

Application of Barrett Hill Associates, LLC
for Zoning Text Change
to Town of Southeast Town Board

EXPANDED ENVIRONMENTAL ASSESSMENT

SEQR Full Environmental Assessment Form (EAF) and Supplemental Studies

"Barrett Hill"
Mount Ebo Lot 6
41 Mount Ebo Road North,
Town of Southeast, Putnam County, New York

PROJECT PARTICIPANTS

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August 4, 2015

June 23, 2016

Expanded Environmental Assessment

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PROJECT DESCRIPTION

1.1 Project Location and Background

The Environmental Assessment Form (EAF) examines the potential environmental impacts that might be expected to result from the proposed zoning text change that would allow the construction and operation of the proposed project at what is known as Mount Ebo Lot 6, located at 41 Mount Ebo Road North, Town of Southeast, Putnam County, New York. The property is known and designated on the Tax Map of the Town of Southeast as Section 46, Block 5, Lot 2.

The applicant proposes an amendment to the Town of Southeast Zoning Code to permit the conversion of 168 senior housing units approved in 2006 as "Barrett Hill," on a 29+acre parcel in the OP-2 Zoning District, to the same number of non-age-restricted units. The floating zone and project proposed Community Benefits Agreement includes a 30-percent set-aside for Special Occupancy groups as follows-

- a. Persons with disabilities. Persons with a disability, physical disability and/or developmental disability is a person as determined by the Developmental Disabilities Regional Office (DDRO) of the NYS Office for People with Developmental Disabilities (OPWDD) and/or the State Health Department and/or Putnam County Health Department;
- b. Veterans living in Putnam County. A Veteran is defined as someone who has served in the US armed forces (Army, Navy, Air Force, Marines), been on active duty for 180 days or longer, and been honorably discharged.
- c. Active volunteer members of the Town's Fire Department;
- d. Putnam County first responders (law enforcement, fire fighters and EMS workers);
- e. Full-time employees of school districts serving the Town of Southeast; and
- f. Full-time employees of the Town of Southeast.

Of these units, 34 percent (17 units total) are proposed to be set aside (for 99 years) as affordable housing units. The zoning text change would be applicable to all parcels within the OP-2 zoning districts in the Town that meet certain specified criteria including: location on a State County or Town road adjacent to a residential zone; serviced by existing centralized water, sewer and fire protection; and have a minimum lot size of 25 acres.

Following full environmental review, a site plan and special use permit were approved in 2006 for a 168-unit age-restricted residential project on the subject site, along with other approvals, and construction of that project commenced in 2007 and then halted in 2009. An amended site

plan is being developed by the applicant for the Town's review, subject to the approval of the proposed text change amendment. Since the zoning amendment is proposed in conjunction with a specific property and for a specific project, this Expanded Environmental Assessment evaluates the potential impacts of the whole action for review under SEQRA.

Figures 1 and 2 show the site location and its surroundings. A conceptual design for the amended site plan is presented in Figure 3, upon which the EAF evaluations are based. Figure 4 shows the 2006 approved plan, which when compared to Figure 3 illustrates the changes to the building footprints and changes to site circulation to accommodate the proposal. The current plan includes 8 2/3-story residential buildings, each with a footprint of approximately 11,000 square feet, and a clubhouse, compared to the approved plan with 6 3/4 story buildings each with a footprint of approximately 16,190 square feet plus a clubhouse.

The proposed unit mix is 64 1-bedroom units and 104 2-bedroom units, compared to all 2-bedroom units in the prior approved project. Like the approved plan, a clubhouse with resident amenities is proposed in the amended plan. Project amenities will include a swimming pool, athletic center, and other activity rooms within the clubhouse and outdoor spaces. Like the approved plan, the proposed project will have three access points: two off of Mount Ebo Road North and a gated emergency-only access from Old Route 22. The amended plan is being designed to conform with the requirements of the 2006 approvals as relate to stormwater management, wetlands, and other elements. In particular, the project plan will have the same impervious surface area – approximately 260,489 square feet. The amended plan will require no disturbance within at least 300 feet of the local wetland.

Barrett Hill Associates, LLC, is the project sponsor. The Town of Southeast Town Board will serve as the lead agency for this action, since the primary action will be approval of a zoning text change. Participation by the Town of Southeast Planning Board is also anticipated for the amended site plan application that will be submitted by the applicant. The project will also require approval of the Special Use permit by the Town Board, following reviews by both boards.

