

# **SUPPLEMENTAL DRAFT ENVIRONMENTAL IMPACT STATEMENT**



## ***EQUESTRIAN ESTATES***

Red Schoolhouse Road  
Village of Chestnut Ridge, Rockland County, New York

*Project Sponsor:* EQUESTRIAN ESTATES, LLC  
4101 1st Avenue, Brooklyn, NY 11232  
Attention: Joel Weber  
(718) 437-6937 x 104

*Project Engineer:* LANGAN ENGINEERING  
One North Broadway, Suite 910 White Plains, New York 10601  
Attention: Mike Finan, P.E.  
(914) 323-7411

*Project Architect:* MONTORO ARCHITECTURAL GROUP  
150 West Saddle River Road, Saddle River NJ 07458  
Attention: John Montoro  
(201) 760-1300

*Project Attorney:* EMANUEL LAW P.C.  
4 Laurel Road, New City, NY 10956  
Attention: Ira M. Emanuel, Esq.  
(845) 634-4141

*Environmental Planner:* TIM MILLER ASSOCIATES, INC.  
10 North Street, Cold Spring, New York 10516  
Attention: Ann Cutignola, AICP  
(845) 265-4400

*Lead Agency:* VILLAGE OF CHESTNUT RIDGE BOARD OF TRUSTEES  
277 Old Nyack Turnpike, Chestnut Ridge, New York 10977  
Attention: Mayor Rosario Presti Jr.  
(845) 425-2850

**August 13, 2022**

**Equestrian Estates**  
**SUPPLEMENTAL DRAFT ENVIRONMENTAL IMPACT STATEMENT**  
**(SDEIS)**

VILLAGE OF CHESTNUT RIDGE, ROCKLAND COUNTY, NEW YORK

Tax Map Numbers:

Section 68.09, Block 2, Lots 9,10,11,12,22 plus Section 68.13, Block 1, Lot 6

Lead Agency Acceptance Date: August 18, 2022

Date of Public Hearing: September 22, 2022

Written Comments Will be Accepted by the Lead Agency for Ten Days After Close of the Public Hearing.

**August 13, 2022**

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Equestrian Estates**

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## **1.0 INTRODUCTION**

This Supplement to the Draft Environmental Impact Statement (DEIS) has been prepared in accordance with the New York State Environmental Quality Review Act (SEQRA) and its implementing regulations, 6 NYCRR Part 617. The Supplemental DEIS has been prepared to identify and quantify edits to the proposed PUD Legislation that have been made subsequent to the distribution of the DEIS.

The Supplement consists of this section – The revised PUD Legislation dated August 13, 2022, and the accompanying engineering plan Drawing CS 100 which has been marked up in red to show the plan configuration from the September 2, 2021 DEIS, which is hereby incorporated by reference.

### **1.1 SEQRA Background**

The Applicant, Equestrian Estates, LLC, prepared a Draft Environmental Impact Statement (DEIS) in response to a Positive Declaration adopted by the Village of Chestnut Ridge Village Board on August 20, 2020. The content of the DEIS scope was established by a scoping outline developed by the Village Board, acting as lead agency, in cooperation with all other involved agencies and interested parties. The Village of Chestnut Ridge Village Board adopted a Final Scoping Document for the DEIS on October 22, 2020.

The DEIS and revisions to it were submitted to the Village of Chestnut Ridge on April 22, 2021 and on August 16, 2021 and finally on September 2, 2021. The lead agency reviewed the DEIS for adequacy with respect to the document's scope and content for the purpose of public review. The Village Board issued a Notice of Completion of the DEIS and a Notice of SEQRA Hearing on September 9, 2021. The public hearing on the DEIS was held in Village Hall on October 21, 2021. The public hearing on the DEIS was closed on October 21, 2021, with a written comment period remaining open until December 1, 2021, specifically so the Planning Board would have an opportunity to comment and so members of the public would have an additional window to submit comments or concerns. This FEIS was prepared and distributed, dated August 2, 2022.

The FEIS included a version of the PUD Law, dated 7.27.22 that included edits which were made based upon more detailed engineering. The purpose of these edits was to ensure consistency between the proposed Equestrian Estates development and the proposed PUD Law. The law as edited, proposed for adoption, dated August 13, 2022 is included herein as Appendix C.

## **1.2 Description of Proposed Action**

The project sponsor has a vision for the southwestern area of the Village of Chestnut Ridge. The Applicant is interested in creating a beautiful hamlet community that incorporates retail development, multifamily residential housing and senior housing resulting in the creation of a multi faceted neighborhood in the Village of Chestnut Ridge.

The project sponsor intends to request a Zoning Code Amendment to create a new Planned Unit Development (PUD) zone to develop a mixed use residential/commercial project that includes a continuum of residential housing options which function as an integrated neighborhood community.

The PUD Development Site design includes pedestrian amenities, including a central promenade boulevard which provides a continuous pedestrian walkway and linear park facilitating connectivity among the various populations and mix of land uses. The promenade boulevard will include quality architecture and urban design elements such as stylish street lamps, pedestrian benches and Belgian block and brick designs in the concrete sidewalks creating a sense of place for the community.

It is the applicant's intention to make this the most attractive development in the region by virtue of unique architectural details such as European style roofing, high end finishing materials, and substantial landscaping.

### **Project Components**

The proposed development site is approximately 39.6 acres in size. The development will include 84 market-rate 2-bedroom rental apartments; 62 market-rate 4-bedroom duplex townhouse units for sale; and 118 Senior Housing rental units plus community amenities including a clubhouse, tennis courts, basketball courts and walking trails. There is a 1.9-acre preserved open space area provided in the northeast portion of the development. The market-rate rental apartments will be located over approximately 38,000 square foot of first floor retail/commercial space, there is an additional commercial pad located north of the mixed-use buildings to accommodate a single-story building of up to 7,500 square feet.

### **Bulk Regulations**

In total, the development proposal includes up to 62 duplex townhouse units; plus 84 rental flats above the retail building on Red Schoolhouse Road; up to 118 senior residential rental units; and two single family homes in the vicinity of Gary Drive. Thus, the project proposes a total of 266 residential units on 39.6-acre site resulting in an overall density of less than 7 units per acre.

As indicated on the plans, and consistent with the other bulk regulations put forth in the PUD legislation, dated August 13, 2022; The project site is more than 25 acres. The PUD development

site is connected to existing municipal water and sewer service. The site is located within 0.5 miles of an interchange for an interstate highway via a NYS or Rockland County Road. The maximum height for multifamily and mixed-use buildings is less than 52'. The maximum height for single family, two-family and townhouses is 35'. The development coverage is less than 40% of the gross area. The floor area ratio is approximately 0.25<sup>1</sup>. Building setbacks from the public street frontage and from the rear and side lot lines is more than 50' and the building setbacks are more than 10' from the new internal streets. The Site development plan will require Site Plan and Subdivision approval from the Village of Chestnut Ridge

### 1.3 Supplement to the DEIS

In continuing discussion with the Village of Chestnut Ridge Village Board; and In an effort to respond to public and technical comment on the proposed PUD Zoning text amendment and the proposed development of Equestrian Estates, additional information was added to the proposed site plans (Drawing CS 100) to demonstrate compliance with the stipulations and bulk regulations put forth in the proposed PUD Legislation. Refer to the Revised Plan Set dated August 3, 2022.

