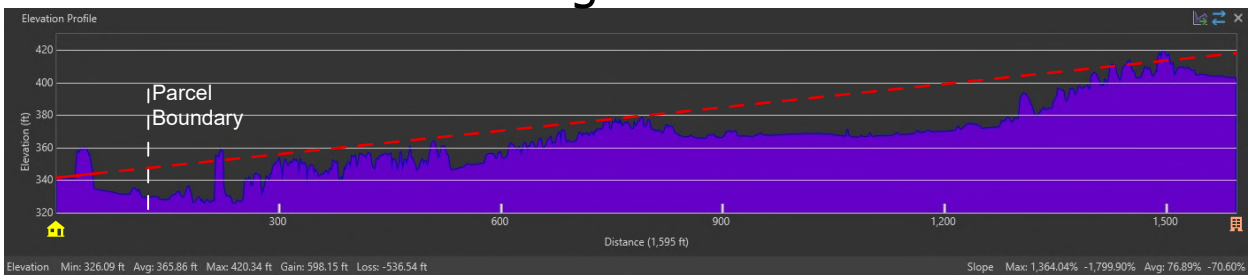
APPENDIX F: Sightline Analysis from Hawk Hill Road



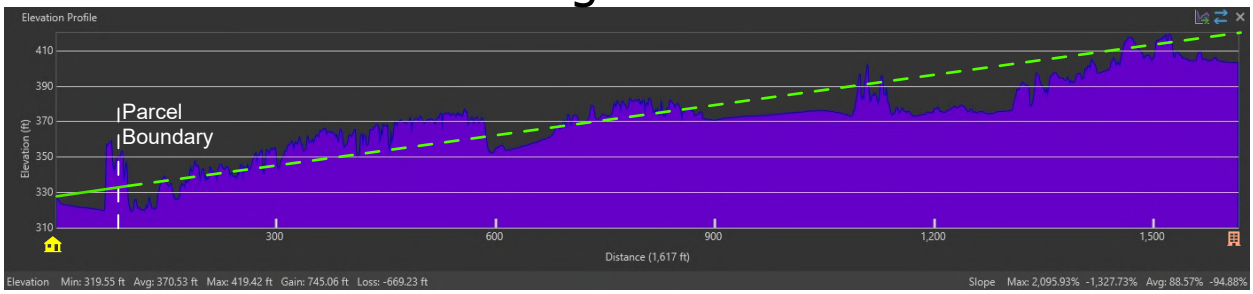
Sightline 1



Sightline 2



Sightline 3



Legend

- Houses
- Sightline 1
- Sightline 2
- Sightline 3
- Proposed Apartment Building
- Project Site
- Subdivided Lot Boundaries

*sightlines are dashed if obstructed

Project Sightline Analysis

Maps created by: Passero Associates GIS
CRS: NAD83 State Plane New York East
Municipality: Village of New Paltz
Source: Discover GIS Data NY

PASSERO engineering architecture

Service Credits:
New York State, Maxar, Microsoft

Date: 3/25/2024

APPENDIX G: Civil Plan Set – FEIS Plan



HORIZONTAL SCALE
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SCALE: 1"=100'

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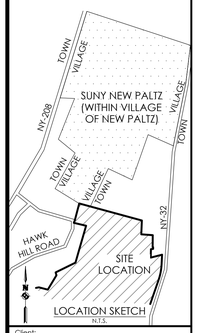
PASSERO ASSOCIATES
engineering architecture

NEW PALTZ APARTMENTS

FINAL ENVIRONMENTAL IMPACT STATEMENT PLANS

NEW PALTZ | ULSTER | NEW YORK

PN: 20192788.0001



LOCATION SKETCH
N.T.S.

Client:
COMMERCIAL STREET PARTNERS
64 COMMERCIAL STREET
ROCHESTER, NY 14614

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge: Jess D. Sudol, PE.
Project Manager: Christopher LaPorta, PE.
Designed by: Austin Goodwin, EIT.

STATE OF NEW YORK JESS DANIEL SUDOL 092223 LICENSED PROFESSIONAL ENGINEER

APPROVED BY _____ DATE _____
PLANNING BOARD CHAIRMAN

APPROVED BY _____ DATE _____
TOWN ENGINEER

APPROVED BY _____ DATE _____
COMMISSIONER OF PUBLIC WORKS

APPROVED BY _____ DATE _____
FIRE MARSHAL

SHEET INDEX

	C 101	COVER
	C 102	SUBDIVISION MAP
	C 103 - 104	EXISTING CONDITIONS/DEMOLITION PLAN
	C 105 - 106	SITE PLAN
	C 107 - 108	UTILITY PLAN
	C 109 - 110	GRADING PLAN
	C 111 - 112	PROFILES
PLANTING DESIGN IN PROGRESS	C 113 - 114	LANDSCAPING & LIGHTING PLAN
IN PROGRESS / NOT INCLUDED	C 115	NYSDOT STATE ROUTE 32 CONNECTION
IN PROGRESS / NOT INCLUDED	C 201 - 203	NOTES AND DETAILS

Revisions

No.	Date	By	Description
1	8/31/23	CJL	REVISED PER VILLAGE COMMENTS
2	02/28/24	ABG	PER FEIS COMMENTS

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

COVER

NEW PALTZ FEIS PLAN

Town/City: NEW PALTZ
County: ULSTER State: NEW YORK

Project No. 20192788.0001

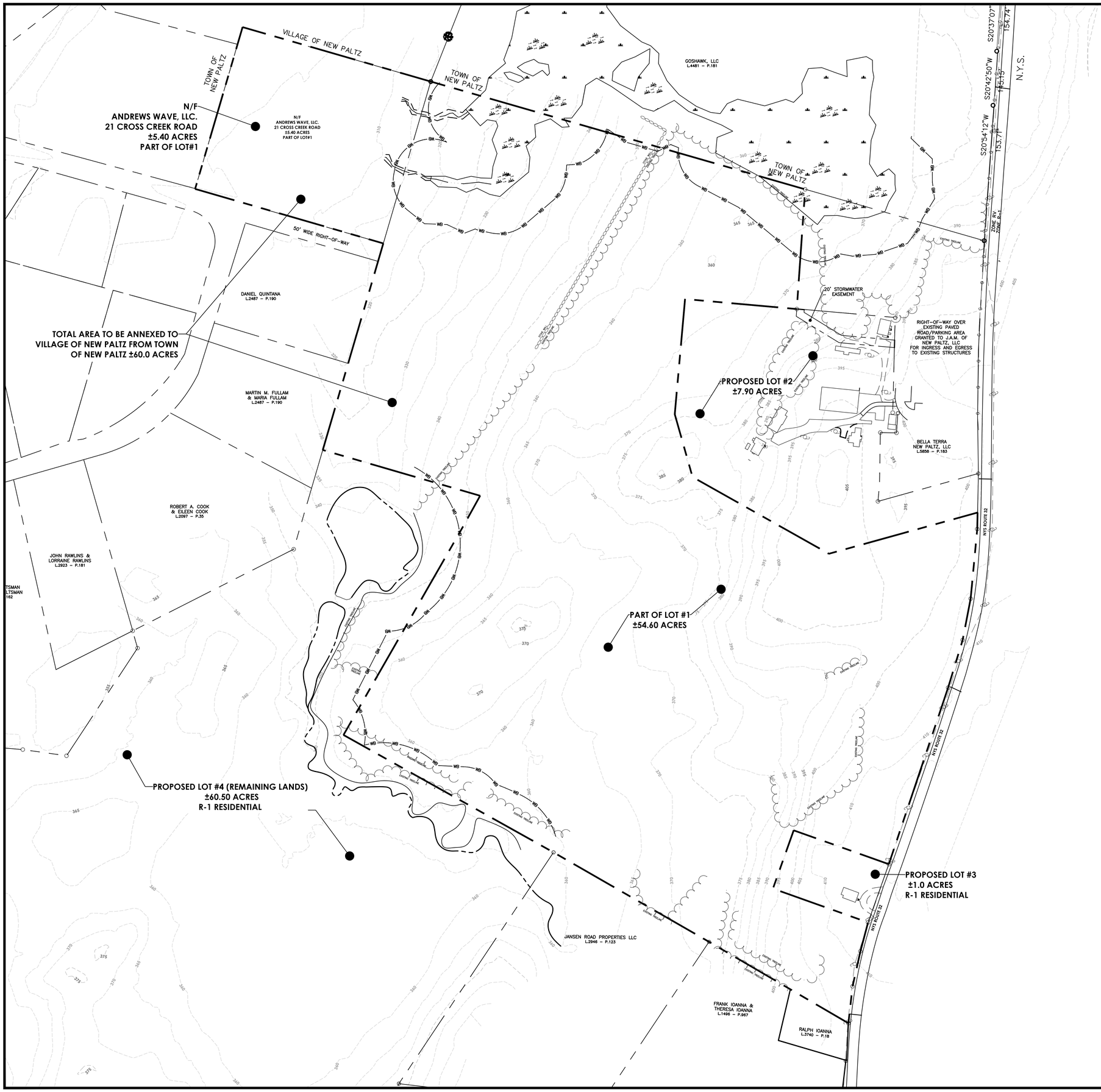
Drawing No. C 101 | Sheet No. 1

Scale: 1" = 100'

Date FEBRUARY 2024

50% CD FEIS SET. NOT FOR CONSTRUCTION

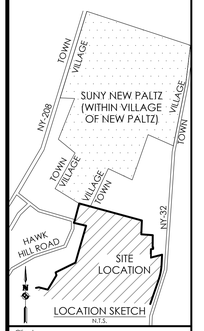
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HORIZONTAL SCALE
100 0 50 100 200
SCALE: 1"=100'

N

PARCEL SUBDIVISION	
LOT	ACREAGE
LOT #1	60.0 ACRES
LOT #2	7.9 ACRES
LOT #3	1.0 ACRES
LOT #4	60.5 ACRES



PASSERO ASSOCIATES
engineering architecture

Client:
COMMERCIAL STREET PARTNERS
64 COMMERCIAL STREET
ROCHESTER, NY 14614

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge: Jess D. Sudol, PE.
Project Manager: Christopher LaPorta, PE.
Designed by: Austin Goodwin, EIT.

STATE OF NEW YORK
JESS DANIEL SUDOL
097233
LICENSED PROFESSIONAL ENGINEER

Revisions

No.	Date	By	Description
1	8/31/23	C.L.	REVISED PER VILLAGE COMMENTS
2	02/28/24	ABG	PER FEIS COMMENTS

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SUBDIVISION PLAN

NEW PALTZ
FEIS PLAN

Town/City: NEW PALTZ
County: ULSTER
State: NEW YORK

Project No.: 20192788.0001
Drawing No.: C 102
Sheet No.: 2
Scale: 1" = 100'
Date: FEBRUARY 2024

50% CD FEIS SET. NOT FOR CONSTRUCTION

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MATCH LINE C 104

MATCH LINE C 104

BELLA TERRA
NEW PALTZ, LLC
L.5858 – P.183

NYS ROUTE 32

EXISTING TREELINE

±3,471 SF OF PROPOSED CLEARING

±12,044 SF OF PROPOSED CLEARING

±18,264 SF OF PROPOSED CLEARING

±191,905 SF OF PROPOSED CLEARING

±29,411 SF OF PROPOSED CLEARING

±20,361 SF OF PROPOSED CLEARING

±3,992 SF OF PROPOSED CLEARING

±2,367 SF OF PROPOSED CLEARING

±19,850 SF OF PROPOSED CLEARING

PROPOSED CLEARING LIMITS

EXISTING PROPERTY LINE

JANSEN ROAD PROPERTIES LLC
L.2946 – P.123

HORIZONTAL SCALE
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SCALE: 1"=50'

N

LEGEND - DEMO:

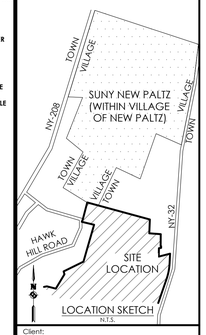
- PROPERTY BOUNDARY
- MATCH LINE
- R.O.W.
- EXISTING CENTER LINE ROAD
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING EASEMENT LINE
- SETBACK
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING WATER SERVICE & VALVE
- EXISTING STORM SEWER & MH
- EXISTING SIGN
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING ELECTRIC LINE & POLE
- EXIST. LIGHT POLE
- EXIST. ELECTRIC MANHOLE
- EXIST. ELECTRIC HANDHOLE
- EXIST. GAS VALVE
- EXIST. GAS MAIN
- EXIST. WATER MAIN
- EXIST. ELECTRIC LINE
- EXISTING FEATURE TO BE REMOVED
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING TREES TO BE CLEARED
- EXISTING ASPHALT TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- 100' WETLAND BUFFER
- STREAM CENTERLINE
- WETLAND BOUNDARY

DEMOLITION NOTES:

1. CONTRACTOR IS RESPONSIBLE TO CALL DIG SAFE 811 PRIOR TO BEGINNING DEMOLITION.
2. WITHIN LIMIT LINES, ALL AT GRADE UTILITIES SUCH AS TRANSFORMERS, GENERATORS, ETC TO BE REMOVED.
3. PRIOR TO ANY DEMOLITION TAKING PLACE, CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE WORK AREA OR THOSE EXPECTED TO BE AFFECTED BY NEW WORK, AND SUBSURFACE FEATURES.
4. CONTRACTOR TO COORDINATE ALL UTILITY SHUT DOWNS, RELOCATIONS, SERVICE INSTALLATIONS WITH THE LOCAL UTILITY COMPANIES.
5. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL DEACLUSHED MATERIAL IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
6. ALL EXISTING FEATURES TO BE REMOVED ARE NOT SHOWN ON SUBSEQUENT PLANS FOR CLARITY.
7. CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES TO REMAIN. DAMAGE TO EXISTING FEATURES TO REMAIN SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
8. ALL SURFACES THAT ARE DISTURBED DUE TO UTILITY CONSTRUCTION, OUTSIDE OF THE MAJOR WORK AREAS, ARE TO BE RESTORED TO PRE-CONSTRUCTION CONDITION, IN ACCORDANCE WITH THE ASPHALT AND CONCRETE SECTION DETAILS INCLUDED IN THESE PLANS. LAWN AREAS ARE TO RE-ESTABLISHED WITH 4 INCHES OF TOPSOIL (MINIMUM) AND HYDROSEED.
9. ANY MATERIALS CONTAINING ASBESTOS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. NOTE THIS MAY INCLUDE UNDERGROUND UTILITIES.
10. ALL UTILITIES NOT SLATED FOR DEMOLITION ARE TO REMAIN FUNCTIONAL UPON COMPLETION OF DEMOLITION. THIS INCLUDES BYPASS PUMPING, IF NECESSARY
11. EXISTING UTILITIES THAT ARE PROPOSED TO BE REMOVED, UNLESS OTHERWISE INDICATED, SHALL BE EXCAVATED, UTILITY MATERIAL REMOVED, AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS. ALL TRENCHES SHALL BE BACKFILLED WITH GRANULAR FILL, COMPACTED IN 12" LIFTS TO 95% MODIFIED PROCTOR TEST. ALL DISTURBED AREAS SHALL BE RESTORED IN KIND IN ACCORDANCE WITH THE DETAILS IN THESE PLANS AND AT A MINIMUM TO THEIR ORIGINAL STATE.
12. AREAS OF ASPHALT AND CONCRETE REMOVAL SHALL BE SAWCUT WITH A NEAT STRAIGHT LINE AT ALL REMOVAL LIMITS.
13. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL DEMOLITION PERMITS AND INCLUDE ALL FEES ASSOCIATED WITH THOSE PERMITS, IN THEIR BID.
14. IF ANY ENVIRONMENTAL CONDITIONS OR ISSUES, NOT PREVIOUSLY IDENTIFIED, ARE ENCOUNTERED DURING DEMOLITION, THE OWNER AND THE CONTRACTOR(S) SHALL IMMEDIATELY NOTIFY THE TOWN, ULSTER COUNTY HEALTH DEPARTMENT AND NYSDEC BEFORE CONTINUING THE DEMOLITION PROCESS.
15. ALL MATERIALS SHALL BE RECYCLED, WHEN APPROPRIATE.
16. THE CONTRACTOR SHALL OBTAIN ALL SEWER PERMITS PRIOR TO DEMOLITION.
17. ALL SPOIL MATERIALS FROM DEMOLITION OR EARTHWORK, SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT THE CONTRACTORS EXPENSE.
18. ALL EXISTING STRUCTURES THAT ARE ABANDONED IN PLACE, SHALL BE REMOVED TO A DEPTH OF 2 FEET BELOW FINISHED GRADE. STRUCTURES SHALL BE FILLED WITH CRUSHED STONE, (MEETING NYSDOT STANDARD SPECIFICATION SECTION 304) COMPACTED IN 12" LIFTS TO 95% MODIFIED PROCTOR TEST.

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64 COMMERCIAL STREET
ROCHESTER, NY 14614

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Principal-in-Charge: Jess D. Sudol, PE.
Project Manager: Christopher LaPorta, PE.
Designed by: Austin Goodwin, EIT.

JESS DANIEL SUDOL 095235 LICENSED PROFESSIONAL ENGINEER STATE OF NEW YORK

Revisions

No.	Date	By	Description
1	8/31/23	CJL	REVISED PER VILLAGE COMMENTS
2	02/28/24	ABG	PER FEIS COMMENTS

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EXISTING CONDITION / DEMOLITION PLAN

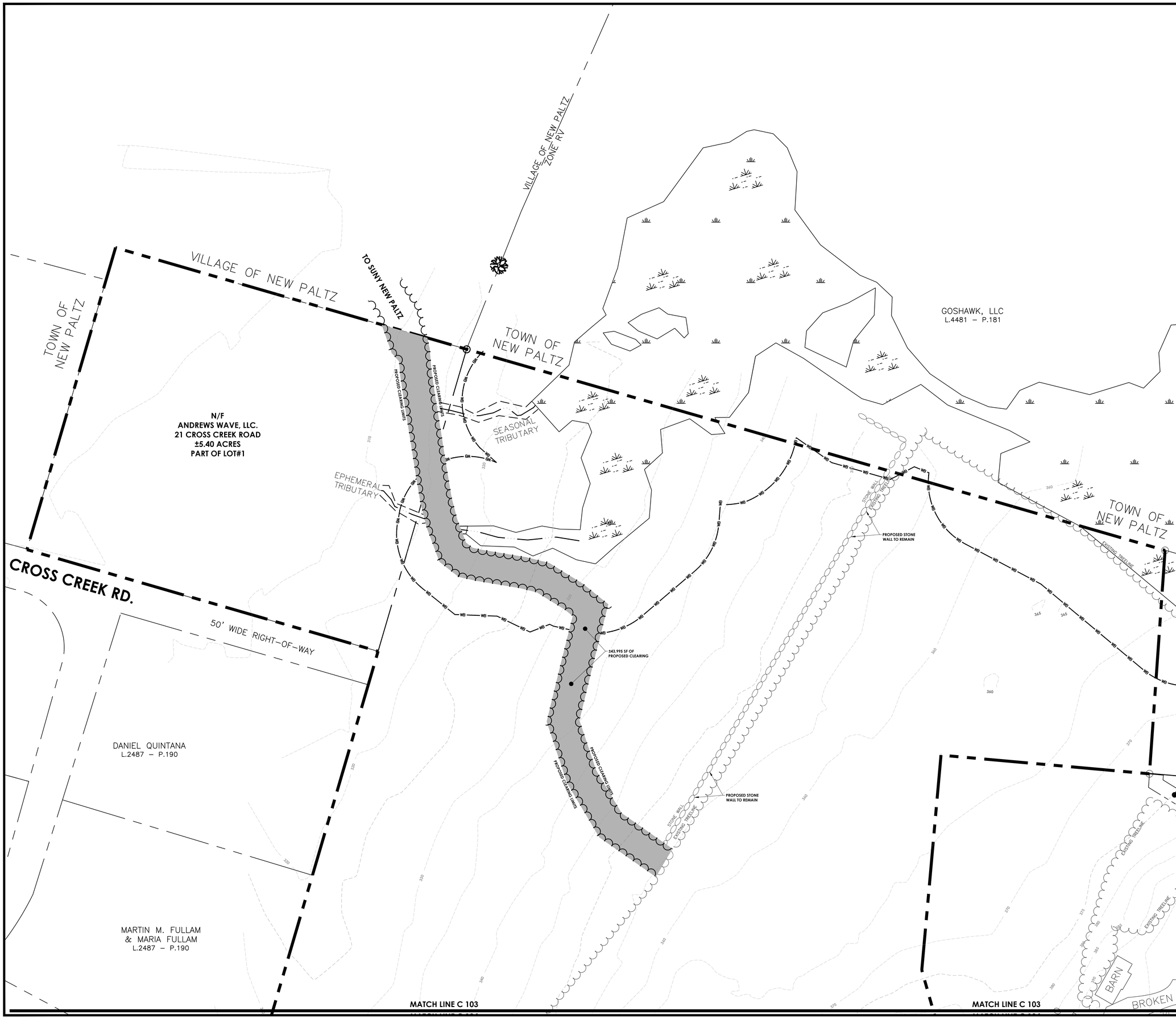
NEW PALTZ
FEIS PLAN

Town/City: NEW PALTZ
County: ULSTER
State: NEW YORK

Project No.: 20192788.0001
Drawing No.: C 103
Sheet No.: 3
Scale: 1" = 50'
Date: FEBRUARY 2024

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HORIZONTAL SCALE

50 0 25 50 100

SCALE: 1"=50'

LEGEND - DEMO:

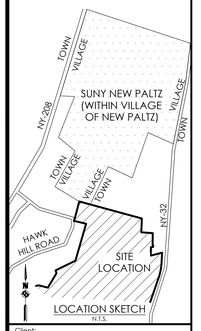
- PROPERTY BOUNDARY
- MATCH LINE
- R.O.W.
- EXISTING CENTER LINE ROAD
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING EASEMENT LINE
- SETBACK
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING STORM SEWER & MH
- EXISTING WATER SERVICE & VALVE
- EXISTING SIGN
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING ELECTRIC LINE & POLE
- EXIST. LIGHT POLE
- EXIST. ELECTRIC MANHOLE
- EXIST. ELECTRIC HANDHOLE
- EXIST. GAS VALVE
- EXIST. GAS MAIN
- EXIST. WATER MAIN
- EXIST. ELECTRIC LINE
- EXISTING FEATURE TO BE REMOVED
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING TREES TO BE CLEARED
- EXISTING ASPHALT TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- 100' WETLAND BUFFER
- STREAM CENTERLINE
- WETLAND BOUNDARY

DEMOLITION NOTES:

1. CONTRACTOR IS RESPONSIBLE TO CALL DIG SAFE 811 PRIOR TO BEGINNING DEMOLITION.
2. WITHIN LIMIT LINES, ALL AT GRADE UTILITIES SUCH AS TRANSFORMERS, GENERATORS, ETC TO BE REMOVED.
3. PRIOR TO ANY DEMOLITION TAKING PLACE, CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE WORK AREA OR THOSE EXPECTED TO BE AFFECTED BY NEW WORK, AND SUBSURFACE FEATURES.
4. CONTRACTOR TO COORDINATE ALL UTILITY SHUT DOWNS, RELOCATIONS, SERVICE INSTALLATIONS WITH THE LOCAL UTILITY COMPANIES.
5. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLISHED MATERIAL IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
6. ALL EXISTING FEATURES TO BE REMOVED ARE NOT SHOWN ON SUBSEQUENT PLANS FOR CLARITY.
7. CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES TO REMAIN. DAMAGE TO EXISTING FEATURES TO REMAIN SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
8. ALL SURFACES THAT ARE DISTURBED DUE TO UTILITY CONSTRUCTION, OUTSIDE OF THE MAJOR WORK AREAS, ARE TO BE RESTORED TO PRE-CONSTRUCTION CONDITION, IN ACCORDANCE WITH THE ASPHALT AND CONCRETE SECTION DETAILS INCLUDED IN THESE PLANS. LAWN AREAS ARE TO BE RE-ESTABLISHED WITH 4 INCHES OF TOPSOIL (MINIMUM) AND HYDROSEED.
9. ANY MATERIALS CONTAINING ASBESTOS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. NOTE THIS MAY INCLUDE UNDERGROUND UTILITIES.
10. ALL UTILITIES NOT SLATED FOR DEMOLITION ARE TO REMAIN FUNCTIONAL UPON COMPLETION OF DEMOLITION. THIS INCLUDES BYPASS PUMPING, IF NECESSARY
11. EXISTING UTILITIES THAT ARE PROPOSED TO BE REMOVED, UNLESS OTHERWISE INDICATED, SHALL BE EXCAVATED. UTILITY MATERIAL REMOVED, AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS. ALL TRENCHES SHALL BE BACKFILLED WITH GRANULAR FILL COMPACTED IN 12" LIFTS TO 95% MODIFIED PROCTOR TEST. ALL DISTURBED AREAS SHALL BE RESTORED IN KIND IN ACCORDANCE WITH THE DETAILS IN THESE PLANS AND AT A MINIMUM TO THEIR ORIGINAL STATE.
12. AREAS OF ASPHALT AND CONCRETE REMOVAL SHALL BE SAWCUT WITH A NEAT STRAIGHT LINE AT ALL REMOVAL LIMITS.
13. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL DEMOLITION PERMITS AND INCLUDE ALL FEES ASSOCIATED WITH THOSE PERMITS, IN THEIR BID.
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Designed by: Austin Goodwin, EIT.