The EAF has been prepared in accordance with Section 8-0101 of New York State Environmental Conservation Law and the regulations promulgated by the New York State Department of Environmental Conservation thereunder which appear at 6 NYCRR Part 617 (known as the New York State Environmental Quality Review Act, "SEQRA", or "SEQR"). The SEQRA Full Environmental Assessment Form is included in this document along with supplemental studies intended to assist the lead agency and other potential regulatory agencies ("involved agencies" in a coordinate review) in making a determination whether the proposed action would likely result in any potentially significant environmental impacts. While some of the information and graphics in this document is conceptual in nature, the analyses, illustrations, and maps provided herein have been advanced in sufficient detail to assess the extent of potential environmental impacts.

EAF Parts 1, 2 and 3 have been prepared to describe the potential environmental impacts of the proposed development action. EAF Part 3 includes narratives regarding the relevant issues of concern identified in Part 2.

1.2 Change in Market Conditions

Barrett Hill Associates, LLC, is the owner of property consisting of 29.02+/- acres and located in the OP-2 Zoning District as regulated by the Zoning Code of the Town of Southeast. In October of 2006 the Town granted Covington Management, Barrett Hill's affiliate, site plan approval for the construction of 168 market rate senior housing units in six (6) separate buildings with a clubhouse and other amenities. This site plan approval, and various other approvals necessary to implement the project, have been maintained in effect since that time. Construction was started on the approved project in or about 2007, including bringing central sewer and water services to the site, but ceased in 2009. Unfortunately, due to unavailability of financing for construction of senior housing, completion of the facility as planned became infeasible.

During the same time period, there has been acknowledgement of the need for multifamily housing in Putnam County and, specifically, acknowledgment of the need for rental housing. As cited in the January 2014 report, *Housing Needs Assessment Report prepared by the Putnam County Housing Corporation*: "Putnam County is faced with limited choice and an insufficient supply of affordable and market rate rental housing." The Town of Southeast has also, historically, recognized the need for a balanced diversity of housing opportunities in its recently enacted 2014 Comprehensive Plan Update, stating: in Section 6.1, Background, the 2014 Comprehensive Plan - "Southeast has historically provided an appropriate mix of housing opportunities for all of its residents, especially first-time homebuyers, empty-nesters, and people of modest or fixed incomes. In fact, Southeast has provided a wider range of housing options and values when compared to others communities in Putnam County or to south in Westchester County. This diversity has attracted many new residents and businesses to Southeast and has enabled the Town and its economy to grow." The Comprehensive Plan then continues this approach on Page 6.2 - "The Town of Southeast seeks a balanced diversity of housing opportunities and types to meet the needs of its current and future residents. The Town seeks to maintain its existing supply of housing, including its variety of price ranges, to accommodate residents of all income groups."

A copy of The Petition, amended text change language and proposed Community Benefits Agreement are included in Appendix A of this submission.

The Modified Project

One hundred sixty-eight (168) dwelling units are proposed in eight buildings, along with a clubhouse facility, on approximately 29 acres of land. The buildings will include 64 1-bedroom, and 104 2-bedroom apartments. Recreational amenities will include a clubhouse with swimming pool, athletic center, and other activity rooms and outdoor spaces. On-site parking for 336 vehicles is proposed. The proposed area of disturbance to build the project is approximately 11.4 acres, and less than the 16.5 acres in the approved plan since the stormwater basins are substantially in place. The area of proposed impervious surfaces is approximately 260,489 square feet. Refer to Table 1-1 for a comparative tabulation of the approved and proposed plans. The stormwater conveyance system (catch basins and pipes) designed for the approved project will be modified as needed for the new layout. The stormwater management system will function in the same manner as was originally designed for the site, including utilizing two extended detention basins that have already been built on the property. The project included a

Stormwater Pollution Prevention Plan (SWPPP) which was approved by NYCDEP on October 10, 2006. The DEP Stormwater Permit remains valid. In accordance with the NYSDEC stormwater regulations, the SWPPP will be updated for the amended plan that will be consistent with the conclusions of the original SWPPP and preserve the original SWPPP approval. A typical proposed building elevation and floor plans are provided as Figures 5, 6 and 7.