The plan envisioned by the applicant has not changed significantly since it was first proposed. Careful consideration was given to the initial design to create an integrated neighborhood that would serve multiple aspects of the population and create a community. As additional information became available, through the progression of engineering, certain refinements of the PUD Legislation were identified. These changes were incorporated into the Revised PUD Legislation included as FEIS Appendix D. The changes were made to resolve discrepancies between the early version of the PUD and the elements of the proposed project as they have always been envisioned. The redline version of the Proposed PUD law dated August 13, 2022 is included.

There has been no increase in the density or the bulk of the project as a result of these revisions to the PUD law. There is no increase in the projected number of units or in the projected number of bedrooms. Overall Density remains at 7 units per gross acre. Drawing CS 100 now includes tables that show both the number of bedrooms and the square footage of all buildings.

There are no substantial changes to the proposed plan other than inclusion of the RSHR improvements, sidewalks and a number of informational tables that were developed in response to FEIS comments. As the redline plan shows, the plan included in the DEIS is essentially the same project layout as the plan included in the FEIS. Some modification to the Townhouse layout was made, to simplify the road layout and provide for single family duplex units rather than typical row townhouses.

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<sup>1</sup> Total Floor Area of All Buildings = 441,265 square feet.

Total Land Area = 39.6 acres = 1,724,976 square feet.

FAR = 441,265/1,724,976 = 0.2558 . The project will be reduced in size to meet the 0.25 FAR limit.

By Definition a PUD is enacted based upon an associated Concept Plan. Edits were made to the Text of the proposed PUD Law to insure consistency between the text and the proposed concept plan. To repeat, the plan as proposed remains unchanged. The attached redline plan shows the currently proposed plan in Black and the former DEIS Plan in red to demonstrate the consistency between the plans. Particularly for the two Mixed use Buildings, where no changes occurred; and the Senior Buildings which were moved slightly to the west to preserve the open space in the north east corner of the site.

As stated, during preparation of the FEIS, additional information was provided, primarily as tables on Drawing CS100 in response to comments. The Demographic projection for the project was modified to account for half of the senior units being available to the general population. In addition, certain typographical errors in the DEIS were discovered and corrected. The most notable of which is a reference to 3-BR Townhouse units, which were never proposed.

The Supplemental information provided below address elements of the plan to either demonstrate the lack of changes or to reference each element where there was a revision to the PUD Law and provides an explanation as to the reason for the change.

### **Bedroom Count**

Attached are the demographic projections in Table 3.5-2 from the DEIS and the revised Table from the FEIS Appendix A Table 3.5-2.

A review of these two tables reveals that the Townhouse units were always envisioned as 4-BR units. The rental units in the B building were always anticipated as 2-BR units. There has not been any change at all. There was one error in the text of the DEIS that referenced 3-BR units, this was a typographical mistake. The analysis that was conducted was based on the information contained in the Tables 3.5-2.

The proposed Equestrian Estates always intended for the Senior units to have 2-BR units. This is what the market calls for. Many Seniors require a second bedroom as a personal office, a hobby room, extra space for personal belongings, a small TV room etc. A second bedroom also accommodates couples who have differing sleeping needs and no longer share a bed, or the room may be used for a caregiver.

The Table 3.5-1 in the DEIS calls for 118 2-BR units at 1.8 persons = 212 units. A comment was made in the FEIS that only half of the units would be restricted to seniors. Table 3.5-2 in the FEIS was updated to account for general population in half (59) of the units. Thus an additional 35 persons, including 14 School age children are shown in the FEIS Table 3.5-2.

### **Floor Area Ratio (FAR)**

There has been no increase in the intensity of development at the Equestrian Estates development. The FAR on the engineering plans submitted with the DEIS incorrectly listed a proposed FAR of 0.13. The Tables of square footages, now shown on drawing CS100, provide the basis for a calculations that indicate a FAR requirement of 0.25. The initial version of the PUD Law referenced a 0.4 FAR, and the underlying zones of LO and now PI/LO also have an FAR of 0.4. In the 7.27.22 PUD law the FAR requirement was adjusted to be consistent with the underlying PI/LO zone (0.4). The current FAR requirement of Equestrian Estates is 0.2558. Upon review of the Village's zoning bulk tables, several use groups in the residential category identify a FAR of 0.25. The project will be modified slightly to conform to a 0.25 FAR limit. The 8.13.22 version of the PUD Law applies the 0.25 FAR restriction.

### **Building Height**

Renderings of each of the proposed buildings were included in the DEIS and have been included in the FEIS in Appendix B for reference. The Townhouse units are 35' high, consistent with the Village Code. The Senior building is 48' high as previously discussed. The mixed-use building contains a single floor of retail development on the ground floor, as shown in all the renderings previously provided, with 3 floors of residential apartments above. The residential floors have units with 9' ceilings and 2' of infrastructure for a total of 11' per floor. The ground floor retail requires 15' of ceiling height with 3' of infrastructure above. In total, this results in a building with a 51' building height. The retail market dictates which retailers would be interested in utilizing retail space in Chestnut Ridge. Limiting the retail height to less than 15' will limit the potential tenants to more local mom and pop type shops vs. a more widely know national tenant. I have included a memo from the building architect dated 2019, which indicates the required building height. I thought we could live with the 48' height restriction, but I was mistaken. I have included the elevation and the rendering of the mixed use building for reference. The parapets are up for discussion. The development has never been seeking a 5<sup>th</sup> floor and a stipulation to no more than 4 stories within 51' or 52' feet is acceptable.

### **Steep Slope**

The definition of steep slope has been modified from 30% as referenced in the PUD Law, to make it consistent with the Village Code Designation of steep slope at 25%. Our Environmental Plans in the DEIS and FEIS were based upon 25%, per the Village Code.

### **Buffers and Open Space**

Certain adjustments to the language about the measurement of Open Space and the designation of Buffers were made to the text. Buffers are meant to be in addition to required setbacks. The PUD law has a 50' front and rear setback requirement. An additional buffer of 25' has been added



along the rear where residences are located, resulting in a 75' distance between the property line and any structure. This defines the overall setback as was intended in defining the buffer area. To accommodate the spread out nature of the Townhouse area, the side setbacks as shown on the plan would conform to a 25' side setback, thus this is now included in the 8.13.22 PUD Text.

This overall setback results in a swath of open space that should be considered when open space is calculated. Stormwater detention areas would not qualify as open space, but landscaped bioretention areas should be considered as open space. Since each PUD would be different, and in consideration that each PUD is a discretionary action by a municipality, less detail about how open space is measured would provide for more flexibility in design.

