

Attachment to EAF Part 3
Town of Haverstraw Recreational Facility
November 23, 2020

The proposed Haverstraw Recreational Facility will be a recreational complex development project located within the First Residence District, R-1, in the Village of West Haverstraw, NY. The Site consists of a total tract area of 25 acres that the Town acquired from the State of New York and shown on the Town of Haverstraw Tax Map as 20.18-4.1.1. The proposed development of the existing vacant parcel of land that is primarily grassed with areas of woods and some wetlands will include a multi-purpose field, baseball and soccer fields, dog park, multipurpose building, and several playground areas along with associated parking lots, restrooms, robust landscaping and stormwater management facilities. The project proposes to create a recreational complex hosting a variety of sport and recreation focused areas for varying ages. The proposed development will disturb approximately 21 acres, and therefore requires that a State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges be attained through the NYSDEC. All proposed stormwater management practices have been designed in accordance with the New York State Stormwater Management Design Manual (SMDM).

The Town Board has determined that the proposed project will not result in any significant adverse environmental impacts. The assessment of the different environmental areas and the potential impacts from this project is detailed in the Full Environmental Assessment Form ("FEAF"), Part 1 dated July 29, 2020 with expanded analysis prepared by Acer Consulting Associates, LLC dated August 22, 2020 and last revised November 18, 2020 the studies, reports, plans, analyses and correspondence referenced therein and attached thereto, including the following:

- Topographic and Boundary Survey by Pennoni Engineering & Surveying of New York, P.C. dated September 19, 2019 and last revised July 10, 2020
- Site Plan for Haverstraw Recreation Complex prepared by Hammer Land Engineering dated June 11, 2020 consisting of 48 sheets as follows: (1) SP-01 Cover Sheet; (2) SP-02 Plan Notes; (3) SP-03 Existing Conditions and Demolition Plan; (4) SP-04 Existing Conditions and Demolition Plan; (5) SP-05 Overall Site Plan; (6) SP-06 Site Layout Plan; (7) SP-07 Site Layout Plan; (8) SP-08 Site Grading Plan; (9) SP-09 Site Grading Plan; (10) SP-10 Site Drainage Plan; (11) SP-11 Site Drainage Plan; (12) SP-12 Site Utility Plan; (13) SP-13 Site Utility Plan; (14) SP-14 Profiles; (15) SP-15 Profiles; (16) Site Lighting Plan; (17) SP-17 Site Lighting Plan; (18) SP-18 Lighting Schedules & Light Level Summaries; (19) SP-19 Site Signage and Striping Plan; (20) SP-20 Site Signage and Striping Plan; (21) SP-21 Site Landscaping Plan; (22) SP-22 Site Landscaping Plan; (23) SP-23 Landscaping Details; (24) SP-24 Site Irrigation Plan; (25) SP-25 Site Irrigation Plan; (26) SWPPP-01 Soil Erosion and Sediment Control Phasing Plan; (27) SWPPP-02 Soil Erosion and Sediment Control Plan; (28) SWPPP-03 Soil Erosion and Sediment Control Plan; (29) SWPPP-04 Soil Erosion and Sediment Control Plan; (30) SWPPP-05 Soil Erosion and Sediment Control Plan; (31) SP-31 Dog Run Details; (32) SP-32 Playground Details; (33) SP-33 Construction Details I; (34) SP-34 Construction Details II; (35) SP-35 Construction Details III; (36) SP-36 Construction Details IV; (37) SP-37 Construction Details V; (38) SP-38 Construction Details VI; (39) SP-39

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Construction Details VII; (40) SP-40 Construction Details VIII; (41) SP-41 Building Details I; (42) SP-42 Building Details II; (43) SP-43 Multipurpose Field Details I; (44) SP-44 Multipurpose Field Details II; (45) SP-45 Multipurpose Field Details III; (46) SP-46 Multipurpose Field Bleacher Details; (47) SP-47 Pickleball Court Details; (48) SP-48 Challenger Field Details