STATE OF NEW YORK — JESS DANIEL SUDOL — 095346 — LICENSED PROFESSIONAL ENGINEER

Revisions

No.	Date	By	Description
1	8/31/23	C.L.	REVISED PER VILLAGE COMMENTS
2	02/28/24	ABG	PER FEIS COMMENTS

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EXISTING CONDITION / DEMOLITION PLAN

NEW PALTZ
FEIS PLAN

Town/City: NEW PALTZ
County: ULSTER
State: NEW YORK

Project No.: 20192788.0001

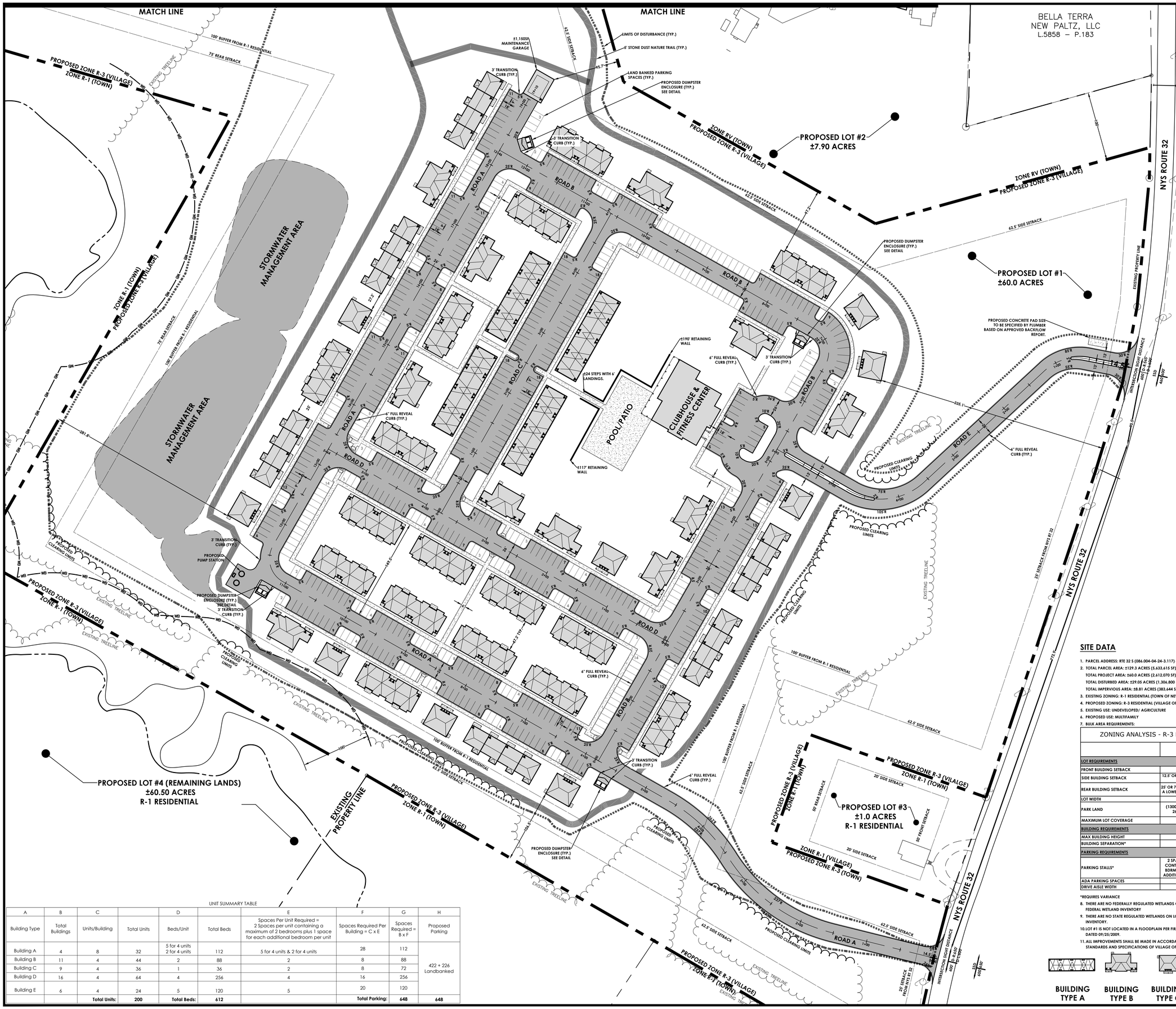
Drawing No.: C 104
Sheet No.: 4

Scale: 1" = 50'

Date: FEBRUARY 2024

50% CD FEIS SET. NOT FOR CONSTRUCTION

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NATURE TRAILS	
Trail	Proposed
Stone Dust Trail	1.20 AC (52,227 SF)

SITE DATA

1. PARCEL ADDRESS: RTE 32 S (086.004-04-24-3.117) & 21 CROSS CREEK ROAD (086.4-2-4.340)
2. TOTAL PARCEL AREA: ±129.3 ACRES (5,633,615 SF)
   TOTAL PROJECT AREA: ±60.0 ACRES (2,612,070 SF)
   TOTAL DISTURBED AREA: ±29.05 ACRES (1,306,800 SF.)
   TOTAL IMPERVIOUS AREA: ±8.81 ACRES (383,644 SF.)
3. EXISTING ZONING: R-1 RESIDENTIAL (TOWN OF NEW PALTZ)
4. PROPOSED ZONING: R-3 RESIDENTIAL (VILLAGE OF NEW PALTZ) (LOT #1 ONLY)
5. EXISTING USE: UNDEVELOPED/ AGRICULTURE
6. PROPOSED USE: MULTIFAMILY
7. BULK AREA REQUIREMENTS:

ZONING ANALYSIS - R-3 RESIDENTIAL (VILLAGE ZONING)

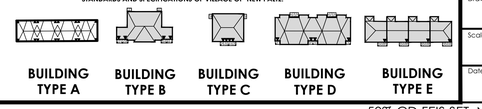
	REQUIRED	PROPOSED
LOT REQUIREMENTS		
FRONT BUILDING SETBACK	25'	335.1'
SIDE BUILDING SETBACK	12.5' OR 62.5' ABUTTING RESIDENTIAL DISTRICT	81.1'
REAR BUILDING SETBACK	25' OR 75' ABUTTING A RESIDENCE ON A LOWER DENSITY RESIDENTIAL ZONE	280.9'
LOT WIDTH	50'	1,520'
PARK LAND	(1300 SF / UNIT) x (200 UNITS) = 260,000 SF = 5.97 ACRES	>5.97 ACRES
MAXIMUM LOT COVERAGE	60%	15%
BUILDING REQUIREMENTS		
MAX BUILDING HEIGHT	30'	<30'
BUILDING SEPARATION*	50' MIN.	25' MIN *
PARKING REQUIREMENTS		
PARKING STALLS*	2 SPACES PER DWELLING UNIT CONTAINING A MAXIMUM OF 2 BDRMS PLUS 1 SPACE FOR EACH ADDITIONAL BDRM PER UNIT = 648	422 PROPOSED SPACES + 226 LAND BANKED SPACES = 648 SPACES
ADA PARKING SPACES	14	14
DRIVE AISLE WIDTH	26' MIN.	26 MIN'

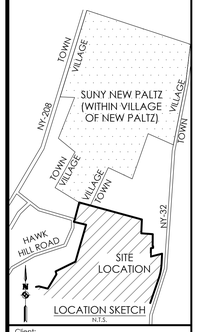
*REQUIRES VARIANCE

8. THERE ARE NO FEDERALLY REGULATED WETLANDS ON LOT #1 ACCORDING TO THE USACOE FEDERAL WETLAND INVENTORY
9. THERE ARE NO STATE REGULATED WETLANDS ON LOT #1 ACCORDING TO NYSDEC WETLAND INVENTORY.
10. LOT #1 IS NOT LOCATED IN A FLOODPLAIN PER FIRM MAP COMMUNITY PANEL NO. 3608590 DATED 09/25/2009.
11. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF VILLAGE OF NEW PALTZ.

UNIT SUMMARY TABLE

A	B	C		D		E	F	G	H
Building Type	Total Buildings	Units/Building	Total Units	Beds/Unit	Total Beds	Spaces Per Unit Required = 2 Spaces per unit containing a maximum of 2 bedrooms plus 1 space for each additional bedroom per unit	Spaces Required Per Building = C x E	Spaces Required = B x F	Proposed Parking
Building A	4	8	32	5 for 4 units 2 for 4 units	112	5 for 4 units & 2 for 4 units	28	112	422 + 226 Landbanked
Building B	11	4	44	2	88	2	8	88	
Building C	9	4	36	1	36	2	8	72	
Building D	16	4	64	4	256	4	16	256	
Building E	6	4	24	5	120	5	20	120	
		Total Units:	**200**	**Total Beds:**	**612**		**Total Parking:**	**648**	**648**





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STATE OF NEW YORK · JESS DANIEL SUDOL · 092223 · LICENSED PROFESSIONAL ENGINEER

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SITE PLAN

NEW PALTZ
FEIS PLAN

Town/City: NEW PALTZ
County: ULSTER
State: NEW YORK

Project No.
20192788.0001

Drawing No. C 105
Sheet No. 5

Scale: 1" = 50'

Date: FEBRUARY 2024

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HORIZONTAL SCALE
50 0 25 50 100
SCALE: 1"=50'

LEGEND:
- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CENTER LINE ROAD
- SETBACK / BUFFERS
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED PARKING COUNT
- PROPOSED CONCRETE
- PROPOSED PAVEMENT, CURB & PARKING STALLS
- PROPOSED FENCE
- PROPOSED SIGN
- WETLAND BOUNDARY
- WETLAND BUFFER

NATURE TRAILS	
Trail	Proposed
Stone Dust Trail	1.20 AC (52,227 SF)

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VILLAGE OF NEW PALTZ
ZONE RV

VILLAGE OF NEW PALTZ

TO SUNY NEW PALTZ

TOWN OF NEW PALTZ

TOWN OF NEW PALTZ

GOSHAWK, LLC
L.4481 – P.181

42.5' SIDE SETBACK

75' REAR SETBACK

N/F
ANDREWS WAVE, LLC.
21 CROSS CREEK ROAD
±5.40 ACRES
PART OF LOT#1

ZONE RV (TOWN)
PROPOSED ZONE R-3 (VILLAGE)

STONE WALL
EXISTING TREELINE

100' BUFFER FROM R-1 RESIDENTIAL

75' REAR SETBACK

EEK RD.

50' WIDE RIGHT-OF-WAY

AREA TO BE ANNEXED TO VILLAGE OF NEW PALTZ FROM TOWN OF NEW PALTZ. ±60.0 ACRES

ZONE R-1 (TOWN)
PROPOSED ZONE R-3 (VILLAGE)

DANIEL QUINTANA
L.2487 – P.190

MARTIN M. FULLAM
& MARIA FULLAM
L.2487 – P.190

100' BUFFER FROM R-1 RESIDENTIAL

PROPOSED CLEARING LIMITS

LIMITS OF DISTURBANCE (TYP.)

PROPOSED CHAIN LINK SECURITY FENCE

PROPOSED 1-ACRE TIER 2 SOLAR ARRAY.

5' STONE DUST NATURE TRAIL (TYP.)

42.5' FRONT SETBACK

20' STORM EASEM

PROPOSED LOT #2
±7.90 ACRES

MATCH LINE

MATCH LINE

LOCATION SKETCH
N.T.S.
SUNY NEW PALTZ (WITHIN VILLAGE OF NEW PALTZ)
NY-299
NY-32
HAWK HILL ROAD
SITE LOCATION
TOWN
VILLAGE

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PROFESSIONAL ENGINEER

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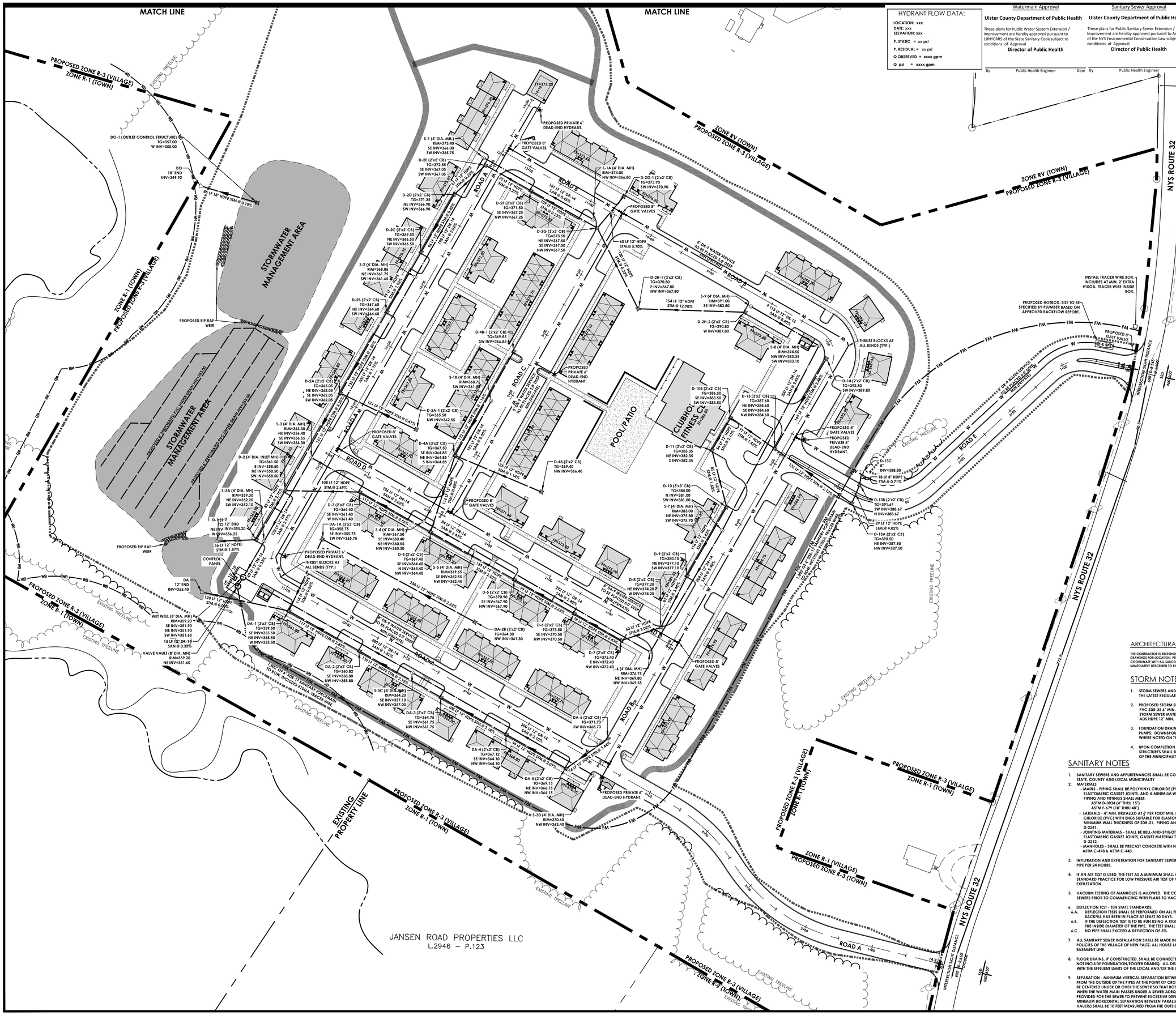
SITE PLAN
NEW PALTZ
FEIS PLAN

