

**State Environmental Quality Review (SEQRA)
POSITIVE DECLARATION
Notice of Intent to Prepare a Draft EIS
Determination of Significance**

Date: May 21, 2024

Project Address: 103 Brick Church Road, New Hempstead, New York

This notice is pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Village Board of Trustees of the Village of New Hempstead, as Lead Agency, has determined that the Proposed Action will likely have a significant effect on the environment and that a Draft Environmental Impact Statement will be prepared.

Name of Action: Zoning Code Amendment to create a new 1R-10 Residential Zone, which would permit single family residences to be built on lots that are a minimum of 10,000 square feet.

SEQRA Status:

Type I	<input checked="" type="checkbox"/>
Unlisted	<input type="checkbox"/>
Type II	<input type="checkbox"/>

Scoping: No Yes If yes, indicate how scoping will be conducted. A public meeting will be held for the purpose of eliciting comments on the Draft Scope, as submitted by the Applicant. The meeting will take place at 6:30 p.m. on June 25, 2024 at or after 7:00p.m. at New Hempstead Village Hall, 108 Old Schoolhouse Road, New City, NY 10956. Additionally, written comments will be accepted until June 25, 2024.

Description of Action:

The proposed action includes a Zoning Code Amendment to create a new 1R-10 Residential Zone which would permit Single Family Residences to be built on lots that are a minimum of 10,000 square feet. The proposed Brick Church Road Community would include up to 325 single family, 4 and 5-bedroom homes. The proposed project site is approximately 149.7 acres, identified as tax lot 50.05-1-11.1 in the Village of New Hempstead, Rockland County, New York. The site is currently being used as the NY Golf Club. The proposed residences would replace the golf club operation.

The project site is connected to existing municipal water and sewer service. Site development plan will require Subdivision approval from the Village of New Hempstead.

Location of Action:

103 Brick Church Road, New Hempstead Road, New Hempstead, NY at the site of the current NY Golf Club.

Reasons Supporting this Determination:

After considering the Proposed Action and reviewing the Environmental Assessment Form ("EAF") Part I and the Draft Scoping Document prepared by the Applicant and the criteria for

determining significance in the SEQRA regulations (6 NYCRR §617.7(c)), the Village of New Hempstead Village Board finds that the Proposed Action may have a significant impact on the environment based on the following findings:

1. Soils and Topography & Geology – Soils should be mapped in accordance with the Soil and Water Conservation District Soil Survey for Rockland County, New York. A topographic survey based on two-foot contour interval should be prepared for the entire site.
2. Surface and Ground Water Resources – a drainage study defining existing and post-development peak rates of stormwater runoff and stormwater quality treatment during statistical 2-, 10-, 25-, and 100-year, 24-hour Type III storm events, shall be completed.
3. Ecology and Wetlands –
 - a. Vegetation/Fish and Wildlife – NYS DEC Environmental Mapper shall be reviewed for information from the NYS DEC Natural Heritage to identify and evaluate possible presence of unique, rare and/or endangered, threatened, and special concern species. The potential impacts on any resources shall be identified and mitigation, if necessary, shall be identified and on-site surveys conducted as required.
 - b. Wetlands – Location of existing stream corridors and on-site wetlands shall be mapped; boundary of all State and Federal Jurisdictional Wetlands mapped; Wetland vegetative cover, soil classification, and wetland benefits including flood and erosion control, recreation, and wildlife habitat, shall be discussed; area of proposed wetland disturbance shall be calculated, based on grading plans, to quantify any impact and to provide a basis for mitigation; mitigation measures that may be required to prevent soil erosion and sedimentation of wetlands during construction of the subdivision shall be identified.
4. Land Use and Zoning – DEIS shall discuss proposed 1R-10 Zoning and describe proposed Zoning standards and Bulk regulations; existing land uses of subject property and surrounding areas described; compatibility of proposed project with character and development trends of surrounding areas shall be discussed. The DEIS shall identify and demonstrate proposed development compliance with 1R-10 Zoning standards, Subdivision regulations and other criteria set forth by Village regulations and identify the extent to which any modifications or waivers of Village standards and other criteria or any variances as would be required to carry out proposed project. An assessment of conformance of project with the Village's Comprehensive Plan and other relevant local planning documents shall be provided.
5. Demographics and Fiscal Resources – A description of the existing demographic makeup of the Village shall be provided; a calculation of the anticipated population increase to result from occupancy of the proposed development; a Fiscal Impact Analysis, according to accepted planning practices, shall be prepared with comprehensive inventory of the costs and revenues associated with the proposed action with realistic dollar values; and special care shall be taken to explain the assumptions, calculations, and results of the fiscal impact analysis in clear and understandable language.
6. Community Facilities and Services including utilities – proposed project will create the need for additional community services including police and fire protection, emergency services, school facilities, utilities (water, sewer, gas, and electricity) and solid waste disposal. DEIS shall describe the number of sewer units which would be applicable to the

