

# MORRIS ASSOCIATES

ENGINEERING & SURVEYING CONSULTANTS, PLLC

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November 18, 2016

Mr. Mike Calimano, Chairman  
Town of New Paltz Planning Board  
1 Clearwater Road  
New Paltz, NY 12561

**Re: Ferris Woods Apartments  
Proposed Site Plan & Subdivision  
S.B.L. 87.9-2-38.3  
MA Proj.: 214082.00**

Dear Chairperson Calimano and Planning Board Members:

Since our last plan submission, dated July 18, 2016, we have further developed the plans and other supporting information for the above referenced project. This submission is being provided for further review and to address the various comments that have been provided from the Town Engineer, a September 21<sup>st</sup> meeting with Town Officials, the August 22<sup>nd</sup> Planning Board meeting, and per discussions with the Town's wetland consultant.

Per the Town review Engineer's comments, dated August 19, 2016, we offer the following responses to the comments following the same format of the comments:

## **I. General and Site Plan/Special Use Application**

1. This letter should clarify that only (5) five apartment buildings are proposed. There have been no changes to the foot prints or locations of the buildings, since our last submission.
2. The only easements on the land are an existing snow easement off Brouck Ferris, a 30-foot wide Central Hudson Easement for distribution lines and a 100-foot wide Central Hudson Easement for the transmission lines. Contact with Central Hudson has been made and the process of securing their approval for the emergency access crossing through the 30-foot easement is underway. Although the snow easement will be impacted by the project, new snow easements are proposed.
3. Based on discussions with the Town and a review of the zoning requirements, it was determined with the project would better meet the zoning requirements if the existing farm house was subdivided from the apartments lot, so an additional plat sheet was developed showing the proposed subdivision and a subdivision application and fee are provided.
4. The traffic Impact Report (in Appendix B) includes trip generation estimates shown in Tables 1 and 1A for apartments and for age-restricted apartments, respectively. The traffic volume figures in Appendix A (Figures No. 2 through 15) show the volumes entering and exiting Brouck Ferris Boulevard from South Ohioville Road from each of the peak hours under Existing, No-Build separately for the site generated figures

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(Figures No. 12 and 13, which represent the volumes generated by the site) and Build conditions. These volumes correspond to those shown on Table 1.

For ease of review, a separate table was prepared (Table TVS-1) which summarizes the volumes by direction on Brouck Ferris Boulevard for the AM and PM Peak Hours for Existing, No-Build, Site Generated and Build conditions. Again, these are based on the figures contained in the June 17, 2016 Traffic Report. Note that there would be an increase above the Existing and No-Build volumes on this section of road way, however, the level of volume would still maintain this facility as a very low volume road.

5. Preliminary deep and percolation testing was performed on the site and further testing in the currently proposed septic areas are being planned for the end of November. The preliminary testing results have been provided to demonstrate that the design proposed conservatively accounts for the existing soil conditions. We are requesting approval for drilling the test wells in the Town wetland buffer so that the wells can be tested, while monitoring the water level of the adjacent wetland. This should confirm the adequacy of the water supply. Contacts with the NYSDEC and UCDOH have confirmed that the NYSDEC will be reviewing and permitting the wastewater system and the UCDOH will be reviewing the water supply. Our next steps with the UCDOH are to get a flow confirmation letter and confirm the well testing protocol. When these correspondences are submitting, they will also be copied to the Town.
6. Our office and Aspen Environmental have met with the Town's wetland consultant in the field to review the wetlands and proposed impacts. Aspen Environmental has prepared a Wetland/Buffer Impact Summary, which is attached with this submission.
7. It is understood that the Ulster County Planning Board referral is required.

## **II. SEQRA Classification and Full EAF Form**

1. All of these comments were addressed with the September 7, 2016 submission from our office.

## **III. Town Code Compliance**

1. So noted, multifamily dwelling are permitted per ch. 140-52.
2. The R-V zoning standards are indicated on subdivision plat sheet 3, it appears that the plans meet these requirements.
3. The area devoted to recreation is shown on sheet 4. The specific improvements include a grass walking trail, patio tables and a proposed pavilion with picnic tables and a barbeque. Further details of these amenities will be further developed, as the project progresses.
4. The 60-foot right of way for the main access road has been shown and per the meeting with the Town officials, the emergency access road was widened to 24' and proposed to be paved, with a 35-foot permanent easement.