Town/City: NEW PALTZ
County: ULSTER State: NEW YORK

Project No. 20192788.0001
Drawing No. C 106
Sheet No. 6
Scale: 1" = 50'
Date: FEBRUARY 2024

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HYDRANT FLOW DATA:

LOCATION: xxx
DATE: xxx
ELEVATION: xxx

P. STATIC = xx psi

P. RESIDUAL = xx psi

Q OBSERVED = xxxx gpm

Q psi = xxxx gpm

Watermain Approval

Ulster County Department of Public Health

These plans for Public Water System Extension / Improvement are hereby approved pursuant to 10NYCRR5 of the State Sanitary Code subject to conditions of Approval

Director of Public Health

By Public Health Engineer Date

Sanitary Sewer Approval

Ulster County Department of Public Health

These plans for Public Sanitary Sewer Extension / Improvement are hereby approved pursuant to Article 17 of the NYS Environmental Conservation Law subject to conditions of Approval

Director of Public Health

By Public Health Engineer Date

HORIZONTAL SCALE

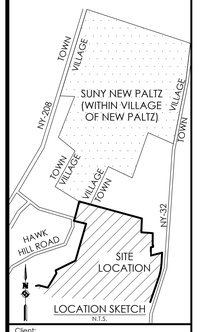
50 0 25 50 100

SCALE: 1"=50'

N

LEGEND - UTILITIES:

- PROPERTY BOUNDARY
- R.O.W.
- EXISTING CENTER LINE ROAD
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED STORM SEWER, INLET MH, CB & END SECTION
- EXISTING STORM SEWER & MH
- PROPOSED WATER SERVICE W/ HYDRANT & VALVE
- EXISTING WATER SERVICE & VALVE
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER FORCEMAIN
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING ELECTRIC LINE & POLE
- EXIST. LIGHT POLE
- EXIST. ELECTRIC MANHOLE
- EXIST. ELECTRIC HANDHOLE
- EXIST. GAS VALVE
- EXIST. GAS MAIN
- EXIST. WATER MAIN
- EXIST. ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC



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ARCHITECTURAL COORDINATION NOTE:

THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL UTILITY CONNECTIONS WITH MECHANICAL/ARCHITECTURAL DRAWINGS FOR LOCATION, PENETRATION, AND SIZES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH ALL SUBCONTRACTORS FOR PROPER UTILITY CONNECTIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY DESCRIBED TO ENGINEER AND ARCHITECT.

STORM NOTES

1. STORM SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE LATEST REGULATIONS OF THE MUNICIPALITY
2. PROPOSED STORM SEWER LATERAL MATERIAL:
   PVC SDR-35 6" MIN. SIZE & SHALL BE LAID AT A MINIMUM GRADE OF 1/4" PER FT.
   STORM SEWER MATERIAL:
   ADS HDPE 12" MIN.
3. FOUNDATION DRAINS SHALL BE CONNECTED TO STORM WATER SYSTEM VIA SUMP PUMPS. DOWNSPOUTS SHALL BE CONNECTED TO STORM SEWER WHERE APPLICABLE. WHERE NOTED ON THE PLANS DOWNSPOUTS SHALL DISCHARGE TO SPLASH BLOCKS.
4. UPON COMPLETION OF SYSTEM INSTALLATION, THE MAIN SEWER SYSTEM AND LEADS TO STRUCTURES SHALL BE FLUSHED AND LAMPED OR MANDREL TESTED TO THE SATISFACTION OF THE MUNICIPALITY.

SANITARY NOTES

1. SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE LATEST REGULATIONS OF THE STATE, COUNTY AND LOCAL MUNICIPALITY
2. MATERIALS
   - MAINS - PIPING SHALL BE POLYVINYL CHLORIDE (PVC) WITH ENDS SUITABLE FOR ELASTOMERIC GASKET JOINTS, AND A MINIMUM WALL THICKNESS OF SDR-35. PIPING AND FITTINGS SHALL MEET:
     ASTM D-3034 (4" THRU 15")
     ASTM F-679 (18" THRU 48")
   - LATERALS - 4" MIN. INSTALLED AT ¼" PER FOOT MIN. PIPING SHALL BE POLYVINYL CHLORIDE (PVC) WITH ENDS SUITABLE FOR ELASTOMERIC GASKET JOINTS, AND A MINIMUM WALL THICKNESS OF SDR-21. PIPING AND FITTINGS SHALL MEET ASTM D-2241.
   - JOINTING MATERIALS - SHALL BE BELL-AND-SPIGOT WITH INTEGRAL PUSH ON TYPE ELASTOMERIC GASKET JOINTS, GASKET MATERIAL TO BE NEOPRENE MEETING ASTM D-3212.
   - MANHOLES - SHALL BE PRECAST CONCRETE WITH NEOPRENE GASKETS MEETING ASTM C-478 & ASTM C-443.
3. INFILTRATION AND EXFILTRATION FOR SANITARY SEWERS SHALL BE LIMITED TO 100 GALLONS PER MILE PER INCH DIAMETER OF PIPE PER 24 HOURS.
4. IF AN AIR TEST IS USED, THE TEST AS A MINIMUM SHALL CONFORM TO THE PROCEDURE DESCRIBED IN ASTM C-828-80, ENTITLED STANDARD PRACTICE FOR LOW PRESSURE AIR TEST OF VITRIFIED CLAY PIPELINES; SANITARY MANHOLES SHALL BE TESTED FOR EXFILTRATION.
5. VACUUM TESTING OF MANHOLES IS ALLOWED. THE CONTRACTOR IS CAUTIONED TO SPEAK TO THE SUPERINTENDENT OF SEWERS PRIOR TO COMMENCING WITH PLANS TO VACUUM TEST.
6. DEFLECTION TEST - TEN STATE STANDARDS.
   6.A. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
   6.B. IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDRELL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
   6.C. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
7. ALL SANITARY SEWER INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE SPECIFICATIONS, REGULATIONS, AND POLICIES OF THE VILLAGE OF NEW PALTZ. ALL HOUSE LATERALS SHALL HAVE A CLEANOUT AT THE PROPERTY LINE OR EASEMENT LINE.
8. FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER/COMBINATION SEWER. (FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS). ALL DISCHARGES TO THE SANITARY/ COMBINATION SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR THE ULSTER COUNTY SEWER USE LAW.
9. SEPARATION - MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER LINES SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECTED FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES. MANHOLES OR VAULTS.

PASSERO ASSOCIATES
242 West Main Street Suite 100 (585) 325-1000
Rochester, New York 14614 Fax: (585) 325-1691

Principal-in-Charge	Jess D. Sudol, PE.
Project Manager	Christopher LaPorta, PE.
Designed by	Austin Goodwin, EIT.

Revisions

No.	Date	By	Description
1	8/31/23	CJL	REVISED PER VILLAGE COMMENTS
2	02/28/24	ABG	PER FEIS COMMENTS

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

UTILITY PLAN
NEW PALTZ
FEIS PLAN

Town/City: NEW PALTZ
County: ULSTER State: NEW YORK

Project No.
20192788.0001

Drawing No. C 107 | Sheet No. 7

Scale: 1" = 50'

Date FEBRUARY 2024

50% CD FEIS SET. NOT FOR CONSTRUCTION

Y:\PROJECTS-NEW\2019\20192788\20192788.0001\DRAWINGS\ENGINEERING\SUNY NEW PALTZ UTILITY & GRADING PLAN.DWG 2/29/2024 1:44 PM Austin Goodwin

UTILITY CONTRACTOR COORDINATION NOTES:

1. PRIOR TO THE START OF UTILITY INSTALLATION THE CONTRACTOR AND SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL UTILITY CONNECTIONS WITH MECHANICAL/ARCHITECTURAL DRAWINGS FOR INCLUDING BUT NOT LIMITED TO VERTICAL AND HORIZONTAL LOCATION, PENETRATIONS, AND SIZES. THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION TO PROCEED WITH UTILITY INSTALLATION BY THE OWNERS ONSITE REPRESENTATIVE UPON COMPLETION OF COORDINATION WITH CONTRACTORS, AND PLANS.

2. THE DEVELOPER AND HIS/HER CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRICAL, CABLE, TELEPHONE AND ANY OTHER UTILITIES NOT SPECIFICALLY SHOWN WITHIN THIS PLAN SET WITH APPROPRIATE AGENCY. PASSERO ASSOCIATES ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR PERFORMANCE OF UTILITIES NOT SPECIFICALLY SHOWN WITHIN THIS PLAN SET.

3. PRIOR TO THE START OF UTILITY INSTALLATION THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY AND COORDINATE WITH EXISTING UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER. THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION TO PROCEED WITH UTILITY INSTALLATION BY THE OWNERS ONSITE REPRESENTATIVE UPON COMPLETION EXISTING UTILITY VERIFICATION.

4. THE CONTRACTOR IS REQUIRED TO COORDINATE WITH SITE CONTRACTOR/PLUMBER & SEWER CONTRACTOR TO PREDETERMINE THE NECESSARY WYE & CLEANOUT LOCATION ON THE STORM SEWER SYSTEM. THE STORM SEWER SYSTEM IS RECOMMENDED AND MAY BE MODIFIED TO PROVIDE ADEQUATE ROOF DRAINAGE CONNECTIONS.

5. THRUST BLOCKS ON THE WATERMAIN ARE REQUIRED AT BENDS, TEES OR PLUGS. SEE DETAIL SHEETS FOR THRUST BLOCK DETAILS.

STANDARD WATER MAIN EXTENSION NOTES:

1. THE WATER MAIN PIPELINE SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN PIPELINE SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM.
   ALL WATER MAIN PIPE FITTINGS NOT RECEIVING 24-HOUR CHLORINE DISINFECTION CONTACT TIME MUST BE SWAB-DISINFECTED 30 MINUTES PRIOR TO INSTALLATION.
   THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.
   FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS.
   THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER ARCHITECT OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, REPORTS, SPECIFICATIONS AND ANY APPROVED AMENDMENTS. THE DEPARTMENT WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL COLIFORM, ESCHERICHIA COLI (E. COLI) AND TURBIDITY.
   THE WATER MAIN PIPE AND APPURTENANCES SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH.
2. MINIMUM VERTICAL SEPARATION BETWEEN WATER MAIN PIPELINES AND SEWER PIPELINES SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN PIPE SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PIPELINE PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECTED FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAIN PIPES AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.
3. WHEN INSTALLING FIRE HYDRANTS, SHOULD GROUND WATER BE ENCOUNTERED WITHIN SEVEN (7) FEET OF THE FINISHED GRADE, FIRE HYDRANT WEEP HOLES (DRAINS) SHALL BE PLUGGED.
4. THE WATER MAIN PIPELINE AND APPURTENANCES SHALL BE PRESSURE/LEAKAGE TESTED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE AWWA STANDARD C600, C602, C604, OR C605 (MOST RECENT VERSION AS APPLICABLE) OR IN ACCORDANCE WITH MORE STRINGENT REQUIREMENTS IMPOSED BY THE SUPPLIER OF WATER.

AS-BUILT NOTE

A RECORD SITE PLAN MUST BE PROVIDED TO THE TOWN ENGINEERING DEPARTMENT UPON COMPLETION OF THE PROJECT. SWING TIE DIAGRAMS WILL BE INDICATED FOR THE EXISTING AND PROPOSED WATER CURB BOXES, VALVES AND ALL LATERAL CLEANOUTS. THE RECORD SITE PLAN WILL ALSO INCLUDE ALL IMPROVEMENTS, SUCH AS GUTTERS, CURBS, ETC. ALL STRUCTURES WILL BE SHOWN WITH TIES TO THE PROPERTY LINES ON ALL SIDES. THE RECORD MAP WILL INCLUDE RECORD CONTOURS AND VOLUMES AS COMPARED TO DESIGN VOLUMES AND CONTOURS FOR ALL STORMWATER PONDS. A SEPARATE MONUMENT RECORD MAP WILL BE PROVIDED TO THE MUNICIPALITY

SEWER USE LAW:

FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY / COMBINATION SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS.

