

**VILLAGE OF FLORIDA PLANNING BOARD
LEAD AGENCY FINDINGS
PURSUANT TO SEQRA**

MARCH 28, 2012

Pursuant to Article 8 (State Environmental Quality Review Act – SEQRA) of the Environmental Conservation Law and 6 NYCRR Part 617, the Village of Florida Planning Board, as the Lead Agency, makes the following findings:

Name of Action: Glenmere Preserve
Name of Applicant: Rosenberg Land Development, LLC
Agency Jurisdiction: The Village of Florida Planning Board is acting as Lead Agency under SEQRA for the proposed action. The Planning Board is an involved agency because the Applicant must obtain subdivision and site plan approval from the Planning Board.
SEQRA Status: Type 1
Date Final EIS Filed: February 14, 2012

Description of Action and Location:

The Applicant, Rosenberg Land Development, LLC, proposed the development of 95.9 acres of land in the Village of Florida into a Planned Adult Community (“PAC”) consisting of 152 active adult residential units, representing a population increase of approximately 290 residents. In the PAC Zoning District, residential development is permitted to “enable the Village of Florida to permit planned unit development intended to primarily house people 55 years of age and older and to address specific needs and desires of that population.” The Tax Parcels designated as Section 113, Block 4, Lots 2.12, 2.22, 16 and 7.2 containing approximately 95.9 acres are located within the Village of Florida, County of Orange and State of New York (the “Project Site”). The Project Site is bound by NYS Route 17A and single-family detached residences to the west, Scanlon Avenue and single-family detached residences to the north, undeveloped lands and Glenmere Lake to the east and Glenmere Homesites Road and single-family detached residences to the south.

Additional approvals will be required for Jurisdictional Determination and/or Nationwide Permit 29 (US Army Corps of Engineers); coverage under the General Permit for Stormwater Discharge, Article 11 Endangered Species Incidental Take Permit and Sanitary Sewer Extension (NYS Department of Environmental Conservation); Highway Curb Cut and Work Permit (NYS Department of Transportation); Community Water Supply Distribution System and Municipal Extension (Orange County Department of Health); Site Plan and Realty Subdivision Approval (Village of Florida Planning Board); and local permits and approvals, including Highway Work Permit, Bonding and Offers of Dedication (Village of Florida).

This written Findings Statement contains the facts and conclusions used by the Planning Board to support its decision.

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SEQRA PROCESS:

WHEREAS, the Village Board of the Village of Florida, on March 14, 2006, approved the application by Rosenberg Land Development, LLC for a Planned Adult Community (PAC) District status for recently annexed tax map parcels 113-4-2.21, 113-4-2.22 and 113-4-16, thus enabling the VILLAGE OF FLORIDA PLANNING BOARD to receive a development application under Zoning Code §119-15G (PAC Zoning District); and

WHEREAS, Rosenberg Land Development, LLC, made application on April 26, 2006 for a PAC site plan and submitted maps and a Long Form EAF for a 210 unit residential development on the recent Village Board designated tax map parcels; and

WHEREAS, following a duly noticed intent for Lead Agency status pursuant to SEQRA, the VILLAGE OF FLORIDA PLANNING BOARD, assumed, with no objections, Lead Agency status for this application on June 28, 2006; and

WHEREAS, on July 26, 2006, the LEAD AGENCY PLANNING BOARD prepared a list of potential large impacts that needed to be addressed in an expanded Long Form EAF; and

WHEREAS, following various discussions and revisions to the site plan and expanded EAF, the LEAD AGENCY PLANNING BOARD held a Public Hearing on the PAC plan following due notice on September 26, 2007; and

WHEREAS, following the Public Hearing, the PLANNING BOARD decided not to close the Hearing, but to extend it to the adjourned date of October 24, 2007; and

WHEREAS, at the conclusion of the continued October 24, 2007 Public Hearing, the PLANNING BOARD, voted to close the Public Hearing, which was followed by discussions of outstanding items that would need to be addressed, including correspondence received from the New York State Department of Environmental Conservation (NYSDEC) dated October 24, 2007, indicating newly discovered information of the on-site presence of the Northern Cricket Frog (NCF), a NYS listed endangered species; and,

WHEREAS, following several on-site investigations by NYSDEC staff, and the project sponsor's consultants, correspondence was received dated November 9, 2009, from NYSDEC to the PLANNING BOARD, indicating that despite attempts by the project sponsor to amend the site plan, the latest plan, dated July 16, 2009, may result in potentially significant adverse environmental impacts to the NCF and thus, the State Environmental Quality Review Act (SEQRA) requires a positive declaration of impact and the preparation of an Environmental Impact Statement (EIS); and,

