

*TURNER
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DRAFT GENERIC
ENVIRONMENTAL IMPACT
STATEMENT

*Village of Woodbury Comprehensive Plan & Related Code Amendments
Village of Woodbury, Orange County, New York*

April 2009

PRELIMINARY DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT
(DGEIS)

Village of Woodbury Comprehensive Plan Update and Associated Zoning and Amendments

Village of Woodbury, Orange County, New York

Lead Agency:
Village of Woodbury
P. O. Box 546
Central Valley, NY 10917

Contact:
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Applicant: Direct Action by the Village Board

Date DGEIS Accepted: 4/30/09
Date of Public Hearing: TBD
Closing Date of Public Comment Period: _____

**Preliminary Draft Generic Environmental Impact Statement
 Village of Woodbury Comprehensive Plan & Related Code Amendments
 Village of Woodbury Comprehensive Plan**

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Section 1 Summary

Section 1 Summary

1.1 PURPOSE OF THIS GEIS

This Generic Environmental Impact Statement (GEIS) accompanies the Village of Woodbury Comprehensive Plan and related code amendments for the purpose of compliance with the State Environmental Quality Review Act (SEQRA). SEQRA establishes a process for consideration of environmental factors early in the decision-making process of actions that are undertaken, approved or funded by state, regional or local agencies. This systematic approach allows adverse impacts to be avoided or mitigated. The Woodbury Village Board (“Village Board”) has assumed Lead Agency status for the purpose of reviewing the Village’s Comprehensive Plan and related zoning amendments under the SEQRA procedures¹.

The *action* that requires SEQRA review is adoption of the Comprehensive Plan and related zoning amendments by the Village Board, which is a Type I Action, pursuant to 6NYCRR §617. This GEIS examines the action’s potentially significant impacts. The Draft GEIS incorporates sections of the recommended Comprehensive Plan by reference to form a complete document. The GEIS scope is the underlying Comprehensive Plan Scope, which the Town Board originally adopted on July 15, 2004. See Section 2.2 for discussion of creation of Village of Woodbury and transition of Planning Authority. As described in Section 1.2, these two documents provide all of the required elements of a GEIS applicable to a Comprehensive Plan under New York State law. In addition, the public hearing process for the GEIS and Comprehensive Plan will occur simultaneously.

The analysis determines that the action will not have significant adverse environmental impacts on these resources in Village, which are identified in the Inventory and Analysis (Appendix B in the Comprehensive Plan. Included here as Appendix A.)

Under SEQRA, “Generic” EIS, or GEIS, is prepared when a proposed action represents a comprehensive program having wide application and defining the range of future projects in the affected area. The revised Comprehensive Plan is an area-wide policy document, not a development application or development project. It includes the adoption of general policy initiatives to guide and facilitate the desired future development of the Village of Woodbury. However, the revised Comprehensive Plan does contain specific recommendations for changes to the Village Code; a related project action is the adoption of amendments to the Village Code. Therefore, the potential impacts related to the proposed zoning changes are also analyzed in this DGEIS in a generic manner. The adoption of the proposed zoning changes, a legislative action, is also a generic action, not site-specific, and does not directly result in physical changes to the environment.

A generic EIS, according to New York State Department of Environmental Conservation (NYS DEC) SEQRA handbook, is a “type of EIS that is more general than a site-specific EIS, and typically is used to consider broad-based actions or related groups of actions that agencies are likely to approve, fund, or directly undertake... A Generic EIS differs from a site or project specific EIS by being more general or conceptual in nature....”

The DGEIS is intended to provide members of the Village of Woodbury Village Board, the public and interested agencies with an understanding of the type of potential environmental impacts that may be associated with approval of the proposed revised Comprehensive Plan and proposed Code amendments. An important aspect of the environmental review process is that it incorporates public review and commentary into the decision-making process.

Because the Proposed Action includes specific recommendations for changes to the Village Code, but does not reflect a specific development proposal, the analyses presented herein are based on reasonable assumptions as to the practical impact of the proposed Village policy and code changes. The DGEIS presents a comprehensive assessment of the Proposed Action and associated actions to identify potentially

¹ 6NYCRR §617, State Environmental Quality Review

significant adverse impacts, develop or identify areas requiring practicable mitigation and consider alternatives that avoid or reduce identified impacts.

The steps in preparing the GEIS and completing SEQR including:

- **DGEIS** – a draft document published by the Village of Woodbury Village Board for public and agency review and comment.
- **Public review** of at least 30 days, including a public hearing at which any individual, group or agency may comment on the DGEIS.
- **Final GEIS (FGEIS)** – incorporating into the GEIS relevant comments and responses, if any, by the Lead Agency and the public made during public review of the DGEIS.
- **Findings Statement** – issued by the Village of Woodbury Village Board as Lead Agency no sooner than 10 days after publication of the Final GEIS, considering the relevant environmental impacts presented in the GEIS, weighing and balancing them with social, economic and other essential considerations, providing a rationale for the agency’s decision, and certifying that the SEQR requirements have been met.

1.2 INCORPORATION OF THE RECOMMENDED COMPREHENSIVE PLAN BY REFERENCE

The recommended Comprehensive Plan is incorporated to the DGEIS by reference.

1.3 GEIS ALTERNATIVES

An EIS must include a consideration or evaluation of alternatives to the Action. This GEIS considers two alternatives to the proposed action. The first alternative is to *not* adopt the Comprehensive Plan and thereby maintain the status quo. This alternative is also referred to as the No Action alternative. The second alternative is to allow higher density development in Woodbury's currently undeveloped and environmentally sensitive areas. This is referred to as the Higher Density (HD) Alternative.

1.4 INVOLVED AND INTERESTED AGENCIES AND REQUIRED REVIEWS AND APPROVALS FROM CITY, COUNTY AND STATE AGENCIES

Involved Agencies

Village of Woodbury, Mayor and Board of Trustees (Lead Agency)
P. O. Box 546
Central Valley, NY 10917

Village of Woodbury
Highland Mills Firehouse
455 Route 32
Highland Mills, NY 10930
Contact: Honorable Michael Queenan, Mayor

Interested Agencies

Orange County Planning Department – 239-m Review
1887 County Building
124 Main Street
Goshen, NY 10924
Contact: David Church, Planning Commissioner

New York State Department of Environmental Conservation – Environmental Notice Bulletin
625 Broadway
Albany, NY 12233-1010
Contact: Pete Grannis, Commissioner
<http://www.dec.ny.gov/enb/enb.html>

Planning Board
Village of Woodbury
P. O. Box 546
Central Valley, NY 10917

Planning Board
Village of Woodbury
455 Route 32
Highland Mills, NY 10930
Contact: George Sewitt, Chairman

Village Board
Village of Harriman
1 Church Street
Harriman NY 10926
Contact: Honorable Stephen H. Welle, Mayor

Town Board
Town of Monroe
11 Stage Road
Monroe, NY 10950
Contact: Honorable Sandy Leonard, Supervisor

Town Board
Town of Tuxedo
One Temple Drive
Tuxedo, NY 10987
Contact: Honorable Peter M. Dolan, Supervisor

Town Board
Town of Cornwall
183 Main Street
Cornwall, NY 12518
Contact: Honorable D. Kevin Quigley, Supervisor

Village Board
Village of Kiryas Joel
P. O. Box 566
Monroe, NY 10949
Contact: Gedalye Szegedin, Village Administrator

Town Board
Town of Stony Point
74 East Main Street
Stony Point, NY 10980
Contact: Honorable Philip A. Marino, Supervisor

Town Board
Town of Blooming Grove
Horton Road
P. O. Box 358
Blooming Grove, NY 10914
Contact: Honorable Charles Bohan, Supervisor

Village Board
Village of South Blooming Grove
811 State Route 208, P. O. Box 295
Blooming Grove, NY 10914
Contact: Honorable Robert Jeroloman, Mayor

Town Board
Town of Woodbury
511 Route 32
Highland Mills, NY 10930
Contact: Honorable John Burke, Supervisor

Town Board
Town of Highlands
254 Main Street
Highland Falls, NY 10928
Contact: Inga Quaintance, Supervisor

Required Reviews and Approvals

Village of Woodbury – Mayor and Trustees: Approval

Village of Woodbury Planning Board: Recommendation

Orange County Planning Department: General Municipal Law Section 239-m Review

Section 2 Description of the Action

Section 2 Description of the Action

2.1 PROJECT DESCRIPTION

The Village of Woodbury is located in southeastern Orange County, New York, approximately 45 miles northwest of New York City and 100 miles south of Albany. Incorporated in 2006, Woodbury is part of the greater New York metropolitan area and considered the “Gateway to Orange County.” The Village encompasses a mix of small-town, suburban and rural settings, and is home to two hamlets, Highland Mills and Central Valley.

Villages in New York State are granted the authority to prepare and adopt a comprehensive plan in accordance with New York State Village Law §7-722-a. A comprehensive plan is defined as “the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports ... that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town.” The effect of adopting a comprehensive plan is that a Village’s land use regulations, which provide a mechanism to implement the Village’s vision, must be in compliance with its plan. In addition, all plans and projects by other governmental agencies must also consider the plan.

The proposed action described in this GEIS, adoption of the Comprehensive Plan and related zoning, will not result in the approval of any development activity, either private or public. Rather, the Plan will serve as the underlying land use policy for the Village. The Zoning Ordinance, Subdivision Regulations, and other land use regulations must be brought into compliance within a reasonable timeframe. As individual projects and activities are proposed and reviewed, environmental reviews may be necessary on a site-specific basis. Site-specific environmental reviews would be conducted under SEQR and should consider the scale of the proposed action and consistency with the concepts and vision outlined in the Comprehensive Plan.