### **Distance Between Principal Buildings**

The NYS Building Code stipulates a 35' separation between buildings over two stories high. The PUD text has been edited to be in conformance with this regulation.

### **Article XII**

The nomenclature in Article XII has changed since the PUD was first drafted, thus the reference to a specific Section is still to be determined. The PUD Text has been edited accordingly.

### **Other Edits**

There are a number of other edits of a legalese nature that have been included in the document. The Village may accept these edits at their discretion.

### **1.4 Listing of Permits and Approvals Required**

As the Lead Agency, the Village of Chestnut Ridge Village Board has primary responsibility for reviewing a zoning amendment and determining its conformance with the Village's Comprehensive Plan and further determining the project proposal meets the requirements for the newly adopted zone. The proposed action will require approvals from the involved agencies listed below:

#### **Involved Agencies**

##### ***New York State & Federal***

Commissioner – Notice Only  
NYS Department of Environmental Conservation  
625 Broadway  
Albany, NY 12233

Regional Permit Administrator - SWPPP Approval  
NYS Department of Environmental Conservation  
Region 3  
21 South Putt Corners Road  
New Paltz, NY 12561

US Army Corps of Engineers, NY District - Wetland Jurisdictional Determination  
Attn: Regulatory Branch, Room 16-406  
26 Federal Plaza  
New York, NY 10278-0090

*Rockland County*

Patricia Schnabel Ruppert, Commissioner of Health – Board of Health Approval  
Rockland County Department of Health  
Robert L. Yeager Health Center  
Building D, 50 Sanatorium Road  
Pomona, NY 10970

Charles Vezzetti – Superintendent of Highways – Highway Work Permit  
Rockland County Highway Department  
23 New Hempstead Road  
New City, New York 10956

Charles Vezzetti - RC Drainage Agency Permit  
Rockland County Drainage Agency  
23 New Hempstead Road  
New City, New York 10956

Douglas Schuetz, Acting Commissioner – GML Review  
Rockland County Planning Department  
Robert L. Yeager Health Center  
Building T, 50 Sanatorium Road,  
Pomona, NY 10970

Joseph LaFiandria  
Rockland County Sewer District No. 1 – Sewer Permit  
4 Route 340  
Orangeburg, NY 10962

Town of Ramapo  
Department of Public Works  
16 Pioneer Avenue  
Tallman, NY 10982

*Village of Chestnut Ridge*

Rosario Presti Jr., Mayor & Board of Trustees – Zone Amendment  
Chestnut Ridge Village Hall  
277 Old Nyack Turnpike  
Chestnut Ridge, NY 10977

Avraham Rosskamm – Chairman and Members of the Planning Board  
Chestnut Ridge Planning Board – Site Plan Approval  
Chestnut Ridge Village Hall  
277 Old Nyack Turnpike  
Chestnut Ridge, NY 10977

*Interested Agencies*

Building Inspector – Village of Chestnut Ridge  
Chestnut Ridge Village Hall  
277 Old Nyack Turnpike  
Chestnut Ridge, NY 10977

Martin Spence – Consulting Engineer  
Chestnut Ridge Village Hall  
277 Old Nyack Turnpike  
Chestnut Ridge, NY 10977

Orange & Rockland Utilities, Inc  
390 West Route 59  
Spring Valley, NY 10977

SUEZ – NY Operations  
162 Old Mill Road  
West Nyack, NY 10994

Chief Ramapo Police Department  
237 Route 59  
Suffern NY 10901

Chief South Spring Valley Fire Department  
26 Red Schoolhouse Road  
Spring Valley, NY 10977

William Faist Volunteer Ambulance  
3 Red Schoolhouse Road  
Chestnut Ridge, NY 10977

Dr. Clarence Ellis - Superintendent  
East Ramapo Central School District  
105 South Madison Avenue  
Spring Valley, NY 10977

APPENDIX A

Demographic Projections

<b>Table 3.5-2 Population Projections</b>					
<b>Unit Type</b>	<b>Number of Units</b>	<b>Population Multiplier</b>	<b>Population</b>	<b>School Age Children Multiplier</b>	<b>School Age Population</b>
<b>Market Rate Single Family Duplex Townhouses</b>					
4 Bedroom	62	3.83	237	1.19	74
<b>Rental Apartments</b>					
2 Bedroom	84	2.31	194	0.23	19
<b>Senior Apartments</b>					
2 Bedroom	118	2.08	212	0	0
<b>Single Family Houses</b>					
4 Bedroom	2	3.67	7	1.05	2
<b>TOTAL</b>	<b>266</b>		<b>651</b>		<b>95</b>
Source: Rutgers University Center for Urban Policy Research, June 2006.					

Based upon the residential multipliers, approximately 651 persons are projected to reside in the proposed housing including approximately 95 school age children. This represents just over an 8% growth in the Village's population.

It is anticipated that a number of the new residents may be existing Village residents who move to the proposed development, in which case the housing vacated by those persons moving would be reoccupied by new residents in a manner similar to the normal turnover of housing stock in a community.

### 3.5.3 Fiscal Resources

#### *Current and Projected Assessed Value*

The Equestrian Estate development site is contained on the following Village tax parcels:

- 69.08-2-9
- 69.08-2-10
- 69.08-2-11
- 69.08-2-12
- 69.08-2-22
- 69.13-1-6

The current assessed value of the total project site is \$681,300. According to a review of the 2021 tax bills for the subject parcel, (Refer to Appendix F), the total annual property taxes generated by the project site and paid to the Village of Chestnut Ridge are \$8,214. The municipal taxes paid to the Town of Ramapo are \$44,878. The municipal taxes paid to Rockland County are \$18,436. Thus, the total municipal taxes paid are \$71,527 while the annual property taxes paid to the East Ramapo Central School District are \$84,938.

Based upon the income value of the duplex townhouse units the townhouse portion of the project, known as Club Estates is valued at \$34,456,500. Based upon the income value of the mixed-use

<b>Table 3.5-2 Population Projections</b>					
<b>Unit Type</b>	<b>Number of Units</b>	<b>Population Multiplier</b>	<b>Population</b>	<b>School Age Children Multiplier</b>	<b>School Age Population</b>
<b>Market Rate Single Family Duplex Townhouses</b>					
4 Bedroom	62	3.83	237	1.19	74
<b>Rental Apartments</b>					
2 Bedroom	84	2.31	194	0.23	19
<b>Senior Apartments</b>					
2 Bedroom - Restricted	59	1.88	111	0	0
2 Bedroom – Unrestricted	59	2.31	136	0.23	14
<b>Single Family Houses</b>					
4 Bedroom	2	3.67	7	1.05	2
<b>TOTAL</b>	<b>266</b>		<b>686</b>		<b>109</b>
Source: Rutgers University Center for Urban Policy Research, June 2006.					

Based upon the residential multipliers, approximately 686 persons are projected to reside in the proposed housing including approximately 109 school age children. This represents just over an 8% growth in the Village's population.