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**5. Ch. 140-52 Site Plan Review Elements:**

- a. A tree location plan has been included in the plan set, see sheet 10. Very few trees over 12" are required to be removed for the project.
- b. The lighting plan has been developed, with the light levels and is included in the plan set. A preliminary landscaping plan has been developed by Adams Landscaping and is attached for review. The applicant has met with the Post Office and two banks of centrally located mail boxes have been shown on the plans. The nature trail is proposed to be maintained grass path, with an 8-foot width, looping around the project site.
- c. Given the relatively high cost of fully electric vehicles and the low percentage of electric vehicles currently in use in the area, it does not appear likely that charging stations will be needed by the tenants and the potential for members of the public to abuse the availability of changing stations could be high. Therefore, the applicant is requesting that the Planning Board not require the charging stations. If necessary, spare conduits can be provided to allow for the future installation of charging stations, without significant site disturbances.
- d. A bike rack has been added to the plans in front of Building C.
- e. The main access road right of way, emergency access easement and deed restrictions for the maintenance of the stormwater ponds are the only proposed deed restrictions. The specific working of these has not yet been developed, but will be provided when developed.
- f. The applicant is working on developing the rental agreement, but in general, the mechanism for restricting rentals to persons 55 and older will be requiring two valid forms of I.D. indicating the prospective tenant's age. Further language is being developed to ensure that any visitors under 55 would not be permitted to stay at the apartments for any more than 30-days of a given year.
- g. The building elevations have been further developed and are included with the plans for the Board's review.
- h. Notes have been added to the plans regarding the maintenance and snow removal for the emergency access, see plan sheet 4.

**IV. Stormwater Design**

1. The stormwater modeling has been revised to use specific rainfall distribution for the New Paltz area, as provided by the Northeast Regional Climate Center and the latest (2016) Erosion Control standards are being used.

**V. Additional Information Requested**

1. The property boundary bearings and distances have been added to the plans.
2. The NYSDEC wetland validation has been included.

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3. The further developed building elevations, indicating the finishes and breaks in the façade are included.
4. Based on a meeting with the Town Officials, (including the Highway Superintendent), there were no issues raised regarding the Main Access Road. Snow storage areas exceeding the areas requested by the Town are provided on the plans.
5. The management of the rental units is proposed to be coordinated by a family member, with further assistance from landscaping companies and other contractors, as needed.

Based on the September 21<sup>st</sup>, 2016 meeting with the various Town representatives, the following plan revisions and clarifications are offered:

**1. Main Access Road Requirements:**

- a. A 60-foot wide right of way has been included on the plans, along the Main entry road, and includes a turn around.
- b. Two snow storage areas along the main access road right of way have been provided, as well as a third snow storage area for the emergency access road.
- c. The applicant is planning on using only the emergency access road for construction equipment access, so it does not appear that a maintenance agreement or bonding for Brouck Ferris Boulevard would be required.
- d. The Road construction details are provided in the plan set.

**2. Emergency Access Road:**

- a. A 24' paved roadway for the Emergency Access road has been developed on the plans, including the required permanent easements.
- b. The Emergency Access road was adjusted up slope to allow for a bioretention filter to address the stormwater management requirements.

**3. Building & Parking Configuration:**

- a. The southerly row of 10-parking spaces that was located outside the B-2 zoning district was eliminated and additional parking was developed along the Emergency access road to maintain compliance with the parking requirements.
- b. Two fire access lanes have been provided to allow for fire access around the buildings.
- c. A review of fire code (see chapter 508.5.1.4) indicates that in the case of a rural water supply, the distance to a hydrant shall not apply and the distance to the rural water supply shall be approved. The buildings are to be equipped with sprinkler systems and the required Siamese connections will be provided on each building. Also, a dry hydrant has been included in the pond off Brouck Ferris.

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- d. The proposed slopes around the buildings are very gradual, particularly in the area off the fire access lanes, with the exceptions of the rear of buildings D & E, where an 8 to 10' landing, right off the rear of the buildings is provided.
- e. Additional dimensions for the parking areas have been provided.
- f. The Subdivision Plat that was developed has included more data on the zoning compliance.