2.2 PUBLIC NEED FOR THE PROJECT

For a variety of reasons prior to the incorporation of the Village of Woodbury, the Town of Woodbury commenced an update of its Comprehensive Plan in 2004. Since the adoption of its 1988 Master Plan² (hereafter referred to as the “1988 Plan”), significant changes in land use have transpired in and around the Village/Town. Two specific issues have prompted the need for an updated Comprehensive Plan: the development of Woodbury Common Premium Outlets (hereafter referred to as “Woodbury Common,” the shopping center’s most recognized name), and pressures associated with rapid growth in this area of Orange County.

The construction of Woodbury Common, which is one of the largest outlet shopping centers in the nation, has significantly changed the Village’s character in the past twenty years. The impacts of this development, primarily the tremendous influx of traffic and associated commercial growth surrounding the mall and I-87/Route 17 interchange, were unforeseen when the 1988 Plan was written.

Throughout much of Orange County and the surrounding region, population growth has been rapid in the past decade. Woodbury has experienced an even larger population increase than most areas of Orange County during this period, due in part to its accessibility from regional highways and quality of housing stock. In addition to the impacts of development in Towns and Villages adjoining Woodbury and the construction of Woodbury Common, general suburban growth pressures being experienced by Woodbury are addressed in this Plan.

Subsequent to the Town of Woodbury’s initiation of the comprehensive plan process and following completion of its Draft Plan, the Village of Woodbury was incorporated on August 28, 2006. The Village of Woodbury (hereafter referred to as “the Village”) encompasses all of the land formerly comprising the Town of Woodbury except for that portion of the Village of Harriman located in the Town of Woodbury. By operation of law, the Village assumed the zoning and planning functions on June 1, 2007 and the

² The Town of Woodbury Master Plan, March 1988

associated authority to prepare and adopt a comprehensive plan under §7-722 of the New York Village Law which is essentially the same as the Town's authority. The plan contains references to the planning process undertaken by the Town of Woodbury as part of this comprehensive plan update. Thus while the update was initiated by the Town; it will be completed by the Village Board, which, has jurisdiction over zoning and planning matters.

In July 2007, the Village Board appointed a Comprehensive Plan Advisory Committee to assist with this process and to provide advice and recommendations to the Village Board.

Section 3
Existing Conditions, Potential Impacts and Mitigation

Section 3 Existing Conditions, Potential Impacts and Mitigation

This section describes existing conditions within Woodbury, as well as the impacts that the proposed action would have on the Village. Further, the generic format of this DEIS is appropriate, as adoption of the Comprehensive Plan by the Village Board would have widespread, generic and/or common effects. The recommendations within the Comprehensive Plan call for revisions to the existing Zoning Law to guide development and conservation in the immediate to long-term future. These recommendations are a direct result of the planning process that commenced in July 2004 as described in Section 2.

A more detailed description of Existing Conditions is found in Appendix A.

A series of proposed zoning amendments to implement important plan proposals and their likely impacts are discussed in Section 7. Several of these proposals require fleshing out but they are included here in order to assess impact. The proposed action provides an appropriate balance of properly scaled growth and economic development, respect for property owners, open space protection and recreational opportunities, and enhancement of community character. These goals reflect the desires of Village residents as expressed in a public “Issues Identification Workshop” and broadly promoted Community Survey, as well as the work of the Town Comprehensive Plan Advisory Committee (CPAC), which met regularly in open sessions from January through October 2005 and the Village CPAC which met from August 2007 to July 2008. The importance of this balance has been expressed by Town (now Village) residents and is reflected in the vision and goals in the plan.

The potential impacts and proposed mitigation measures for the proposed action are discussed in this section. The Comprehensive Plan is proposing several changes to land use in Woodbury. However, adoption of the Plan will not result in significant changes to the pattern or intensity of land use or residential growth potential except for the proposed residential element of the Transit Oriented Development in the vicinity of the Harriman train station as well as in and around the Hamlet Centers of Central Valley and Highland Mills. Rather, it will provide important land use protections that will maintain the quality of Woodbury’s land. It will also provide additional opportunities for work force and affordable housing*. The Town’s existing setting is briefly summarized in each subsection below and more fully discussed in the recommended Comprehensive Plan and its Appendix A, Inventory and Analysis.

3.1 IMPACT ON LAND USE AND ZONING

Land uses in Woodbury vary from single-family residential to light industrial uses. The most prevalent land uses are Forested, Vacant and Residential, covering 34%, 19% and 18% of the Town, respectively. The protected lands in Harriman State Park and West Point account for the large amount of forested or undeveloped land. Commercial uses are located on Route 17 near Woodbury Common and Harriman Commons, and interspersed with residential uses along Route 32. Open space and industrial uses are scattered throughout the Village. The entire eastern portion of the Village is dominated by forested and community services land uses, which are composed of West Point to the north and Harriman State Park to the south. The portion of the Village west of the hamlet areas is primarily low-density residential. Schunnemunk State Park is located in the northwest area of Village.

Woodbury’s zoning ordinance includes ten zoning districts. The vast majority of the Village consists of low-density residential zoning, the most prevalent being the Residential-Three Acre (R-3A) district, which covers about two-thirds of the Village. This district is followed by Residential Two-acre (R-2A), which covers 15% and Residential One-acre (R-1A), which covers almost 9%. Within the hamlets, much of the residential area is zoned either R-2A or R-1A, with three small pockets of R-0.25A located between the NYS Route 32 and Interstate 87 corridors. The Village’s Corridor Residential (CR) zoning also exists along the NYS Route 32 corridor in multiple places, including between Central Valley and Highland Mills, and north of Highland Mills. It is important to note the inclusion of the Ridge Preservation Area (RPA) defined in chapter 310-13.A.(3) of the Zoning Ordinance. The RPA, which includes all areas above

* Affordable Housing is housing available at a price affordable by households with income of 80 – 120% of the area median.

elevation 600 feet above mean sea level, was designated a Critical Environmental Area (CEA) by the Village when zoning was adopted in 1990.

Adoption of the Comprehensive Plan by the Village Board may impact land resources in the Village. Some areas that are currently not fully developed, but are served by public sewer and water, are recommended to remain for more intensive uses in the plan. Significantly, the zoning recommendations that are included in this Plan were first recommended in Woodbury's 1988 Master Plan. The Comprehensive Plan recommends that those areas without public infrastructure should be left undeveloped or developed in a less intense manner. Use of conservation subdivision design techniques is encouraged and will serve to mitigate impacts related to development by allowing for development while protecting important natural resources. This technique allows flexibility in lot size and bulk standards while ensuring that development occurs in harmony with the landscape. Land suitability and environmental constraints will be among the many factors considered during reviews of specific projects.

Key recommendations regarding land use include the following:

- > Reexamine the Ridge Preservation Area and implement a slope protection ordinance
- > Incorporate a Stream Corridor Overlay District into the Zoning Plan
- > Reexamine zoning along Route 32
- > Place parcels that are currently bisected by zoning district boundaries under one district
- > Modify zoning text to allow for other uses to reflect contemporary development activity
- > Prevention of new strip malls
- > Create Design Guidelines
- > Develop Signage Standards
- > Expand the Central Valley hamlet center east of Route 32 on Smith Clove Road
- > Consider new alternatives for major subdivisions
- > Addition of Transit Oriented Development (TOD) in the Harriman Train Station area

This last proposal, TOD, will likely create the potential for an additional 250 – 300 multiple dwelling units, including affordable dwelling units, but it may reduce industrial/commercial development potential by about 500,000 square feet. The objectives of such development are to reduce auto dependence, reduce peak hour traffic on local roads, increase housing opportunities near convenient transit and create more efficient and convenient infrastructure service. Any and all development in this area will be required to respect wetland boundaries and buffers. On balance, the result is likely to be less environmental impact.

Implementation of these recommendations will not result in a significant adverse impact to the Village, and no mitigation is necessary.

3.2 IMPACT ON WATER

Water for public and private water systems in Woodbury is derived from two sole source aquifers.³ The aquifers are recharged primarily from infiltration of precipitation that falls within three watersheds. The Woodbury Creek Valley Aquifer is centered within the Moodna drainage basin, and consists of sand and gravel deposits overlain by a confining clay layer. A second sand and gravel aquifer, the Ramapo River Valley Aquifer, is located along the southeastern edge of Woodbury. The Lower Hudson North drainage basin is located in the southeast section of Woodbury, covering much of Harriman State Park and land abutting West Point.

Woodbury's two central water supply systems are the Consolidated Water District and the Amdur Park Water District. The Consolidated Water District draws its supply from five bedrock wells and the Amdur District draws its supply from two bedrock wells.

A number of small lakes and ponds can be found within the Village. Cromwell Lake, located west of the hamlet areas, is an aquifer recharge area. In the southern portion of the Village, to the west of Harriman State Park, are Cranberry Lake and Forest Lake. Coronet Lake and Amdur Park Lake are two smaller lakes

³ A sole source aquifer is defined by the US EPA as one that supplies 50% or more of the drinking water of an area.

in the southwest quadrant. Central Valley Pond, Earl Reservoir and Peckham's Pond are important recreational resources located on Town-owned land.