NOTE: ALL DISCHARGES TO THE SANITARY/COMBINATION SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND OR MONROE COUNTY SEWER USE LAW.

GENERAL NOTES

1. THE SANITARY WASTE DISPOSAL SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS OF THE NEW YORK STATE AND ULSTER COUNTY HEALTH DEPARTMENTS.
2. WATER SERVICE WILL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE ULSTER COUNTY WATER AUTHORITY.
3. THE MINIMUM GRADE AT THE HOUSE SHALL BE 1' ABOVE THE EDGE OF THE PAVEMENT.
4. THE BUILDING CONSTRUCTION TO BE IN COMPLIANCE WITH THE NEW YORK STATE BUILDING CODE.
5. ANY COST RELATED TO THE RELOCATION OF ANY UTILITIES NECESSITATED BY THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER OR THOSE REQUESTING THE RELOCATION OF THE UTILITY.
6. ANY AND ALL CULVERT LOCATIONS, SIZES OR TYPES, TO BE APPROVED BY THE TOWN SUPERINTENDENT OF HIGHWAYS.
7. ALL PROPERTY CORNERS TO BE MARKED WITH IRON PINS.
8. THIS SUBDIVISION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE COUNTY MONUMENTATION LAW.
9. THE SUBDIVISION IS LESS THAN 1500 FEET FROM THE NEAREST CONTROL MONUMENT AND IS THEREFORE TIED INTO THE MONUMENTATION NETWORK.
10. THIS SUBDIVISION SHALL COMPLY WITH ANY COUNTY OR STATE AGENCIES HAVING JURISDICTION.
11. ALL SITE WORK TO BE IN COMPLIANCE WITH THE STANDARDS OF THE VILLAGE OF NEW PALTZ.
12. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS FOR LAND DEVELOPMENT FOR THE VILLAGE OF NEW PALTZ DATED THE MOST CURRENT REVISION.

ARCHITECTURAL COORDINATION NOTE:

THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL UTILITY CONNECTIONS WITH MECHANICAL/ARCHITECTURAL DRAWINGS FOR LOCATION, PENETRATION, AND SIZES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH ALL SUBCONTRACTORS FOR PROPER UTILITY CONNECTIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY DESCRIBED TO ENGINEER AND ARCHITECT.

HORIZONTAL SCALE
50 0 25 50 100
SCALE: 1"=50'

LEGEND - UTILITIES:

- PROPERTY BOUNDARY
- R.O.W. — R.O.W.
- EXISTING CENTER LINE ROAD
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED STORM SEWER, INLET MH, CB & END SECTION
- EXISTING STORM SEWER & MH
- PROPOSED WATER SERVICE W/ HYDRANT & VALVE
- EXISTING WATER SERVICE & VALVE
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER FORCEMAIN
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING ELECTRIC LINE & POLE
- EXIST. LIGHT POLE
- EXIST. ELECTRIC MANHOLE
- EXIST. ELECTRIC HANDHOLE
- EXIST. GAS VALVE
- EXIST. GAS MAIN
- EXIST. WATER MAIN
- EXIST. ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC

VILLAGE OF NEW PALTZ
ZONE RV

TOWN OF NEW PALTZ

VILLAGE OF NEW PALTZ

TOWN OF NEW PALTZ

GOSHAWK, LLC
L.4481 – P.181

N/F
ANDREWS WAVE, LLC.
21 CROSS CREEK ROAD
±5.40 ACRES
PART OF LOT#1

EEK RD.

50' WIDE RIGHT-OF-WAY

ZONE R-1 (TOWN)
PROPOSED ZONE R-3 (VILLAGE)

DANIEL QUINTANA
L.2487 – P.190

MARTIN M. FULLAM
& MARIA FULLAM
L.2487 – P.190

ZONE RV (TOWN)
PROPOSED ZONE R-3 (VILLAGE)

STONE WALL
EXISTING TREELINE

TOWN OF NEW PALTZ

ZONE RV (TOWN)
PROPOSED ZONE R-3 (VILLAGE)

EXISTING TREELINE

20' STORM EASEM

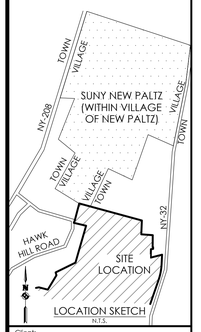
ZONE RV (TOWN)
PROPOSED ZONE R-3 (VILLAGE)

EXISTING TREELINE

EXISTING TREELINE

MATCH LINE

MATCH LINE



LOCATION SKETCH
N.T.S.

PASSERO ASSOCIATES
engineering architecture

Client:
COMMERCIAL STREET
PARTNERS
64 COMMERCIAL STREET
ROCHESTER, NY 14614

PASSERO ASSOCIATES
240 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge Jess D. Sudol, PE.
Project Manager Christopher LaPorta, PE.
Designed by Austin Goodwin, EIT.

STATE OF NEW YORK
JESS DANIEL SUDOL
081235
LICENSED PROFESSIONAL ENGINEER

Revisions

No.	Date	By	Description
1	8/31/23	CJL	REVISED PER VILLAGE COMMENTS
2	02/28/24	ABG	PER FEIS COMMENTS

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UTILITY PLAN

NEW PALTZ
FEIS PLAN

Town/City: NEW PALTZ
County: ULSTER State: NEW YORK

Project No. 20192788.0001
Drawing No. C 108
Sheet No. 8
Scale: 1" = 50'
Date FEBRUARY 2024

50% CD FEIS SET. NOT FOR CONSTRUCTION

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LEGEND - GRADING:

- PROPERTY BOUNDARY
- R.O.W.
- EXISTING CENTER LINE ROAD
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED SIGN
- PROPOSED LIGHT
- 520 EXISTING MAJOR CONTOUR
- 521 EXISTING MINOR CONTOUR
- 520 PROPOSED MAJOR CONTOUR
- 521 PROPOSED MINOR CONTOUR
- SF SILT FENCE
- PROPOSED STORM SEWER, INLET MH, CB & END SECTION
- EXISTING STORM SEWER & MH
- PROPOSED WATER SERVICE W/ HYDRANT & VALVE
- EXISTING WATER SERVICE & VALVE
- PROPOSED SANITARY SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING ELECTRIC LINE & POLE
- EXIST. LIGHT POLE
- EXIST. ELECTRIC MANHOLE
- EXIST. ELECTRIC HANDHOLE
- EXIST. GAS VALVE
- PROPOSED STONE CHECK DAM
- PROPOSED INLET PROTECTION
- PROPOSED TREE/BRUSH LINE
- EXISTING TREE/BRUSH LINE
- SF SILT FENCE

TC:492.9 / BC:492.4 — TOP OF: CURB (C), WALL (W), STAIRS (S), RAMP (R)
BOTTOM OF: CURB (C), WALL (W), STAIRS (S), RAMP (R)
*BOTTOM ELEVATIONS ARE TO EXPOSED GRADE. CONTRACTOR IS RESPONSIBLE FOR FOUNDATION COURSE DESIGN UNDERGROUND AND SUBMIT TO CIVIL ENGINEER.

492.7 — PROPOSED SPOT ELEVATION

491.5 — EXISTING SPOT ELEVATION

MATCH LINE

MATCH LINE

MATCH LINE

MATCH LINE

IE R-3 (VILLAGE) (TOWN)

ZONE R-1 (TOWN) PROPOSED ZONE R-3 (VILLAGE)

ZONE RV (TOWN) PROPOSED ZONE R-3 (VILLAGE)