WHEREAS, during the regularly scheduled PLANNING BOARD meeting of December 2, 2009, the Planning Board issued a Positive Declaration and stated their intention to hold a public scoping session to finalize the draft scope for the EIS, which was included in the notification of the Positive Declaration; and,

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WHEREAS, the LEAD AGENCY PLANNING BOARD following due notice, held a public session on the draft scope on January 27, 2010; and,

WHEREAS, following review and amendments to the draft scope, the LEAD AGENCY, PLANNING BOARD adopted the final scope during the regularly scheduled meeting of February 24, 2010; and,

WHEREAS, during the regularly scheduled Planning Board Meeting of April 28, 2010, the LEAD AGENCY received a Draft Environmental Impact Statement (DEIS) from the project sponsor; and

WHEREAS, after comment and review by the PLANNING BOARD, its staff and advisors, the DEIS was accepted as complete and adequate for commencing public review by the PLANNING BOARD ON July 28, 2010; and

WHEREAS, the DEIS was duly circulated for review to all interested and involved agencies as required by SEQRA; and

WHEREAS, a public hearing on the DEIS was duly noticed and published, and subsequently opened and closed on August 25, 2010 with a written public comment period extended to September 14, 2010; and

WHEREAS, the Project Sponsor, in response to the several comments received on the DEIS, submitted a proposed Final Environmental Impact Statement (FEIS) in April 2011; and

WHEREAS, following several revisions to the FEIS in response to PLANNING BOARD review and comment, the LEAD AGENCY deemed the FEIS as complete on January 25, 2012; and

WHEREAS, the FEIS was duly circulated for public review and comment on February 24, 2012; and,

WHEREAS, the PLANNING BOARD considered any public or agency comments that were submitted on the FEIS within the extended twenty (20) day comment period; and,

WHEREAS, the VILLAGE OF FLORIDA PLANNING BOARD has independently reviewed and considered the FEIS, as well as the DEIS, and the public record on same, and all Planning Board meeting minutes, correspondence and data related to the Project and the Project area; and

WHEREAS, as a result of an independent examination, and careful review, the VILLAGE OF FLORIDA PLANNING BOARD finds that, after due consideration of all relevant documentation and comments, it has more than adequate information to evaluate all of the relevant benefits and potential impacts of the proposed Project; and

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NOW, THEREFORE, be it resolved, that the PLANNING BOARD OF THE VILLAGE OF FLORIDA, as Lead Agency, finds that the procedural requirements of Article 8 of the Environmental Conservation Law of New York State, and the rules and regulations promulgated thereunder (6 NYCRR, Section 617), have been met; and

THEREFORE, be it further resolved, in its review of the entire public record regarding this action, the VILLAGE OF FLORIDA PLANNING BOARD, has specifically considered the following impacts, factors and mitigation measures incorporated in and related to the Final Environmental Impact Statement and hereby makes the following findings as required by SEQR:

Land Use and Zoning

Summary of Discussions: The proposed Action has been evaluated for conformance with the Village of Florida Zoning Law, the Comprehensive Plan and the newly adopted Local Law No. 3 of 2011. The Proposed Action is also consistent with Orange County's Comprehensive Plan and A Three-County Regional Housing Needs Assessment. Alternative 1F evaluated by the Planning Board has been designed where all the site improvements are completely within the Village of Florida. There are no permits, approvals or reviews required by the Town of Warwick Planning Board. However, the project is subject to Section 239 l, m and/or n referral to the Orange County Department of Planning. This review evaluates projects adjacent to municipal boundaries to ensure that there are no inter-municipal related impacts.

Board Findings:

1. The current configuration of Alternative 1F is consistent with Article VI, 119-15(G), Planned Adult Community Zoning District of the Village of Florida Zoning Law. Complying with the Zoning Law, the proposed project is also consistent with the Village of Florida's Comprehensive Plan.
2. Under the PAC provision of the Zoning Law, it is required to provide a minimum of twenty (20%) percent of the gross project site acreage as open space. Alternative 1F is providing approximately 79.9 acres or eighty-three (83%) percent of the gross project site acreage as preserved open space under a conservation easement. The conservation easement would be held by a third party such as a land trust or the Village of Florida to ensure that the restrictions are maintained.
3. Based on the above, no further mitigation measures are proposed.