Many smaller streams flow throughout Woodbury, creating a varied landscape. Those streams include Lewis Brook, Mineral Spring Brook, Popolopen Creek, Queensboro Brook, Stillwater Brook, and Woodbury Creek, the latter of which is a trout-spawning stream. Several unnamed tributaries to the Ramapo River are located in the southwestern area of Woodbury. These waterways provide additional wildlife habitat and recreational opportunities within the Village.

Adoption of the Comprehensive Plan will not have an adverse impact on water resources in the Village. The plan recommendations and potential zoning revisions will provide a tool for residential development to be located away from significant environmental features through the use of conservation subdivision design. Stream corridors, wetlands, and other surface water would, in most cases, be protected using this approach. By locating homes away from water bodies, potential erosion and sedimentation impacts of construction would be limited. Other forms of non-point source pollution would also be reduced.

To protect surface waters and groundwater, the following specific recommendations are included in the Comprehensive Plan:

- > Adopt the *Town Open Space and Natural Resource Protection Plan*
- > Require that development proposals contain stormwater management provisions addressing the impact of development on water quality and water quantity
- > Work with surrounding municipalities to protect aquifer recharge areas and avoid the depletion of bedrock wells
- > Adopt Watershed protection and stream corridor protection regulations

Adoption of the Comprehensive Plan would not result in any significant adverse impacts upon the Village's water resources, and no further mitigation is necessary.

3.3 IMPACT ON AIR

The potential increase in commercial and residential development in Woodbury's hamlet areas anticipated by the Plan will not be of a type or magnitude that would adversely impact human health or the environment. In fact, compact hamlet areas are intended to encourage a pedestrian friendly environment and to enhance the range of available housing including affordable work force housing. Given the amount of available land in the hamlets and the limited opportunities for upper floor development, the amount of potential new housing units is likely to be less than 200 multiple dwelling units. This will allow accommodations of residential developments in the hamlet near service and transportation and reduce vehicular travel and ultimately reduce air quality impacts. The use of conservation subdivision design is another method that protects open space while allowing for development. This open space will assist in improving air quality.

Adoption of the Comprehensive Plan would not result in any significant adverse impacts upon the Village's air resources, and no further mitigation is necessary.

3.4 IMPACT ON PLANTS AND ANIMALS

Due to its abundant open space, the Village of Woodbury contains ideal habitats for a variety of plant and animal species. According to the NYS DEC Natural Heritage Program, there are several endangered or threatened wildlife, fish and plant species located in the Village. Correspondence received from the Natural Heritage Program in November 2004 indicated that 17 species of endangered, threatened or unprotected plants exist. There are 9 species of endangered, threatened or unprotected animals in the Village, and 6 ecologically significant communities.

Information identifying the specific location of these rare species is designated sensitive and would require interpretation from experts at the Natural Heritage Program. As a result, the Comprehensive Plan

proposes that the Natural Heritage Program be notified as development occurs on specific sites to ensure no conflicts with endangered or threatened species occur and to determine mitigation measures to reduce the potential impact on such species (see Appendix A, Inventory and Analysis.) This will occur as project specific SEQR evaluations are completed.

Adoption of the Comprehensive Plan will not significantly impact plant and animal resources in Woodbury. Where new development is proposed, existing vegetation will be removed and some wildlife may be displaced. However, the use of a conservation design approach will help to reduce the amount of vegetation to be removed and the conserved areas will help to establish wildlife corridors.

To further ensure that the existing habitat in Village is preserved, the Comprehensive Plan recommends that the Village Board adopt the *Town Open Space and Natural Resource Protection Plan*, which is currently in Draft format, and incorporate into the recommended Comprehensive Plan.

No further mitigation measures are necessary.

3.5 IMPACT ON AGRICULTURAL LAND RESOURCES

Adoption of the Comprehensive Plan by the Village will not adversely impact the agricultural resources in the Village. Woodbury has few remaining agricultural parcels. The proposals to adopt Conservation Cluster Overlay District (already implemented) and the inclusion of the Open Space and Natural Resource Plan and favorable zoning will help to protect the few remaining parcels.

No further mitigation measures are necessary.

3.6 IMPACT ON AESTHETIC RESOURCES

Woodbury is primarily characterized by suburban development and open spaces. Due to its topography and setting between the Hudson Highlands and Harriman State Park, the Village has several scenic view corridors that add significantly to its overall character. Residents value the scenic vistas, ridgelines and open spaces that are found throughout Woodbury.

The intent of the Comprehensive Plan's recommendations is to enhance the aesthetic resources in the community. Maintenance and enhancement of community character in both the developed and undeveloped areas of the Village is a primary theme of the plan. Several recommendations assist in protecting community character including enhancement of gateways into Woodbury, infill and redevelopment in developed areas of the Village, the use of conservation subdivision design, and the notion of design guidelines for commercial and mixed-use development. Streetscape improvements within the hamlet areas are discussed at length.

Adoption of the Comprehensive Plan would not result in any significant adverse impacts upon the Village's aesthetic resources, and no further mitigation is necessary.

3.7 Impact on Historic and Archeological Resources

The National Register of Historic Places lists three resources within Woodbury. The first is the Arden residence, the former estate of E.H. Harriman, who was a significant contributor to the development of railroads in the area in the late 19th and early 20th centuries. The Arden residence was added to the Register in 1966. The Smith Clove Friends Meeting House, located off Quaker Road in Highland Mills, is also on the Register. The structure was built in 1803 and was used as a Quaker Meeting House, and to this day retains much of its original charm. The site, which includes a small Quaker Cemetery, was added to the Register in 1973.

The third resource is the Palisades Interstate Parkway (PIP), located in the far eastern portion of the Village within Harriman State Park. The PIP is also a designated scenic highway by the State of New York. Built over a ten-year span beginning in 1947, the PIP is well known for its scenic and architectural significance, as well as for promoting themes of conservation, recreation, and regional land use planning. It was added to the Register in 1998.

The plan recognizes the importance of the Village-wide inventory of historic and cultural resources, which are catalogued by the Woodbury Historical Society. (The list of historic resources is found in Appendix I of the Comprehensive Plan.) Adoption of the Comprehensive Plan would actually have a positive impact on historic resources, as it recommends an update of the inventory. In addition, the Plan recommends a conservation subdivision design approach for residential development. This approach would allow the flexibility to locate development in a manner that protects historic or archeological resources on the site. Project-specific SEQR regulations will also ensure that these resources are considered during the development review process.

Adoption of the Comprehensive Plan by the Village will have no significant adverse impacts on historic and archeological resources in the Village, and no further mitigation is necessary.

3.8 IMPACT ON OPEN SPACE AND RECREATION

Woodbury maintains several public parks and open space resources that are open to Village/Town residents. The provisions of the intermunicipal agreement signed when the Village was created, leaves responsibility for management of parks and recreation with the Town. The three parks it maintains are Earl Reservoir, a 253-acre park near Schunnemunk Road in Highland Mills, the 15-acre Central Valley Pond on Dunderberg Road in Central Valley, and Brickley Field, a 5-acre park located on Adams Street in Highland Mills. The Village also maintains Victory Park, a small gazebo/sitting area on Route 32. Woodbury has one privately-owned golf course that is open to the public, located on Smith Clove Road. Peckham's Pond is a potential recreation site for activities such as fishing and hiking. In recent years, the Town has acquired nearly 200 acres of new open space comprised of several parcels that have yet to be developed. Much of this land is intended to be passive open space to be left in its natural state.

Adoption of the Comprehensive Plan by the Village would have a positive impact on open space and recreation in the Village. The plan recommends the adoption of the *Village of Woodbury Open Space and Natural Resource Protection Plan*, which recommends the use of a variety of tools to preserve open space such as conservation zoning and cluster development, fee-simple land acquisition, or donation of conservation easements. In addition, it recommends that the Town develop a park to the east of I-87, in order to provide accessible recreation to this area.

Adoption of the Comprehensive Plan would not result in any significant adverse impacts upon the Village's/Town's open space or recreational resources, and no further mitigation is necessary.

3.9 Impact on Critical Environmental Areas & Steep Topography

Woodbury has one Critical Environmental Area (CEA) – the Ridge Preservation Area (RPA) defined in chapter 310-13.A.(3) of the Zoning Law. The RPA, which includes all areas above an elevation of 600 feet, was designated a CEA by the Town when zoning was adopted in 1990 and by the Village when it readopted the zoning in 2008. As stated by NYS DEC, an area must have an exceptional or unique character with respect to one or more of the following to be designated as a CEA⁴:

- > a benefit or threat to human health;
- > a natural setting (e.g., fish and wildlife habitat, forest and vegetation, open space and areas of important aesthetic or scenic quality);
- > agricultural, social, cultural, historic, archaeological, recreational, or educational values; or an inherent ecological, geological or hydrological sensitivity to change that may be adversely affected by any change.

Following designation as a CEA, the potential impact of any Type I or Unlisted Action on the CEA's environmental characteristics is a relevant area of environmental concern and must be evaluated in the determination of significance prepared pursuant to Section 617.7 of SEQRA. Woodbury's ridgelines are an important scenic resource to the Village. The original purpose and policy of the Ridge Preservation Area was to save the appearance of these important ridgelines and hilltops and protect them from inappropriate development, particularly visual impact.

Adoption of the Comprehensive Plan would have a positive impact on the Village's CEA, as it recommends that the Village Board strengthen the language within the zoning ordinance of the CEA to further protect this important area from inappropriate development. No significant adverse impacts to the CEA would occur as the result of the proposed action, and no further mitigation is necessary.