In comparison, the original approved project included the following: One hundred sixty-eight (168) dwelling units in six buildings, with a clubhouse and accessory facilities. The buildings included 168 2-bedroom apartments. Recreational amenities were to include a clubhouse, conservatory and outdoor swimming pool. On-site parking for 336 vehicles was provided in the project – 50 percent of the parking was to be constructed under buildings. The approved area of disturbance to build the project was 16.5 acres and the area of approved impervious surfaces was approximately 260,489 square feet. A stormwater management system was designed as part of the SWPPP for the project which was accepted for coverage under the SPDES General Permit for Construction Activity (GP-02-01), and included two extended detention treatment basins within the project. Overall, the amended/proposed project proposal would not exceed the respective parameters of the approved project.

Barrett Hill proposes a zoning text change that would allow a multi-unit, multi-family project without an age restriction but with a mandated priority units and specified affordable housing component by special permit in the OP-2 district, thereby allowing construction of the modified project described above.

The applicant proposes to provide priority in initial marketing of 50 units (30% of the total rental units), designated as "Special Occupancy/Priority Units," and a 99 year guarantee of affordability (to the extent of 34% of the Priority Units – 17 units) for the following categories of individuals:

- i. Veterans living in the Hudson Valley;
- ii. Full-time employees of the Town of Southeast;
- iii. Full-time employees of school districts serving the Town of Southeast;
- iv. Unpaid active volunteer members of the Town's Fire Department; and
- v. Putnam County first responders (law enforcement, fire fighters and EMS workers).
- vi. Persons with Disabilities

At this time, it is anticipated that the typical market rate rent for affordable units in this project will be approximately \$1400 per month for a one bedroom and \$1700 for a two bedroom (plus utilities). The affordable rate rents will be less and conform to the requirements defined in the zone text.

Development Comparison on Other OP-2 Parcels

Since the proposed zoning text change would potentially apply to all other property in the Town that is zoned OP-2, and potentially affect the development capability of that land, analysis was undertaken to establish the potential development yield of other applicable tracts. Section 3.1 presents the development comparison on other OP-2 parcels. These estimates were then used in evaluating potential effects on traffic and the school system as described in the subsequent sections.

Zoning Compliance and Project Design

The proposed concept plan that accompanies this report (shown in Figure 3) is designed to comply with the requirements of the 2006 approvals – including site plan, special permit, water supply and wastewater collection system permits, and stormwater permit. The permitted building height for the 2006 project was 3 stories or 45 feet;¹ the proposed buildings in this concept plan will not exceed these limits. The overall area of development disturbance of the approved plan, which area was in fact cleared and regraded in the initial construction operation, was 16.5 acres; this concept plan is designed within the same development envelope on the site and, due to the initial construction, would require less disturbance now. The total area of impervious surfaces of the approved plan was 5.9 acres; this concept plan is designed not to exceed this permitted area so that the plan will utilize the stormwater basins that are now in place on the site. Upon approval of the proposed zoning text change and further development of the site plan, the SWPPP for the project will be updated to accommodate the revised plan. The area of coverage (footprint) of each of the buildings is actually reduced over 30 percent from the approved plan. The Site Data Table for the proposed concept plan is attached as Table 2

The project will utilize the privately owned and operated Mount Ebo water supply and wastewater collection systems, as in the approved project.

Project Population

The proposed project will not have an age restriction as in the approved project. The demographics of an age-restricted project typically includes smaller family units (fewer children) and often smaller size dwelling units. The population of the approved plan is projected to be 302 persons. In the proposed plan, there will be larger units and some families may typically have one or more children. The population of the proposed plan is projected to be 349 persons, including 33 school-aged children. The actual number of children attending Brewster Central Schools is expected to be lower (26 students) due to availability of private and parochial schools in the area. The local school services and facilities have been evaluated relative to the change in projected population. The addition of these students into the local school system will have minimal impact; the overall effect of the change in the population mix on the School district's budget is projected to be net positive. A summary demographic report is included in Appendix B. Refer to section 3.5 for further discussion

Access and Impact on Traffic

The proposed project will have access from NYS Route 22 via Doansburg Road and Mount Ebo Road North, as in the approved plan. The applicant has evaluated the local area traffic relative to the change in projected trip generation (a result of the change in project population by eliminating the age restriction) and no significant impact on traffic capacity operations is projected from the proposed non-age-restricted residential use. As requested by the Town Board, a new traffic study was completed in March and April 2016 and is included in Appendix C. Refer to section 3.4 for further discussion.