It is anticipated that a number of the new residents may be existing Village residents who move to the proposed development, in which case the housing vacated by those persons moving would be reoccupied by new residents in a manner similar to the normal turnover of housing stock in a community.

### 3.5.3 Fiscal Resources

#### *Current and Projected Assessed Value*

•The Equestrian Estate development site is contained on the following Village tax parcels:

- 69.08-2-9
- 69.08-2-10
- 69.08-2-11
- 69.08-2-12
- 69.08-2-22
- 69.13-1-6

The current assessed value of the total project site is \$681,300. According to a review of the 2022 tax bills for the subject parcel, , the total annual property taxes generated by the project site and paid to the Village of Chestnut Ridge are \$8,417. The municipal taxes paid to the Town of Ramapo are \$46,717. The municipal taxes paid to Rockland County are \$18,400. Thus, the total municipal taxes paid are \$73,534 while the annual property taxes paid to the East Ramapo Central School District are \$84,334.

Based upon the income value of the duplex townhouse units the townhouse portion of the project, known as Club Estates is valued at \$36,753,600. Based upon the income value of the mixed-use project as described above, the total value of the mixed-use rental apartments is estimated to be

## APPENDIX B

### Mixed Use Building Elevations





THE EQUESTRIAN ESTATES  
AT CHESTNUT RIDGE

Figure 3.9-8: Mixed Use Building - Wide View  
Equestrian Estates  
Village of Chestnut Ridge, Rockland County, New York  
Source: Montoro Architectural Group  
Renderings by Oleg Sedletsky

Tim Miller Associates, Inc., 10 North Street, Cold Spring, New York 10516 (845) 265-4400 Fax (845) 265-4418





THE EQUESTRIAN ESTATES  
AT CHESTNUT RIDGE

Figure 3.9-9: Mixed Use Building - Close Up  
Equestrian Estates  
Village of Chestnut Ridge, Rockland County, New York  
Source: Montoro Architectural Group  
Renderings by Oleg Sedletsy





THE EQUESTRIAN ESTATES  
AT CHESTNUT RIDGE

Figure 3.9-11: Senior Building  
Equestrian Estates  
Village of Chestnut Ridge, Rockland County, New York  
Source: Montoro Architectural Group  
Renderings by Oleg Sedletsky





THE EQUESTRIAN ESTATES  
AT CHESTNUT RIDGE



THE  
MONTORO  
ARCHITECTURAL  
GROUP

150 WEST SADDLE RIVER ROAD  
SADDLE RIVER, N.J. 07458  
201-760-1300  
FAX: 760-9732  
MAIL@MONTOROGROUP.COM

MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

*John M. Montoro, AIA*  
John M. Montoro, AIA

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND  
MAY NOT BE COPIED, RE-USED, OR ALTERED WITHOUT HIS APPROVAL.

PROJECT:  
CHESTNUT RIDGE  
COMMONS  
MIXED-USE BLDG. "A"

LOESCHER LANE  
VILLAGE OF  
CHESTNUT RIDGE

DRAWING TITLE:  
PARTIAL 2ND/THRU 4TH  
LEVEL PLAN /  
FRONT ELEVATION /  
PARTIAL GROUND LEVEL PLAN

RELEASE STATUS OF DRAWING	DATE:
START OF PROJECT	03/23/2018
SCHEMATIC DESIGN	03/23/2018
PLANNING BOARD	04/09/2018
Owner's Review	08/13/2018
Owner's Review	08/13/2018
Owner's Review	09/14/2018
Owner's Review	02/14/19
PLANNING BOARD	07/18/19
W.D. - BID SET	
PERMIT SET	

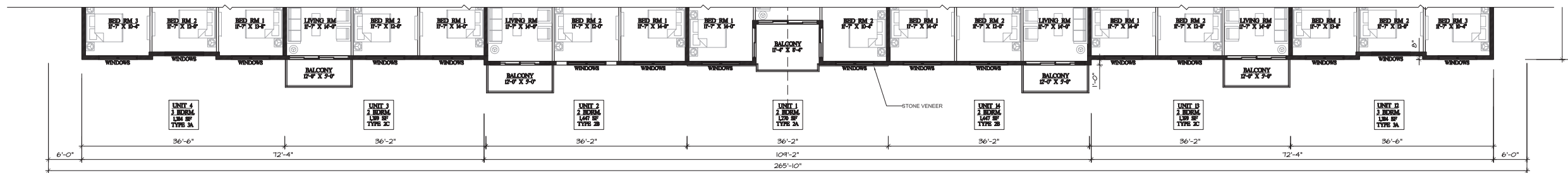
THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND MAY  
NOT BE COPIED, RE-USED, OR ALTERED WITHOUT HIS APPROVAL.

REVISIONS				
NO	DATE	DWN	CHK	REMARKS

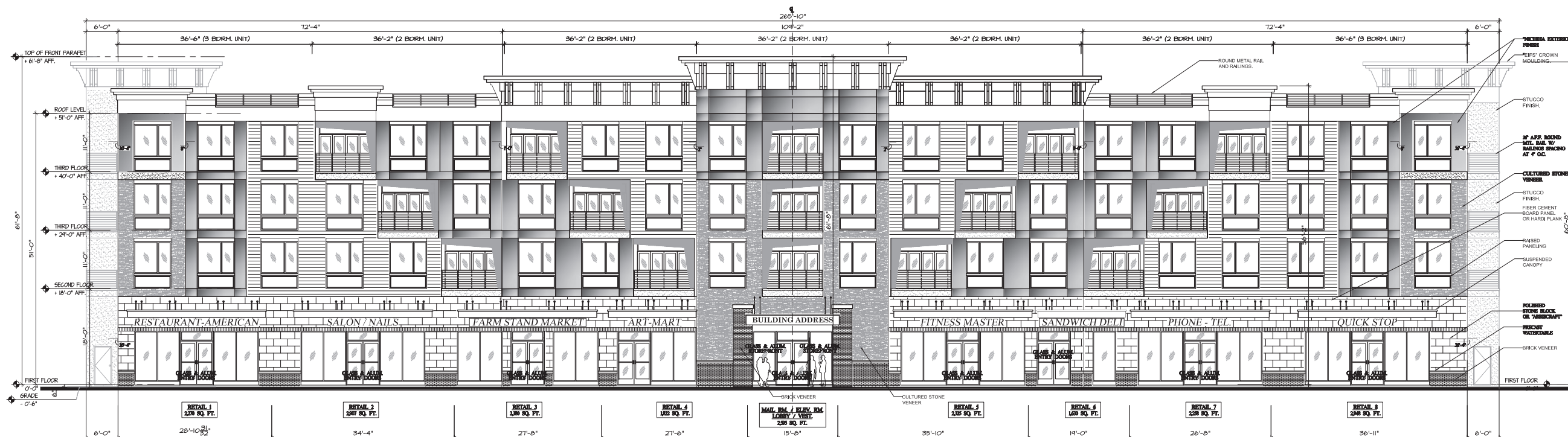
DO NOT SCALE DRAWINGS  
THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND MAY  
NOT BE COPIED, RE-USED, OR ALTERED WITHOUT HIS APPROVAL.