Woodbury has substantial areas of steep topography, primarily in the northern and western portions of the Village. Much of this area is in public ownership or incorporated into areas planned for low density development in open space. The Plan also proposes a specific steep slope ordinance in addition to the Ridge Preservation Area.

⁴ 6 NYCRR Part 617.2(i) of the SEQRA regulations contains a definition of a CEA and 617(14)(g) describes the requirements for CEA designation.

3.10 Impact on Transportation

As in most suburban communities, automobiles are the primary mode of transportation in the Village of Woodbury. There will be no significant impact on these areas as a result of the Plan's adoption and no further mitigation is proposed. The intermunicipal agreement signed when the Village of Woodbury was created, leaves road maintenance responsibility with the Town Highway Department. The Town Highway Department maintains 41 miles of streets and highways and services 61 miles of roads. Maintenance activities including surfacing, plowing, and salting. The Town removes downed trees, branches and leaves on the additional 20 miles of roads, such as Route 32, which is maintained by NYS DOT.

Regional commuter traffic, from the Village and adjacent areas, generally heads south toward metropolitan New York City and New Jersey in the morning and returns home in the evening. As the population and traffic volumes within Woodbury and adjacent areas increases, traffic on the major routes—US Routes 17 and 6 and NYS Route 32—is becoming more and more problematic as roadway widths and signals remain the same.

Although the NYS Thruway is the fastest and most direct route to and from New York City, the Palisades Interstate Parkway to Route 17 via Route 6 is another popular route for visitors to Woodbury Commons, especially during scenic times of year. Traffic from the rotary in Harriman State Park to the I-87/Route 17 interchange is often heavy on weekends and holidays. Truck traffic is heavy on Route 32, the only truck route through Woodbury other than I-87 and Route 17. There are no alternate truck routes in the Village that run from its north to south ends and could therefore substitute for Route 32. When Route 32 is closed, traffic is detoured along CR 105.

The most significant proposal in the Comprehensive Plan is the introduction of a Transit Oriented Development District in the vicinity of the Harriman Train Station. The concept is to create a mixed use area that takes advantage of the commuter train service in both directions, encourages job development and tax generating non-residential uses with limited retail development to serve workers and commuting residents of the immediate vicinity. Such an area could include 250 – 300 multiple dwelling units, possibly a million square feet of office, warehouse, recreation and entertainment space, a hotel-conference component and a small retail component in this Harriman Train Station area.

The objective is to take advantage of the transportation infrastructure and create a self contained neighborhood or Transit Village that will reduce some peak hour traffic. The uses will also spread the automobile traffic so that it will limit the potential for peak hour traffic on this heavily traveled stretch of Route 32 and Route 17.

The residential component is based on a preliminary plan prepared by the Southeast Orange Task Force that includes about 300 dwelling units in a mix of townhouses and apartments. This will include affordable housing units. This plan will be refined and specific zoning will be developed jointly by Woodbury, which contains most of the site, Harriman Village and Monroe Town.

The environmental impacts of such a development are likely to be positive. The area is now zoned for Light Industry Office in Woodbury so any development here would have had to respect the natural environment including the wetlands and the Ramapo River. The mix of uses will likely reduce the peak vehicular traffic generated from the site compared to an all non-residential development that does not incorporate the train service.

Adoption of the Comprehensive Plan will likely have some impacts on transportation systems in the Village. The number of automobile trips may increase in the areas designated to receive additional development, such as the hamlets. However, the intent of the plan is to offset the adverse transportation impacts by encouraging the TOD and further encouraging a bicycle- and pedestrian-friendly environment and improving public transit opportunities in the hamlets.

In addition, the plan recommends improvements to the Route 32 corridor including left turn lanes (currently under construction). An integrated planning approach that recognizes the link between land use

and transportation has been utilized. Such an approach addresses as traffic safety and congestion issues in the more developed portions of the corridor in Central Valley and Highland Mills.

As recommended in the Plan, enhancement of the community's gateways along major transportation corridors will serve to establish the Village's identity and enrich community character. Also, the establishment of an official map is a priority action identified in the Plan. This would identify rights-of-way that should be reserved for future public infrastructure.

In summary, adoption of the Comprehensive Plan will not have significant adverse impacts on the Village's transportation resources, and no further mitigation is necessary.

3.11 IMPACT ON ENERGY

The Comprehensive Plan includes recommendations for energy conservation. These include promoting the use of renewable energy sources for public and private buildings and encouraging the use of Leadership in Energy and Environmental Design (LEED) standards for new Village development.

While additional commercial and residential development may increase energy usage, the plan identifies ways in which this could be reduced. The focus on enhancing the pedestrian environment, encouraging bicycling and the development of recreational trails supports alternative modes of transportation, which reduces the reliance on automobiles. The use of conservation subdivision design is another manner that might serve to reduce the use of energy due to the fact that less roadways and infrastructure are required to serve these areas.

Adoption of the Comprehensive Plan by the Village will not have a significant impact on the Village's energy resources and no further mitigation is necessary.

3.12 NOISE AND ODOR IMPACTS

Adoption of the Comprehensive Plan by the Village Board will not contribute any noise or odor impacts. No mitigation measures are necessary.

Any actual development that occurs following the Plan's adoptions will perform necessary noise and odor impact analysis related to the specific project.

3.13 IMPACT ON PUBLIC HEALTH

Adoption of the Comprehensive Plan by the Village will have no direct impact on public health. The enhancement of pedestrian facilities and development of recreational trails could serve to improve public health. In addition, the Plan recommends modifications to the existing code regarding the conversion of seasonal residences to year-round use. Such modifications would benefit public health by mandating a sufficient separation of groundwater supplies from septic systems on small lots.

3.14 IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

Adoption of the Comprehensive Plan should have a positive impact on community character. The Village of Woodbury is experiencing residential and commercial growth. Long time residents and more recent residents are drawn to the Village because of its high quality of life and convenient services. The intent of the Comprehensive Plan is to protect the elements that make Woodbury an attractive place to live and work. The plan achieves this through a balanced approach that focuses development in specific locations, especially hamlet areas, conserves open spaces and working landscapes, encourages economic development, and enhances existing neighborhoods.

By focusing development that is appropriately scaled and designed in the hamlet districts and the TOD area, the Village can expand its economic base while maintaining the character of its less developed areas. The use of conservation subdivision design can also serve to protect community character while allowing for continued residential growth.

Section 4 Alternatives

Section 4 – Alternatives

The Village considered two alternatives during this environmental review of its preferred Plan. These are analyzed below:

4.1 HIGHER DENSITY ALTERNATIVE

The proposed Comprehensive Plan retains the current density for residential development except to encourage limited density increases in the hamlets and the TOD area and limited growth areas around the hamlets. Most development is planned within these areas and along portions of the Route 32 Corridor.

The higher-density (or “HD”) alternative was developed in response to suggestions during the planning process that an alternative be evaluated with higher density than the proposed action. This alternative is intended to assess whether development with higher density (two dwelling units per net acre) than the proposed action would result in impacts substantially different from those of the proposed action and whether these alternatives achieve the Village’s goals and objectives.

One of the goals of the Comprehensive Plan is to maintain Woodbury’s existing form and character.

While various alternative densities for the lower density areas could be analyzed, this alternative assumes two dwelling units per acre for purposes of analysis. This alternative would result in approximately 4,000 dwelling units more than might occur under current planned density (900 v. 5,000)

The HD alternative would have significant adverse impacts on land, water, air, plants and animals, aesthetic resources, a critical environmental area, transportation, energy, noise, and community character.

4.1.1 Impact on Land Use and Zoning

The HD Alternative is based on impacts that would arise from the development of approximately 3,500 acres in the Village of Woodbury. Approximately 1,000 acres are zoned R2A and could produce up to 1,500 units on buildable area and 2,500 acres zoned R3-A of which could produce $\pm 3,600$ units at 2 dwellings per acre. This would result in development in a manner not consistent with the development patterns in the Village or the capability of the land. These R2-A and R3-A areas consists predominantly of dense woodlands and vacant or primarily undeveloped land. The topography is steep, with some areas of 15% - 25% slopes or greater. Coronet Lake and Cromwell are within the area as is Amdur Park Lake. The area also contains several unnamed ponds and an unnamed tributary to the Ramapo River. The overall slopes in the project area vary, with the highest elevations and steepest slopes to the northwest. Soils are not conducive to septic systems especially on small lots.

It is likely that standard construction at higher zoning densities would result in construction on slopes of 15%. Many of the steep slopes would be difficult and expensive to preserve.

Most of subject area is within the Ridge Preservation Area and over 50% forested. It is visible from many of the ridge view corridors and Schunnemunk State Park and the Highlands. Adoption of the higher density (HD) alternative will cause a significant alteration in the character of the area, from its current state (low-density and vegetated) into a higher density, with significantly more development. This will make it difficult to satisfy the objectives of the Ridge Preservation area.

Overall, the change in land use would be significant and associated impacts could difficult to mitigate.

4.1.2 Impact on Water

Groundwater

Under the HD alternative, it would be much more difficult to mitigate significant adverse impacts on groundwater quality and quantity since the areas are not likely to have central sewer service and soils are not conducive to septic systems or small lots. Currently, the land use within the area is a combination of low-density residential and vacant land. With development under the HD alternative, the population of the subject area would increase from about 2,000 - 3,000 to possibly 10 – 15,000.

Based on an average water demand of 66 gallons per citizen per day, development under the HD alternative would require an additional 600,000 (v. 130,000±)gallons of water per day, which would require a source of water other than local groundwater resources. Connection to the New York City Catskill aqueduct, for which NYC DEP approval is required, is the only viable alternative to groundwater. Groundwater sources for this water requirement are currently not available within the Village of Woodbury.