¹ The approved buildings were 3 floors over a parking level, up to 45 feet in height. The proposed buildings are shorter.

1.3 Approvals

This action will require the following approvals/referrals from the Town of Southeast (which would then supersede these particular prior approvals/referrals):

Town Board

- Approval of Zoning Text Change
- Special Permit Approval

Planning Board

- Amended Site Plan Approval

Architectural Review Board

- Recommendations on Architectural Design (referral)

Putnam County Department of Planning

- GML §239-m Review (referral)

The approvals granted for the 2006 plan remain valid today and due to the similarities of many elements of the current proposed plan (such as keeping the proposed disturbance and impervious surface within the limits of the approved plan), most will be applicable to the revised plan. The approvals/referrals granted to the Barrett Hill Senior Housing project in 2006, and their status as relates to the 2006 site plan, are as follows:

Town of Southeast Town Board

- Special Permit Approval, granted 8/31/06 (remains valid)

Town of Southeast Planning Board

- Site Plan Approval, granted 10/23/06 (remains valid)

Town of Southeast Architectural Review Board

- Recommendations on Architectural Design, 4/18/06 (positive referral made to Town Board)

Putnam County Department of Planning

- GML §239-m Review (positive referral made from Department of Planning)

Putnam County Department of Health

- Approval of Wastewater Collection System, granted 10/4/06 (remains valid)
- Approval of Water Main Extension, granted 10/4/06 (remains valid)

Putnam County Department of Highways & Facilities

- Approval of Traffic Signal (construction is completed)

New York City Department of Environmental Protection

- Approval of SWPPP, granted 10/10/06 (remains valid)

New York State Department of Environmental Conservation

- Approval for Coverage under SPDES General Permit, granted 5/9/07 (remains valid)
- 5-Acre Waiver, granted 6/1/07 (remains valid)

New York State Department of Health

- Approval of Plans for Public Water Supply Improvement, granted 10/5/06 (remains valid)
- Approval of Backflow Prevention Device, granted 10/4/26 (remains valid)

1.4 Phasing

It is anticipated that the proposed project at Barrett Hill will be completed in in series of four phases. At this time, approximately four phases are anticipated with 2 buildings in each phase. The proposed phasing plan will be based on market conditions and may overlap as market conditions allow.

3.1 IMPACT ON LAND USE, ZONING AND PUBLIC POLICY

Existing Conditions – Land Use

The project site is located in a mixed-use corporate park setting in the Town of Southeast, Putnam County, New York. Immediately surrounding the property is a variety of land uses, including a synagogue, a nursing home, a senior residential development, a single family residence, lands of the Mount Ebo Water Works Company and several warehouse/industrial buildings. Also in the local vicinity is additional multi-family housing, a post office, and a Town park.

The land parcels in this area of Southeast are generally irregularly shaped, clearly the result of agricultural holdings in years past and somewhat affected by the undulating topography

Existing Conditions – Zoning

Current zoning is designated as OP-2 Office Park district, which covers an area at the northerly Town line, on the east side of NYS Route 22 and 1400 feet deep. Permitted principal uses in the OP-2 district are primarily related to office, warehouse and light manufacturing activities. Special permit uses include restaurant, recreation, hotel/motel, and high density multi-family housing in the form of senior housing.

Adjoining zoning in the local vicinity is R-60 Residence and RC Rural Commercial districts along the west side of NYS Route 22, R-160 Residence district to the east, and C-1 Commercial to the north (C-1 is in the Town of Patterson). Permitted principal uses in the R-60 district are single-family detached dwelling and government facility; special permit uses include schools, nursery school, day care, convalescent and nursing home, recreation, library, cemetery, equestrian, place of worship, farm, greenhouse, and nursery. Permitted principal uses in the RC district are office, restaurant, and recreation; special permit uses include bed & breakfast, cemetery, conference center, equestrian, farm, hotel, institution, nursery and research labs. Permitted principal uses in the R-160 district are single-family detached dwelling, farm, greenhouse, nursery, and government facility; special permit uses include schools, nursery school, convalescent and nursing home, recreation, library, cemetery, equestrian, and place of worship.

Existing Conditions – Public Policy

In 2002, the Town of Southeast added a Special Permit use to the OP-2 Zone, for Senior Housing. The Special Permit allowed the Town to approve several Senior Housing projects in Town of which one, Stonecrest was approved within Mount Ebo Corporate Park. The project site was also approved for senior housing under this Special Permit. Construction was started and all the stormwater facilities constructed but financing for an 100% senior housing project became unavailable and continues to be so at this time.