DATE:	04/09/18
DRAWN/CHECKED:	LC/VO/JM
SCALE:	
PROJECT NUMBER:	2016-1766
DRAWING NO:	

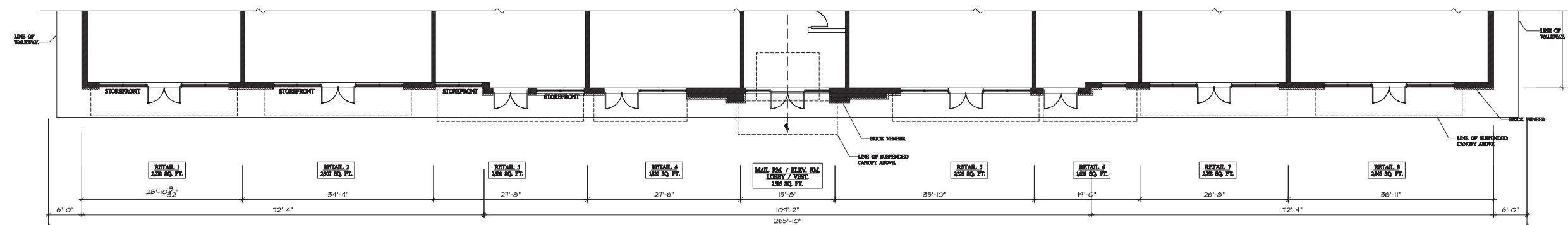
PB.A-5



1 PARTIAL 4TH LEVEL PLAN  
SCALE: 1/8" = 1'-0"



2 BUILDING "A" FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



3 PARTIAL 1ST. / GROUND LEVEL PLAN  
SCALE: 1/8" = 1'-0"

## APPENDIX C

Revised PUD Law 8.13.22

VILLAGE OF CHESTNUT RIDGE  
LOCAL LAW NO. \_\_ OF THE YEAR 2022

A LOCAL LAW AMENDING THE ZONING LAW OF THE VILLAGE OF CHESTNUT RIDGE, TO CREATE A PLANNED UNIT DEVELOPMENT (PUD) FLOATING ZONE DISTRICT, WITH USES AND DEVELOPMENT STANDARDS

Be it enacted by the Village Board of Trustees of the Village of Chestnut Ridge by authority of Article 7 of the Village Law and Article 10 of the Municipal Home Rule Law, as follows:

*(Note: Proposed insertions of language into the Code are indicated by underlining. Proposed deletions of language from the Code are indicated by strikeout symbols. All other language shown is to remain unchanged. The symbol “\* \* \* \* \*” indicates portions of the Code to remain unchanged, which are not shown here for brevity.)*

*Section 1: Amend Zoning Code Article XVIII - Word Usage, subsection 2. Definitions, by adding the following definitions, in the proper alphabetical order:*

FLOATING ZONE DISTRICT - A Zoning District that is unmapped until a petition is submitted and reviewed by the Village Board of the Village of Chestnut Ridge to determine that it meets relevant criteria; and upon approval is mapped on the Village’s Zoning map.

PUD DEVELOPMENT SITE - The parcel or assemblage of parcels included in a Planned Unit Development.

*Section 2: Amend Zoning Code Article II – Zoning Districts and Zoning Map, subsection 1. Districts Established, adding the following district to the list of Zoning Districts*

Symbol      Title

\* \* \* \* \*

PUD      Planned Unit Development Floating Zone District

\* \* \* \* \*

*Section 3: Amend Zoning Code Article II – Zoning Districts and Zoning Map, subsection 2. Zoning Map, as follows:*

The boundaries of said districts, except for the unmapped Planned Unit Development Floating Zone District, are hereby established as shown on the Zoning Map and which, with all explanatory matter thereon, is hereby adopted and made a part of this local law. A copy of said map, indicating the latest amendments, shall be kept up to date in the offices of the Village Clerk for the use and benefit of the public.

*Section 4: Amend Zoning Code Article II – Zoning Districts and Zoning Map, by adding a new subsection 5, entitled Planned Unit Development (PUD) Floating Zone District, as follows:*

5. Planned Unit Development(PUD) Floating Zone District

A. Purpose

1. It is the intent of this Planned Unit Development (PUD) Floating Zone District to provide performance criteria in the context of flexible use and design regulations so that mixed-use neighborhoods may be developed, incorporating a variety of residential, business, and general community facilities, containing both individual building sites and common property which are planned and developed as a unit. The PUD Floating Zone District is authorized by section 7-703-a of the New York Village Law and is hereby enacted pursuant to such authorization. The PUD District is a floating zone that may be affixed to parcels by the Village of Chestnut Ridge Board of Trustees, superseding the District shown on the Zoning Map, as provided below.
2. The Village Board may approve a PUD Floating Zone District which will achieve the following objectives:
  - a. The creative use of land to establish a more desirable living and/or working environment than would be possible through the strict application of other sections of the Zoning Code.
  - b. Innovation, flexibility and variety in the type, design and layout of mixed-use development living environments.
  - c. Increase the diversity of housing options in the Village by permitting multifamily and rental housing options for those persons who wish to live in other than single family detached homes.
  - d. Provide for an increase in opportunities for commercial development within the Village.
  - e. Maximize the provision of community, recreational, tax ratable and other service facilities as integral parts of newly constructed residential communities.
  - f. Create a development pattern in harmony with the planning objectives of the Village, and consistent with the character of the proposed PUD development site's surroundings and neighborhood, without overburdening the local road system, school district, or other Village infrastructure.

B. Use and Bulk Standards, Special Permit and Mapping

1. Where planned development techniques are deemed appropriate, the designation of Planned Unit Development Site as a Planned Unit Development (PUD) District by the Village Board supersedes the use and dimensional specifications contained elsewhere in the Village's Zoning Code, and instead the approved plan for the Planned Unit

Development site becomes the basis for permanent land use and dimensional controls for the designated parcel(s). Upon approval, the PUD District shall be placed on the Zoning Map. Each mapped PUD District may be given a distinctive name, provided, however, that such distinctive name shall incorporate the term “PUD District”.

2.

3. A Planned Unit Development within a PUD District is a use as of right. The standards for approval of a PUD District are set forth in Article XII, Section TBD.

C. Application Procedure and Approval Process.

1. Application for a PUD Floating Zone District to be applied to parcel(s) shall be made by a Petition to the Village Board. The applicant shall prepare a proposed local law amending the Village Zoning Code as part of the Petition. The application package shall include a PUD Site Development Concept Plan, herein referred to as “PUD Concept Plan” conforming with the requirements of section 2 below, as well as supporting evidence conforming with the requirements of section 3 below.

