

EXHIBIT 3

Full Environmental Assessment Report



Cornerstone of Rhinebeck 73 – 93 Serenity Hill Road

Town of Clinton
Dutchess County, New York



Prepared for:

The Cornerstone of Rhinebeck
500 Milan Hollow Road
Rhinebeck, NY 12572

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LaBella Project No. 2231559

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FULL ENVIRONMENTAL ASSESSMENT FORM, PART 1

FIGURES

Figure 1: Orthophoto Tax Map – Dutchess County Parcel Access

Figure 2: Wetlands, Significant Natural Community, Regulated Species - NYSDEC

Figure 3: Priority Waterbodies Listed Resources – NYSDEC

Figure 4: Floodplains - Dutchess County Parcel Access

ATTACHMENTS

Attachment A – Cornerstone of Rhinebeck Water Usage

Attachment B – NYSDEC Fact Sheet – Silver Lake

Site Plan will be submitted separately.

1.0 PROJECT DESCRIPTION

1.1 Introduction

The Applicant, Medical Arts Sanitarium, Inc., d/b/a Cornerstone of Rhinebeck ("Cornerstone"), is seeking site plan and special use permit approval for operation of its Alternate Care Facility ("ACF"). The ACF has been in operation at 73 -93 Serenity Hill Road for 40 years, and has been operated by Cornerstone since 1997.¹ The 40.84-acre site is located on tax parcels 6469-00-531763 and 6469-00-617725 in the Town of Clinton ("Town"). In 2006, New York State Office of Addiction Services and Supports ("OASAS") granted Cornerstone approvals to increase the facility's on-site bed count from 66 to 96, and subsequently from 96-99 in 2016, both with the approval of the Dutchess County Department of Behavioral and Community Health ("DCDBCH"); however the Client did not get approval from the Town Planning Board. In 2023, the Town of Clinton amended to Section 250-31 of the Town Zoning Code (entitled Alternate Care Facilities), to allow facilities similar to Cornerstone to increase on-site bed population subject to site plan and special use permit approval. Therefore, the Applicant is now seeking site plan and special use permit approval.² No construction is proposed as part of the approval being sought and the facility does not utilize Silver Lake. The site is currently served by a public water supply and on-site subsurface disposal systems, under the purview of a NYSDEC SPDES Permit #3-1324-00041. No change is proposed to the utilities is anticipated as part of the approval process.

1.2 Approvals, Consultations and Referrals

1. Town of Clinton Planning Board – Site Plan Approval; Special Use Permit Approval
2. Dutchess County Planning Department – GML 239 Referral

2.0 ENVIRONMENTAL ASSESSMENT

2.1 Land Use, Zoning and Public Policy

2.1.1 Land Use

The project site is comprised of two tax parcels and is currently developed with an ACF. The land uses located within 1,000 feet of the project site are primarily residential, with a public utility transmission line located immediately east of the site.

The existing facility provides chemical dependence, alcoholism, and substance abuse rehabilitation and detoxification treatment services. The facility operates 24/7 with comprehensive medical, nursing and clinical services provided, culminating in an individualized treatment plan. Treatment includes individual and group therapy, activity therapies, lectures and films, educational seminars, a nutritional program and meetings of 12-

¹ The property is owned by Even Pine Rhinebeck Propco LLC.

² As discussed in the accompanying letter from Zarin & Steinmetz, the application was first submitted in November 2021.

step programs (AA, CA, NA) as well as other self help services. By offering these services, Cornerstone provides an important (temporary) community residence for our community.

The proposed use has operated at the site for 40 years and is consistent with the surrounding land uses.

2.1.2 Zoning

The site is zoned in the Town's Conservation Agricultural (C) Zoning District. ACFs are not permitted in the C Zoning District, however, Cornerstone's facility has been determined by the Town to be a legal preexisting, nonconforming use. Pre-existing nonconforming ACFs are expressly permitted to, among other things, increase its resident population pursuant to Zoning Section 250-31. The facility's compliance with the General Provisions of Section 250-31(B) is noted in **bold**.

- (1) The Community Environment Standards adopted in a Statement of Principle by the State Department of Mental Hygiene and the State Board of Social Welfare state that: "A concentration of residents in a single neighborhood would be detrimental not only to the community, but to the clients of the facility as well." To avoid a negative impact on the neighborhood as well as the residents of the alternate care facilities, the Planning Board's special use permit approval authority shall be limited to not more than one such facility within a one-mile radius.

There are no other ACFs located within one-mile of the site.

- (2) The intended use shall be reasonably accommodated by existing community infrastructure and services.

