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Summary of Current Project Facts - Abee Rose Subdivision

The Abee Rose project has undergone a number of changes since the 2014 application for a 6-lot subdivision with 5 single family house lots and a large open parcel.

The project changes address a number of issues raised during review to mitigate potential impacts. Mitigation measures include the following:

- 104 acres of land has been given to the Town as dedicated open space, including the lake
- the 1-acre landlocked outparcel in the interior of the property (recently acquired by the Town) has been merged into the property
- the current residential subdivision is 3 lots ranging in size from 5.9 to 12.9 acres on the remaining 25 acres
- a house lot formerly located off Maple Avenue is eliminated
- proposed lots have access off Hilltop Drive via a paved private road, 20' wide, to be maintained by the three lot owners
- total area of disturbance to build the project is 8.25 acres or 6.4% of the 129-acre tract
- house sites, septic areas, and the private road turnaround are sited in areas of gentle slope
- retaining walls are proposed where feasible to minimize the extent of clearing and grading
- septic area soils were tested and witnessed by County Dept. of Health. A temporary construction road will provide access to build the septic areas on lots 1 and 2.
- wetland impact is reduced to 933 square feet to fill an isolated pocket wetland where access road grading is necessary; permanent buffer disturbance is reduced to 2560 square feet for the private road
- visible markers are proposed to mark the 100-foot wetland buffer on the house lots
- stormwater management designs and details to treat runoff to current NYSDEC standards are proposed in the current plans, including infiltration methods: bio-retention basins and raingardens
- see Mitigation Summary of changes in impacts from the 2014 plan to the current plan

4/18/18

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DEPT. OF TECHNICAL SERVICES
PLANNING DIVISION

Mitigation Summary - Abee Rose Subdivision

Comparison of Disturbances from 2014 Plan (acres)			
	Current Plan	2014 Plan	Difference
Total disturbance area	8.25	8.88	(0.63)
Steep slope disturbance	5.06	4.94	0.12
Wetland disturbance	0.02	0.18	(0.16)
Wetland buffer disturbance	0.47	1.33	(0.86)
Vernal pool CUH disturbance	5.98	6.23	(0.25)
<i>Total site undisturbed (incl. OS dedication)</i>	<i>121.51</i>	<i>119.87</i>	<i>1.63</i>

CUH = Critical upland habitat surrounding vernal pool (Calhoun and Klemens)

Slopes Disturbance Lot-by-Lot (acres)				
Slope Range	Lot 1	Lot 2	Lot 3	Total
0% to 15%	1.44	0.63	1.12	3.19
15% to 20%	0.59	0.29	0.29	1.17
20% to 30%	0.83	0.45	0.49	1.77
>30%	0.73	0.73	0.66	2.12
Total acres disturbed	3.58	2.10	2.57	8.25
Existing steep slopes (>15%)	9.51	4.79	4.13	18.42
Total steep slopes disturbed	2.15	1.47	1.44	5.06
<i>Percent steep slopes undisturbed</i>	<i>77%</i>	<i>69%</i>	<i>65%</i>	<i>73%</i>

Tree Removals Lot-by-Lot				
	Lot 1	Lot 2	Lot 3	Total
Existing trees (estimated)	1738	795	872	3405
Trees to be removed	584	262	323	1169
Town protected trees (§283) to be removed	0	1	0	1
Existing trees on entire site (estimated)				16005
<i>Percent trees to be preserved</i>				<i>93%</i>

Existing number of trees is estimated from overall tree survey count: 3491 trees on 25.9 acres = 135 trees average per acre.
 §283 tree is #884 butternut 20", located in proposed driveway pavement area.

Wetlands Disturbance Lot-by-Lot (acres)				
	Lot 1	Lot 2	Lot 3	Total
Existing wetlands	0.54	0.00	0.12	0.66
Wetland fill	0.02	0.00	0.00	0.02
Existing wetland buffer	4.81	1.62	2.30	8.73
Buffer disturbance (temporary)	0.20	0.00	0.14	0.34
Buffer disturbance (permanent)	0.06	0.00	0.07	0.13
Existing wetlands on entire site (excluding lake)				13.33
<i>Percent wetlands preserved</i>				<i>99.85%</i>

Earthwork			
	Cut	Fill	Net
Total site with road & infrastructure	11,403 cy	11,738 cy	335 cy fill