Visual Character

Summary of Discussions: The visual analysis has been conducted in accordance with NYSDEC Program Policy *Assessing and Mitigating Visual Impacts*. The visual analysis was conducted from specified viewsheds from within the Village. The analysis was conducted on a plan that had proposed the development of 52.6 acres of the Project Site with an included 102 feet high water storage tank. No significant visual impacts were identified. Alternative 1F proposes to develop only 16 acres of land and provides substantially more separation between proposed buildings and adjoining parcels. Alternative 1F also eliminates the water storage tank. The additional separation between buildings and adjoining parcels allows for existing vegetation to remain to buffer the Proposed Action from these adjacent properties. In addition, Alternative 1F

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conforms to regulatory requirements and regulations developed by local, State and Federal agencies that protect natural resources.

Board Findings:

1. The development footprint of Alternative 1F is limited to 16.0+/- acres of the overall Project Site. The final site plans will show locations and limits of clearing and grading to confine the development within the 16.0+/- acre disturbance footprint.
2. Work included with each construction phase will be completed in the shortest possible timeframe. Re-vegetation will be completed with each construction phase to lengthen the re-growth time prior to full build-out.
3. The final design will respond to existing topographical conditions and preserves existing vegetation.
4. The final design will reserve approximately eighty (80) acres or eighty-three (83%) percent of the site acreage as undeveloped open space. Land will be protected under a conservation easement. The conservation easement will preserve existing vegetation, drainage patterns, existing habitat and area for groundwater recharge and buffer to Glenmere Lake.
5. Final site plans will include a Landscape Plan that will supplement existing vegetation with both deciduous and evergreen plant materials so as to enhance year-round screening.
6. Architectural styles, colors and construction materials will be utilized that enhance and complement the overall natural setting and visual character of the Project Site.

Vegetation and Wildlife

Summary of Discussions: The Project Sponsor conducted an Indiana Bat assessment and a Phase I Bog Turtle Suitability Assessment during the preparation of the Environmental Impact Statement. No suitable habitat for the Indiana Bat or the Bog Turtle was identified on-site.

The Project Sponsor conducted extensive multi-seasonal habitat evaluations of the Northern Cricket Frog ("NCF") in an effort to identify migratory patterns and habits exhibited during migration from one habitat to the other. From these analyses, it was determined that on-site winter habitat existed and, through a Spring Emergence Study, located critical migration corridors of the NCF. The findings of the field studies were reported to the NYSDEC. Through numerous meetings with the Department, the Project Sponsor redesigned the entire project to avoid potential impacts to the Northern Cricket Frog habitat and their migration patterns. The redesigns ultimately resulted in Alternative 1F, the subject of the Final Environmental Impact Statement.

Alternative 1F minimizes, to the greatest extent practical, impacts to the Northern Cricket Frog and the Project Site as a whole. The unit count was significantly reduced and clustered into a single area of the Project Site. Alternative 1F also eliminates all disturbance to the ACOE wetlands.

Board Findings:

1. Prior to commencement of construction and to remain post-construction, Environmentally Sensitive Area signs shall be installed at increments of no more than

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- 100 linear feet surrounding the identified migratory corridors and over-wintering areas on-site.
2. Conservation easements acceptable to NYSDEC will be filed with the Alternative 1F site plan upon receiving final approval. The easement will identify and permanently protect the migratory corridors and habitats on-site from future disturbance and/or development.
 3. The requisite Article 11, Endangered Species Incidental Take Permit, to be issued by NYSDEC, will incorporate required oversight qualifications and procedures, both during and post-construction.
 4. Alternative 1F has reduced the development footprint from 52.6 acres to 16.0+/- acres which minimizes potential impacts to on-site over-wintering habitats and migratory corridors of the NCF.
 5. Work associated with each construction phase is to be completed in the shortest possible time frame; re-vegetation will be on a permanent or temporary basis for those areas disturbed longer than fourteen (14) days. Environmentally sensitive areas will be avoided and protected during construction by the installation of erosion control measures and/or protective fencing.
 6. Implementation of a proposed Landscape Plan will utilize native plant species to supplement the existing vegetative cover types. The Plan will show the retention of as many on-site mature trees as possible.

Wetlands and Surface Hydrology

Summary of Discussions: The Environmental Impact Statement and project drawings clearly identify all regulated wetlands on-site and adjacent to the Project Site. Development will be carried out in accordance with applicable NYSDEC SPDES General Permit requirements GP-0-10-001 and Federal Nationwide Permit requirements. Alternative 1F has been designed to avoid any direct impacts to on-site regulated wetlands, isolated wetlands and watercourses.