**4. Wetland Permit Issues:**

- a. Our office and Aspen Environmental have met with the Town's wetland consultant in the field to review the wetlands and proposed impacts. Aspen Environmental has prepared a Wetland/Buffer Impact Summary, which is attached with this submission.
- b. See above.

**5. Issues with Retaining Existing Building, as Rental Unit:**

- a. In order to better meet the zoning requirements, with the zoning line dividing the property; it is now proposed to subdivide off the existing building as its own lot.

**6. Recreation Requirements:**

- a. See sheet 4, which has developed three recreation areas to meet the 60,000 square feet of recreation area required.

**7. Building Design:**

- a. In general, the parking revisions have resulted in buildings A, C and E being the buildings that would include the handicap accessible design. Any specific handicap accessible building design details can be provided, at a later time.
- b. Photos of similar buildings developed by PBS are attached.
- c. The applicant is working on developing the rental agreement, but in general, the mechanism for restricting rentals to persons 55 and older will be requiring two valid forms of I.D. indicating the prospective tenant's age. Further language is being developed to ensure that any visitors under 55 would not be permitted to stay at the apartments for any more than 30-days of a given year.

Enclosed for your review please find the following items:

- Completed Subdivision Application Form & fee (check #120045 for \$750).
- 12 copies of the Ferris Woods Apartments 14-sheet Plan Set, dated 6/2/16, last revised 11/18/16 plus a revised elevation view of the proposed building concept;
- 4 copies of this cover letter, complete with all referenced attachments;
- 4 copies of the Preliminary Stormwater Pollution Prevention Plan (SWPPP).

Mr. Mike Calimano, Chairman  
Town of New Paltz Planning Board

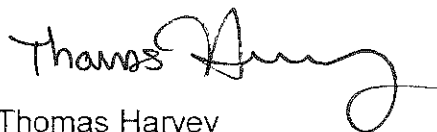
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Based on the enclosed information, this office respectfully requests this project be placed on the next available agenda to meet with the Planning Board for the formal site plan, subdivision and wetland permitting review.

If you have any questions or comments, please do not hesitate to contact me at (845) 454-3411 extension 18.

Very truly yours,  
Morris Associates  
Engineering and Surveying  
Consultants, PLLC



Thomas Harvey  
Senior Engineer

Enclosures

cc: Bart Panessa, Applicant (w/enclosures)  
David Clouser, PE, LS, Barton & Loguidice, DPC (w/enclosures)

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOLIO HOLOGRAM

RHINEBECK BANK

60-7101/2219

120045

FRADARHOR

MORRIS ASSOCIATES ENGINEERING  
& SURVEYING CONSULTANTS, PLLC

9 ELKS LANE  
ROUGHKEEPSIE, NY 12601

Check Number: 120045

DATE  
Nov 18, 2016

AMOUNT

\$ 750.00

Memo:

PAY TO THE ORDER OF: Seven Hundred Fifty and 00/100 Dollars

Town of New Paltz



AUTHORIZED SIGNATURE

⑈ 120045 ⑈ ⑆ 221971015 ⑆ 770000150 ⑈

Security Features Included



Details on Back



# Town of New Paltz Planning Board

## SUBDIVISION APPLICATION

Date Received \_\_\_\_\_ Fee Paid: \_\_\_\_\_ File No. PB \_\_\_\_\_

Eligible Meeting Date: \_\_\_\_\_ Date Paid: \_\_\_\_\_ Scheduled Meeting Date \_\_\_\_\_

\*\*\*\*\*OFFICE USE ONLY - DO NOT WRITE ABOVE THIS LINE\*\*\*\*\*

### Owner/Applicant Information

Owner of Record Name and Address Lillian Mangelli, Trustee, 30 Brouck Ferris Blvd.,  
New Paltz, NY 12561

Applicant's Name and Address Ferris Woods LLC, 30 Brouck Ferris Blvd., New Paltz, NY 12561

Applicant's Telephone Number 772-214-6030 E-Mail Brouck12@aol.com

Professional Consultant's Name and Address Peter D. Setaro, P.E., Morris Assoc. Eng., 9 Elks Lane,  
Poughkeepsie, NY, 12601