In 2014, the Town of Southeast completed its update to the Town's Comprehensive Plan. The 2014 Comprehensive Plan addresses the need for housing diversity as one of its main themes-

Section 1-3 Vision/Page 1-4 " Provide a diversity of Housing opportunities" "The Town seeks to maintain its existing supply of housing, including its variety of price ranges, to accommodate residents of all income groups..... New housing styles and type should reinforce the Town's rural qualities."

In Section 6.1, Background, the 2014 Comprehensive Plan acknowledged-

Page 6.1/6.2 *“Southeast has historically provided an appropriate mix of housing opportunities for all of its residents, especially first-time homebuyers, empty-nesters, and people of modest or fixed incomes. In fact, Southeast has provided a wider range of housing options and values when compared to others communities in Putnam County or to south in Westchester County. This diversity has attracted many new residents and businesses to Southeast and has enabled the Town and its economy to grow.”*

And on Page 6-2 reinforces the need for a diversity of housing options-

Page 6-2 *“As such, Southeast should continue to provide a balanced housing climate with a diversity of housing options.”*

The approved project relates to the need for Senior Housing which was highlighted in previous Comprehensive Plans. Senior Housing remains a need for the Town but as noted above is not the only the type of housing needed. The proposed project provides for an existing resident group that is unserved by the current housing provided in Town by providing priority waiting lists for veterans, persons with disabilities and town employees, etc. Diversity of housing is not just a function of price but whether or not you can get access to those units. This priority unit approach is unique to this project. Affordable housing units are also provided to serve this special occupancy component but that is not the main focus of this text change.

The 2014 Comprehensive Plan acknowledges the continued need in town for senior housing and includes a note of caution regarding text changes for senior housing-

Page 6-7 *“Encourage provision of senior housing in appropriate locations in either residential or commercial districts. Specifically define “senior housing” to ensure that the needs of seniors are met while minimizing the potential for senior housing to revert to standard market rate multifamily housing”*

Although this would seem to be appropriate in this case, the discussion in the Comprehensive Plan is directed to the change over time of a defined, approved and built senior housing project into something else as time progresses. For example, the senior housing component at Stonecrest is protected as senior housing using a 99 year arrangement with the Putnam County Housing Authority. A similar arrangement to secure the diversity of housing under the proposed text change would apply for this project as well.

The Comprehensive Plan does not include any specific recommendations for the site except that it is noted that the project site is identified in the 2014 Comprehensive Plan as vacant residential in Figure 3-4.

Proposed Conditions – Land Use

The proposed project remains similar to the approved project in its physical layout and overall use as a multifamily residential complex. See the discussion later in this chapter regarding the proposed zone text change and other eligible properties.

Proposed Conditions – Zoning

The proposed project remains similar to the approved project in its physical layout and overall use as a multifamily residential complex. See the discussion later in this chapter regarding the proposed zone text change and other eligible properties

Proposed Conditions – Public Policy

The Proposed text change addresses need for diversity of housing opportunities

The proposed zone text identifies target priority special occupants whose housing requirements are not currently identified and whose needs are not being met as part of the current housing stock. The proposed text change does not exclude seniors and as such still provides for senior housing. However, the identified special occupants provide critical services within town which enhance the quality of life (Fire Department, school employees, town employees, first responders). In addition, the text change also provides for persons with disabilities, a resident group with limited options in the Town of Southeast. The text change also mandates a portion of the units to meet the requirements for affordable housing. All these elements create the opportunity for a project to meet the needs of multiple target groups which clearly meet the requirement of the Town's 2014 Comprehensive Plan.

The adoption of the text change can be relied upon by the Town of Southeast as a measure undertaken by the Town of Southeast, consistent with its Comprehensive Plan, to provide for multifamily multiunit rental housing in the abstract and affordable housing units as part of a comprehensive approach to provide diversity of housing and affordable/workforce housing with local priority preferences as proposed. This unique opportunity for housing diversity is a very significant benefit to the Town of Southeast.

Development Comparison on Other Eligible OP-2 Parcels

Since the proposed zoning text change would potentially apply to all other property in the Town that is zoned OP-2, and potentially affect the development capability of that land, analysis was undertaken to establish the potential development yield of other applicable tracts. This information can then be used to look at possible growth in area population (specifically the school-aged population) and growth in area traffic.