NYS ROUTE 32

EXISTING TREELINE

STORMWATER MANAGEMENT AREA

STORMWATER MANAGEMENT AREA

POOL/PATIO

CLUBHOUSE & FITNESS CENTER

PROPOSED CONSTRUCTION ENTRANCE

PROPOSED VALVES

HOTBOX

PROPOSED HYDRANT / VALVES

PROPOSED HYDRANT

PROPOSED VALVES

ROAD A

ROAD B

ROAD C

ROAD D

ROAD E

DO-1 TG=357.00 OUTLET CONTROL STRUCTURE

DO 18" END INV=349.92

D 12" END INV=355.20

DA 12" END INV=355.40

VALVE VAULT RIM=359.20 8' DIA. MH

WET WELL RIM=359.20 8' DIA. MH

HP 358.10

D-1 TG=359.25 2'x2' CB

D-2 TG=361.50 4' DIA. INLET MH

S-3A RIM=359.30 4' DIA. MH

S-3 RIM=363.30 4' DIA. MH

S-1 RIM=373.40 4' DIA. MH

D-2E TG=372.55 2'x2' CB

S-1A RIM=374.00 4' DIA. MH

S-2 RIM=368.85 4' DIA. MH

S-1B RIM=368.75 4' DIA. MH

S-3C RIM=364.20 4' DIA. MH

S-3D RIM=370.40 4' DIA. MH

S-5 RIM=369.65 4' DIA. MH

S-7 RIM=383.00 4' DIA. MH

S-8 RIM=394.50 4' DIA. MH

S-9 RIM=391.00 4' DIA. MH

D-2G TG=373.50 3'x3' CB

D-2H-1 TG=370.80 3'x3' CB

D-2H-2 TG=370.80 2'x2' CB

D-2G-1 TG=373.90 2'x2' CB

D-2F TG=371.50 2'x2' CB

D-2D TG=371.35 2'x2' CB

D-2C TG=369.50 2'x2' CB

D-2B TG=367.60 2'x2' CB

D-2A TG=365.05 2'x2' CB

D-2A-1 TG=365.50 2'x2' CB

D-4A TG=367.50 3'x3' CB

D-4 TG=367.40 2'x2' CB

D-3 TG=364.40 2'x2' CB

DA-1A TG=358.75 3'x3' CB

DA-1 TG=359.50 3'x3' CB

DA-2 TG=360.82 2'x2' CB

DA-3 TG=364.75 2'x2' CB

DA-4 TG=367.12 2'x2' CB

DA-5 TG=369.15 2'x2' CB

D-4B TG=369.40 2'x2' CB

D-4C TG=371.90 2'x2' CB

D-4D TG=372.90 2'x2' CB

D-5 TG=370.90 2'x2' CB

D-4B TG=373.50 2'x2' CB

D-7 TG=375.40 2'x2' CB

D-8 TG=377.20 2'x2' CB

D-9 TG=380.10 2'x2' CB

D-10 TG=384.00 3'x3' CB

D-10B TG=384.00 2'x2' CB

D-11 TG=385.35 2'x2' CB

D-13 TG=387.60 3'x3' CB

D-13C 8" INV=388.80

D-13A TG=390.50 2'x2' CB

D-13B TG=391.67 2'x2' CB

D-1B TG=392.80 2'x2' CB

D-1C TG=394.90 2'x2' CB

D-1D TG=394.90 2'x2' CB

D-1E TG=394.90 2'x2' CB

D-1F TG=394.90 2'x2' CB

D-1G TG=394.90 2'x2' CB

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D-1BZ TG=394.90 2'x2' CB

D-1CA TG=394.90 2'x2' CB

D-1CB TG=394.90 2'x2' CB

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D-1CI TG=394.90 2'x2' CB

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D-1CQ TG=394.90 2'x2' CB

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D-1DQ TG=394.90 2'x2' CB

D-1DR TG=394.90 2'x2' CB

D-1DS TG=394.90 2'x2' CB

D-1DT TG=394.90 2'x2' CB

D-1DU TG=394.90 2'x2' CB

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D-1DX TG=394.90 2'x2' CB

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D-1WA TG=394.90 2'x2' CB

D-1WB TG=394.90 2'x2' CB

D-1WC TG=394.90 2'x2' CB

D-1WD TG=394.90 2'x2' CB

D-1WE TG=394.90 2'x2' CB

D-1WF TG=394.90 2'x2' CB

D-1WG TG=394.90 2'x2' CB

D-1WH TG=394.90 2'x2' CB

D-1WI TG=394.90 2'x2' CB

D-1WJ TG=394.90 2'x2' CB

D-1WK TG=394.90 2'x2' CB

D-1WL TG=394.90 2'x2' CB

D-1WM TG=394.90 2'x2' CB

D-1WN TG=394.90 2'x2' CB

D-1WO TG=394.90 2'x2' CB

D-1WP TG=394.90 2'x2' CB

D-1WQ TG=394.90 2'x2' CB

D-1WR TG=394.90 2'x2' CB

D-1WS TG=394.90 2'x2' CB

D-1WT TG=394.90 2'x2' CB

D-1WU TG=394.90 2'x2' CB

D-1WV TG=394.90 2'x2' CB

D-1WW TG=394.90 2'x2' CB

D-1WX TG=394.90 2'x2' CB

D-1WY TG=394.90 2'x2' CB

D-1WZ TG=394.90 2'x2' CB

D-1XA TG=394.90 2'x2' CB

D-1XB TG=394.90 2'x2' CB

D-1XC TG=394.90 2'x2' CB

D-1XD TG=394.90 2'x2' CB

D-1XE TG=394.90 2'x2' CB

D-1XF TG=394.90 2'x2' CB

D-1XG TG=394.90 2'x2' CB

D-1XH TG=394.90 2'x2' CB

D-1XI TG=394.90 2'x2' CB

D-1XJ TG=394.90 2'x2' CB

D-1XK TG=394.90 2'x2' CB

D-1XL TG=394.90 2'x2' CB

D-1XM TG=394.90 2'x2' CB

D-1XN TG=394.90 2'x2' CB

D-1XO TG=394.90 2'x2' CB

D-1XP TG=394.90 2'x2' CB

D-1XQ TG=394.90 2'x2' CB

D-1XR TG=394.90 2'x2' CB

D-1XS TG=394.90 2'x2' CB

D-1XT TG=394.90 2'x2' CB

D-1XU TG=394.90 2'x2' CB

D-1XV TG=394.90 2'x2' CB

D-1XW TG=394.90 2'x2' CB

D-1XX TG=394.90 2'x2' CB

D-1XY TG=394.90 2'x2' CB

D-1XZ TG=394.90 2'x2' CB

D-1YA TG=394.90 2'x2' CB

D-1YB TG=394.90 2'x2' CB

D-1YC TG=394.90 2'x2' CB

D-1YD TG=394.90 2'x2' CB

D-1YE TG=394.90 2'x2' CB

D-1YF TG=394.90 2'x2' CB

D-1YG TG=394.90 2'x2' CB

D-1YH TG=394.90 2'x2' CB

D-1YI TG=394.90 2'x2' CB

D-1YJ TG=394.90 2'x2' CB

D-1YK TG=394.90 2'x2' CB

D-1YL TG=394.90 2'x2' CB

D-1YM TG=394.90 2'x2' CB

D-1YN TG=394.90 2'x2' CB

D-1YO TG=394.90 2'x2' CB

D-1YP TG=394.90 2'x2' CB

D-1YQ TG=394.90 2'x2' CB

D-1YR TG=394.90 2'x2' CB

D-1YS TG=394.90 2'x2' CB

D-1YT TG=394.90 2'x2' CB

D-1YU TG=394.90 2'x2' CB

D-1YV TG=394.90 2'x2' CB

D-1YW TG=394.90 2'x2' CB

D-1YX TG=394.90 2'x2' CB

D-1YY TG=394.90 2'x2' CB

D-1YZ TG=394.90 2'x2' CB

D-1ZA TG=394.90 2'x2' CB

D-1ZB TG=394.90 2'x2' CB

D-1ZC TG=394.90 2'x2' CB

D-1ZD TG=394.90 2'x2' CB

D-1ZE TG=394.90 2'x2' CB

D-1ZF TG=394.90 2'x2' CB

D-1ZG TG=394.90 2'x2' CB

D-1ZH TG=394.90 2'x2' CB

D-1ZI TG=394.90 2'x2' CB

D-1ZJ TG=394.90 2'x2' CB

D-1ZK TG=394.

STABILIZATION STANDARDS AND SPECIFICATIONS :

A TEMPORARY OR PERMANENT PROTECTIVE COVERING PLACED ON A PREPARED, SEEDED PLANTING AREA THAT IS ANCHORED IN PLACE BY STAPLES OR OTHER MEANS TO AID IN CONTROLLING EROSION BY ABSORBING RAIN SPLASH ENERGY AND WITHSTAND OVERLAND FLOW AS WELL AS PROVIDE A MICROCLIMATE TO PROTECT AND PROMOTE SEED ESTABLISHMENT.

CONDITIONS WHERE PRACTICE APPLIES

ANCHORED STABILIZATION MATS ARE REQUIRED FOR SEEDED EARTHEN SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL; IN VEGETATED CHANNELS WHERE THE VELOCITY OF THE DESIGN FLOW EXCEEDS THE ALLOWABLE VELOCITY FOR VEGETATION ALONE (USUALLY GREATER THAN 5 FEET PER SECOND); ON STREAMBANKS AND SHORELINES WHERE MOVING WATER IS LIKELY TO ERODE NEWLY SEEDED OR PLANTED AREAS; AND IN AREAS WHERE WIND PREVENTS STANDARD MULCHING WITH STRAW. THIS STANDARD DOES NOT APPLY TO SLOPES STABILIZED WITH SOD, ROCK RIPRAP OR HARD ARMOR MATERIAL.

DESIGN CRITERIA

SLOPE APPLICATIONS - ANCHORED STABILIZATION MATS FOR USE ON SLOPES ARE PRIMARILY USED AS MULCH BLANKETS WHERE THE MESH MATERIAL IS WITHIN THE BLANKET OR AS A NETTING OVER PREVIOUSLY PLACED MULCH. THESE STABILIZATION MATS ARE NOT EFFECTIVE IN PREVENTING SLOPE FAILURES.

1. REQUIRED ON ALL SLOPES STEEPER THAN 3:1
2. MATTING WILL BE DESIGNED FOR PROPER LONGEVITY NEED AND STRENGTH BASED ON INTENDED USE.
3. ALL INSTALLATION DETAILS AND DIRECTIONS WILL BE INCLUDED ON THE SITE EROSION AND SEDIMENT CONTROL PLAN AND WILL FOLLOW MANUFACTURES SPECIFICATIONS.

CHANNEL APPLICATIONS - ANCHORED STABILIZATION MATS, FOR USE IN SUPPORTING VEGETATION IN FLOW CHANNELS, ARE GENERALLY A NON-DEGRADABLE, THREE DIMENSIONAL PLASTIC STRUCTURE WHICH CAN BE FILLED WITH SOIL PRIOR TO PLANTING. THIS STRUCTURE PROVIDES A MEDIUM FOR ROOT GROWTH WHERE THE MATTING AND ROOTS BECOME INTERTWINED FORMING A CONTINUOUS ANCHOR FOR THE VEGETATED LINING.

1. CHANNEL STABILIZATION SHALL BE BASED ON THE TRACTIVE FORCE METHOD.
2. FOR MAXIMUM DESIGN SHEAR STRESSES LESS THAN 2 POUNDS PER SQUARE FOOT, A TEMPORARY OR BIO-DEGRADABLE MAT MAY BE USED.
3. THE DESIGN OF THE FINAL MATTING SHALL BE BASED ON THE MATS ABILITY TO RESIST THE TRACTIVE SHEAR STRESS AT BANK FULL FLOW.
4. THE INSTALLATION DETAILS AND PROCEDURES SHALL BE INCLUDED ON THE SITE EROSION AND SEDIMENT CONTROL PLAN AND WILL FOLLOW MANUFACTURERS SPECIFICATIONS.

STANDARD AND SPECIFICATIONS FOR ANCHORED STABILIZATION MATTING

CONSTRUCTION SPECIFICATIONS

1. PREPARE SOIL BEFORE INSTALLING MATTING BY SMOOTHING THE SURFACE, REMOVING DEBRIS AND LARGE STONE, AND APPLYING LIME, FERTILIZER AND SEED. REFER TO MANUFACTURERS INSTALLATION DETAILS.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE MAT IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. IN CHANNELS OR SWALES, BEGIN AT THE DOWNSLOPE END, ANCHORING THE MAT AT THE BOTTOM AND TOP ENDS OF THE BLANKET. WHEN ANOTHER ROLL IS NEEDED, THE UPSLOPE ROLL SHOULD OVERLAY THE LOWER LAYER, SHINGLE STYLE, SO THAT CHANNEL FLOWS DO NOT PEEL BACK THE MATERIAL.
4. ROLL THE MATS DOWN A SLOPE WITH A MINIMUM 4" OVERLAP. ROLL CENTER MAT IN A CHANNEL IN DIRECTION OF WATER FLOW ON BOTTOM OF THE CHANNEL. DO NOT STRETCH BLANKETS. BLANKETS SHALL HAVE GOOD CONTINUOUS CONTACT WITH THE UNDERLYING SOIL THROUGHOUT ITS ENTIRE LENGTH.
5. PLACE MATS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP, USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE MATS.
6. FULL LENGTH EDGE OF MATS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP X 6" WIDE TRENCH; BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
7. MATS ON SIDE SLOPES OF A CHANNEL MUST BE OVERLAPPED 4" OVER THE CENTER MAT AND STAPLED.
8. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
9. THE TERMINAL END OF THE MATS MUST BE ANCHORED IN A 6"X6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
10. STAPLING AND ANCHORING OF BLANKET SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS.

MAINTENANCE

BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 80% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 2 CALENDAR DAYS

CONSTRUCTION SEQUENCE FOR GRADING AND EROSION CONTROL:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. CONSTRUCT STORMWATER MANAGEMENT AREA AND EROSION CONTROL MEASURES AS SHOWN ON THE PLANS.
3. CONSTRUCT DRAINAGE SWALES ALONG PROPERTY LINES AS SHOWN.
4. CLEAR AND GRUB THE PROJECT IMPROVEMENTS AREAS.
5. STRIP TOPSOIL AND STOCKPILE FOR LATER USE.
6. GRADE IMPROVEMENTS AREAS WITHIN THE PROJECT SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 7 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST DISTURBANCE.
7. CONSTRUCT SEDIMENTATION BARRIERS AS SHOWN ON THIS PLAN.
8. REPLACE TOPSOIL AND FINE GRADE.
9. HYDRO-SEED ALL DISTURBED AREAS WITHIN 10 DAYS AFTER FINAL GRADING, CONTRACTOR IS RESPONSIBLE TO RESEED IF GRADING IS UNSATISFACTORY.
10. UPON APPROVAL OF THE TOWN, REMOVE ALL TEMPORARY SILTATION CONTROLS.
11. SLOPES SHALL NOT EXCEED 1' VERTICAL TO 3' HORIZONTAL MAX. MAINTAIN 1:4 WHERE POSSIBLE.
12. MINIMUM OF 6" OF TOPSOIL IS TO BE PLACED ON ALL GRASS AREAS.
13. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BASED UPON ACTUAL FIELD CONDITIONS AOBE. CONTRACTOR SHALL PROVIDE FOR THIS COST IN HIS CONTRACT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SILTATION AND EROSION CONTROL MEASURES FROM INSTALLATION THROUGH MAINTENANCE AND REMOVAL AFTER REVEGETATION HAS BEEN ESTABLISHED.
15. ALL END SECTIONS WILL BE PROVIDED WITH RIP-RAP APRONS.
16. ALL EROSION AND SEDIMENT CONTROL METHODS WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL

AT THE VERY MINIMUM, EROSION CONTROL SHALL BE AS SHOWN ON THIS PLAN. EROSION CONTROL MAY CONSIST OF SEDIMENT TRAPS AND/OR ENVIRONMENTAL FENCES. THE CONTRACTOR AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INTEGRITY, MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES UNTIL NO LONGER DEEMED NECESSARY BY THE TOWN OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL MAINTAIN THE STORM SEWER SYSTEM UNTIL THE PROJECT IS DEVELOPED AND APPROVED BY THE TOWN AND OWNER.

ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER. THE PERMITTEE SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STONE FILL. CORRECTIVE ACTIONS, AS IDENTIFIED BY THE DEVELOPER'S QUALIFIED SWPPP MONITOR OR A TOWN REPRESENTATIVE, SHALL BE INITIATED WITHIN 24 HOURS OF BEING REPORTED. THE TOWN MAY REVIEW THE PROJECT SITE AT ANY TIME. REVIEW OF EROSION CONTROL MEASURES BY THE TOWN DOES NOT RELIEVE THE DEVELOPER OF HIS OBLIGATIONS UNDER THE NYSDEC SPDES GENERAL PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION ACTIVITY. (GP-0-15-001).

HORIZONTAL SCALE
50 0 25 50 100
SCALE: 1"=50'

LEGEND - GRADING:

- PROPERTY BOUNDARY
- R.O.W.
- EXISTING CENTER LINE ROAD
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED SIGN
- PROPOSED LIGHT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- SILT FENCE
- PROPOSED STORM SEWER, INLET MH, CB & END SECTION
- EXISTING STORM SEWER & MH
- PROPOSED WATER SERVICE W/ HYDRANT & VALVE
- EXISTING WATER SERVICE & VALVE
- PROPOSED SANITARY SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING ELECTRIC LINE & POLE
- EXIST. LIGHT POLE
- EXIST. ELECTRIC MANHOLE
- EXIST. ELECTRIC HANDHOLE
- EXIST. GAS VALVE
- PROPOSED STONE CHECK DAM
- PROPOSED INLET PROTECTION
- PROPOSED TREE/BRUSH LINE
- EXISTING TREE/BRUSH LINE
- SILT FENCE
- TC:492.9 BC:492.4 — TOP OF: CURB (C), WALL (W), STAIRS (S), RAMP (R) BOTTOM OF: CURB (C), WALL (W), STAIRS (S), RAMP (R) *BOTTOM ELEVATIONS ARE TO EXPOSED GRADE. CONTRACTOR IS RESPONSIBLE FOR FOUNDATION COURSE DESIGN UNDERGROUND AND SUBMIT TO CIVIL ENGINEER.
- X 492.2 — 492.7 PROPOSED SPOT ELEVATION
- 491.5 EXISTING SPOT ELEVATION

VILLAGE OF NEW PALTZ
ZONE RV

TOWN OF NEW PALTZ

VILLAGE OF NEW PALTZ

TOWN OF NEW PALTZ

GOSHAWK, LLC
L.4481 – P.181

N/F
ANDREWS WAVE, LLC.
21 CROSS CREEK ROAD
±5.40 ACRES
PART OF LOT#1

EEK RD.