Consultant's Telephone Number 845-454-3411 ext. 29 E-Mail Psetaro@morrisengineers.com

### Property Information

Property Location 22 Brouck Ferris Blvd., New Paltz, NY 12561

Tax Map SBL# 87.9-2-38.3

Current Zoning B-2 & A-1.5

Total Site Area 45.4 acres

Property Frontage Length 800 feet

Describe current land use (i.e., vacant, woodland, farmland, developed, etc.) \_\_\_\_\_

Single Family Residential, 1 home & vacant meadow, woods & wetland

Any easements or restrictions on the land? (If so, describe) Central Hudson Easements

Is the property located within 500 feet of an Agricultural District? ☒ Yes ☐ No

### Subdivision Proposal Information

Type of subdivision: ☒ Standard, conventional

☐ Lot line revision

Number of lots proposed (2) Two

Average lot size 22.68 acres

Will a private road, public road, community water system or central sewer system be proposed?

☒ Yes ☐ No (If Yes, describe) Private Road to Serve apartments-both lots to have private sewer & water

### Environmental Setting Information

Site affected by (check all that apply):

☒ State or Federal wetland(s)

☐ Watercourse(s)

☒ Floodplain

☐ Archaeological Resources

☐ Historic Resources

☐ Steep Slopes (greater than 15%)

☐ Visual Resources

☐ Potentially Significant Habitat Areas

☐ Important Natural Features

☐ Past Agricultural Pesticide Applications

(i.e., old-growth forest, stone walls, hedgerows, etc.)

\*\*\*\*\*

I hereby certify the above information to be true and correct according to my knowledge and belief.

By: \_\_\_\_\_

Peter D. Setaro PE Project Engineer Date: 11/18/16

SUBDIVISION Application Form version 1.0 20070617.doc

Page 1 of 1 of application form

THIS APPLICATION FORM MUST BE ACCOMPANIED BY THE SUBDIVISION CHECKLIST





**Town of New Paltz  
Planning Board  
SUBDIVISION CHECKLIST**

**A) PRE-APPLICATION REVIEW**

**NAME OF PROPOSED PROJECT:** Ferris Woods Apartments  
**LOCATION OF PROPOSED PROJECT:** 22 Brouck Ferris Blvd., New Paltz, NY 12561  
**NAME OF APPLICANT:** Ferris Woods LLC (C/O Bart Panessa)

This Checklist includes the minimum information required before the Planning Board will consider the subdivision application ready for its consideration. However, this Checklist should not be construed to imply that no additional information will be required to qualify for the Board's review consideration, since unique features of certain properties and certain land uses require more detailed investigation and disclosure than others. For full plan and report requirements, the applicant must refer to applicable regulations, specifications and standards, as detailed in the Town Subdivision Code (Chapter 121) and the related Town Zoning Code (Chapter 140).

Applicants or their professional consultants must fill out this Checklist, certifying that all of the items have been addressed, and attach a written explanation which provides the specific reason why a particular item might not be applicable due to site-specific circumstances. Until all Checklist items have been completed, along with specific explanations for all items not included, the application will not be eligible for the Board's consideration of Sketch Plan Review. This Checklist (and written explanation of omitted items, if applicable) must be submitted with the **Subdivision Application form** before it can be scheduled for review by the Planning Board.

Additionally, the Applicant must submit a written **Project Description Narrative report**, which concisely describes the proposed project, addressing: 1) its location; 2) the type and purpose of the proposed development; 3) the property's existing condition and use; 4) the zoning district in which it is located; 5) the scope of the proposed development (i.e., project acreage, number of lots, typical lot size, total area of land disturbance); 6) any potential impact on the immediate area (i.e., aesthetics, drainage, natural resources, compatibility with neighboring uses, etc.), and 7) potential impacts on community services (i.e., school, traffic network, utilities, emergency services, etc.). This required Narrative should be limited to one typewritten page. The required Narrative must be submitted with the Subdivision Checklist (including written explanation of omitted items, if applicable) and Subdivision Application form before the project can be scheduled for review by the Planning Board.