The site has been in use as an ACF for 40 years and is permitted by the NYSDEC for subsurface wastewater disposal (e.g., septic systems) under an existing SPDES permit and the DCDBCH for subsurface wastewater disposal (e.g., septic systems) and water via a private well under public water supply permit (# 1316148).

- (3) The site plan shall be reviewed for adequacy of active and passive outdoor recreational facilities for the clients.

As demonstrated on the Existing Conditions Site Plan, the facility includes several athletic courts and passive recreation areas for use by clients.

- (4) Any special use permit approval granted under this section is additionally subject to the licensing procedures and approvals of all appropriate state, county and regional agencies. A certificate of occupancy shall not be issued by the Building Inspector until a copy of all such approvals has been reviewed by the Planning Board.

The facility is licensed by OASAS for a maximum capacity of 99 beds – 93 for rehabilitation services and 6 for detoxification services. This information is on record with the Town.

- (5) Any increase in the resident population, change in type of population, and/or any expansion of the facilities shall require application to the Planning Board for consideration of a new or amended special use permit and shall require either approval of a site plan, or the re-examination of the existing site plan, by the Planning Board. In reviewing an application for an increase in the resident population, change in type of population, and/or any expansion of the facilities, the Planning Board shall consider the criteria specified in § 250-96 (Site Plans) and § 250-97 (Special Use Permits), and whether there would be any significant additional adverse impacts to the surrounding neighborhood if the application is granted. A nonconforming alternative care facility shall only be permitted to expand its resident population to an amount not exceeding fifty percent (50%) of the resident population that existed on the effective date of this chapter.

As explained in the Introduction, in 2006, OASAS granted Cornerstone approvals to increase the facility's on-site bed count from 66 to 96, and subsequently from 96-99 in 2016, both with the approval of the DCDBCH; however the Client did not obtain approvals from the Town Planning Board. A site plan has been prepared which provides information on existing conditions, including: parking, access, sewage disposal, water supply, landscaping, buffers, and location of structures. The absence of any potential for adverse impacts on adjacent land uses, including elements relating to health, safety, and general welfare of the community, etc. is discussed in this Report.

- (6) This section shall apply to any alternate care facility that is permitted by special use permit in the underlying zoning district or that is a nonconforming use. Any alternate care facility that is a nonconforming use which is granted a special use permit or amended special use permit and receives approval of either a site plan or an amended site plan, shall be deemed to be in compliance with § 250-80 and § 250-81(A).

The Town has determined that the facility is a legal, preexisting, nonconforming use. The Applicant is seeking retroactive approval for the continued operation of this facility at the current maximum bed capacity (i.e., 99 beds).

2.1.3 Public Policy

The Town of Clinton adopted the Comprehensive Plan in January 2012. The Town is described in the Plan as a rural, primarily residential community. Higher density residential uses are scarce, found in only a few concentrations such as around the southern tip of Silver Lake and at the end of Camp Drive on Long Pond. The Town's vision statement states, "the Town of Clinton desires to maintain its rural character, consisting of natural landscapes, native ecosystems, working farms, small hamlet-scale development and historic structures, while preserving its scenic quality, and to do so in a manner that continues to promote its small town atmosphere and quality of life."

According to the Plan, the C District regulations are intended to preserve and maintain the quality and quantity of surface and groundwater in the primary watershed area of Silver Lake, Mud Pond, and Long Pond. These lakes have been identified as one of Dutchess County's

Significant Areas by the Dutchess County Environmental Management Council because of their unique geological formation and important habitats. In addition, they are located over one of Clinton's two prime aquifers, where highly permeable surficial sand and gravel lies over a wide band of carbonate bedrock. The C District permits agriculture and residential uses, but prohibits certain uses and activities that are incompatible with the goal of protecting high-quality water for drinking and recreational use. The restrictions are designed to ensure long-term surface water quality and the substantial groundwater potential in this area, to protect aquatic life, and the health, safety and general welfare of the surrounding residents.

The Plan explains that Silver Lake is currently classified as AA, which indicates a best usage for a source of drinking water, swimming, other recreation, and fishing. Nevertheless, the Town acknowledges that the use of septic systems on small lots extremely close to the water of Silver Lake is a problem in terms of water quality impacts.³ Accordingly, in 2008, the Town Board amended its regulations governing freshwater wetlands, watercourses, lakes, ponds and floodplains to exempt certain activities and to require permits for regulated activities within regulated buffer areas.

The Plan acknowledges that Silver Lake, despite having a high water quality classification, is listed on the NYSDEC priority water list as stressed due to excess nutrients. Excess aquatic vegetation in the lakes is described as an indication of excess nutrient loading, which the Plan suggests is the result of surrounding septic systems and fertilizer applications to lakeside property.