Board Findings:

1. The development footprint of Alternative 1F has been reduced to 16.0+/- acres which avoid any direct impact to on-site regulated wetlands.
2. Work associated with each construction phase will be completed in the shortest possible time frame.
3. Implementation of the approved Erosion and Sediment Control Plan will serve to prevent sediment from exposed soils from entering wetlands and watercourses.
4. Alternative 1F will maintain an undisturbed vegetative buffer between development and existing wetlands and watercourses to the greatest extent practical.
5. The Stormwater Pollution Prevention Plan will show implementation of low-impact development measures, where feasible. This may include but not be limited to rain gardens for roof runoff, bioretention areas for infiltration and grass lined swales for pretreatment of stormwater.
6. The final plan will include implementation of a Landscape Plan that includes plantings of native species in all proposed stormwater facilities.

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Topography and Soils

Summary of Discussions: The topographical conditions of the Project Site consist of rolling topography with multiple high points. The overall change in elevation is approximately 130' from the highest point along the southeast corner of the Project Site to the lowest point along the northwest corner of the Project Site. Over eighty-six (86%) percent of the site has slopes from 0 – 15% slope. Approximately 13.6% of the site has slopes greater than 15%.

The site is underlain by shale, silt stones and sandstone bedrock formations. The majority of the Project Site (50.8%) consists of Mardin series soils. These are deep, moderately well-drained soils.

Alternative 1F proposes a cluster development which avoids the existing steep slopes and on-site soils that are not suitable for residential development.

Board Findings:

1. The disturbances footprint associated with Alternative 1F will be contained in 16.0+/- acres of the Project Site or approximately seventeen (17%) percent of the site. The plans will clearly indicate the limits of clearing and proposed disturbance. No clearing, grading or other site disturbance shall occur outside of this line.
2. Work associated with each construction phase is to be completed in the shortest possible time frame.
3. The final site plan will implement an approved soil erosion control plan designed in accordance with the NYSDEC 2010 Stormwater Design Manual.
4. Blasting is not anticipated to implement the proposed site improvements. Where isolated bedrock or large unconsolidated rock is encountered, mechanical means will be used to excavate rock, whenever possible, minimizing the need to blast.
5. Re-vegetation on a temporary and/or permanent basis, within fourteen (14) days of initial disturbance, as needed throughout the construction period is an integral part of the final site plan.
6. Stockpiling for re-use of existing topsoil in lawn and landscape areas will be implemented during construction.

Stormwater Management

Summary of Discussions: A Stormwater Pollution Prevention Plan (“SWPPP”) will be prepared for construction and post-construction conditions on the Project Site to address the inter-related subjects of stormwater management, stormwater quality, erosion and sediment control and stormwater infrastructure maintenance requirements for Glenmere Preserve.

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The SWPPP will be prepared in accordance with the NYSDEC 2010 Stormwater Design Manual. The Project Sponsor shall file with the NYSDEC a Notice of Intent (“NOI”) in accordance with the New York SPDES General Permit GP-0-10-001 and any applicable federal nationwide permit requirements. The requirements of the approved SWPPP will be enforced throughout the construction period and appropriate Best Management Practices will be installed prior to beginning of any land disturbances. Such measures shall not be removed until the disturbed land areas are permanently stabilized.

Board Findings:

1. The disturbance footprint associated with Alternative 1F will be contained in 16.0+/- acres of the Project Site or approximately seventeen (17%) percent of the site. The plans will clearly indicate the limits of clearing and proposed disturbance. No clearing, grading or other site disturbance shall occur outside of this line.
2. Work associated with each construction phase will be completed in the shortest possible time frame.
3. The Project Sponsor will prepare a full SWPPP to the satisfaction of the Village and NYSDEC before any final action on the application is taken.
4. Where feasible, low -impact development measures will be implemented. This will include, but not be limited to, rain gardens for roof run-off, bioretention areas and grass lined swales for pretreatment of stormwater.
5. The project will improve stormwater quality by capturing and treating stormwater runoff in accordance with State standards.
6. The project will protect stream channels from erosion by providing 24 hour extended detention of the 1 year, 24 hour storm event in accordance with NYSDEC requirements.
7. The project will prevent an increase in the frequency and magnitude of over-bank and extreme flooding generated by the development through attenuation of post-development discharge rates compared to pre-development rates.
8. The Project Sponsor will, at the time of construction, remove any existing debris at the culvert inlet at 165 South Main Street to improve flow conditions.