50' WIDE RIGHT-OF-WAY

ZONE R-1 (TOWN)
PROPOSED ZONE R-3 (VILLAGE)

DANIEL QUINTANA
L.2487 – P.190

MARTIN M. FULLAM
& MARIA FULLAM
L.2487 – P.190

ZONE RV (TOWN)
PROPOSED ZONE R-3 (VILLAGE)

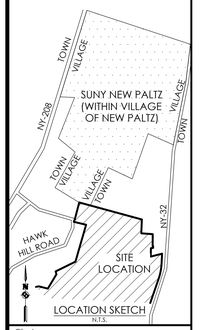
STONE WALL
EXISTING TREELINE

PROPOSED LOCATION FOR TOPSOIL STOCKPILE. CONTRACTOR TO ENCIRCLE STOCKPILE WITH TWO (2) ROWS OF SILT FENCE.

20' STORM EASEM

MATCH LINE

MATCH LINE



LOCATION SKETCH
N.T.S.

Client:
COMMERCIAL STREET PARTNERS
64 COMMERCIAL STREET
ROCHESTER, NY 14614

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge: Jess D. Sudol, PE.
Project Manager: Christopher LaPorta, PE.
Designed by: Austin Goodwin, EIT.

STATE OF NEW YORK — JESS DANIEL SUDOL — 095235 — LICENSED PROFESSIONAL ENGINEER

Revisions

No.	Date	By	Description
1	8/31/23	CJL	REVISED PER VILLAGE COMMENTS
2	02/28/24	ABG	PER FEIS COMMENTS

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GRADING PLAN

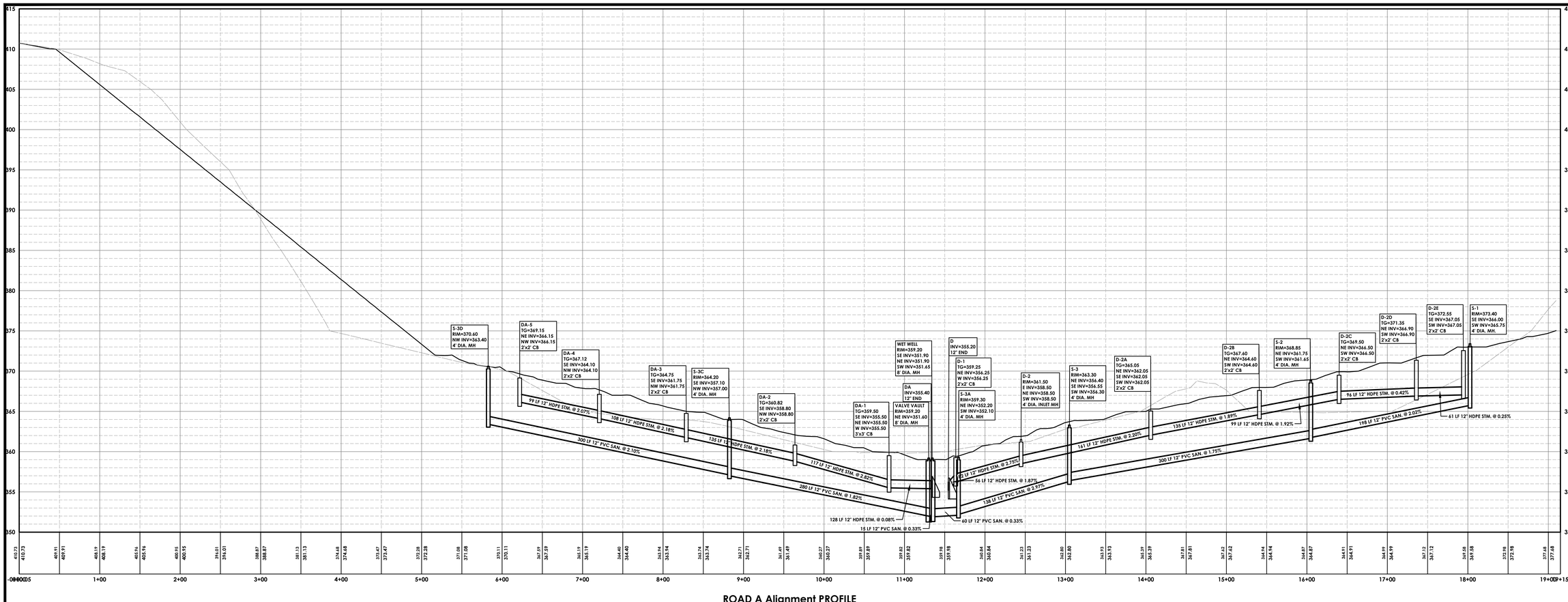
NEW PALTZ
FEIS PLAN

Town/City: NEW PALTZ
County: ULSTER State: NEW YORK

Project No.: 20192788.0001
Drawing No.: C 110
Sheet No.: 10
Scale: 1" = 50'
Date: FEBRUARY 2024

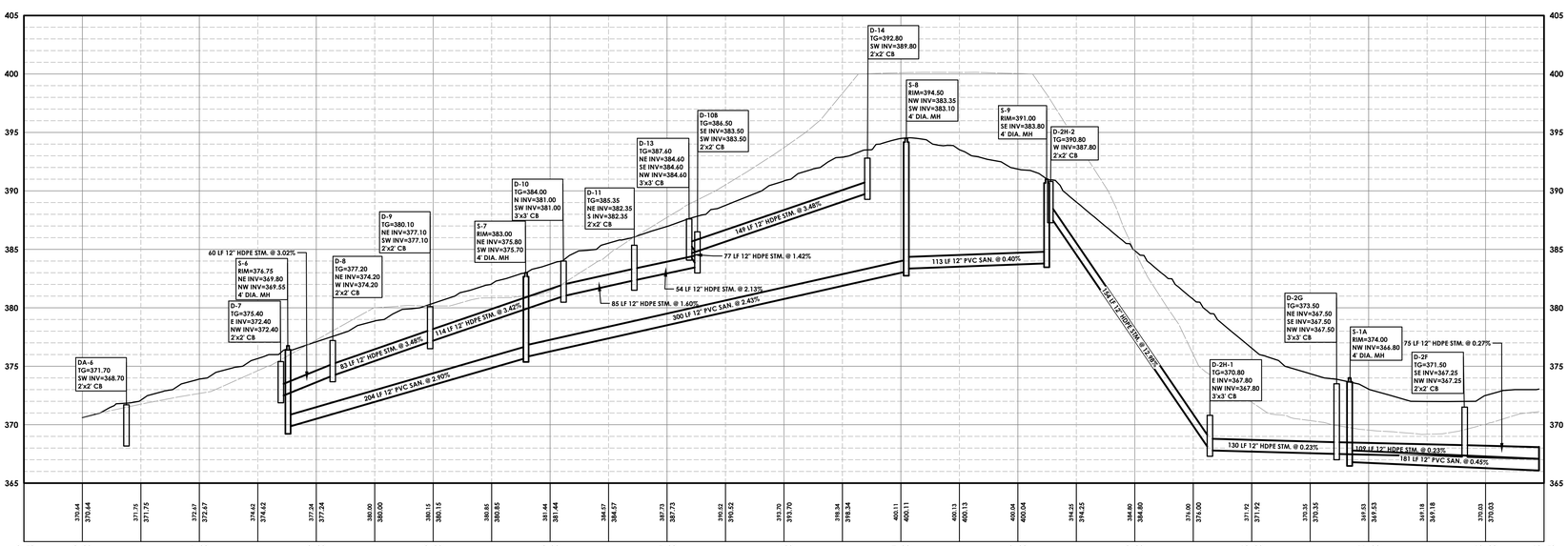
50% CD FEIS SET. NOT FOR CONSTRUCTION

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ROAD A Alignment PROFILE

SCALE: HORIZONTAL - 1" = 50'
VERTICAL - 1: = 5'



ROAD B ALIGNMENT PROFILE

SCALE: HORIZONTAL - 1" = 50'
VERTICAL - 1: = 5'

LOCATION SKETCH
N.T.S.

PASSERO ASSOCIATES
engineering architecture

Client:
COMMERCIAL STREET
PARTNERS
64 COMMERCIAL STREET
ROCHESTER, NY 14614

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge Jess D. Sudol, PE.
Project Manager Christopher LaPorta, PE.
Designed by Austin Goodwin, EIT.

Revisions

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PROFILES

NEW PALTZ
FEIS PLAN

Town/City: NEW PALTZ
County: ULSTER State: NEW YORK

Project No.
20192788.0001

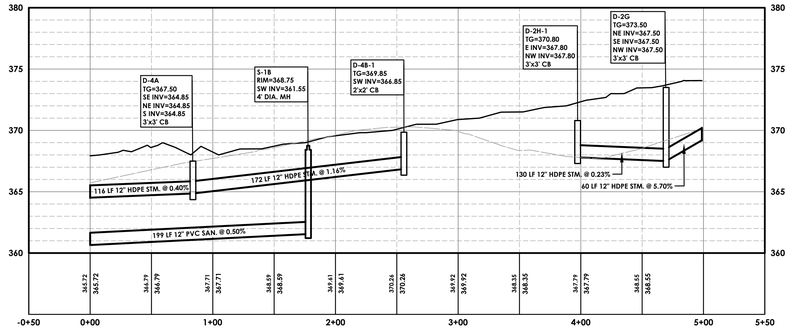
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Sheet No. 11

Scale: N/A

Date FEBRUARY 2024

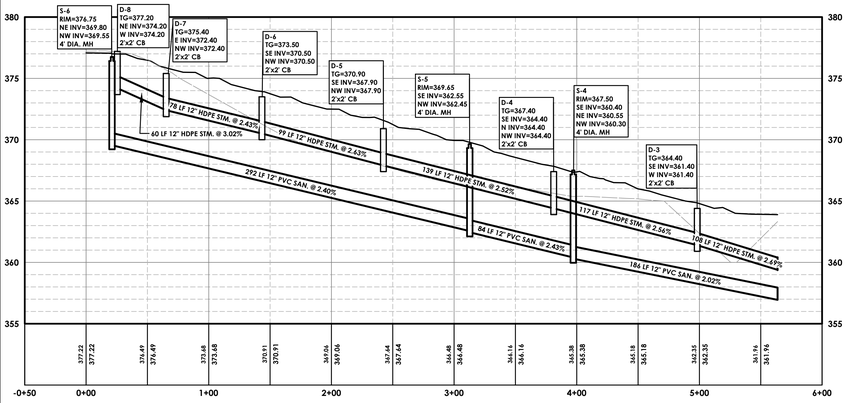
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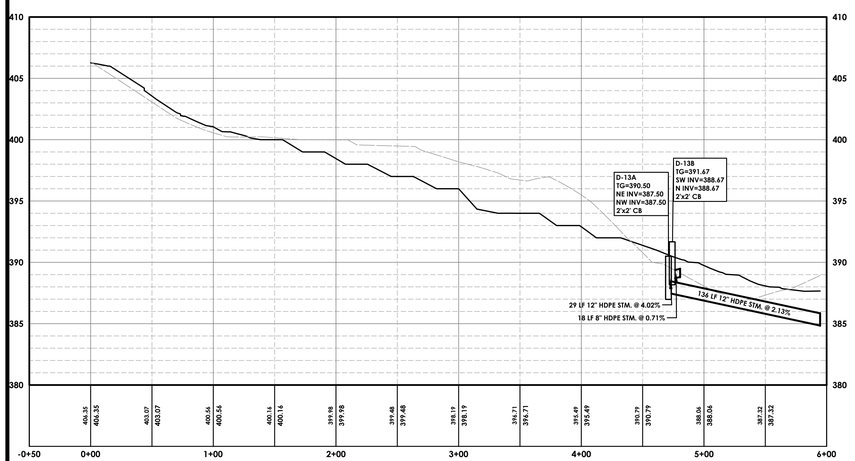
ROAD C Alignment PROFILE

SCALE: HORIZONTAL - 1" = 50'
VERTICAL - 1: = 5'



ROAD D Alignment PROFILE

SCALE: HORIZONTAL - 1" = 50'
VERTICAL - 1: = 5'



ROAD E Alignment PROFILE

SCALE: HORIZONTAL - 1" = 50'
VERTICAL - 1: = 5'

LOCATION SKETCH
N.T.S.

PASSERO ASSOCIATES
engineering architecture

Client:
COMMERCIAL STREET
PARTNERS
64 COMMERCIAL STREET
ROCHESTER, NY 14614

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691

Principal-in-Charge: Jess D. Sudol, PE.
Project Manager: Christopher LaPorta, PE.
Designed by: Austin Goodwin, EIT.