**B) PRELIMINARY DOCUMENTS REQUIRED FOR SUBMITTAL:** (sheet size shall be 22" by 34", 30" by 42" or 36" by 48", folded to 8 1/2" x 11"). All information to be shown at a scale not less than 1" = 100', or larger. When the plan consists of multiple sheets with match lines, a 1" = 200' overall plan must also be submitted.

If plans are being submitted for Conceptual Review or Sketch Plan Review, indicate which items are in compliance at time of submission. Written explanation of any items not provided must be included with narrative. Certain items may not be required at this time. This determination will be made by the Building Department and/or the Planning Board Chairman prior to assigning a date for application review by the Planning Board.

Preliminary approval documents and plans shall ultimately include the following unless specifically waived by the Planning Board upon written request of the applicant.

	MAP INFORMATION (NOTE: DEED DESCRIPTION IS REQUIRED ALONG WITH SURVEY MAP OF TRACT BOUNDARIES MADE AND CERTIFIED BY A LICENSED LAND SURVEYOR)	YES	NO

A.	Title block with: the proposed subdivision name; identifying title; the words "Town of New Paltz, Ulster County, New York;" the name of the map preparer; location of site; date of map; and submission record with revision dates per § 121-12 C. of the Town code.	X	
B.	The name and address of the record owner or owners of the land.	X	
C.	The name and address of the sub divider, if other than the owner.	X	
D.	A vicinity map at a scale of not less than 1" = 2000' and an area (tax) map showing the tax parcels within 500' of the site.		
E.	A vicinity map, drawn at a scale of one inch equals not more than 600 feet, showing the relation of the proposed subdivision to the adjacent properties and to the general surrounding area indicating items described in § 121-14 B. of the Town code.	N/A	
F.	North arrow and graphic map scale on all maps submitted.	X	
G.	An <u>existing conditions map</u> showing <u>only</u> the location of all <u>existing buildings and structures (with setback dimensions)</u> ; sidewalks and other <u>man-made and natural features on the property, including fences; hedges; isolated trees having a diameter at breast height (dbh) of 12 inches or more; rock outcrops; retaining walls and stone walls and existing topographic data as required by § 121-14 A. of the Town code.</u>	X	
H.	A <u>proposed subdivision and site improvement map</u> showing <u>both</u> the existing conditions and proposed conditions as required by § 121-14 A of the Town Code.	X	
I.	List of items to be included on maps (explain omissions in project narrative).	X	
J.	Existing zoning district, with district boundaries on or within 500' of the site.	X	
K.	Names of all adjoining property owners, including those across streets, roadways, rights of way and easements, including Tax Map SBL #s.	X	
L.	Boundary survey information of property, road names, easements and rights of way, with map and deed references.	X	
M.	The location of streams, waterbodies and wetlands, with the regulated buffer areas depicted on the plan.	X	
N.	MAP INFORMATION (Continued)	YES	NO
O.	The location of all utilities (water, sewer, electric, telephone and gas) on or nearby the property.	X	
P.	The location of all culverts and drainage facilities on or nearby the property, with pipe sizes, materials and grades.	X	
Q.	Ground elevations of the tract: Minimum two-foot contour intervals on the parcel and extending 100 feet beyond the property boundary lines. Five-foot contour intervals may be utilized for areas of land slopes greater than 20%. Additionally, include spot elevations on lands that slope less than 2% per § 121-14 A. (1) (a) [5].	X	
R.	The location of existing water supply wells, if present.	X	
S.	The location of existing wastewater disposal facilities, if present.	X	
T.	The location of existing landscaping areas.	N/A see SITE PLAN	
U.	The proposed conventional lot (with lot numbers) and street layout, with setback lines and approximate dimensions.	X	
V.	Sight distance dimensions at intersections with existing streets and roadways.	N/A	
W.	Proposed utilities and schematic size and location of proposed stormwater management facilities, proposed easements.	N/A see SITE PLAN	
X.	Approximate limits of clearing and grading.	N/A see SITE PLAN	
Y.	Proposed landscaping.	N/A see SITE PLAN	
Z.	Stamp and signature of licensed land surveyor (and engineer where roadways, drainage, utilities or similar improvements are being proposed).	X	

SUBMISSION ITEM	YES	NO	DATE ACCEPTED	COMMENTS
Subdivision Application Form complete				