- Recreational Facility Phase 1 Plan
- Traffic Impact Study by Dynamic Traffic dated October 23, 2019
- Geotechnical Engineering Report by Pennoni Associates Inc. dated October 14, 2019 and revised July 1, 2020
- Phase I Environmental Site Assessment Report by Acer Consulting Associates, LLC dated September 30, 2019
- Phase II Limited Site Investigation by Acer Consulting Associates, LLC dated June 8, 2020
- Stormwater Management Report by Hammer Land Engineering dated June 11, 2020
- Technical Specifications by Hammer Land Engineering dated June 11, 2020
- Suez Water New York, Inc. letter dated August 20, 2020 stating its “willingness to serve” the proposed recreational facility for water service
- Joint Regional Sewerage Board letter dated July 13, 2020 stating its “willingness to serve” the proposed recreational facility for wastewater treatment
- New York State Parks, Recreation and Historic Preservation letter dated May 29, 2020 stating no historic properties, including archaeological and/or historic resources, will be affected by this undertaking
- U.S. Department of the Interior Fish and Wildlife Service letter dated January 8, 2020 with list of threatened or endangered species that may occur within boundary

The Town Board held an informational meeting for the public on September 21, 2020 and a public hearing on November 9, 2020, at which meetings the Town Board solicited comments from the public as well as its expert consultants, including architectural, engineering, environmental and traffic. Based upon the foregoing and in response to the FEAF, Part 2, the Town Board makes the following findings:

1. Land

Most of the impact will be in areas with a water table that exceeds 3 feet below ground surface (bgs). Areas adjacent to the wetlands designated as Wetland B in the northwestern portion of the site will be utilized as a detention basin that will discharge, under Nationwide Permit Number 42, to Wetland B. This area is currently the site of a historic farm dump as described in both the Phase I and Phase II Environmental Site Assessment (ESA) reports. Subsurface water in that location was encountered at approximately 3 feet bgs. The disturbed nature of the soils and dumped refuse has allowed the ground water to rise into the refuse, as well as to allow precipitation to infiltrate from the surface. As part of this project, the refuse is to be removed and disposed of offsite to allow for construction of the detention basin.

Local topography in the area of construction will be altered as necessary to allow safe access and working conditions. Proposed slopes will be in accordance with New York State Standards and

Specifications for Erosion and Sediment Control (Blue Book) requirements and are subject to NYSDEC approval. Grading around the facility will require minimal fill. The engineering plans prepared by Hammer Land Engineering ("Hammer") depict these areas. Most of the on-site construction will occur in the areas with gentler slopes. Steep slopes will be avoided during construction as shown on the engineering plans.

Only those soils in the portions of the site where construction will occur will be impacted. No hydric soils or soils with shallow seasonally high water table will be impacted except pursuant to the approved Nationwide Permit related to the detention area and the foot bridge. Any disturbance will be temporary in nature and will be subject to the regulations of the Nationwide Permits previously issued. Soil erosion and sedimentation control measures as detailed on the plans of Hammer, Sheets SWPPP 1 through 5, will be utilized to assure minimal disturbance to the surrounding soils and the surface waters.

While the entirety of the proposed project has been reviewed and analyzed as part of this SEQRA review, the construction will be done in phases in accordance with obtaining the necessary funding. However, the vast majority of the groundwork and infrastructure improvements will all be completed in the first phase and each phase will be independent such that it will be operational and can service the community without the need for subsequent phases of construction.

The initial improvements to the site propose to install an ADA compliant Challenger league field, a Multi-purpose turf field with associated bleacher seating, small and large dog areas, perimeter pathway around the site, maintenance building, stormwater management infrastructure, and associated parking. Based on incoming funding for future projects, provisions for a multipurpose field for baseball/softball and field sports, pickleball courts, track with associated interior field space, playgrounds, including a splash pad, for varying ages, and a recreation center building. Considerations and preparation for the future improvements have been considered in the design and permitting of utilities and stormwater management.

Accordingly, there will be no significant adverse environmental impacts to land from the proposed project.