Three scenarios were evaluated: commercial yield as per the current zoning; age-restricted multi-family residential yield as per the current zoning; and, non-age-restricted multi-family residential yield per the proposed zoning.

There are a limited number of tracts in the Town of Southeast to which the proposed zoning could be applied, since it includes criteria that would limit its application within the existing OP-2 district. The revised proposed zoning text stipulates that multi-unit multi-family housing may be permitted by the Town Board in the OP-2 District, subject to the following requirements:

- A. Such site shall be accessed by a State, County, or Town road and shall be adjacent to a residential zone.
- B. Such site shall be serviced by an existing central sewage treatment plant, a central water supply and a central fire protection system.

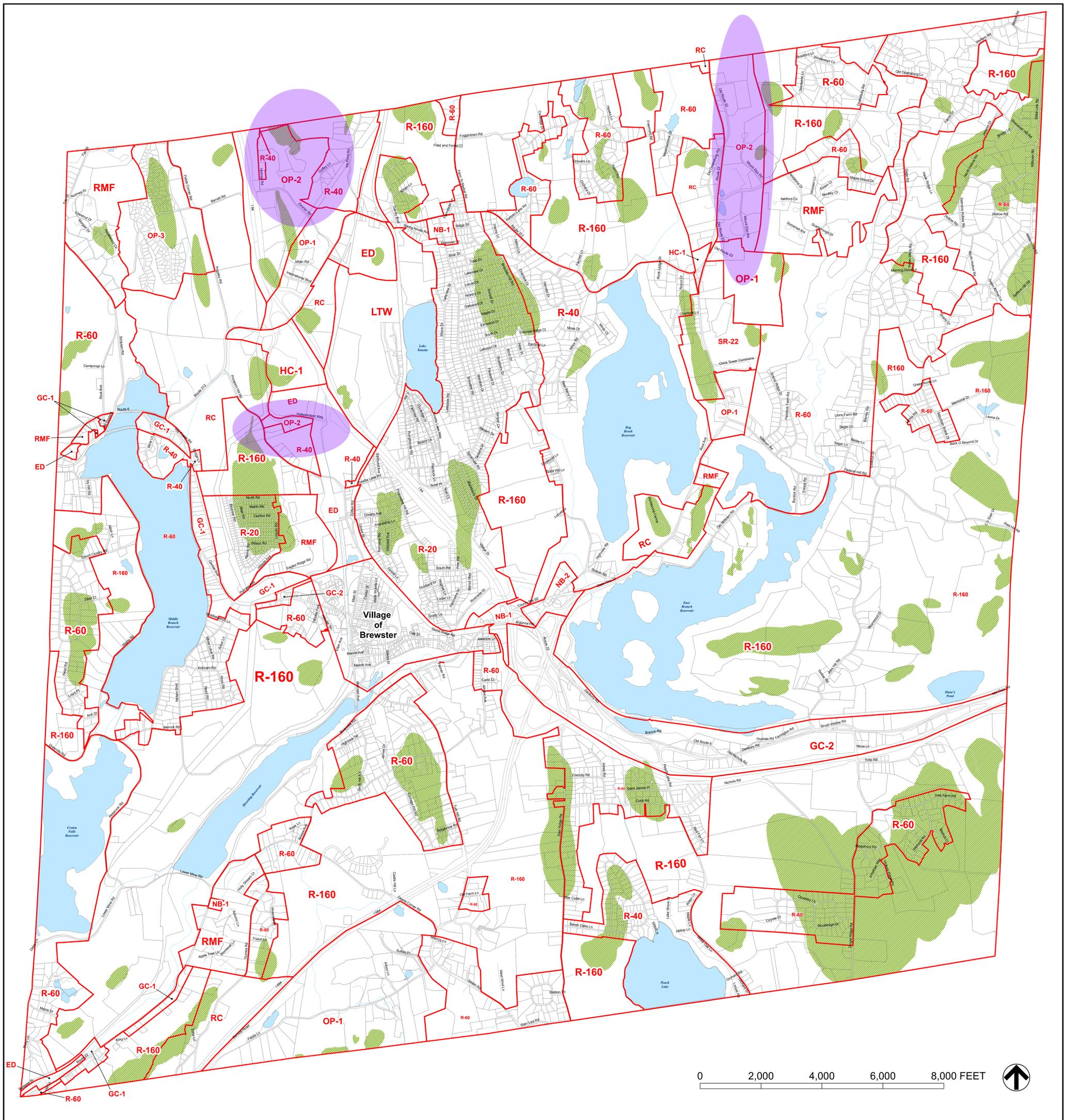
C. Notwithstanding the minimum lot size requirements for the OP-2 District set forth in the Commercial Zoning Schedule, any site proposed for multi-unit housing shall have a minimum lot size of 25 acres within the Town of Southeast

D. The dwelling units included as part of the multi-unit multi-family housing development shall be subject to special marketing and occupancy restrictions.