Letter of Agent attached (if required)	<input checked="" type="checkbox"/>		submitted with site plan
Project Description Narrative report	<input checked="" type="checkbox"/>		submitted with site plan
Deed description per § 121-14 C.		NO	will provide later
Environmental Assessment Form	YES		submitted with site plan
Subdivision Checklist complete	YES		
Application review fee paid	YES		
Existing conditions map submitted	YES		

**C) ENVIRONMENTAL INFORMATION**  
(Check boxes which apply.)

	Type I	Type II	Unlisted	Exempt
SEORA Classification	<input checked="" type="checkbox"/>			
	Short EAF	Full EAF	Not Applicable	
Environmental Assessment Form Submitted		<input checked="" type="checkbox"/>		

**D) APPROVALS**

LAND USE DESCRIPTION	YES	NO	N/A
Access to Public Street provided?	<input checked="" type="checkbox"/>		
Land to be subdivided lies totally within the Town?	<input checked="" type="checkbox"/>		
Variance granted, copy of decision provided?			<input checked="" type="checkbox"/>
Previous subdivision approvals granted, approved map copy provided?			<input checked="" type="checkbox"/>
County Planning Board referral required?	<input checked="" type="checkbox"/>		
Town Street, County or State Highway access approval required?	<input checked="" type="checkbox"/>		
Town Street, Private Road, Public Water or Sewer proposed?		<input checked="" type="checkbox"/>	
County Health Dept. approval required?	<input checked="" type="checkbox"/>		
NYSDEC Stormwater Discharge Permit required?	<input checked="" type="checkbox"/>		
Property located within the designated floodplain area?		<input checked="" type="checkbox"/>	
Wetland (State or Federal) Disturbance Permit or Stream Disturbance Permit(s) or Water Quality Certification required?	<input checked="" type="checkbox"/>		

**\*\*\*\* APPLICANT'S SUBMITTAL INFORMATION COMPLETENESS CERTIFICATION \*\*\*\***

I hereby certify that I have carefully reviewed the above-listed Town's requirements for the review of subdivision applications, including each of the checklist items listed above, have accurately addressed these requirements and certify to the best of my knowledge and belief that all requirements have been met. I further understand that any required item that is determined by the Town Planning Board to have been inadequately addressed will delay the processing of the attached application and will result in additional review expense.

By: [Signature]  
Applicant or Agent for the Applicant

Date: 11-18-16

**TABLE TVS-1**  
**TRAFFIC VOLUME SUMMARY FOR BROUCK FERRIS BOULEVARD**

AM PEAK HOUR						
	2015 EXISTING VOLUMES	2027 NO-BUILD VOLUMES	SITE GENERATED VOLUMES		2027 BUILD VOLUMES	
			Non-Restricted	Age-Restricted	Non-Restricted	Age-Restricted
BROUCK FERRIS BLVD. EB WB	1	1	7	5	8	6
	4	6	27	8	34	14

PM PEAK HOUR						
	2015 EXISTING VOLUMES	2027 NO-BUILD VOLUMES	SITE GENERATED VOLUMES		2027 BUILD VOLUMES	
			Non-Restricted	Age-Restricted	Non-Restricted	Age-Restricted
BROUCK FERRIS BLVD.	7	7	33	8	41	15
	3	16	18	12	34	28
DIRECTION	EB					
	WB					

**NOTES:**

1) THE ABOVE REPRESENTS THE HOURLY TRAFFIC VOLUMES FOR ALL PEAK PERIODS AS SUMMARIZED FROM FIGURES NO. 2 THROUGH 15  
 CONTAINED IN THE TRAFFIC LETTER REPORT DATED JUNE 17, 2016.