Water bodies and Surface Water

However, Cromwell Lake, which is an aquifer recharge area and therefore an important groundwater resource for the Village, is within the area. There are smaller lakes as well. Development of the area under the HD alternative would make it difficult to maintain water quality of the surface waters of the lakes and nearby tributaries. Such development could also cause an increase in water temperature (affecting aquatic habitat) and pathogen concentrations in the water column.

Higher-density development in the area would likely alter the character of wastewater discharged into the Ramapo River. The additional roads, buildings and other impervious surfaces would increase stormwater runoff. Maintaining clean runoff into streams would be more difficult, and the quality of water in the Ramapo River could decrease as a result. In addition, the buildout would likely result in siltation or other discharge into an existing body of water to the extent that there would be a potential visual contrast to natural conditions. Potential impacts to surface water bodies include siltation, turbidity, road salt contamination, and thermal impacts. These would also be more difficult with more density and land disturbance.

Storm flows in the area would increase substantially due to the increase in paved and other impervious surfaces. Reduction of flows is potentially possible through full stormwater mitigation design. Increased storm flows would be expected to increase overland erosion and stream corridor erosion.

Sewage Treatment

Currently, the low-density residential parcels in these areas of the Village have or would have septic systems to deal with wastewater. With development under the higher density alternative, density may be too high for septic systems. The buildout under the HD alternative would likely require that the available sewage treatment plants operating at maximum capacity. Operational failures at either of the plants could result in discharge of raw sewage. Although Orange County's treatment plants could be upgraded to handle the increase in sewage and wastewater, this would have to be done at a considerable expense. Without major upgrades to the County or Town wastewater treatment systems, water usage in the subject area with development under the HD alternative would more than likely exceed the existing wastewater treatment capacity.

Conclusion

The HD alternative would have significant potential adverse impacts on water resources. Mitigation measures could include: development of site plans that avoid wetlands, density controls, preservation of existing vegetation to reduce the amount of exposed soils available to erosive forces, stabilization of exposed soils, sediment control fencing, filter inlets and detention basins. Impacts on water resources that would occur under the HD alternative's full buildout would be difficult to mitigate.

4.1.3 Impact on Air

The development of the subject area under the HD alternative would have an impact on air quality, as it could result in an additional dwelling units, which would induce 700 or more vehicle trips in any given peak hour compared to the existing condition. A localized impact to air quality would occur in the immediate vicinity of the subject area due to an increase in vehicle trips to the area and to congested parts of the Village. Under the HD alternative, the impacts on air would be low to moderate. Potential mitigation strategies may include density controls or expansion of transit options, such as additional bus services.

4.1.4 Impact on Plants and Animals

The buildout scenario generated under the HD alternative would have potentially significant impacts on non-threatened or non-endangered species. This amount of development would involve a substantial clearing of the area. The value of the habitat would be more difficult to retain and is likely to result in the loss of plants and habitat. It is probable that a substantial loss of wildlife would occur, which constitutes an impact that would not be able to be mitigated. Fish in the water bodies area could be affected by siltation and temperature change under this scenario.

It is likely that development under the HD alternative would remove significant acres of trees. The locally important vegetation is included in Woodbury's Ridge Preservation Area, which can be seen from other areas of the Village. The clearing of forested land from this area would constitute a loss of vegetation, habitat and scenic resources.

4.1.5 Impact on Aesthetic Resources

The HD alternative would result in significant adverse impacts to aesthetic resources as discussed in Section 4.1.4 development of the subject area would involve a substantial clearing, transforming a scenic ridgeline.

The buildout would result in significant impacts on aesthetic resources that would be more difficult to mitigate.

4.1.6 Impact on Open Space and Recreational Resources

The buildout under the HD alternative would affect the quantity and/or quality of existing open spaces. Most of the subject area falls within the Ridge Preservation Area (RPA). Important ridgelines and hilltops in the RPA form a scenic background viewed from other areas of the Village of Woodbury. These prominent ridgelines have been preserved as open space areas as part of the Village's visual policy, codified in Villages zoning. These provisions were adopted originally by the Town in 1990.

The Woodbury Zoning Code sets forth guidelines for development of structures in the RPA. In making decisions on the visibility and compatibility of proposed structures, the Village Planning Board considers and encourages appropriate building design, placement of structures on a lot, the use of earth-tone colors, the blending of structures with topography to keep below the tree line, and the type of trees planted to supplement natural vegetation⁵. These strategies are intended to mitigate the potentially significant impact of development in the RPA.

The application of the Village's Conservation Cluster Development provisions (proposed herein and already adopted) would be difficult to implement at this density since development in the resultant cluster would likely consume significant acreage.

⁵ Town of Woodbury Zoning Code, §310-13. Ridge Preservation.

4.1.7 Impact on Critical Environmental Areas (see 4.1.6)

As discussed, the HD alternative would impact the exceptional and unique characteristics of Woodbury's Ridge Preservation Area, a CEA established pursuant to 6NYCRR §617.14g.

High-density development in the area would result in significant impacts on the CEA that would be difficult to mitigate.

4.1.8 Impact on Transportation

Based on the number of units that could be built under the HD alternative (new dwelling units), the resulting traffic problems would be potentially more significant than the proposed plan.

A more than doubling of auto traffic on local roads as well as potentially further congestion on Route 32 and the Harriman Interchange area may require revisiting already agreed to and expensive proposals to mitigating existing congestion.

4.1.9 Impact on Energy

The development of the area would affect the community's sources of energy supply, causing an increase in the use of energy in Woodbury. Development under the HD alternative could result in the development of approximately 5,000 dwelling units or approximately an increase of approximately 10 – 15,000 people. The increase in energy usage would occur specifically in gas and electricity.

4.1.10 Noise and Odor Impacts

Buildout under the HD alternative would likely result in increases in ambient noise levels in the subject area. This impact would be exacerbated by the removal of vegetation that otherwise acts as a natural barrier to noise. This analysis assumes that much more of the natural vegetation in these areas will be removed during development. The potential impact could be low to moderate, and could be mitigated through the development of site plans that preserve a sufficient amount of the existing vegetation.

4.1.11 Impact on Public Health

The most significant issue is the need to provide expanded emergency services and historically, generating volunteers has been difficult. The mitigation is to further explore paid services for a larger community.

4.1.12 Impact on Growth and Character of Community or Neighborhood

The development that would occur under the HD alternative is significantly different than that which exists in these areas of Woodbury, with its scenic views, open space and very low-density development. The adverse environmental impacts on the open, low density community character that would be associated under the HD alternative would be significant even if conservation clustered development would occur since the scale and mass of development would be greater than what would occur otherwise.

Development of the area would affect the character of the existing community in terms of population. The development of the subject area under this alternative would result in the addition of $\pm 5,000$ dwelling units to, which could result in an increase of up to 10,000 - 15,000 residents. Emergency services in Woodbury, such as police, fire and ambulance would have to be expanded to accommodate the increase in population. The Monroe-Woodbury Central School District would also experience a more significant increase in enrollment with the addition of the number of dwelling units to the area.

Public controversy related to potential adverse environmental impacts is highly likely under this alternative, as Woodbury residents are publicly concerned about the current rate of development within Village boundaries.

4.2 NO ACTION ALTERNATIVE

The benefits expected from the proposed action on land use and community character would not be realized under this alternative. In addition, the No Action alternative would fall short of the Comprehensive Plan's objectives of strengthening Woodbury's character, creating gathering places, fostering stewardship of natural resources and creating opportunities for work force and affordable housing. While existing federal, state and local regulations could be sufficient to protect Woodbury's important resources, the benefit of the Comprehensive Plan is that it suggests a manner in which the Village can grow while still enhancing community character. The absence of an updated plan, a program for implementation, and updated zoning regulations recommended in the plan will place the Village in a position of reacting to development instead of being proactive in its efforts.

Further, without a Plan, the Village is not in a position to influence actions by higher levels of development, and neighboring communities. The Plan provides a basis for Village requests for support from higher levels of government as well and cooperative efforts among area communities.

Section 5 Other Environmental Impacts

Section 5 Other Environmental Impacts

A. Unavoidable Adverse Environmental Impacts

No unavoidable adverse environmental impacts are anticipated from adoption of the recommended Comprehensive Plan, which has been prepared to guide future development in accordance with sound land use and environmental management practices. Future specific proposed action will be subsequently reviewed under SEQR to evaluate possible impacts and will be subject to local, state and federal environmental protections laws and regulations.

B. Irreversible and Irretrievable Commitment of Resources

There is no significant commitment of resources anticipated resulting from the adoption of the Comprehensive Plan and associated Code amendments. The primary resources utilized during the preparation and adoption of these updated documents include the effort of those personnel involved in its preparation and paper for printing.

C. Growth-Inducing, Cumulative and Secondary Impacts

The policies of the recommended Comprehensive Plan are not anticipated to induce growth beyond what the Village considers a desirable and appropriate level. In fact, the Plan is sensitive to growth with respect to its effect on natural and manmade resources and the provision of public services and infrastructure needs.

While the Comprehensive Plan accommodates limited growth, it maintains development densities at the levels allowed by current zoning. It would not have a growth-inducing impact on the Village in comparison with land use regulations already in place with the exception of the recommended TOD and the possible slightly higher density in and around the hamlet centers. Although the local population could increase with the development of vacant sites within the Village, such an increase is not expected to result in significant adverse environmental impacts, due to proposed development guidelines presented in the recommended Comprehensive Plan and proposed Code amendments.