project under existing zoning; a projection of the number of sewer units necessary to service the project shall be provided with a calculation of the potential increase in sewer units and compared to existing zoning. The impact of the proposed project on each service shall be estimated according to generally accepted practices and access of emergency service vehicles shall be discussed with accessibility of the development relative to fire and ambulance service identified. Proposed mitigation measures shall be discussed.

7. Traffic and Transportation –
 - a. Road Access – characteristics of the proposed access roads shall be described including road width, road grades and proposed driveway access connections to Brick Church Road and Hempstead Road. The available sight distance at intersections shall be shown on the grading plan.
 - b. Methodology – existing traffic access and capacity conditions shall be compared to conditions that would be anticipated from implementation of the proposed action. The traffic analysis shall evaluate roadway and intersection characteristics, volumes and traffic controls. The study shall address potential impacts associated with implementation of the proposed action, and shall identify proposed traffic and safety improvements or other mitigation measures to be included and designed to lessen the impact of the project on adjacent roads as required. Intersection analyses and methodologies shall conform to current ITE practices.
 - c. Study Area Intersections – Data collection shall include counts and turning movements at following intersections and locations for the AM and PM peak hour periods:
 - i. New Hempstead Road (CR80) and Hempstead Road/Summit Park Road (CR51)
 - ii. Viola Road (CR74) and Union Road
 - iii. West Eckerson Road (CR74) and Hempstead Road
 - iv. Brick Church Road and Union Road
 - v. Brick Church Road and Hempstead Road
 - vi. Brick Church Road and Site Driveway
 - vii. Hempstead Road and North Site Driveway
 - viii. Hempstead Road and South Site Driveway
 - d. Peak hours – The AM and PM peak hour traffic volume counts shall be conducted on a Tuesday, Wednesday or Thursday while school is in session.
 - e. Roadway Analysis – Existing streets shall be inventoried to determine street widths, speed limits, number of travel lanes, sight distance measurements at site access points, prevailing speeds of traffic on Brick Church Road and Hempstead Road with road profiles of the proposed site access roads to be provided.
 - f. Pedestrian Access – Availability of pedestrian access from proposed development to Brick Church Road and Hempstead Road and surrounding community shall be identified.
 - g. Mass Transportation – A discussion of mass transit alternatives shall be provided including Transport of Rockland and T.R.I.P.S. options.
 - h. Analysis of Impacts – Capacity of each intersection for existing, no-building and build conditions shall be calculated. Potential traffic generation resulting from proposed use shall be estimated based on most current Institute of Transportation Engineer's Trip General Manual.
 - i. Mitigation – mitigation in form of recommendations for roadway and intersection improvements, traffic control and future monitoring shall be identified.
8. Aesthetic Resources – Describe through use of narrative text and graphics (photographs or sight line profiles) the existing visual character of the project site and its environs within

½ mile. Describe through text, photographic simulations, plans, visual sight line profiles, or other graphic representations, the change in visual character resulting from implementation of the proposed action through loss of vegetation, proposed landscaping, new construction, proposed lighting and effects on views of the subject property from surrounding roadways and affected public places, if any. Describe mitigation measures proposed to lessen the visual impact of the proposed action including but not limited to architectural design, building orientation, proposed landscaping, and preservation of existing vegetation.

9. Energy Resources – DEIS shall include a discussion of energy sources to be used, anticipated levels of energy consumption, and any applicable energy conservation measures proposed. A description of effect of proposed action on short and long-term use and conservation of energy resources shall be provided including ways to reduce inefficient or unnecessary consumption during construction and long-term operation.

For Further Information:

Contact Person: Allison Weinraub, Village Clerk

Address: New Hempstead Village Hall, 108 Old Schoolhouse Road, New City, NY 10956

Telephone Number: (845) 354-8101

Copy of this Notice must get sent to:

The Department of Environmental Conservation, 625 Broadway, Albany, NY 12233-1750

All involved agencies

Any person requesting copy

Applicant: 103 Brick Church Road, LLC

Environmental Notice Bulletin, 625 Broadway, Albany, NY 12233-1750