2. Geological Features

A review of the United States Geologic Survey (USGS) mapping for the area, indicated that the Site is underlain by sedimentary formations typical of the Brunswick formation. The Brunswick formation is defined as a reddish-brown shale, siltstone and mudstone with a few green and brown shale interbeds; red and dark-gray interbedded argillites near the base. No bedrock outcrops were identified on the site.

Accordingly, there will be no significant adverse environmental impacts to geological features from the proposed project.

3. Surface Water

No surface water bodies will be impacted by this project. The proposed project was designed around the physical constraints of the property and to avoid impacts to the areas of wetlands and watercourses. The storm water system is designed to meet state and municipal requirements. Overland flow to the wetlands will be redirected so sedimentation will be decreased. The proposed plantings in and around the storm water basins provide more diversity, along with root systems that will increase the filtration of silt and sediment that would ordinarily impact the wetlands. The protective methods proposed by Hammer are described in the *Stormwater Management Report for Haverstraw Recreational Facility, Block 4, Lot 1, West Haverstraw, Town of Haverstraw, Rockland County, New York*, dated June 11, 2020. (Appendix H to FEAF, Part 1).

Accordingly, there will be no significant adverse environmental impacts to surface water from the proposed project.

4. Groundwater

The project is not expected to adversely affect the ground water quality. No point sources such as underground storage tanks or similar structures are or will be present on the site. The sewerage conveyance system will be installed in accordance with applicable regulations to assure that the integrity is not compromised. No other known sources of ground water contamination are known to exist on the site or are proposed.

Ground water sampling of two temporary polyvinyl chloride (PVC) groundwater monitoring wells with 10' screens conducted by ACA in November 2019 identified compounds typical of developed areas. The following compounds were identified at estimated concentrations above the NYDEC's Ambient Water Quality Standards (AWQS): Benzo(a)anthracene: 0.05 ug/l (AWQS = 0.002 ug/l); Benzo(a)pyrene: 0.03 ug/l (AWQS = 0.0 ug/l); Benzo(b)fluoranthene: 0.04 ug/l (AWQS = 0.002 ug/l); Benzo(k)fluoranthene: 0.02 ug/l (AWQS = 0.002 ug/l); Chrysene: 0.03 ug/l (AWQS = 0.002 ug/l) and Indeno(1,2,3-cd)pyrene: 0.03 ug/l (AWQS = 0.002 ug/l). These compounds are considered to be present at levels that exceed the AWQS but are estimated because their values fall between the minimum detection level (MDL) and the reporting level (RL). Two metals were identified above the AWQS as follows: Iron: 3,860 ug/l (AWQS = 300 ug/l) and Manganese: 753.2 ug/l (AWQS = 300 ug/l). These results represent an unfiltered sample which is subject to higher metal concentrations due to the presence of suspended particles.

The following compounds were identified in TW-2 at estimated concentrations above the NYDEC's AWQS: Iron: 18,800 ug/l (AWQS = 300 ug/l) Lead: 40.53 ug/l (AWQS = 25 ug/l) Manganese: 1,900 ug/l (AWQS = 300 ug/l) and Sodium: 79,600 ug/l (AWQS = 20,000 ug/l). These results represent an unfiltered sample which is subject to higher metal concentrations due to the presence of suspended particles.

Perfluorinated Alkyl Acids (PFOA/PFOS) were analyzed by Isotope Dilution for each ground water sample. No specific AWQS is presently listed, however based upon an October 2020 guidance document, NYDEC requires that water samples that exhibit concentrations of PFOA and PFAS above 100 ng/L (parts per trillion (ppt)) or the total concentration of the 21 compounds above 500 ng/L (ppt) should be considered for further evaluation. The PFOA/PFOS

total for TW-1 was 37 ppt and the total for TW-2 was 24.4 ppt. Each was substantially below the recognized maximum limit.

The proposed project will not degrade or significantly change existing groundwater conditions on the site.

Accordingly, there will be no significant adverse environmental impacts to groundwater from the proposed project.