Importantly, when Cornerstone purchased the facility in 1997, it immediately ceased any use of Silver Lake by staff or patients for any purpose.

In 2006, OASAS granted Cornerstone approvals to increase the facility's on-site bed count from 66 to 96, and subsequently from 96-99 in 2016, both with the approval of DCDBCH. The SPDES approval granted in 2006 was for a total of 118 beds. Nevertheless, the facility is not permitted by the State to operate 118, only 99 beds which are clearly accounted for within the current SPDES approval. With the SPDES approval in place, the Applicant is subject to general conditions which must be maintained to ensure the permit approval remains. Note that the SPDES approval is for groundwater discharge, not for surface discharge (e.g., outfall directly to the Lake). For these reasons, there is no evidence that Cornerstone is a contributor to the lake's potential water quality issues.

As discussed further in Section 2.3.1 below, NYSDEC has attributed excessive algal and weed growth to unregulated on-site septic systems service residences along the shore of the lake, as well as possibly stormwater runoff. (See Attachment B).

The facility has been in operation for 40 years as a needed resource for vulnerable populations. It has operated with the current maximum capacity of 99 beds for essentially 17 years. The facility is licensed and permitted by OASAS, the State regulatory agency, and is seeking to establish compliance with the Town Code. The Applicant is not proposing any construction or change in operation and the facility will be upgraded with new landscaping consisting of eight evergreen trees along the northern property line. For these reasons, the facility's operation and siting are consistent with public policy.

³ Town of Clinton Comprehensive Plan, January 11, 2012, page 43.

2.2 Utilities

2.2.1 Water

The facility is served by a single well that is permitted by the DCDBCH as a Public Water Supply (PWS). The facility's daily water demand ranges between 4,469 GPD and 7,442 GPD. Water usage records from 2005 indicate an average use of 27 GPD per bed, which is a significant decrease from prior water use due to the cessation of laundry operations at the facility. The facility's public water supply status requires compliance with NYS Part 5 rules and regulations and oversight of the supply by a certified water operator approved by NYSDOH. Samples are taken monthly at these sites to analyze for bacteria, inorganic compounds, and organic compounds. The Applicant has made several improvements to the system, including upgraded water storage tanks.

2.2.2 Wastewater

The facility historically included three septic systems, including a main system with a grease trap, septic tank, pump chamber and absorption beds and two septic systems for the two cottages on site. These systems were installed circa 1960. In 1988, the former operator/owner applied for a SPDES permit for the two existing cottage systems and for a proposed third system (12,230 GPD) to replace the remaining existing system. The new system was designed to include a grease trap, septic tank, pump chamber, and four absorption beds. These three systems were granted approval by DCDBCH on 4/12/90 and received a SPDES permit from NYSDEC, but the proposed system was not immediately installed due to economic conditions. In 1994, two of the four absorption beds were installed. The as-built status was accepted with no objection to continued use by the DCDBCH in November 1997. At the same time, DCDBCH recommended that the former operator/owner consider increased grease trap and septic tankage. In 2001 additional improvements were made including, upgrading the septic tank capacity and installation of a larger grease trap in 2003. The two cottage septs remain in use.

In 2006 approval was obtained from DCDBCH (limited to 9,555 GPD) and a SPDES permit (3-1324-00041) from NYSDEC (limited to 12,230 GPD) for the installation and operation of an additional grease trap, a new pump station and the installation of eight absorption beds for 118 patients and 47 staff. The approval included the required provision of an expansion area in case of failure. In addition, the approval is conditioned on no laundry being washed on site.

To determine whether the existing facility, comprised of 99 beds and 30-35 staff at any one time⁴, is operating within the constraints of the permitted approvals, a review of the Public Water Supply Permit reports filed with the DCDBCH for year 2021 were reviewed and it was determined that the facility is operating within the limits set by DCDBCH and NYSDEC (see Attachment A). Monthly average daily water volumes for 2021 ranged between 4,469 GPD and 7,442 GPD. As demonstrated, the facility is operating within the permitted limits set by

⁴ Cornerstone has approx 98 employees in total, but only 30-35 are on site at any given time, which is below the 47 staff figure used in the DCDCBH and NYSDEC approvals.

DCDBCH and NYSDEC. Furthermore, the water sampling provides evidence that the systems in place are not adversely contributing to groundwater or surface water conditions.