2. In order to allow the Village Board and the applicant to reach an understanding on the basic use mix, density and layout, the applicant shall submit a PUD Concept Plan, drawn to scale by a licensed professional, with the following information:

a. The PUD Concept Plan shall be prepared by an architect, engineer, or land surveyor licensed in the State of New York.

b. The PUD Concept Plan shall be drawn to an engineering scale shall contain a title block; the name and address of the property owner; the name and address of the applicant, if different; the date of original drawing; the date of last revision, if any; a north arrow; and a graphic scale.

c. The PUD Concept Plan shall contain the stamp or seal and be signed by the professional preparing the map.

d. The interior road system of all existing and proposed rights-of-way and easements shall be provided and indicated as to whether public or private ownership is proposed.

e. The general uses of each building and/or functional exterior area shall be indicated. Use areas shall be designated with conceptual footprints indicating the number of dwelling units and bedrooms by each housing type and indicating the floor area of non-residential, general community facilities and accessory structures.

f. Proposed common open spaces shall be outlined on the PUD Concept Plan and a narrative provided in the Project Description, indicating how open spaces are to be preserved in perpetuity, owned and maintained.

g. Proposed bulk requirements applicable to designated use areas of the site, including building heights, setbacks and yards from proposed site roadways or external existing Village roadways, coverage restrictions, FAR calculations, separation between buildings, and any other bulk constraints necessary to ensure site plans for component use areas are consistent with the PUD Concept Plan.

- h. The relationship between the proposed road system, parking lots, buildings, utilities and open spaces shall be provided.
- i. The proposed water, storm and sanitary sewer systems shall be shown and how they are proposed to be connected to the system of adjoining areas shall be indicated.
- j. Environmental characteristics of the project site shall be shown, including topography, areas of slope in excess of 25%, per the Village Code, wooded areas, soils, flood zones, rock outcrops, streams, swamps, lakes, ponds and other wetlands and all proposed alterations of said environmental characteristics.
- k. If the development is to be phased, the PUD Concept Plan shall provide a clear indication of the phasing process at the time of site plan application.
- l. A vicinity map showing all tax lots within 1,000 feet of the boundaries of the PUD Development Site, the road network serving the area, and the existing zoning districts surrounding the area depicted.

A preliminary grading plan with two-foot contours.

- 3. To assist the Village Board in its evaluation of the merits of the PUD and compliance of the PUD Petition with Article XII, *to be sequentially numbered*, the following supporting materials shall be provided, these elements may be included as part of the SEQR documentation:

- a. A narrative description of the proposed project, including a showing that the proposal is consistent with the official planning objectives of the Village.
- b. Estimates of the projected population including the school-age population
- c. A traffic impact study (TIS) by a licensed professional. Estimates of peak-hour traffic generation derived from the proposed development and identification of the proposed access locations shall be included, as well as the capacity of existing streets and intersections in the vicinity to handle projected increases in traffic from the development. Identification of proposed traffic improvements to mitigate any moderate or large traffic impacts shall be included.
- d. A preliminary analysis of the Fiscal Impacts of designation of a PUD zone on the development parcel, shall be provided with the zoning petition.
- e. A completed New York State SEQR Full Environmental Assessment Form, (FEAF) Part 1.
- f. Conceptual elevations of proposed buildings in each use area, and identification of general architectural or site design features necessary to ensure the community character and/or aesthetic character of the component use areas identified in the PUD Concept Plan.
- g. Any other information as the Village Board deems appropriate. Nothing herein shall be construed to prevent the Village Board from seeking additional information as it deems relevant.



4. Every petition for a PUD Floating Zone District shall be accompanied by an application fee consistent with the published fee schedule of the Village of Chestnut Ridge.
5. Adoption of a PUD Floating Zone District is subject to the same discretion as any zoning map amendment. Compliance with indicated purposes and objectives in Section A in no way compels the Village Board to designate the site for the PUD Floating Zone District. Consideration or adoption of a PUD Floating Zone is an act of legislative discretion in the same manner as the consideration or adoption of any other amendment to this Zoning Code. The Village Board, in its discretion, may decline to consider or may reject any PUD Floating Zone petition which, in the Village Board's sole judgment, does not advance the best interests of the Village. In considering the adoption of a PUD Floating Zone, the Village Board may impose reasonable conditions on an approved PUD as necessary, to assure conformance of the PUD with the intent and objectives of the Section A above.
6. Upon finding the application to be complete and in the best interests of the Village, and prior to approving the PUD Floating Zone District, the Village Board shall refer the application to the Planning Board for its review and recommendations. Such referral shall include the proposed petition; PUD Concept Plan; and a Negative Declaration of Environmental Significance or a Draft Environmental Impact Statement that has been accepted for public comment pursuant to 6 NYCRR 617. The Planning Board shall review the petition and PUD Concept Plan against the criteria in subsection A, the purposes and objectives of the PUD Floating Zone District in deciding whether to provide their recommendation to support the mapping of the floating zone. The Planning Board shall also review the layout of the PUD Concept Plan as well as the scale and intensity of proposed development. The Planning Board shall recommend whether the PUD Floating Zone District should be approved, approved with modifications or denied and is encouraged to provide recommendations for how the PUD could be improved in order to incorporate best practices of sustainable land development. The Planning Board shall provide its recommendations within 60 days of the request.
7. At the same time that it refers the PUD Floating Zone District application to the Planning Board for its review and recommendations, the Village Board shall refer the petition for review and comment to local, state, county, regional and federal agencies having jurisdiction, for their review, including referrals pursuant to the General Municipal Law.
8. Upon receipt of all comments and recommendations, and prior to approving any PUD Floating Zone District application, the Village Board shall set a date and conduct a public hearing for the purpose of considering an amendment to the Village Zoning Map to apply the PUD Floating Zone district designation to the subject property. This hearing shall also serve as the SEQR hearing, when any DEIS is required.

9. Upon approval of the PUD Petition and PUD Site Development Concept Plan by the Village Board, and subsequent mapping of the approved PUD zoning on the Village's Zoning Map, the application shall be submitted for site plan review and approval by the Village Planning Board consistent with the approved PUD Floating Zone District, and with the Village Site Development Plan Rules and Regulations for those details and elements not specifically addressed in the PUD concept plan.

If an application for site plan approval for the PUD Development Site is not presented to the Planning Board within twelve months of the date of approval of the PUD Floating Zone District designation by the Village Board, or if no development is initiated on the site within 18 months of the date of approval of the PUD site plan by the Planning Board, the zoning of said parcel or parcels shall revert back to the zoning district or districts prior to the PUD approval, unless an extension is requested by the applicant and granted by the Board having jurisdiction. More than one extension may be granted by the applicable Board. Any such extension shall only be granted for good cause shown.