5. Flooding

A review of the Flood Insurance Rate Map (See Appendix C to FEAF, Part 1) for Rockland County, C6087C0103G, effective March 3, 2014 indicates that the Project site is not located within the 100-year floodplain. As part of the project, stormwater management facilities will be implemented with protective measures as described in the *Stormwater Management Report for Haverstraw Recreational Facility, Block 4, Lot 1, West Haverstraw, Town of Haverstraw, Rockland County, New York*, dated June 11, 2020. (Appendix H to the FEAF, Part 1).

Accordingly, there will be no significant adverse environmental impacts related to flooding from the proposed project.

6. Air

Based upon the traffic impact study conducted by Dynamic Traffic, LLC, the project may be expected to generate less than one hundred trips per day with Central Highway and Cinder Road being the main routes. No sources of air emissions from the proposed project are expected after construction. During construction, some dust generation may be experienced and will be addressed and minimized by surface wetting as necessary. No adverse impact on air is expected as the result of the completion and use of the facility.

Accordingly, there will be no significant adverse environmental impacts to air from the proposed project.

7. Plants and Animals

Vegetation will be removed in order to accomplish construction in the safest, most expedient manner. The development and disturbance will occur in the invasive species in the disturbed and successional areas, thus eliminating the need to remove extensive forested areas. Mature trees to be saved will be clearly marked to assure their protection. Those trees will be protected wherever possible by dripline fences and markings. The anticipated addition of shade trees and landscaping around the site will provide additional new vegetation to the site to offset the removal of some of the vegetation for construction. The Site Landscape Plan, SP-21 through 23, from Hammer depicts the proposed landscaping plan, including wetland and basin seed mixes, along with tree and shrub species and frequency.

The dominant vegetation community in the areas to be cleared consists primarily of black locust saplings and trees that have established through succession following the abandonment of former fields and pastures, evidenced in the available historic aerial photographs. The planting schedule

on SP-23, Landscape Details, identifies a diverse mix of deciduous and evergreen trees, along with shrubs and ground cover that will provide a much improved habitat for a variety of birds, mammals and reptiles. Included in this schedule are a variety of maple, oak, gum, holly, pine and cherry trees, along with spicebush, arrowwood, sweet pepperbush, inkberry and winterberry shrubs that will offer foraging and nesting opportunities and will increase the faunal diversity once established. Although the net number of trees will decrease, the overall ecological value will improve.

Any wetland vegetation to be disturbed will be pursuant to approval granted in the U.S. Army Corps of Engineers Nationwide Permit (NWP) NAN 2019-01410 issued April 29, 2020. (See Appendix G to FEAF, Part 1). In addition, plantings within and adjacent to the stormwater basins provide an offset for any wetland vegetation lost as the result of implementation of the NWP, and, in reality, provide a net increase of de facto wetland vegetation, despite the absence of any requirement to do so under the permit. It should be noted that the emergent wetland swale that will be crossed by the foot bridge is generally low value and consists of invasive common reed (*Phragmites australis*), so an improved quality will again be realized.

Review of several of the NYDEC Geographic Information System (GIS) websites, including the Natural Heritage Program (NHP), along with the United States Fish and Wildlife Service (USFWS) ECOS Information, Planning, and Consultation System (IPaC) program indicates that there are no known occurrences of protected or rare wildlife species (including invertebrates, amphibians, fish, reptiles, mammals and birds) on the project site or adjacent properties (Appendix D to FEAF, Part 1). The letter received from the US FWS (Appendix D to FEAF, Part 1) is a form letter communication that is now being sent out by the US FWS for practically all sites in the Hudson Valley region that may occur in the vicinity of previously identified habitat for the Indiana bat and bog turtle. It requires most sites of proposed developments be investigated for the presence of potential Indiana bat habitat and many sites to be investigated for the presence of potential bog turtle habitat. The absence of any known site-specific occurrences of protected or rare wildlife species, as reported by USFWS, along with the habitat evaluation conducted during the numerous site investigations conducted by Acer Consulting Associates, eliminate the need for further investigation.

Accordingly, there will be no significant adverse environmental impacts to plants and animals from the proposed project.