2.3 Surface Water Resources and Floodplains

2.3.1 Surface Water Resources

According to NYSDEC wetland and stream information available through the Environmental resource mapper and the EAF Mapper, the project site contains a NYSDEC Class 1 wetland (RC-39) and regulated adjacent area. The site abuts Silver Lake, which has been nominated, pending a verification study, for the TMDL⁵/303d⁶ list (NYS List of Impaired Waters) by the NYSDEC Department of Water (DOW) and Bureau of Water Assessment and Management (BWAM). In a fact sheet (see Attachment B) provided by NYSDEC, algal/weed growth (aquatic vegetation) and nutrients are suspected pollutants impacting recreation. The source of the pollutants is suspected to be septic system runoff, though stormwater is also a possible source listed in the fact sheet. The fact sheet provides the following additional information:

Overview: Recreational uses in Silver Lake may experience minor impacts/threats due to excessive aquatic vegetation and/or algal growth. This assessment is based on previously reported concerns and conditions in the lake need to be verified.

Previous Assessment: Recreational uses (swimming, boating) and aesthetics in the lake were reported as being affected by excessive aquatic weed growth. Inadequate and/or failing on-site septic systems serving residences along the shore were the suspected source of nutrient loads that promote the growth of aquatic vegetation. (Dutchess County WQCC, 1999)

The water sampling required as part of the facility's public water supply permit provides evidence that the Cornerstone systems are not adversely contributing to groundwater conditions.

There is no construction proposed as part of the requested approval sought pursuant to Section 250-31 of the Zoning Code. New landscaping proposed will not impact wetland, lake or regulated wetland adjacent areas and does not occur within the Town's buffer.

As demonstrated, the facility's continued operation does not adversely impact surface waters.

⁵ TMDL stands for "Total Maximum Daily Load". A TMDL is a calculation of the maximum amount of a pollutant that a waterbody can accept and still meet the state's Water Quality Standards for public health and healthy ecosystems.

⁶ Section 303(d) of the Clean Water Act requires states, territories and authorized tribes to develop lists of impaired waters. Impaired waters are waters that are too polluted or otherwise degraded to meet water quality standards. The Clean Water Act requires these jurisdictions to establish priority rankings for waters on the lists and to develop total maximum daily loads for impaired waters.

2.3.2 Floodzone

The property is encumbered partially by the 100-year floodplain. The facility has no buildings in this area and the floodplain generally aligns with the edges of the lake and/or wetland areas.

There is no construction proposed as part of the requested site plan and special permit approval. New landscaping is proposed outside of the floodplain.

As demonstrated, the facility's continued operation does not adversely impact floodplain area.

2.4 Vegetation and Wildlife

According to the NYSDEC Environmental Resource Mapper the facility's property falls within an Occurrence Record Buffer for the Blandings Turtle, a state-regulated species. The facility's property abuts a Significant Natural Community, which is home to the Medium Fen plant.

According to the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), the project site is within the range of the Indiana and Northern long-eared bat (both listed as federally endangered). The IPaC report also states that the project site is within the range of the monarch butterfly, a federal candidate species; however, candidate species are not regulated by the USFWS.

There is no construction proposed as part of the requested site plan and special permit approval.

As demonstrated, the facility's continued operation does not adversely impact regulated species.

2.5 Conclusion

Based upon the foregoing, there is no empirical evidence that the increase from 66-96 beds in 2006, and to 99 in 2016, had any significant adverse environmental impact on the neighborhood in terms of community character, water, wastewater, aquatic resources, floodplain, or vegetation and wildlife. Furthermore, the facility meets the requirements of Zoning Section 250-31.