*Section 5: Amend Zoning Code Article XII – Conditional Use and Special Permit Standards, by retitling it to be “Conditional Use, Special Permit, and PUD Standards” by adding a new Section to be sequentially numbered, entitled Planned Unit Developments (PUDs):*

#### 4. Planned Unit Developments (PUD's)

- A. The adoption of a new Planned Unit Development Floating Zone District by the Village Board for a PUD development shall be considered a Type 1 action for the purposes of the New York State Environmental Quality Review Act (SEQRA).
- B. Minimum lot area. The minimum lot area required for a PUD shall be 25 contiguous acres. The minimum lot area shall be calculated without regard to the requirements of section 290-14 of this chapter. Nothing herein shall be deemed to prohibit the assemblage of parcels to meet the minimum required lot area.
- C. The PUD Development Site shall be served by municipal water and sanitary sewer services prior to the issuance of the first building permit pursuant to the approved PUD Concept plan.
- D. The PUD Development Site shall have direct and usable access to a New York State or Rockland County Road with a minimum of 100' of street frontage; such point of access shall be located within 0.5 miles of an interchange for an Interstate Highway, as measured along a New York State or Rockland County Road.
- E. The following bulk standards for the PUD Floating Zone District shall apply:

1. Residential Density Maximum of 7 residential dwelling units per gross acre of the PUD Development Site
2. Maximum Height (feet) 52' for multifamily and mixed-use structures;  
35' for single family, two-family, and townhomes
3. Development Coverage (percent) 40% of gross acreage
4. Floor Area Ratio (FAR) 0.25 (gross floor area/gross lot area)
5. Building Setbacks from PUD Development Site Perimeter(ft)  
a. 50 from existing public street frontage.  
b. 50 from rear lot lines  
c. 25 from side lot lines
6. Building Setbacks within the PUD Site  
a. 10 feet from new internal streets.

F. Buffers. Buffering from sensitive environmental resources. The PUD zone shall be in conformance with the Village Wetland Code as defined in Chapter 277, except that access roads or driveways may be proposed through such buffer areas where necessary to provide adequate emergency access to the community. Areas within the buffer may be used for active and passive recreational use by residents, unless otherwise prohibited by other laws or regulations.

G. On-site Parking requirements shall be as follows:

<u>RESIDENTIAL</u>	
<u>Apartments (1 BR)</u>	<u>1.5 spaces per unit</u>
<u>Apartments (2 BR to 4 BR)</u>	<u>2 spaces per unit</u>
<u>Townhouses, or Two-Family Houses with up to 4 BR</u>	<u>2 spaces per unit</u>
<u>Single Family Houses</u>	<u>2 spaces per unit</u>
<u>Senior Housing (1 BR)</u>	<u>1 space per unit</u>
<u>Senior Housing (2 BR)</u>	<u>1.5 spaces per unit</u>
<u>Senior Housing (3 BR)</u>	<u>2.0 spaces per unit</u>
<u>Visitors</u>	<u>Additional 10% added to total parking requirement for all residential uses, as required above</u>
<u>COMMERCIAL/NON-RESIDENTIAL</u>	
<u>Commercial/Nonresidential Uses</u>	<u>3 spaces per 1,000 square feet of gross floor space</u>

H. Ownership. The land proposed for a PUD may be owned by one or more persons or entities but shall be combined into a single PUD Site Development. Separate tax parcels may be merged, modified, or created as part of the approval process. The application shall be jointly approved and consented to by all record owners and by any contract vendee(s). Requirements of approval by the Village Board shall be imposed jointly and severally on all parties as appropriate under the circumstances. If the land within the proposed development is to be owned by more than one person or entity, the Planning Board shall require, as a condition of final approval, the establishment of a governing regime sufficient to ensure the safe and efficient functioning of the project as an integrated development to the satisfaction of the Village Attorney.

I. Principal Uses. Notwithstanding any other provision of this chapter, nothing herein shall be construed to prohibit more than one principal use per lot within an approved PUD plan.

Permitted principal non-residential uses shall be:

1. Offices for professional, governmental and business use.
2. Supermarkets, food sales and service establishments

3. Retail pharmacies, banks, apparel stores, variety and stationery stores, office supply and card stores, newspaper and bookstores and pick-up and delivery stores for dry cleaning.
4. Other retail stores and service establishments including package liquor stores, hardware stores, party supply, toy and hobby stores, personal service shops dealing directly with consumers (such as barber shops and beauty parlors, tailor shops), pet shops, photographic studios, medical diagnostic facilities, restaurants (not including fast food restaurants) coffee shops, taverns, bakeries, delicatessens, pizzerias, ice cream shops, copy and print shops, retail electronic stores, wireless, cable, media equipment and service stores.
5. Shopping Centers
6. Community centers, libraries, museums, art galleries and similar facilities.
7. Other retail stores and service establishments such as auto supply stores (provided there are no sales of heavy equipment or tires), home appliance stores, jewelry and art shops, home furnishings and furniture stores
8. Health clubs and spas.

Permitted residential uses shall be:

1. multifamily attached and semi-attached dwelling units,
2. duplex units,
3. single-family detached dwelling units,
4. senior multifamily housing,
5. apartment units.

J. Accessory uses. Accessory uses, related and subordinate to the principal uses of the PUD, including but not limited to storage and maintenance buildings, recreation buildings and uses, clubhouses, management offices and utility structures serving the PUD, may be approved by the Village Board during its review of the Conceptual Site Plan for the PUD.

K. Residential Development Standards.

1. Building types. Residential units may be contained in mixed-use buildings, multi-family buildings, townhouses, semi-attached houses, two-family houses, or single-family houses, subject to the conditions of the approved PUD. A

variety of residential unit types and sizes should be provided, to provide a range of sizes and sales prices.

2. An average of no more than 2.75 bedrooms per unit shall be provided across the entire PUD Development Site and no more than 25% of all residential units shall have more than three bedrooms, as a means of limiting impacts on school resources and providing a diversity of housing, not currently served by the Village's existing mostly single-family detached housing supply, which currently provides adequate options for units with more than three bedrooms per dwelling unit.
3. Front-loaded garages shall not project closer to the street than the balance of the front façade of the structure. Side- or rear-loaded garages are preferred, but not required.
4. Senior Housing. At least 20% of residential units shall be restricted to sale or lease to families where at least one person is over the age of 55 and no permanent resident is under the age of 18. There shall be an appropriate means of enforcing and administering the restriction for a period of no less than 30 years. Senior Housing shall comply with the applicable requirements of the federal Fair Housing Act and implementing regulations of the United States Department of Housing and Urban Development.
5. If proposed, Senior Housing shall comply with Article XII Section 7 of this Chapter, with the following exceptions:
  - a. Up to 100% of the units may be two-bedroom.
  - b. The maximum height may be up to four stories and 52 feet.
  - c. The distance between principal buildings shall be no less than 25 feet for buildings up to two stories, and no less than 35 feet for buildings that are more than two stories high.

L. Commercial Development Standards.

1. Commercial uses can be stand-alone buildings or may be contained in mixed use building(s). The sum of all gross floor areas of buildings or portions of buildings devoted to commercial uses shall be a minimum of 10% and a maximum of 35% percent of the gross floor area of all buildings proposed within the PUD Development Site.
2. Access. Convenient and practical access shall be provided to the commercial components of the PUD Development Project from the

residential units on site, integrating them with the nonresidential uses by roads, sidewalks, bicycle paths, decorative lighting and other design elements.