D. Energy Use and Conservation

The proposed updates and amendments to the Comprehensive Plan and Village Code include the elimination of bonus density in R-1A sites with water and sewer service, introduction of conservation cluster and a TOD and increased density in the Hamlets, which will reduce energy usage for public services and automobile travel.

Section 6 Future Actions

Section 6 Future Actions

This document is the generic assessment of environmental impacts likely to result from the adoption and implementation of the proposed recommended Comprehensive Plan and associated Code amendments. In accordance with 6 NYCRR Part 617.10, this DGEIS sets forth specific conditions under which future actions will be undertaken or approved, including requirements for the assessment of site specific impacts that have not been adequately addressed or analyzed in this Generic EIS.

Following the adoption of the Comprehensive Plan and associated Code amendments, all actions coming before the Village Board, Planning Board and Zoning Board will be required to follow the SEQR process.

Type 1 actions under SEQR include those actions and projects that are most likely to require the preparation of an Environmental Impact Statement (EIS). According to Section 617.4 (a) (1) of Title 6 of NYCRR, the Type I list is not exhaustive of those actions that an agency determines may have a significant adverse impact on the environment and require the preparation of an EIS. However, the fact that the action or project has been listed as a Type I action carries with it the presumption that it is likely to have a significant adverse impact on the environment and may require an EIS.

A Type 1 Action being reviewed under SEQR in an Environmental Impact Statement will have a significantly narrower focus than this generic EIS, which has a broad focus and is more conceptual in nature. An EIS for a specific project will be site-specific, providing a detailed analysis of anticipated environmental impacts of that specific development.

Actions which do not appear on either list are Unlisted and may or may not have significant impacts. Where such actions do have potentially significant impacts the SEQR process and guidelines for Type 1 Actions will apply.

Section 7 Proposed Zoning

Section 7 Proposed Zoning & Potential Generic Impacts

The following are proposed amendments to the zoning text intended to implement the Comprehensive Plan.

In addition, several proposed amendments address recurring issues that require clarifying language.

Subsequent to the anticipated adoption of the Comprehensive Plan and zone map amendments, there may be further zoning amendments which will be subject to their own SEQR process.

This list is in the same sequence as the existing zoning code.

ARTICLE I – PURPOSE - No proposed revisions

ARTICLE II – DEFINITIONS

Propose to add the following: (revised language is underlined; otherwise the definition is new.)

- Bed and Breakfast (revised) – A private owner occupied dwelling in which at least one (1) and not more than five (5) rooms are offered to transient occupancy, in which overnight lodging and breakfast are offered to such occupants and on which site no public restaurant is maintained.
- Home Office – An office accessory to a residence used for the conduct of a professional practice or business by the resident thereof which satisfies the regulations for a home occupation.
- Custom Workshop (revised) – A business premise used for making clothing, millinery, shoes, arts and crafts items, other personal articles, made to individual order and specifications, and not including retail sales or manufacture of machinery, vehicles, appliances and similar heavy goods and ready to wear or standardized products.
- Dance Studio/Music Studio – A building or portion thereof utilized for teaching dance or music (voice or instrumental) whether individually or in classes
- Health Club – Spa – A business establishment with equipment and facilities for exercising and improving physical fitness
- Convenience Store – A retail establishment of up to 5,000 square feet selling primarily food products, household items, (not furniture or appliances) sundries, newspapers and magazines, candy and beverages and a limited amount of freshly prepared foods such as sandwiches and salads for off premises consumption.
- Convenience Store/Fuel Sale – Same as above except that sale of automotive fuel and other automotive products may occur on the same site and be considered one use.
- Place of Worship – A building designed or adapted for use by a religious organization for conducting formal religious services or religious assembly on a regular basis
- Non-Complying Building – Delete term “Non-conforming building,” but use current definition.
- Personal Service – An establishment primarily engaged in providing services involving the specialized care of a person or a person’s apparel, including but not limited to beauty shop, barber shop, tailor shop, taxi service and exercise or dance studio.

- Retail Business – An establishment engaged in selling or renting goods or merchandise to the general public in small quantities for personal and/or household consumption or business use and rendering services incidental to the sale of such goods. A gas station” or “automobile service station” shall not be considered a retail business, nor shall a restaurant or other eating or drinking establishment of any type.
- Ridge Preservation View Corridor (revised) – Those State and County roadways designated on the zoning map from which development at elevation six hundred (600) feet or higher along ridges and hillsides is visible.
- Service Business (non-personal) – A business or non-profit organization that provides services to the public, either on or off premises, including but not limited to building, electrical, plumbing, landscaping, contracting arts, instruction or studio, business and educational services, cleaning, locksmith, photocopying, repair and restoration.
- Substandard Lot – Delete Non-Conforming lot but use existing definition.

The additional or revised definitions will not have a significant adverse impact.

The additional or revised definitions will not have a significant adverse impact.

ARTICLE III – ZONING DISTRICTS & ZONING MAP

310-3 – Enumeration of Districts

Add Transit Oriented Development (TOD)/OVERLAY OR DISTRICT).

The most significant proposal in the Comprehensive Plan is the introduction of a Transit Oriented Development District in the vicinity of the Harriman Train Station. The concept is to create a mixed use area that takes advantage of the commuter train service in both directions, encourages job development and tax generating non-residential uses with limited retail development to serve workers, commuters, and residents of the immediate vicinity. Such an area could include 250 – 300 dwelling units, possibly a million square feet of non-residential space including office, warehouse, recreation and entertainment space, a hotel/conference component, and a small retail component in the Harriman Train Station area.

The objective is to incorporate the transportation infrastructure into a mixed use or neighborhood or Transit Village that will reduce some peak hour traffic on this heavily travelled stretch of Route 32 and Route 17 by spreading out the automobile traffic over a longer period of the day and providing opportunity for people to live within walking distance to transportation or work.

The residential component is based on a plan that devotes approximately 40 acres of a 100 – 150 acre site to residential use as a density of approximately 6 – 8 dwelling units per acre.

The environmental impacts of such a development are likely to be positive. The area is now zoned for Light Industry Office (LIO) so that any development here would have to respect the natural environment including the wetlands and the Ramapo River. The mix of uses will likely reduce the peak traffic generated from the site compared to an all non-residential development that does not incorporate the train service.

The District or Overlay over the LIO Zone or a use added to the LIO Zone would include specific criteria such as:

- Minimum 100 - 125 acre site
- Access to state highway

- Incorporate a commuter train and/or bus station
- Permit a mix of uses including residential, office, research, entertainment, light industry, etc.
- Service by central water and sewer.

Any development will have to respect designated wetlands. The plan would reduce potential traffic. A full environmental review will be required upon an application to apply the zone to the proposed area based upon a specific plan. Therefore no specific impact analysis is included here.

ARTICLE IV – DISTRICT USE, LOT AND BULK REGULATIONS

Tables will be revised once decisions on use are made.

ARTICLE V – SUPPLEMENTARY REGULATIONS

- 310-12C(3) - Move to 310-11C. As it is this item suggests that an accessory structure may be located in any yard. It is supposed to be limited to rear yard and by moving this provision the section should be clearer.
- 310-13 – Ridge Preservation – We are working on proposed refinements to this section in order to clarify how it is applied. There will be no substantive revisions and therefore there are no significant impacts.

The revised zoning map includes the Ridge Preservation View Corridors.

- 310-20 – Garages
 - A. Garages accessory to one family dwellings shall have a capacity of not more than four automobiles. Said garage may not exceed 50 feet in width or 30 feet in depth. Space therein may be used for not more than one commercial vehicle.

This amendment limits the size of accessory garages. There is no significant impact.

- 310-25
 - B. Swimming Pool Fencing – Current language should be deleted and indicate that such fence must meet New York State Building Code
- 310-27C – Front Landscape Area

Suggest revising language to eliminate the requirement for a 10 foot front landscaping area in the Hamlet Business District in order to encourage a more pedestrian friendly environment for the Hamlet Business area. The language could be revised to require landscaped setbacks no greater than 10 feet and leave the actual site layout in the Hamlet up to the Planning Board during site plan review.

- Design Criteria for CR and LC Districts.

This section dealing with expansion of existing structures 310-29B(2)(a)(2) has been subject to various interpretations. The purpose has always been to permit some flexibility while retaining the scale of existing structures, especially residential structures. It was included as an incentive to retain existing structures by permitting modest expansion of coverage by 10%. It is unclear whether the 10% coverage expansion is an increase of 10% of the existing coverage or an increase of 10 percentage points (say 15% to 25%). Based upon the Village Board’s Workshop discussion, it is agreed that the former is the correct interpretation. Thus, on a 20,000 square foot lot if the total existing coverage is 3,000 square feet (15%) it could increase by 300 square feet.

The increase in permitted coverage would go from 15% to 16.5% or 300 square feet. While this is a small increase it will avoid some earlier controversy where expansions were larger than the Planning Board had anticipated. The purpose is to retain the scale of existing buildings.

The language would then be revised to read...”increased an additional 10% of existing coverage, or up to the permitted coverage, whichever is larger.

This is consistent with the spirit of the Comprehensive Plan and is likely to have little impact.

New structures must satisfy the existing criteria.

- 310-30 – Signs

This would be replaced with newly adopted regulations. There is no environmental impact resulting from this revision.