FULL ENVIRONMENTAL ASSESSMENT FORM PART 1

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Cornerstone of Rhinebeck		
Project Location (describe, and attach a general location map): 73-93 Serenity Hill Road, Town of Clinton, Dutchess County, NY		
Brief Description of Proposed Action (include purpose or need): The Applicant, Medical Arts Sanitarium, Inc., d/b/a Cornerstone of Rhinebeck (“Cornerstone”), is seeking site plan and special use permit approval for operation of its Alternate Care Facility (“ACF”). The ACF has been in operation at 73 -93 Serenity Hill Road for 40 years, and has been operated by Cornerstone since 1997. The 40.84-acre site is located on tax parcels 6469-00-531763 and 6469-00-617725 in the Town of Clinton (“Town”). In 2006, New York State Office of Addiction Services and Supports (OASAS) granted Cornerstone approvals to increase the facility's on-site bed count from 66 to 96, and subsequently from 96-99 in 2016, both with the approval of the Dutchess County Department of Behavioral and Community Health (“DCDBCH”); however the Client did not get approval from the Town Planning Board. In 2023, the Town of Clinton amended to Section 250-31 of the Town Zoning Code (entitled Alternate Care Facilities), to allow facilities similar to Cornerstone to increase on-site bed population subject to site plan and special use permit approval. Therefore, the Applicant is now seeking site plan and special use permit approval. No construction is proposed as part of the approval being sought and the facility does not utilize Silver Lake. The site is currently served by a public water supply and on-site subsurface disposal systems, under the purview of a NYSDEC SPDES Permit #3-1324-00041. No change is proposed to the utilities is anticipated as part of the approval process.		
Name of Applicant/Sponsor: The Cornerstone of Rhinebeck	Telephone: 845-266-3481	E-Mail: mpurnell@cornerstoneny.com
Address: 500 Milan Hollow Road		
City/PO: Rhinebeck	State: NY	Zip Code: 12572
Project Contact (if not same as sponsor; give name and title/role): Jody T. Cross	Telephone: 914-220-9797	E-Mail: jcross@zarinsteinmetz.com
Address: 81 Main Street, Suite 415		
City/PO: White Plains	State: NY	Zip Code: 10601
Property Owner (if not same as sponsor): Even Pine Rhinebeck Propco LLC	Telephone:	E-Mail:
Address: 81 Serenity Hill Road		
City/PO: Rhinebeck	State: NY	Zip Code: 12572

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	T. Clinton Special Use Permit and Site Plan Approval	Spring 2023
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

Hudson Valley Greenway Compact Community; Hudson River Valley National Heritage Area _____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Conservation Agricultural (C)

b. Is the use permitted or allowed by a special or conditional use permit? legal preexisting, nonconforming use Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Rhinebeck Central School District

b. What police or other public protection forces serve the project site?
NY State Police, Dutchess County Sheriff

c. Which fire protection and emergency medical services serve the project site?
East and West Clinton Fire Districts

d. What parks serve the project site?
Frances J. Mark Memorial Park; Friends Park

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? _____ 40.84 acres
b. Total acreage to be physically disturbed? _____ 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 40.84 acres

c. Is the proposed action an expansion of an existing project or use? No construction proposed. Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? No construction proposed. Yes No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No

If Yes, show numbers of units proposed.

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

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

If Yes, No construction proposed.

i. Total number of structures _____

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

iii. Approximate extent of building space to be heated or cooled: _____ square feet

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

If Yes, No construction proposed.

i. Purpose of the impoundment: _____

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

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

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

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

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

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No

(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) No construction proposed.

If Yes:

i. What is the purpose of the excavation or dredging? _____

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

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No

If yes, describe. _____

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

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

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

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

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

If Yes: No construction proposed. There are legal, pre-existing, non-conforming encroachments (e.g., retaining walls) in the regulated buffer areas.

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

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

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

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

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

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

c. Will the proposed action use, or create a new demand for water? No construction proposed. Yes No
If Yes: Facility current use is described below.

i. Total anticipated water usage/demand per day: _____ 4,469 - 7,442 gallons/day

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

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

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

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

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

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

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____
The facility uses a private well, which is registered as a public water supply with the County.

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ 7.15 gallons/minute.

d. Will the proposed action generate liquid wastes? No construction proposed. Yes No
If Yes: Facility current use is described here:

i. Total anticipated liquid waste generation per day: _____ 9,555/12,230 gallons/day Septic Permit Design approval for 9,555 GPD and SPDES permit for 12,230 GPD

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

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

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

Yes No
 Yes No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):
The facility uses a subsurface disposal system and is regulated by the NYSDEC under SPDES Permit 3-1324-00041.

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____
None

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:

- How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 3.15 acres (impervious surface)
 _____ Square feet or 40.84 acres (parcel size)
- Describe types of new point sources. None. Existing sources include roofs, drive aisles, parking areas
- Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
Stormwater currently sheet flows to nearby lake/wetlands with ample natural vegetative buffer providing treatment, infiltration.
 - If to surface waters, identify receiving water bodies or wetlands: _____
Silver Lake and NYSDEC wetland
 - Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
- Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
Boilers and electric generation

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:

- Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes: No change in operations proposed.