When the zone text change was first discussed, the limiting area threshold was 15 acres. This has since changed to 25 acres but the original property identification was more comprehensive. Therefore, Table 3.1-2 at the end of this section lists the nine tracts by Tax Map ID that comprise 15 acres or more and various other criteria that affect their applicability to exercise the proposed zoning text. As presented in the table, Study Area I(Lands of Civetta) is presently developed (possibly underdeveloped) but this parcel is too small and does not have access to existing central sewer services, another criterion for the proposed special permit use. Study Area II(the project site) is the subject Barrett Hill parcel. Study Area III contains active water supply facilities for the Mount Ebo Corporate Park, including a well field, and thus is unavailable for development. Study Area IV (Stonecrest) encompasses an existing senior housing project that fully occupies the site and is also unavailable for development. Study Area V (Powers Fastners) houses an existing light manufacturing business which is in active use and is unavailable for development and the lot is too small. Study Area VI includes the two large, vacant parcels that has been approved for senior housing and has most of the utilities already constructed. It is a potential candidate for the proposed special permit use with respect to lot size. Study Area VII is lands of the Terravest Waterwater Treatment facility and is unavailable for other development. Study Area VIII (Ace Endico) is at present largely built out with a commercial business that are in active operation. This tract is unavailable for development under the proposed special permit use. Study Area X (Terravest Phase 2 lots 2 and 3) includes two commercially approved parcels which recently sold to Ace Endico. These lots are too small, even when combined to be eligible. Lastly, Study Area IX encompasses the remaining lot in Terravest Phase 2 which is too small to be eligible.

For the purposes of an evaluation of the potential cumulative impacts that could occur with the application of the proposed special permit use for a non-age-restricted multi-family residential project, compared to a commercial project (under the current zoning) and an age-restricted multi-family residential project under the current zoning, Study Areas II, VI are further studied in sections 3.4 and 3.5.

Study Area II is the Barrett Hill property. Study area VI is the approved senior housing complex at the Terravest Corporate Park off of Route 312. The table below lists the projected numbers of potential multi- family dwelling units and commercial square feet for each area. These estimates are then used in evaluating potential effects on traffic and the school system as described in the sections that follow.



ZONING MAP

- | | | | |
|--------------|-------------------------------------|--------------|---|
| — | Zoning District Boundary | HC-1 | Highway Commercial HC-1 District |
| R-160 | Residence R-160 District | GC-1 | Gateway Commercial District GC-1 District |
| R-80 | Residence R-80 District | GC-2 | Gateway Commercial District GC-2 District |
| R-60 | Residence R-60 District | ED | Economic Development ED District |
| R-40 | Residence R-40 District | OP-1 | Office Park OP-1 District |
| R-20 | Residence R-20 District | OP-2 | Office Park Op-2 District |
| RMF | Residence RMF District | OP-3 | Office Park OP-3 District |
| NB-1 | Neighborhood Business NB-1 District | RC | Rural Commercial District |
| NB-2 | Neighborhood Business NB-2 District | SR-22 | Special Route 22 District |
| LTW | Lake Tonetta Watershed District | | Ridgeline Overlay District |

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CERTIFIED BY THE TOWN CLERK AS THE OFFICIAL
ZONING MAP OF THE TOWN OF SOUTHEAST
Adopted by the Town Board by Local Law No. 70 of December 15, 2011

Appendix B

Impact on School Enrollment

This report was prepared for an earlier version of the proposed petition and does not include or address the addition of Persons with Disabilities as part of the special occupancy component, the increase in the % of the project targeted for that component or the change of minimum lot size. These elements have been addressed in the text above. And this report is included for the background information it generated which was used above. The current school children generation for The Barrett Hill project is estimated at 33 school age children with 26 attending public school (See Chapter 3.5 above).