- 310-31 – Cluster Development

The current cluster provisions for small parcels (e.g., 15 acres or more) that do not qualify for the Conservation Cluster Development Overlay (Section 310.31.1) (125 acre minimum; minimum 20% public open space) is restrictive. It permits only single family detached homes and requires a minimum lot size of 43,560 square feet, which essentially limits its use to R-2A and R-3A Zoning Districts. The Village Board may authorize up to 25% of the lots to be reduced to as low as 33,560 square feet in the R1-A District.

These provisions are useful in the R2-A and R3-A districts to preserve open space and create some efficiencies in planning infrastructure.

These provisions are not helpful in addressing several other Comprehensive Plan proposals related to a mix of housing, particularly near the hamlet centers.

If the provisions were modified to consider a percentage of duplex and/or attached homes on smaller lots in the R-1A zone where there is water and sewer available, this provision will more likely satisfy the intent of the cluster zoning and the objectives of the Comprehensive Plan.

There are only several parcels that fall into this category including the Neimand property.

This change will not increase density and would have little if any negative impact. It would result in more cost efficient services and more varied housing.

- 310-32 – Retail Commercial development in LC District

Both the 1988 Plan and the current recommended plan emphasize the importance of limiting retail commercial development along the Route 32 corridor, in terms of location and type.

The current provision of this section establishes a required mix of uses, thereby requiring multiple uses on small parcels, and requiring a supermarket. This provision has proven to be both restrictive in some instances and not necessarily desirable. The limit on a maximum of 8,000 square feet for a retail establishment should also be revised. The original concept was to limit the size of retail uses and prevent big boxes, but it is too small for some uses such as a chain pharmacy or large convenience store.

The following modifications to this section (310-32B are proposed), which will implement the Comprehensive Plan objectives. Deletions are ~~stricken~~ and additions or modifications are underlined.

- A. Purpose. The purpose of the Limited Commercial District, as expressed in the Schedule of Zoning District Regulations, LC District, is as follows: to accommodate limited business activity along portions of Route 32 in a manner that retains the existing residential character and architectural style and development intensity while also recognizing the appropriateness of highway commercial uses, provided that they conform to the character of established surrounding development. The district provides for an area of transition between residential and commercial districts.
- B. Retail and personal service shops, as permitted in Item 9 under Special Permit Uses in Schedule of Zoning District Regulations, LC District Regulations, LC District is restricted as follows: retail shops limited to the sale of food, beverages and sundry products; including convenience store; pharmacies; and service business, such as but not limited to beauty shops, dry cleaners and travel agents, provided that:
1. Such uses shall be combined with at least ~~two~~ one other special permit uses listed in item 1-8 and 14 in the Schedule of Zoning District Regulations, LC District.
 2. No single retail establishment shall exceed ~~8,000~~ 10,000 square feet, except a supermarket, which shall not exceed 40,000 square feet.

The affect of this revision is to eliminate the requirement that a commercial development in the LC Zone must include a supermarket.

This revision will have little environmental impact.

- 310-35 – Dwelling Unit for Additional Family Member

Gary has suggested some modification of this provision can be useful in better satisfying limited housing needs without significant impact and clarifying the extent to which a single family home can accommodate a second unit for a family member. The suggested revision is as follows:

A temporary special permit may be granted by the Zoning Board of Appeals for an additional dwelling within a single family home for the use of up to two family members, provided that no exterior alterations are made to the principal dwelling. The unit shall be limited to one bedroom and not more than 50% of the floor area of the home; upon the expiration of such permit, i.e., when the homeowner leaves or the family members for whom the permit was intended to accommodate no longer reside in the home, the dwelling shall be restored to its original one family status.

This will further enhance the provision of affordable housing units and will have little if any environmental impact. Since no actual expansion will occur, there will be little if any increase in water use or waste generation.

ARTICLE VI – OFF STREET PARKING AND LOADING

Add the following (addition underlined)

Theater, cinema, auditorium or place of public assembly, including Place of Worship.

ARTICLE VII – NON-CONFORMING BUILDINGS, LOTS & USES

This Article has been the subject of questions and interpretation over time particularly with regard to distinguishing non-conforming uses from non-complying buildings and substandard lots. While any amendments to this Article are more for purposes of clarification and to reduce the need for ZBA interpretations, these amendments are not likely to have significant environmental

impact. Much of this discussion will require input from the Village Attorney and Building Inspector. One obvious concern is the reference to “non-complying.” There is currently a definition of non-conforming building. We believe the definition is meant to define non-complying unless the use of non-complying building and non-conforming are interchangeable.

Therefore, we propose to make the following amendments:

- VII - Revise title to read Non—Conforming Uses, Non-Complying Buildings, Substandard Lots
- 310-43 revise heading to read Non-Conforming Uses and Non-Complying Buildings
- 310-44 Revise to read Substandard Lots

Definitions of Non-Complying Building and Substandard Lot are proposed to be added to the definitions.

These recommendations will not have any significant environmental impact.

NEW PROVISIONS

The following are suggested new provisions that will contribute to the implementation of the recommended Comprehensive Plan.

WATERSHED PROTECTION OVERLAY DISTRICT (Proposed new provision to implement Comprehensive Plan)

Purpose and Intent of District

To promote the health, safety and welfare of the community by protecting and preserving the surface and groundwater resources of the Village from any use of land or buildings, which may reduce the quality of its water resources.

The intent of the Overlay District is to limit the amount of impervious surface permitted within the District in order to control non-point source discharge and pollution. Cluster development may be required at the discretion of the Planning Board.

Scope of Authority

The Watershed Protection Overlay District is considered as overlaying other zoning districts. Uses not permitted in the portions of the districts so overlaid shall also be prohibited in this district.

Establishment and Definition of District

- A. The Watershed Protection Overlay District includes all lands delineated by the boundaries of the drainage areas of the Cromwell Lake, Coronet Lake, Earl Reservoir, and Amdur Lake and within 100 feet of water courses and surface water bodies which contribute to the Village's public water supply, and which create the catchment or drainage areas of such water courses and bodies, as part of their natural drainage system. The map defining the Watershed Protection Overlay District boundaries, entitled "Public Water Supply Watershed Boundary Maps, Village of Woodbury" (to be prepared).
- B. Where the bounds delineated are in doubt or in dispute, the burden of proof shall be upon the owner of the land in question to show where they should properly be located. If the property owner can prove, to the satisfaction of the Planning Board and the Village Engineer that his property does not drain into waters supplying the watershed then this district shall not apply. At the request of the owner, the Village may engage a geologist, hydrologist or other qualified professional to determine more accurately the location and extent of a watershed or recharge area, and may charge the owner for all or part of the cost of the investigation.

Prohibited Uses

The following land uses, activities, devices, structures, and/or substances are prohibited within the Watershed Protection Overlay District:

- (a) Dry cleaning establishments.
- (b) Junk and salvage yards, including recycling centers.
- (c) Car washes, except when located on public water and sewer and where water is recycled.
- (d) Boat and motor vehicle service, storage and repair establishments.
- (e) Any industrial use that discharges processed wastewater into anything other than the public sewer.
- (f) Commercial removal or relocation of earth materials, including but not limited to sand, gravel, topsoil, metallic ores, or bedrock.
- (g) Any animal feedlots or pastures less than 5 acres in size lying within 100 feet of the center line of all brooks, streams and rivers or within 100 feet of the normal highwater line of lakes, ponds, marshes, swamps and bogs.
- (h) Landfills and the storage of salt and road de-icing chemicals.
- (i) The outdoor storage of fertilizers, herbicides, and pesticides and outdoor uncovered storage of manure.
- (j) Burial in any cemetery or other place within 100 feet of the high water mark of a course of public water supply or tributary thereto.
- (k) The disposal of solid wastes other than brush or stumps.
- (l) The disposal of leachable wastes.
- (m) The dumping of snow contaminated by de-icing chemicals.
- (n) The storage or disposal of hazardous materials, except for the storage of chemicals for use associated with the operation of public water supply facilities.
- (o) The storage and/or sale of petroleum and other hydrocarbons other than that normally associated with residential use, except for the storage of fuel for use associated with the operation of public water supply facilities. Heating oil shall be stored within the buildings which it will heat. Underground storage of any petroleum product is expressly prohibited.
- (p) Any discharge of water which has been used for washing, cooking or otherwise altered and devices for the collection, storage and disposal of said wastes, unless that water is of household origin and is processed, prior to discharge, through a treatment system that satisfies the minimum requirements of the Orange County Department of Health.
- (q) Privy, dry well, or other place for the collection, storage or disposal of human excrement that does not satisfy the minimum requirements of the Orange County Department of Health.
- (r) Public or private hospital or other establishment intended for the treatment of persons afflicted with a contagious or infectious disease.

- (s) Hitching or standing place for horses, cattle or other animals.
- (t) Storage or disposal of any human excrement or compost containing human excrement, or any municipal, commercial or industrial refuse or waste product or polluting liquid or any substance which in the opinion of the New York State DEC is of a nature that is poisonous or injurious either to human beings or animals, or other putrescible organic matter whatsoever, at any place from which such liquid or substance may flow or be washed or carried into said source of water supply or tributary thereto.
- (u) Manufacturing or processing plant producing wastes which are toxic or injurious either to human beings or animals, unless the location thereof has been expressly approved in writing by the New York State DEC.
- (v) Any building or structure lying within 50 feet of the banks of all brooks, streams and rivers or within 50 feet from the normal highwater line of lakes, ponds, marshes, swamps and bogs.