# NEW YORK STATE DEPARTMENT OF HEALTH

Bureau of Water Supply Protection

Development Site: Panessa-Route 299, New Paltz

(T / V / C):

Town of New Paltz

County:

Ulster

## Percolation Test Data (See instructions on reverse side)

Date: 12/04/15

Tests Conducted By: Thomas Harvey

Sheet No. 1

Test Hole No.	Test Hole Depth. (inches)	Lot No.	Soil Profile Description	Presoaking Date & Time	Time	Percolation Test					
						1	2	3	4	5	6
PT-1	21"		Gravelly Loam	12/04/15	End	9:45	10:06	10:28	10:49		
					Begin	9:30	9:45	10:07	10:28		
					Result	0:15	0:21	0:21	0:21		
PT-1A	25"			12/04/15	End	10:07	10:22	10:44	11:03		
					Begin	9:55	10:07	10:26	10:45		
					Result	0:12	0:15	0:18	0:18		
PT-2	20"			12/04/15	End	8:50	8:53	8:55	8:58		
					Begin	8:49	8:51	8:53	8:56		
					Result	0:01	0:02	0:02	0:02		
PT-3	21"			12/04/15	End	9:06	9:11	9:17	9:22		
					Begin	8:59	9:07	9:12	9:17		
					Result	0:07	0:04	0:05	0:05		
PT-4	21"			12/04/15	End	10:45	10:55	11:03	11:13	11:24	
					Begin	10:35	10:45	10:55	11:03	11:14	
					Result	0:10	0:10	0:08	0:10	0:10	
PT-5	24"			12/04/15	End	11:05	11:39	11:50	12:05		
					Begin	10:55	11:28	11:40	11:54		
					Result	0:10	0:11	0:10	0:11		

Begin time, end time, and result in minutes for a water elevation change from 6" to 5" above the bottom of the test hole.

See Comment I-5

# NEW YORK STATE DEPARTMENT OF HEALTH

Bureau of Water Supply Protection

Development Site: Panessa-Route 299, New Paltz

(T / V / C):

Town of New Paltz

County: Ulster

## Percolation Test Data (See instructions on reverse side)

Date: 12/04/15

Tests Conducted By: Tom Harvey

Sheet No.2

Test Hole No.	Test Hole Depth. (inches)	Lot No.	Soil Profile Description	Presoaking Date & Time	Time	Percolation Test					
						1	2	3	4	5	6
PT-6	21"		Gravelly Loam	12/04/15	End	12:56	1:05	1:16	1:27	1:38	
					Begin	12:48	12:57	1:06	1:17	1:28	
					Result	0:08	0:08	0:10	0:10	0:10	
PT-7	24"			12/04/15	End	1:20	1:40	2:00			
					Begin	1:01	1:21	1:40			
					Result	0:19	0:19	0:20			
					End						
					Begin						
					Result						
					End						
					Begin						
					Result						
					End						
					Begin						
					Result						
					End						
					Begin						
					Result						
					End						
					Begin						
					Result						

Begin time, end time, and result in minutes for a water elevation change from 6" to 5" above the bottom of the test hole.

See Comment I-5

# New York State Department of Health

## Bureau of Community Sanitation and Food Protection

## Percolation Test Data

Development/Project Site: Panessa - Route 299, New Paltz, NY

SHEET NO: 1  
OF: 6

DATE: November 20, 2004

Tests Conducted by: John E. Stinemire, Bryan Clapper, & Ryan Jabs

TEST HOLE #	HOLE DEPTH	SOIL PROFILE	PRE-SOAK DATE	TIME	PERCOLATION TEST RUNS						
					1	2	3	4	5	6	7
PT-1	24"	Sandy Loam/Fine Gravel Some Small Cobbles No Water	11/20/2004 Rain Previous Day	END	7:56	8:02	8:09				
				BEGIN	7:52	7:56	8:02				
				RESULT	0:04	0:06	0:07				
PT-2	21"	Sandy Loam/Fine Gravel Some Small Cobbles No Water	11/20/2004 Rain Previous Day	END	7:57	8:04	8:10				
				BEGIN	7:52	7:58	8:04				
				RESULT	0:05	0:06	0:06				
PT-3	24"	Sandy Loam/Fine Gravel Some Small Cobbles No Water	11/20/2004 Rain Previous Day	END	7:57	8:00	8:03	8:09			
				BEGIN	7:56	7:58	8:00	8:05			
				RESULT	0:01	0:02	0:03	0:04			
PT-4	26"	Sandy Loam/Fine Gravel Some Small Cobbles No Water	11/20/2004 Rain Previous Day	END	8:05	8:08	8:13	8:19			
				BEGIN	8:03	8:05	8:08	8:13			
				RESULT	0:02	0:03	0:05	0:06			
PT-5	20"	Sandy Loam/Fine Gravel Some Small Cobbles No Water	11/20/2004 Rain Previous Day	END	8:10	8:13	8:17				
				BEGIN	8:08	8:10	8:14				
				RESULT	0:02	0:03	0:03				
PT-6	18"	Sandy Loam/Fine Gravel Some Small Cobbles No Water	11/20/2004 Rain Previous Day	END	8:19	8:22	8:27				
				BEGIN	8:17	8:19	8:23				
				RESULT	0:02	0:03	0:04				
PT-7	20"	Sandy Loam/Fine Gravel Some Small Cobbles No Water	11/20/2004 Rain Previous Day	END	8:25	8:28	8:33	8:38			
				BEGIN	8:23	8:25	8:28	8:33			
				RESULT	0:02	0:03	0:05	0:05			