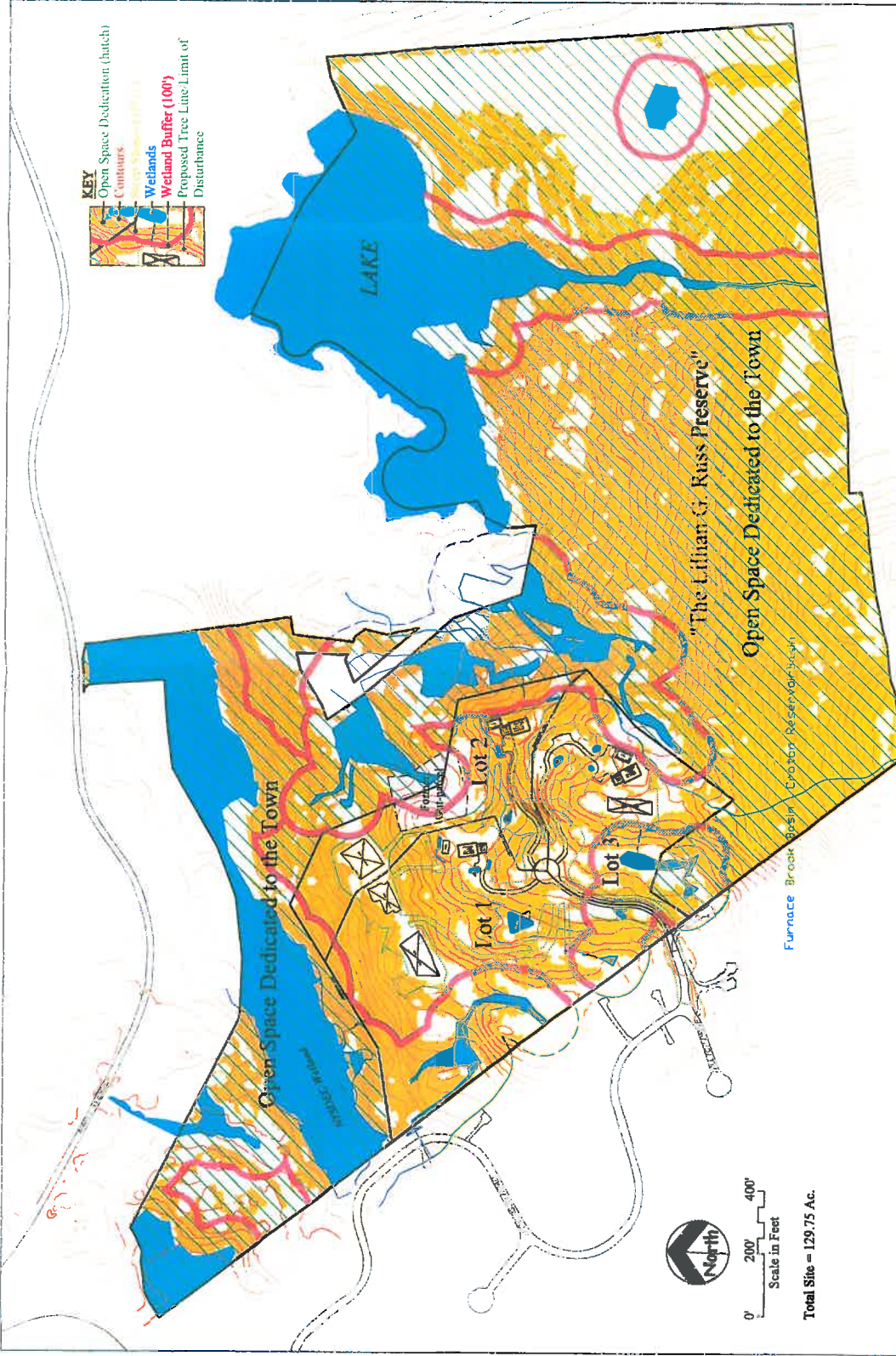
Earthwork will be adjusted in the field to balance. There will be no excess cut or fill.

Sources of data: Badey & Watson 3/28/18 plans; DEIS 2001. Tabulated by Tim Miller Associates.
 4/18/2018

areatakeoffs.xls

KEY

- Open Space Dedication (hatch)
- Contours
- Wetlands
- Wetland Buffer (100')
- Proposed Tree Line/Limit of Disturbance

North

0' 200' 400'

Scale in Feet

Total Site = 129.75 Ac.

Map Information by: Bodey & Watson Surveying and Engineering PC, Cold Spring NY 10516

Illustrative Graphic by: Tim Miller Associates, Inc. Cold Spring NY 10516

Abbe Rose Subdivision - Site Constraints Map

03/27/18