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

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

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

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

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

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

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

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

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

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

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

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

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ Not Applicable • Saturday: _____ Not Applicable • Sunday: _____ Not Applicable • Holidays: _____ Not Applicable 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24/7 • Saturday: _____ 24/7 • Sunday: _____ 24/7 • Holidays: _____ 24/7
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 No change in operations or construction proposed. Applicant proposes additional landscaping.
 If yes:
 i. Provide details including sources, time of day and duration:

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

n. Will the proposed action have outdoor lighting? Yes No
 If yes: No change in operations or construction proposed. Applicant proposes additional landscaping.
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
LED and incandescent lighting, including: motion-sensitive lighting, wall sconces, wall packs, and light poles. See site plan for detailed information

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

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation: _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

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

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

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

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	3.15	N/A	N/A
• Forested	14.20	N/A	N/A
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	2.32	N/A	N/A
• Agricultural (includes active orchards, field, greenhouse etc.)	0	N/A	N/A
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	N/A	N/A
• Wetlands (freshwater or tidal)	8.67	N/A	N/A
• Non-vegetated (bare rock, earth or fill)	0	N/A	N/A
• Other Describe: <u>Lawn/Open Space Area</u>	12.49	N/A	N/A

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

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

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

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

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

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

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

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

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 1.25 to >5 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 20 %

c. Predominant soil type(s) present on project site:

Sandy Loam	_____	_____	60 %
Gravelly Loam	_____	_____	40 %
_____	_____	_____	%

d. What is the average depth to the water table on the project site? Average: _____ >6 feet

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

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 60 % of site
 10-15%: _____ 40 % of site
 15% or greater: _____ % of site

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

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

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

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name Silver Lake Classification AA
- Wetlands: Name Federal Waters, NYS Wetland, Federal Waters, Fe... Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) RC-39

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____
 Silver Lake is listed on the NYSDEC Priority Waterbody List and has been nominated for the TMDL/303d list. There is no construction proposed on site.

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

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

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

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

i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site: _____
Typical Dutchess County Species _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____
Medium Fen. No construction is proposed. Landscaping is proposed in previously disturbed areas next to buildings.
 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ 4.19 acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____
Blanding's Turtle
No construction is proposed. Landscaping is proposed in previously disturbed areas next to buildings.

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 If Yes:
 i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes: _____ The CEA is not located on the project site. It is located approximately 150 FT to the southeast.
 i. CEA name: Old Bulls Head Hamlet
 ii. Basis for designation: Exceptional or unique character
 iii. Designating agency and date: Agency:Clinton, Town of, Date:11-27-87

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? If Yes: <i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District <i>ii.</i> Name: <u>Teller House (Town Landmark, National and State Register eligible). Cornerstone is substantially contiguous to house, across Milan Hollow</u> <i>iii.</i> Brief description of attributes on which listing is based: <u>Prominent community members</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <u>No construction is proposed. New landscaping will occur in areas already disturbed next to existing buildings.</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: <i>i.</i> Describe possible resource(s): _____ <i>ii.</i> Basis for identification: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: <i>i.</i> Identify resource: <u>Taconic State Parkway</u> <i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>National and State Register listed resource.</u> <i>iii.</i> Distance between project and resource: _____ <u>approximately 2</u> miles.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: <i>i.</i> Identify the name of the river and its designation: _____ <i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information


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

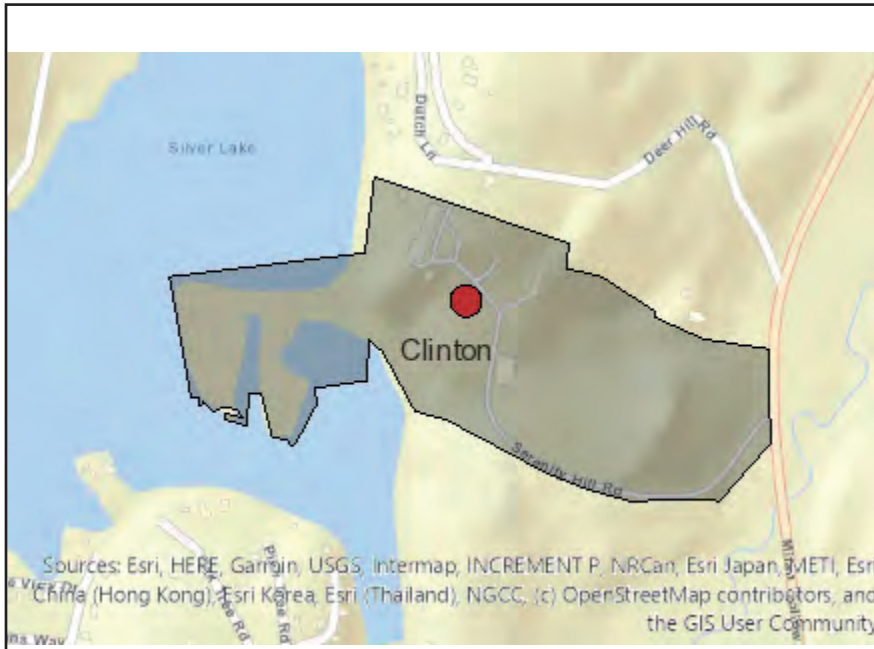
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name The Cornerstone of Rhinebeck Date 6/6/2023

Signature  Caren LoBrutto, LaBella Associates Title Senior Planner



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):209.6
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	RC-39
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No

E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Medium Fen
E.2.n.i [Natural Communities - Acres]	4.19
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Blanding's Turtle
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	Old Bulls Head Hamlet
E.3.d.ii [Critical Environmental Area - Reason]	Exceptional or unique character
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency:Clinton, Town of, Date:11-27-87
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

FIGURES



Figure 1 shows the project site.