8. Agricultural Resources

No active agricultural farms or fields will be impacted as the result of this development. This area is currently the site of a historic farm dump as described in both the Phase I and Phase II Environmental Site Assessment (ESA) reports. Subsurface water in that location was encountered at approximately 3 feet bgs. The disturbed nature of the soils and dumped refuse has allowed the ground water to rise into the refuse, as well as to allow precipitation to infiltrate from the surface. Elimination of the existing farm dump will occur during the development of the project and, with it, the potential for ground water impacts from the materials present in that dump.

Accordingly, there will be no significant adverse environmental impacts to agricultural resources from the proposed project.

9. Aesthetic Resources

The site will be transformed from a mowed field and an abandoned farm dump that is a successional oldfield, into a more refined recreational development and associated landscaping. Present vegetation is largely invasive species and past dumping continues to impact the site. These conditions will be improved as part of the project and the aesthetics following development will be more pleasing than the conditions that presently exist.

Accordingly, there will be no significant adverse environmental impacts to aesthetic resources from the proposed project.

10. Historic and Archeological Resources

No impact to historic features will occur as a result of this project as none are present on the site. A letter dated May 20, 2020 prepared by R. Daniel Mackay, Deputy State Historic Preservation Officer for the State of New York Division for Historic Preservation, concludes that "Based upon this review, it is the opinion of the New York SHPO that no historic properties, including archaeological and/or historic resources, will be affected by this undertaking."

Accordingly, there will be no significant adverse environmental impacts to historic and archeological resources from the proposed project.

11. Open Space and Recreation

There will be a vast improvement to open space and recreation from the proposed project as the recreational facility will provide a variety of additional recreational opportunities, including paths and multi-purpose fields for community use that are not presently available on the site.

Accordingly, there will be no significant adverse environmental impacts to open space and recreation from the proposed project. Conversely, the impacts will be positive in nature.

12. Critical Environmental Areas

No critical habitats were observed during the site investigations and no critical environmental areas were identified using the NYDEC's EAF Mapper function in preparing the FEAF, Part 1. "Critical" habitat is designated for threatened and endangered species by the U.S. Fish and Wildlife Service and is defined as "A specific designated area declared essential for the survival of a protected species under authority of the Endangered Species Act." The NYDEC Environmental Resource Mapper identifies a large area to the east of the subject site as in the vicinity of Animals Listed as Endangered or Threatened, which is over 0.25 miles from the closest property boundary. The Hudson Valley Natural Resource Mapper depicts the portion of the Cedar Pond Brook as "Low" Stream condition, with a Brook Trout Habitat Suitability rating of 2. With regard to the Biodiversity layers, none are present on or near the subject site.

Accordingly, there will be no significant adverse environmental impacts to critical environmental areas from the proposed project.

13. Transportation

Based upon the traffic study, the proposed recreation complex will generate a maximum of 51 entering trips and 26 exiting trips during the weekday evening peak hour, and 58 entering trips and 62 exiting trips during the Saturday peak hour. It was also determined that even with the addition of the site generated traffic, the overall intersection of Central Highway with Chapel Street and Cinder Road will continue to operate at its current overall Level of Service "B" during the studied peak hours. Their conclusion was "it is the professional opinion of Dynamic Traffic, LLC that the adjacent street system of the Village of West Haverstraw and Rockland County will not experience any significant degradation in operating conditions with the construction of The Project. The site driveway is located to provide safe and efficient access to the adjacent roadway system." Dynamic Traffic also states that the proposed recreation complex is a complementary use to the adjacent roadway network as the peak traffic generation times occur outside of the typical commuter hours. The development proposal would not generate a significant increase (100 or more peak hour trips) in traffic on the adjacent roadway network during the critical weekday morning and evening periods. A pre- and post-development analysis indicates the adjacent signalized intersection will not experience any degradations in overall Level of Service as a result of the proposed recreation complex and the site driveway is calculated to operate at acceptable Levels of Service during both of the study periods. The site access and circulation has been designed consistent with accepted engineering design standards.