3. Industrial uses, including but not limited to manufacturing, fabrication, processing, converting, altering, assembling, testing, or manipulation of the nature of products, and warehouses shall be prohibited from any PUD District that includes residential uses.

K. Open Space, Landscaping, Buffers and Aesthetics.

1. Landscaped open spaces. A minimum of 20% of the PUD Development Site shall be provided as open space. Within the 20% set aside for open space, a combination of landscaped spaces for passive and active recreation, as well as spaces left substantially in their natural state, shall be provided. The specific uses and configuration of the open space shall be determined during the PUD site plan approval process.
2. A 25-foot deep buffer shall be provided along side and rear lot lines, along the perimeter of the development that adjoin existing residential development (or that adjoin residential zones). The buffer shall consist of natural vegetation augmented with approved grasses and shrubs, trees and other elements. No parking lots, or principal or accessory buildings, shall be located in the buffer area. Driveways, sidewalks, and other accessways giving access to the PUD and connecting to off-site features, shall be permitted within buffer areas.
3. Visual screening within the PUD Development Site, between adjoining residential yards and between residences and nonresidential areas, shall be designed for residents of the PUD through the proper site design layout. Proper screening using vegetation and /or fencing shall be provided.
4. Buildings and accessory structures shall be consistent with the character of the Village of Chestnut Ridge. The PUD Development Site shall be subject to Architectural Review, pursuant to Local Law 12 of 1987, as amended.
5. Natural features, such as streams, rock outcrops, topsoil, trees and shrubs, shall be preserved or replaced and incorporated in the landscaping plan of the development to the extent practicable

L. Site Infrastructure and Stormwater Management

1. Storm water quantity and quality measures, consistent with State and Village requirements, shall be applied to any PUD project.
2. All electric, telephone, cable television, internet and similar utility distribution lines shall be installed underground.
3. The developer shall provide all necessary fire hydrants, refuse disposal facilities, water and sanitary sewer facilities, storm drainage, paved road access, paved parking and loading facilities and off-street lighting, making reasonable provision for utility service connections with adjoining properties in other ownerships.
4. Parking and loading areas, refuse disposal facilities and other accessory uses within the PUD development shall be located to be compatible with nearby residential uses. Such uses shall be adequately screened and buffered where adjacent to residential development.
5. All utilities and drainage facilities shall be built to the approval of the Village Engineer.

N. Transportation and Traffic

1. The right-of-way and pavement widths for internal roads of the PUD Development Site, off of the frontage street, shall be determined in accordance with sound planning and engineering standards to be adequate and sufficient in size, location and design to accommodate the peak hour traffic, parking and loading needs and the access of fire-fighting equipment and police or other emergency vehicles. The pavement of said roads may only be less than 24 feet wide, with the approval of Emergency Services providers.
2. A Traffic Impact Study (TIS) is required prior to the adoption of a PUD Floating Zone District pursuant to Article XII, subsection TBD. During the site plan application approval process, the applicant shall commit to any necessary traffic improvements identified in the TIS; and/or funds and land dedications to allow others to provide such improvements, that will be needed to mitigate any moderate or large traffic impacts identified through the SEQR process.
3. Sidewalks should be provided along the frontage of the PUD Development Site along existing streets, on each side of a any internal street or parking area where residences or nonresidential buildings are proposed. Along through streets with no directly adjacent residences, sidewalks may be provided on only one side.



- O. Governance. The Planning Board may require the creation of an entity or entities to govern the PUD or discrete portions thereof. Any such formation documents shall be subject to the review and approval of the Planning Board's Attorney. Such review shall be limited to ensuring that the conditions of approval are maintained on an on-going basis and shall not include Village approval of any other matters not directly related to the approval conditions of the PUD. Provisions shall be included to provide for the Village to enforce compliance with conditions of approval should the governing entity fail to do so. In the event that multiple governing entities are proposed, there shall be a master governing entity of which all subordinate governing entities are members. Such master governing entity shall be primarily responsible for interfacing with Village authorities in all matters affecting the PUD. Nothing herein shall absolve, release, or excuse any subordinate governing entity or individual unit owner or property owner from liability or responsibility for his/her/its actions in violation of Village requirements.
- P. Performance guarantee. The Planning Board shall require that site improvements be secured by a performance guarantee in the same manner as prescribed in the Article IX, Site Development Plan Review.

*Section 6: Severance*

The invalidity of any word, section clause paragraph, part or provision of this local law shall not affect the validity of any other part of this local law which can be given effect without such invalid part of parts.

*Section 7. Effective date.*

This local law shall take effect immediately upon filing with the Secretary of State.

APPENDIX D

Correspondence



## MEMORANDUM

**TO:** Rosario Presti, Jr. Mayor  
Members, Village of Chestnut Ridge Board of Trustees

**FROM:** Jonathan T. Lockman, AICP, Village Planner

**SUBJECT:** Comparison of Sheets CS100 in DEIS versus FEIS  
Re: Supplemental DEIS (SDEIS) for Equestrian Estates, dated August 13, 2022

**DATE:** 18 August 2022

**CC:** Florence Mandel, Clerk  
Alak Shah, Village Attorney

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I have reviewed the drawing labeled CS100 prepared by Langan Engineering, entitled Equestrian Estates, Overall Site Layout Plan, which shows the changes in red, between the site plan submitted with the DEIS to the site plan submitted with the FEIS.

I agree with all the project sponsor's statements in the Supplemental DEIS dated August 13, 2022, regarding above captioned document, regarding that the project as proposed has not changed in size or scope in any way. The changes observed (marked in red) are as follows:

- Entrance Roadway A no longer connects to South Pascack Road at the southern end of the project.
- Trails have been added on the west side of the homes along Entrance Roadway A as recommending in our review of the DEIS.
- Locations of proposed bioretention ponds between the senior housing and the duplexes have been adjusted slightly.
- The corner of the clubhouse parking lot has been slightly modified.
- The Red Schoolhouse Road frontage and entrances have been slightly modified to reflect the recommendation of the Red Schoolhouse Road traffic study.
- The connection to Loescher Lane has been slightly modified.

Numerical differences in height and FAR values between the dimensional tables of the two drawings (DEIS versus FEIS) can be attributed entirely to typographical and mathematical errors discovered by the applicant's engineer between the two versions – and are NOT attributable to any changes in the scope of the project.

I would recommend to the Village Board of Trustees that the SDEIS is complete. The Overall Site Layout Plan with redlines changes and the Supplement DEIS dated August 13, 2022, demonstrate that the

revisions to the PUD Law and site plan between the DEIS and FEIS are not substantive enough to require any additional impacts to be studied, beyond those analyzed in the original DEIS.

Please let me know if you have any questions or comments.