STATE OF NEW YORK
JESS DANIEL SUDOL
LICENSED PROFESSIONAL ENGINEER
No. 095235

Revisions

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PROFILES

NEW PALTZ
FEIS PLAN

Town/City: NEW PALTZ
County: ULSTER
State: NEW YORK

Project No.
20192788.0001

Drawing No.
C 112

Sheet No.
12

Scale:
N/A

Date
FEBRUARY 2024

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MATCH LINE

MATCH LINE

BELLA TERRA
NEW PALTZ, LLC
L.5858 – P.183

PROPOSED ZONE R-3 (VILLAGE)
ZONE R-1 (TOWN)

EXISTING TREELINE

ZONE R-1 (TOWN)
PROPOSED ZONE R-3 (VILLAGE)

ZONE RV (TOWN)
PROPOSED ZONE R-3 (VILLAGE)

STORMWATER MANAGEMENT AREA

STORMWATER MANAGEMENT AREA

ROAD A

ROAD B

ROAD C

ROAD D

ROAD E

POOL/PATIO

CLUBHOUSE & FITNESS CENTER

NYS ROUTE 32

INTERSECTION SIGHT DISTANCE
600' LP-4500
LP-4500

SSD
460'/400'

PROPOSED CLEARING LIMITS

EXISTING TREELINE

EXISTING PROPERTY LINE

JANSEN ROAD PROPERTIES LLC
L.2946 – P.123

HORIZONTAL SCALE
50 0 25 50 100
SCALE: 1"=50'

LEGEND:
- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CENTER LINE ROAD
- SETBACK / BUFFERS
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED PARKING COUNT
- PROPOSED CONCRETE
- PROPOSED PAVEMENT, CURB & PARKING STALLS
- PROPOSED FENCE
- PROPOSED SIGN
- WB WETLAND BOUNDARY

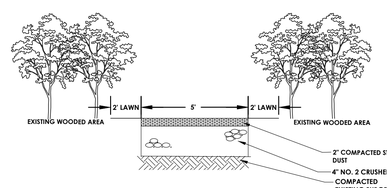
NATURE TRAILS	
Trail	Proposed
Stone Dust Trail	1.20 AC (52,227 SF)

LIGHTING NOTES:

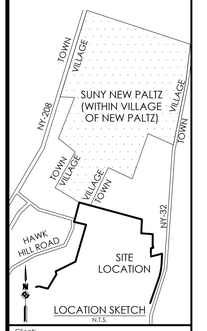
1. PROPOSED LIGHTING AS MANUFACTURED BY SELUX LIGHTING. SEE LIGHTING SCHEDULE.
2. GRID NUMBERS SHOWN REPRESENT FOOT CANDLE VALUES AT GROUND PLANE.
3. THE LIGHTING FIXTURES, SURFACE LOCATIONS, AND ASSOCIATED PHOTOMETRIC VALUES ARE IDENTIFIED BY PASSERO ASSOCIATES. DETAILED DESIGN OF THE LIGHTING SPECIFICATIONS, FOUNDATION DESIGN, LIGHTING CONDUIT, WIRING,AND CONTROL CIRCUITRY SHALL BE BY OTHERS.
4. IF DISCREPENCIES EXIST BETWEEN THE LIGHTING SCHEDULE AND LIGHTING PLAN, THE PLAN SHALL DICTATE.
5. THE EXISTING STREET LIGHTS IN THE RIGHT-OF-WAYS HAVE NOT BEEN INCLUDED IN THIS PHOTOMETRIC ANALYSIS. THE LIGHT LEVELS SHOWN HEREON REFLECT THE PROPOSED LIGHTING ON SITE.
6. SECURITY LIGHTING WALL PACKS AT BUILDING ENTRANCES HAVE NOT BEEN INCLUDED IN THIS PHOTOMETRIC ANALYSIS.

LIGHTING SCHEDULE

QUANTITY	DESIGNATION	MANUFACTURER	MODEL: CATALOG NUMBER	MOUNT HEIGHT	LIGHTING TYPE	WATTS	TOTAL LUMENS	REMARKS	LIGHT TEMPERATURE
42	LP.E	SELUX	QUADRO H2: QH2L-X-R4-5G530-30-XX-UNV	12	LED	49.4	5875	PENDANT - SINGLE MOUNT ASYMMETRICAL MOUNT	3000K



ASHPALT / STONE DUST WALKING TRAIL
N.T.S.



LOCATION SKETCH
N.T.S.

PASSERO ASSOCIATES
engineering architecture

Client:
COMMERCIAL STREET PARTNERS
64 COMMERCIAL STREET
ROCHESTER, NY 14614

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge: Jess D. Sudol, PE.
Project Manager: Christopher LaPorte, PE.
Designed by: Austin Goodwin, EIT.

REGISTERED LANDSCAPE ARCHITECT
BONNIE J. MAIESE-MOORE
012119
STATE OF NEW YORK

Revisions

No.	Date	By	Description
1	8/31/23	CJL	REVISED PER VILLAGE COMMENTS
2	02/28/24	ABG	PER FEIS COMMENTS

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LANDSCAPING / LIGHTING PLAN

NEW PALTZ
FEIS PLAN

Town/City: NEW PALTZ
County: ULSTER
State: NEW YORK

Project No.
20192788.0001

Drawing No.: C 113
Sheet No.: 13

Scale: 1" = 50'

Date: FEBRUARY 2024

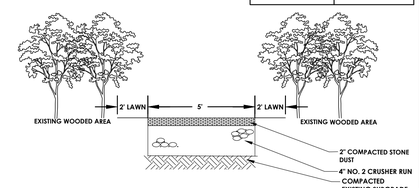
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HORIZONTAL SCALE
50 0 25 50 100
SCALE: 1"=50'

LEGEND:
- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CENTER LINE ROAD
- SETBACK / BUFFERS
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED PARKING COUNT
- PROPOSED CONCRETE
- PROPOSED PAVEMENT, CURB & PARKING STALLS
- PROPOSED FENCE
- PROPOSED SIGN
- WB WETLAND BOUNDARY

NATURE TRAILS	
Trail	Proposed
Stone Dust Trail	1.20 AC (52,227 SF)



ASHPALT / STONE DUST WALKING TRAIL
N.T.S.

VILLAGE OF NEW PALTZ
ZONE RV

VILLAGE OF NEW PALTZ

TO SUNY NEW PALTZ

TOWN OF NEW PALTZ

TOWN OF NEW PALTZ

GOSHAWK, LLC
L.4481 – P.181

62.5' SIDE SETBACK

75' REAR SETBACK

N/F
ANDREWS WAVE, LLC.
21 CROSS CREEK ROAD
±5.40 ACRES
PART OF LOT#1

100' BUFFER FROM R-1 RESIDENTIAL

75' REAR SETBACK

EEK RD.

50' WIDE RIGHT-OF-WAY

AREA TO BE ANNEXED TO VILLAGE OF NEW PALTZ FROM TOWN OF NEW PALTZ. ±60.0 ACRES

ZONE R-1 (TOWN)
PROPOSED ZONE R-3 (VILLAGE)

DANIEL QUINTANA
L.2487 – P.190

MARTIN M. FULLAM
& MARIA FULLAM
L.2487 – P.190

MATCH LINE

100' BUFFER FROM R-1 RESIDENTIAL

100'

ZONE RV (TOWN)
PROPOSED ZONE R-3 (VILLAGE)

STONE WALL

EXISTING TREELINE

42.5' SIDE SETBACK

42.5' FRONT SETBACK

PROPOSED ZONE R-3 (VILLAGE)
ZONE RV (TOWN)

LIMITS OF DISTURBANCE (TYP.)

PROPOSED CLEARING LIMITS

PROPOSED CHAIN LINK SECURITY FENCE

PROPOSED 1-ACRE TIER 2 SOLAR ARRAY.

5' STONE DUST NATURE TRAIL (TYP.)

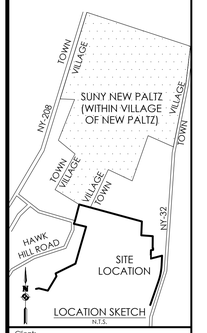
LIMITS OF DISTURBANCE (TYP.)

PROPOSED LOCATION FOR TOPSOIL STOCKPILE. CONTRACTOR TO ENCIRCLE STOCKPILE WITH TWO (2) ROWS OF SILT FENCE.

PROPOSED LOT #2
±7.90 ACRES

20' STORM EASEM

MATCH LINE



LOCATION SKETCH
N.T.S.

Client:
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64 COMMERCIAL STREET
ROCHESTER, NY 14614

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Fax: (585) 325-1691
Principal-in-Charge: Jess D. Sudol, PE.
Project Manager: Christopher LaPorta, PE.
Designed by: Austin Goodwin, EIT.

REGISTERED LANDSCAPE ARCHITECT BONNIE J. MAIESPICCOLI 001219 OF NEW YORK

Revisions

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LANDSCAPING / LIGHTING PLAN

NEW PALTZ
FEIS PLAN

Town/City: NEW PALTZ
County: ULSTER State: NEW YORK

Project No. 20192788.0001
Drawing No. C 114
Sheet No. 14
Scale: 1" = 50'
Date: FEBRUARY 2024

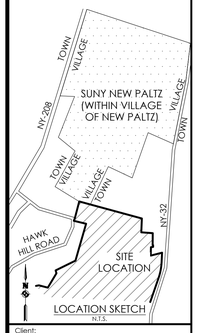
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PASSERO ASSOCIATES
engineering architecture

If you excavate anywhere in New York State, except NYC or Long Island, call
Dig Safely. New York
1-800-962-7962
i-Notice = www.DigSafelyNewYork.com



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STATE OF NEW YORK · JESS DANIEL SUDOL · 093233 · LICENSED PROFESSIONAL ENGINEER

Revisions

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CUT / FILL ANALYSIS

NEW PALTZ
FEIS PLAN

Town/City: NEW PALTZ
County: ULSTER State: NEW YORK

Project No.: 20192788.0001
Drawing No.: C 100
Sheet No.: 1
Scale: 1" = 50'
Date: FEBRUARY 2024

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APPENDIX H: August 16, 2024, Wetlands Memo from SLR Engineering

SLR Engineering, Landscape Architecture, and Land Surveying, P.C.
231 Main Street, Suite 102, New Paltz, New York, 12561

August 16, 2024

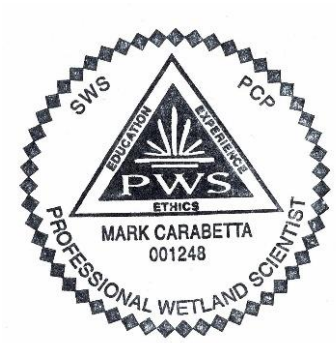
To: Adele Ruger, Chair, Planning Board – Town of New Paltz

From: Mark Carabetta, Town of New Paltz Wetland Inspector

SLR Project No.: 142.056607.00001

SLR Client No.: 15658

RE: New Paltz Apartments (Section 86.4, Block 2, Lots 3.119 and 4.340)



A visit was conducted to the above-referenced property on August 7, 2024. The owner of this property is proposing to develop the referenced parcels as apartments. A short-form wetlands and watercourses application was submitted on May 22, 2024. According to the proposed site plan, portions of the property are to be annexed to the Village of New Paltz from the Town of New Paltz. If this were to be the case, the proposed activities would not be located within the town of New Paltz and therefore would not be subject to the Wetland and Watercourse Protection Law of the Town of New Paltz. However, for the purpose of this review, it has been assumed that the property remains within the town and is therefore subject to the Wetland and Watercourse Protection Law.

A wetland delineation was conducted by Ecological Solutions in 2022. The wetland delineation report includes Exhibit A, which is a map showing delineated wetlands and watercourses. The delineations were field checked during the visit and were found to be accurate. However, these features are not depicted on the proposed site plan. Regulated features and their associated buffer areas should be clearly shown on the site plan. The applicant is referred to Chapter 139-5 (G) of the Wetland and Watercourse Protection Law, which defines regulated areas.

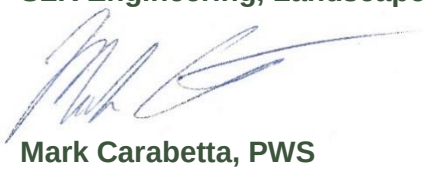
In addition to the overall site plan for development of the property, the submitted short-form application package includes a more detailed plan for an asphalt/stone dust walking trail. The area depicted on this plan appears to be situated in the northwestern corner of the subject parcels and extends onto adjacent parcels to the north and to the west where regulated features have not been identified. Natural resources inventory mapping for the Town of New Paltz indicates the likely presence of wetlands on the adjacent parcels. The exact location of the proposed walking trail in the context of the larger project should be clarified, and the wetlands and watercourses depicted on the plan should include associated buffer areas as defined in Chapter 139-5 (G) of the Wetland and Watercourse Protection Law.

In laying out the site plan, the applicant should attempt to avoid direct impacts to regulated areas, which would eliminate the requirement for a permit. If impacts cannot be avoided, an effort should be made to reduce and minimize direct impacts. Activities that are proposed to occur within regulated areas, including associated buffer areas, would require a permit under the Wetland and Watercourse Protection Law. A long-form permit application would be required.

The applicant is advised to review Chapter 139-12 (B) (2), which lists information to be included in the long-form application.

Regards,

SLR Engineering, Landscape Architecture, and Land Surveying, P.C.



Mark Carabetta, PWS
US Manager of Climate Resilience Planning
mcarabetta@slrconsulting.com

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