Comment I-5



November 17, 2016

Mr. Norbert Quenzer  
Bagdon Environmental  
25 Delaware Avenue  
Delmar, NY 12054

Re: Ferris Woods – Wetland/Buffer Impact Summary

Dear Norbert,

In support of the Town's determination that no Chapter 139 Wetlands and Watercourse Permit is necessary for the Ferris Woods (Panessa) project, Aspen Environmental provides the following summary of avoidance and minimization measures taken with regard to Town regulated aquatic resources upon the site. The proposed development of 10± acres of the 42± acre site has undergone numerous modifications over the past two years, much in response to wetland concerns. Site development has been limited, by the applicant, to the upland knoll area of shrub scrub and old field habitat with only site access, 100% SDS reserve and water supply wells proposed outside of this area.

With regard to regulated aquatic resource impact, no disturbance is proposed to any wetlands. Impact to the wetland buffer has been minimized to the extent possible. Total unavoidable impact to the Town regulated buffer area amounts to slightly under 25,000 ft<sup>2</sup>. Specifically, 22,504 ft<sup>2</sup> of buffer area impact is associated with the required emergency access and an additional 2398 ft<sup>2</sup> is associated with the water supply wells. Both such buffer area encroachments are located within previously disturbed areas and are within or immediately adjacent to the maintained utility corridor.

With regard to the Town mandated emergency access road, discussions with the Town have actually resulted in additional buffer area impact. The emergency access was originally proposed with a 16' wide gravel surface in order to limit impact. However, the Town has required the access to be widened to 24' and paved. As such, stormwater management is necessary. In response, the emergency access has been relocated eastward, to the extent practicable, given existing utilities, easements, topography, etc., and a stormwater basin has been added between the proposed access and the



wetland boundary. The Town's directive regarding the emergency access, specifically the size and surfacing, and the subsequent need for stormwater management for this road, has resulted in the bulk of total site aquatic resource (buffer area) impact. Again, this area of impact is situated within a significantly disturbed portion of the site and includes existing maintained utility right of ways.

Similarly, impact associated with the proposed site water supply cannot be avoided due to NYS Department of Health regulations regarding setbacks to potential sources of water supply contamination. However, the buffer area impact associated with drilling and installation of a production and backup well, trenching for the utility, and access to the wells is predominantly temporary in nature. All disturbed areas will be allowed to revegetate with maintenance limited to removal of woody growth (shrubs and trees).

Additional measures taken to avoid and/or reduce wetland buffer impact have included several redesigns of the site layout including the primary access, subsurface disposal system, and building layout in order to eliminate buffer area grading. Additionally, the stormwater management systems have been redesigned in order to eliminate all encroachment to the 100' regulated buffer area, except that associated with the emergency access. The most recent plan set indicates that all disturbance to the isolated wetland and its 50' buffer has been eliminated as well.

In summary, wetland and wetland buffer impact has been minimized to the maximum extent practicable. The proposed site development will result in no wetland impact. It will result in 24,902 ft<sup>2</sup> of Town regulated wetland buffer impact, 2398 ft<sup>2</sup> of which is considered temporary. This impact is unavoidable given such development of the site and further reduction in size of the development would still result in the same area of impact.

Sincerely,

Karol Knapp  
President, Aspen Environmental

CC: (submitted electronically)

Bart Panessa

Thomas Harvey, Morris Assoc.

Pat Atkins, PB Sec.

Mike Calimano, PB Chairman