Accordingly, there will be no significant adverse environmental impacts to transportation from the proposed project.

14. Energy

The impact of the site and its energy use on the utility company is expected to be minimal. No alternative sources of energy are proposed.

Accordingly, there will be no significant adverse environmental impacts to energy from the proposed project.

15. Noise, Odor and Light

Some noise impact is expected at the property line during the construction phase with reduced levels at the closest dwelling locations. However, the hours of operation will be limited to normal working hours so evening hours will not be affected. These construction noises will be temporary in nature and would occur with any type of construction on the site.

Once the project is completed and the facility is operational, the primary noise source would be from the use of the facilities and specifically the fields, along with the presently existing traffic noise from Central Highway and Cinder Road. The site uses will not occur early in the morning or late in the evening and as the large multi-purpose field is proposed to be centrally located on

the site, this will minimize any noise impacts to the neighboring property owners. Traffic noise in the area would remain essentially unaltered.

No sources of odors will be present upon the completion of the facility.

Lighting of the facility will be completed as per the Lighting Schedule and Light Level Summaries of Hammer, Sheet SP-18. The lighting for the project consists of several different types. The first type is parking lot and access drive lighting. This particular lighting as with all of the lighting is LED and provides illumination for the parking stalls and travel lanes. The fixture itself is a low-profile fixture to minimize the appearance of the fixture. At various locations the fixture sits on a pole that is mounted onto a concrete pedestal within the parking lot. The purpose of mounting onto a concrete pedestal is to prevent vehicles from running into the poles and damaging them. A few of these fixtures and poles are located within landscaped islands and do not require a concrete pedestal. The second type is a fixture that will illuminate the entrance road into the facility as well as the perimeter walkway around the site. This particular fixture is more decorative in nature and is also LED. The third fixture is a wall mounted fixture located on the maintenance building and provides lighting for the area around the maintenance yard as well as the building itself. All of the lights mentioned are down lit to minimize light pollution. The last type of light is the sports lights. These types of lights are mounted on varies size poles ranging from sixty to eighty feet tall. The sports lights are LED as well and are intended to illuminate the sports fields only. The use will be dependent on time of year and the scheduling of the various sports. All parking lot, access drive, walkway and building lighting is DLC (Design Lights Consortium) compliant, which requires fixtures to be dark sky cutoff compliant. The lights that are located near the perimeter of the property will also be outfitted with house side shields to diminish the spillage of light onto adjacent properties. The lights will also be a 3000K, which is equivalent to a soft white light appearance as opposed to a 5000k which is more of bright, daylight cool white.

Accordingly, there will be no significant adverse environmental impacts related to noise, odor or light from the proposed project.

16. Human Health

Currently the property is a vacant parcel with invasive plant species that was formerly a farm dump and still contains the remnants and negative impacts of that use. This proposed project will not only improve the site and these conditions by removing the dump materials and installing a diverse mix of deciduous and evergreen trees, among other landscaping, but the use of the proposed project as a recreational facility will necessarily improve human health and be a positive impact to the community by providing opportunities for organized sports as well as individual activities such as running and walking via the proposed fields and trails.

Accordingly, there will be no significant adverse environmental impacts related to human health from the proposed project.

17. Consistency with Community Health

Based upon the current Rockland County Comprehensive Plan, the project site is identified as Open Space/Recreation/Park. The proposed use is generally consistent with the Comprehensive Plan.

Accordingly, there will be no significant adverse environmental impacts to community health from the proposed project and the project is consistent with community health.

18. Consistency with Community Character

Section 8.1, Parks and Open Space in Rockland County, of the Comprehensive Plan, stresses the importance of passive, or low-impact recreation, such as proposed. The Plan describes how municipalities play a key role in preserving open space through local planning, land use controls, and the purchase of local open space resources. Additionally, it stresses that “the County must continue to update and refine its vision of open space and recreation.” (Rockland county, 2011) The development of the site as a recreational facility addresses that goal.

Accordingly, there will be no significant adverse environmental impacts to community character from the proposed project and the project is consistent with community character.