Special Permit Uses

The Planning Board, under the authority of Section VIII of this ordinance, may allow those businesses permitted in the underlying district and not specifically prohibited by this Section upon issuance of a Special Permit subject to any additional conditions the Board may impose. Any proposed improvement at a minimum shall meet the following criteria:

- A. Is consistent with the purpose and intent of this Section.
- B. Is appropriate to the natural topography, soils, and other characteristics of the site to be developed.
- C. Will not have a significant adverse effect, during construction or thereafter, on the existing or potential quality or quantity of water that is available in the Water Supply Protection District, and;
- D. Is designed to avoid substantial disturbance of the soils, topography, drainage, vegetation and other water-related natural characteristics of the site to be developed.

Application of Fertilizers, Pesticides and Herbicides

For any use involving the application of fertilizers, pesticides, or herbicides, the applicant must obtain a report from the Orange County Department of Health stating that all necessary precautions shall be taken to prevent hazardous concentrations of pesticides in the water and on the land within the district as a result of such application and submit it to the permit granting authority. Such precautions include, but are not limited to, erosion control techniques, the control of runoff water (or the use of pesticides having low solubility in water), the prevention of volatilization and redeposition of pesticides and the lateral displacement (i.e. wind drift) of pesticides. The application of fertilizers for non-domestic or non-agricultural uses will be approved only if the applicant can prove that such application shall be made in such manner as to minimize adverse impacts on surface and groundwater due to nutrient transport and deposition and sedimentation.

Existing Development

Existing development may be continued and maintained subject to the provisions provided herein. The expansion of structures or modification of plans must meet the requirements of this ordinance.

- A. A use shall be considered existing if vested under the Village of Woodbury Zoning Code as of the effective date of this ordinance, based on at least one of the following criteria:
 - 1. Substantial expenditures of resources (time, labor, and money) based on good faith reliance upon having received a valid local government approval to proceed with the project.
 - 2. Having an outstanding valid building permit in compliance with 310-47.
 - 3. Having an approved site specific or phased development plan in compliance with Article VIII.
- B. Uses of Land. This category consists of land uses existing at the time of adoption of this ordinance. Such uses may be continued except as follows:
 - 1. When such use of land has been changed to an allowed use, it shall not thereafter revert to any prohibited use.
 - 2. Such use of land shall be changed only to an allowed use.
 - 3. When such use ceases for a period of one (1) year, it shall not be re-established.
- C. Reconstruction. Any existing building or built-upon area not in conformance with the restrictions of this ordinance that has been damaged or removed may be repaired and/or reconstructed, provided:
 - 1. Repair or reconstruction is initiated within twelve (12) months and completed within two (2) years of such damage.
 - 2. The total amount of space devoted to impervious area may not be increased unless stormwater control that equals or exceeds the previous development is provided.

Buffer Area Requirements

The following buffer requirements for all new development activities in the Watershed Protection Overlay District shall apply:

- A. A minimum one hundred (100) foot undisturbed buffer is required along the shoreline of the Cromwell Lake, Earl Reservoir; otherwise, a minimum fifty (50) foot undisturbed buffer is required. Buffers are measured horizontally from the high water mark of impounded water bodies and/or from the top of bank of streams.
- B. No trees larger than two (2) inches in caliper DBH are to be removed from the required buffer except for diseased trees. The Village of Woodbury may require enhancement of the existing vegetation through the use of supplemental plantings in the buffer area, if necessary, to ensure that the buffer area can properly and effectively perform its filtering and absorption functions.
- C. No permanent structures, impervious covers, septic tanks or any other disturbance of existing vegetation is permitted in the buffer except for:
 1. Structures such as flag poles, signs, and security lights which would result in only diminutive increases in impervious area.
 2. Artificial stream bank or shoreline stabilization plans shall be submitted to the Woodbury Village Engineer for approval.
 3. Public projects such as road crossings and greenways where no practical alternative exists.

This proposal will have positive environmental impacts.

DEVELOPMENT NEAR STREAMS, RIVERS, WETLANDS AND OTHER WATER BODIES

In order to preserve the open character along major streams and other surface water bodies for environmental and ecological reasons, all development activity proposed within the following areas shall be subject to issuance of a Special Use Permit in accordance with Article VIII of this Code.

- A. Within one hundred (100) feet of the mean high watermark (normal streambank) of any DEC classified stream within the Village of Woodbury;
- B. Within one hundred (100) feet of the boundary of a freshwater wetland as mapped by the New York State Department of Environmental Conservation;
- C. Within one hundred (100) feet of a Federal Jurisdictional Wetland;
- D. Within one hundred (100) feet of the mean high water mark of any pond, lake or other water body in excess of one-fourth ($\frac{1}{4}$ acre) of water surface area provided that such water body is not part of a public water supply system (regulated by Watershed Protection Overlay), or other water body has not been created as a site element which was earlier subject to Site Plan or Subdivision plat review and approval by the Village Planning Board.

USE AND BULK TABLES

These tables include the uses and the bulk requirements for each zoning district. The following suggestions are proposed in order to bring the tables in conformance with the Comprehensive Plan. These modifications will be made to the tables once there is agreement on uses.

1. R3-A District

Add Place of Worship on minimum 5 acre lot as Special Permit. This will be carried over to R2-A and R1-A.

2. R-0.25A District

Add Place of Worship on minimum one acre lot as Special Permit.

This will also be added to the LC and CR Zone on minimum of one acre.

3. Add Convenience Stores and Convenience Store Fuel/Sale as Special Permit Use on one acre minimum the LC Zone.

4. Clarify that dwellings or multiple dwellings currently permitted by Special Permit in the HB Zone in a building with a business use, cannot occur on the ground floor.

5. Permit dwelling with up to four (4) dwelling units including townhouses in the R-0.25 District and possibly by the Limited Commercial (LC) Zone at a maximum density of 6 dwelling units per acre. This will implement the Comprehensive Plan objective to provide diverse housing opportunity in the hamlet area. See Section 8 as this proposal relates to Affordable Workforce housing.

Based upon a preliminary build-out analysis and given the availability of sites in the R-0.25 Zone and LC Zone, the number of potential dwellings is limited. This may require further discussion when the build-out analysis is completed.

6. Permit free-standing banks as a Special Permit use in the IB District.

7. Add Transit Oriented Development (TOD) on sites with minimum of 100 acres. The details of this district are yet to be developed. However, the concept and the general parameters of development are included within the Comprehensive Plan document and are discussed earlier in this DGEIS.

Once the new provisions are drafted and specific development proposals are forthcoming, the SEQR process for individual proposed developments may have to be supplemented.

HOUSING AND ZONING MAP

The recommendations for the HB and R-0.25 and possibly the LC Zones are important to satisfying the Plan's objective of providing affordable housing and strengthening the hamlets and economic base, while at the same time retaining the open character and environmental protection of the outlying area of the Village.

We are also working on zoning map revisions with the County Planning staff. The most significant of these is coordinating zone lines with lot lines where practical. This will occur on a number of lots on Route 32 in the LC Zone as well as in other portions of the Village.

These revisions will have no significant environmental impact.

Final Note Re Zoning Revision

Several other initiatives outlined in the Comprehensive Plan including clarification of Ridge Preservation provisions, enhanced design guidelines, and steep slope ordinance require further work. However, in each instance the resulting guidelines will result in further protection of the environment and will not result in significant adverse impacts.

Section 8 Workforce and Affordable Housing

Section 8 Workforce & Affordable Housing

Among the main themes of the recommended Comprehensive Plan is encouragement of a “range of housing types and sizes so that existing residents can continue to live in Woodbury and potential new residents will consider it attractive and affordable.”

Several of the Plan’s proposals are focused on providing a range of housing that will be affordable to individuals and families in addition to what already exists. These include:

1. Creation of the Transit Village in the area of the Harriman Train Station. The Plan estimates that about 300 dwelling units, mostly multiple family dwellings (townhomes, apartments) will occur here.
2. Infill housing and upper floor apartments in the hamlet centers (Central Valley and Highland Mills), as well as sites in the current Limited Commercial (LC) and Corridor Residential Zone (CR) adjoining the hamlet centers. It is estimated that 150 – 200 dwellings could realistically occur in these areas.
3. Possible Townhomes and duplex homes in cluster developments on small sites (15 acres +) within the R1-A Zone. There are only three or four potential sites in this category including the Niemand property. Here again a realistic potential is about 200 dwellings.
4. Expanded opportunities for accessory apartments for two person households. There is no precise way of knowing the potential. It is estimated at 100 – 150 units.

Orange County will soon release a study that addresses the need for work force and affordable housing in the County. That study bases its analysis on the number of households earning less than 120 percent of the County median income that pay more than 30% of their income for shelter.

A preliminary overview of the Study entitled “Dutchess, Orange, and Ulster County Regional Housing Needs Assessment” was released on Jun 11, 2008.

According to the study, the gap between what is needed and what exists in 2006 countywide, is 21,921 owner occupied units and 9,351 renter units. That is the gap between the number of units that could be purchased or rented by persons earning the above income and those dwelling units that are needed.

Some counties in New York, such as Westchester and some states such as New Jersey, establish fair share guidelines for municipal provision of affordable housing. The Orange County study has not yet published such guidelines. However, if Woodbury’s share of the County numbers is based on a proportion of the Village’s population to the County, the Woodbury number of necessary workforce and affordable dwelling units (generally defined by New York courts as multiple dwellings) would be about 813.

The Villages Draft Comprehensive Plan would include about 800± potential multiple dwelling units.

By its various proposals to achieve a balanced and sustainable community, the recommended Comprehensive Plan will have a positive impact on addressing workforce and affordable housing.