Environmental Resource Mapper

Base Map: Topographical Using this map

Search

Tools

Layers and Legend

- Shorelines
- State Regulated Freshwater Wetlands (Outside of the Adirondack Park)
- State Regulated Wetland Checkzone
- Imperiled Mussels
- Mussel Screening Ponged Waters
- Mussel Screening Streams
- Significant Natural Communities
- Natural Communities Near This Location
- Rare Plants or Animals
- Base Flood Elevation Plus 72/75 Inches Sea-level Rise

Other Wetland Layers

Reference Layers

Tell Me More...

Need A Permit?

Contacts



Figure 2 shows that there is a NYSDEC regulated wetland (bright green) and regulated adjacent area on the site. The lighter green color is the NYSDEC checkzone, which is not a regulated area. The pink color is the significant natural community.



Environmental Resource Mapper

Base Map: Topographical

Search

Tools

Layers and Legend

- All Layers
- Unique Geological Features
- Waterbody Classifications for Rivers/Streams
- Waterbody Classifications for Lakes
- Waterbody Inventory/Priority Waterbodies List
 - Lakes and Reservoirs
 - Estuaries
 - Rivers and Streams
 - Shorelines
- State Regulated Freshwater Wetlands (Outside of the Adirondack Park)

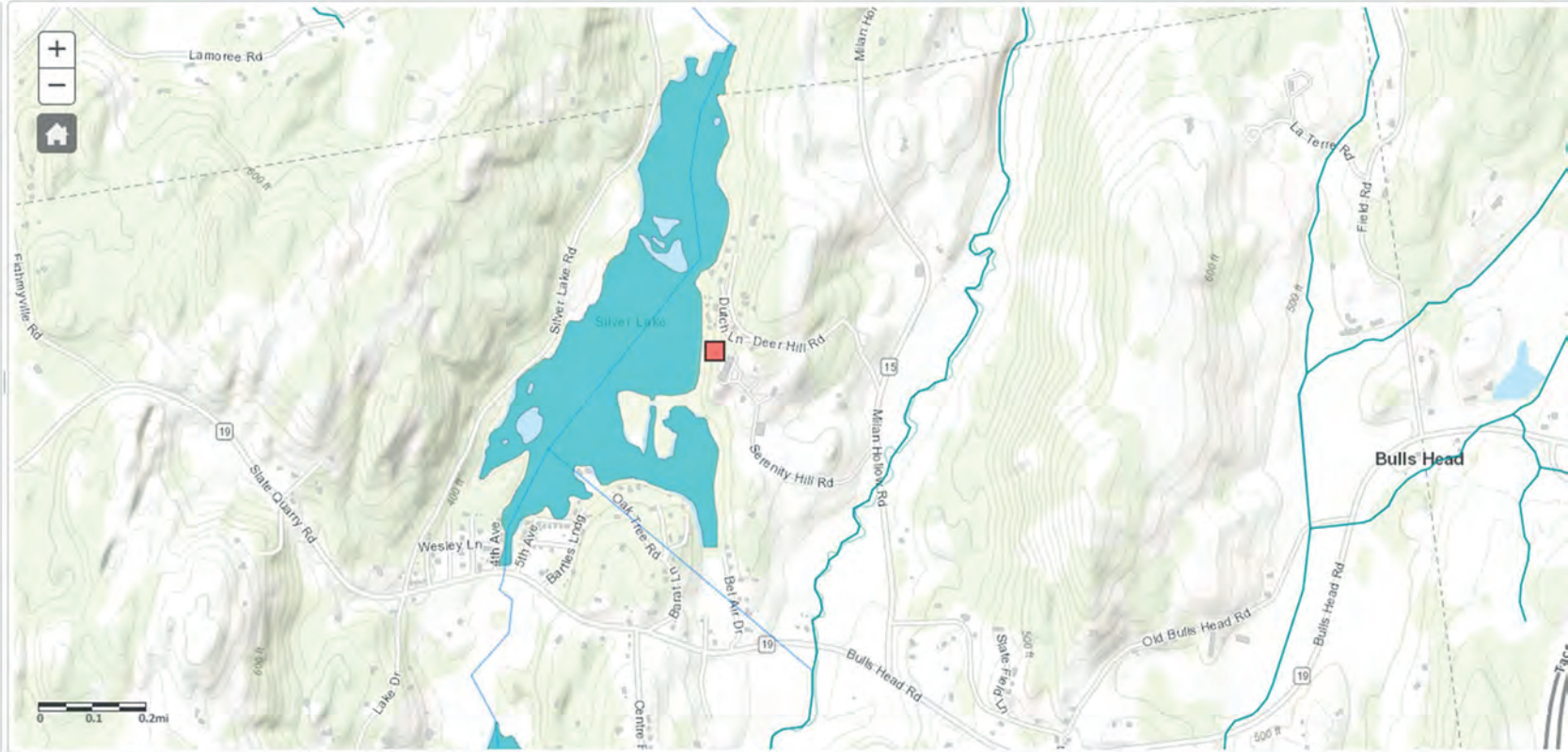
Other Wetland Layers

Reference Layers

Tell Me More...

Need A Permit?

Contacts



Agencies Services

App Directory

Counties

Events

Programs

Figure 3 shows Silver Lake as a waterbody listed on the State's Priority Waterbodies List.



Figure 4 shows the 100-year flood plain.

Attachment A
Cornerstone of Rhinebeck Water Demand

CUMMINGS ENGINEERING, P.C.

148 HOLLOW ROAD.
STAATSBURG, NY 12580
PH (845) 889-8199

March 9, 2022

Mr. Peter Setaro, P.E.
CPL
9 Elks Ln.
Poughkeepsie, NY 12601

Re: Cornerstone of Rhinebeck Water Usage

Dear Mr. Setaro,

As your office specifically requested, I have reviewed the monthly PWS reports on file at the Dutchess County Health Department for all of year 2021. Based on this information, Cornerstone is operating within the 9555 gallons per day limit approved by the Health Department and 12,230 gpd limit allowed by NYSDEC SPDES Permit 3-1324-00041, both of which copies of the approvals / permits were sent to your office recently. The monthly average daily volumes were as follows:

Jan	6320 gpd
Feb	4469 gpd
Mar	5378 gpd
Apr	5271 gpd
May	7094 gpd
Jun	7442 gpd
Jul	7120 gpd
Aug	6638 gpd
Sep	7118 gpd
Oct	6197 gpd
Nov	5517 gpd
Dec	4957 gpd

If you have any questions, please do not hesitate to contact me at the above address and phone number.

Very truly yours,



Thomas P. Cummings, PE
NYSPE Lic. No. 064921

Att.

Cc: Warren Replansky, Esq.
Michael Purnell, Exec. Dir. Cornerstone of Rhinebeck

Attachment B
NYSDEC Fact Sheet – Silver Lake

Silver Lake (1305-0002)

Need Verific

Waterbody Location Information

Revised: 07/11/2008

Water Index No: H-101-18-13-P378
Hydro Unit Code: 02020008/060 **Str Class:** AA(T)
Waterbody Type: Lake
Waterbody Size: 110.7 Acres
Seg Description: entire lake

Drain Basin: Lower Hudson River
Reg/County: 3/Dutchess Co. (14)
Quad Map: ROCK CITY (N-25-2)

Water Quality Problem/Issue Information (CAPS indicate MAJOR Use Impacts/Pollutants/Sources)

Use(s) Impacted	Severity	Problem Documentation
Recreation	Stressed	Possible

Type of Pollutant(s)

Known: ---
Suspected: ALGAL/WEED GROWTH (aquatic vegetation), Nutrients
Possible: ---

Source(s) of Pollutant(s)

Known: ---
Suspected: ON-SITE/SEPTIC SYST
Possible: Urban/Storm Runoff

Resolution/Management Information

Issue Resolvability: 1 (Needs Verification/Study (see STATUS))
Verification Status: 1 (Waterbody Nominated, Problem Not Verified)
Lead Agency/Office: DOW/BWAM
TMDL/303d Status: n/a

Resolution Potential: Medium

Further Details

Overview

Recreational uses in Silver Lake may experience minor impacts/threats due to excessive aquatic vegetation and/or algal growth. This assessment is based on previously reported concerns and conditions in the lake need to be verified.

Previous Assessment

Recreational uses (swimming, boating) and aesthetics in the lake were reported as being affected by excessive aquatic weed growth. Inadequate and/or failing on-site septic systems serving residences along the shore were the suspected source of nutrient loads that promote the growth of aquatic vegetation. (Dutchess County WQCC, 1999)