Infrastructure and Utilities

Summary of Discussions: The Proposed Action will include an extension of an existing community water supply system to serve the residents of Glenmere Preserve. The project will also require the extension of the municipal sewer collection system to convey and treat the domestic sewage generated at Glenmere Preserve. The infrastructure servicing the Proposed Action shall be designed, constructed and maintained in accordance with all applicable local, county and State requirements.

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Board Findings:

1. Connections to existing infrastructure and utilities will be analyzed and implemented wherever feasible, limiting impacts.
2. The Proposed Action's road and stormwater infrastructure will be privately owned and maintained by the Glenmere Preserve Homeowners' Association. No related additional costs will be assumed by the Village of Florida Department of Public Works or the Village taxpayers.
3. Easements will be granted to the Village of Florida allowing the right to access and maintain components of the proposed infrastructure should the HOA fail to do so.
4. The construction of the domestic sewer collection system and water distribution system will occur simultaneously with the construction of roads and other utilities servicing the project. The Project Sponsor will be required to maintain all infrastructure during construction until such time that they are offered for dedication and accepted by the Village. The cost associated with this maintenance will be borne by the Project Sponsor.

Traffic and Transportation

Summary of Discussions: The Project Sponsor, during the course of review, conducted traffic impact studies to evaluate existing traffic conditions and patterns. Based upon these studies, it was determined that the project would not have a significant impact to existing levels of service to the roadways and intersections that were evaluated.

Board Findings:

1. The Project Sponsor shall provide a secondary or emergency drive designed to access NYS Route 17A. Access on the emergency access drive will be controlled by an emergency gate to be reviewed and approved by the Fire Department and the Village Engineer.
2. All access construction to NYS Route 17A will be approved by the NYS Department of Transportation prior to start of work.

Noise

Summary of Discussions: With the exception of construction activities, the EIS notes that there would be no significant adverse impact of noise as a result of this project. Construction activities will take place during normal working hours and will conform to local noise ordinances.

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Board Findings:

1. Construction impacts are considered temporary and unavoidable and would be minimized by limiting construction activities from 7:30 a.m. to 7:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday or as described in relevant sections of the Village of Florida Code. No construction shall be permitted on Sundays nor holidays.
2. Mechanical equipment associated with the central water and sewer systems will be muffled.
3. Natural features, i.e., topography, vegetation and distance, will be utilized to limit noise generation.
4. All equipment will be maintained to meet current noise criteria with routine monitoring, including but not limited to, environmental silencers on air compressors and other equipment.
5. All construction equipment will be turned off when not in use.

Air Quality

Summary of Discussions: The Environmental Impact Statement examines the potential impact of the project on ambient air quality. The traffic that will be generated by the Proposed Action will not result in a significant increase in traffic that would impact air quality at existing intersections and roadways.

Board Findings:

1. Work associated with each construction phase is to be completed in the shortest possible time frame.
2. To ensure that all equipment meets current emissions criteria, there will be regular monitoring during construction.
3. Equipment shall be turned off and not allowed to idle during periods of non-use.
4. Implementing dust control measures, daily water sprays during dry conditions and calcium chloride applications under extreme conditions will be conducted continuously during construction activities.

Community Facilities

Summary of Discussions: The Environmental Impact Statement examined potential impacts to schools, emergency services (fire, police and ambulance services), senior center, public parks and library. The number of new residents of Glenmere Preserve is estimated at approximately 290 residents; of these residents, no school aged children are anticipated.

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The Project Sponsor met with Fire Chief Mark Slesinski and Department Staff to review the current Alternative 1F. They reviewed the emergency access drive and the Department determined that an 18' wide emergency access drive would be adequate as long as the HOA plowed the drive and kept the drive open during winter months. The Department also determined that the proposed road widths are adequate for emergency vehicle access and had no issues with the general project layout. The proposed buildings will be designed in accordance with New York State Building Codes and will provide secondary emergency access such as fire rated exterior doors, fire rated stairwells, emergency fire access windows, etc. This access may be used by emergency responders and future residents. As part of the development, the Project Sponsor is proposing a clubhouse and pool facility. It is envisioned that most, if not all, of the social activities of the future residents will be conducted in the facility. This will minimize any impacts to the other existing senior citizen facilities in the Village of Florida.

Board Findings:

1. The Project Sponsor has agreed to purchase two (2) 40' ladders for the use by the Florida Fire Department.
2. No major impacts are anticipated related to Village Hall and general governmental services and any increase in service would be mitigated through an increase in user fees and/or tax revenue.
3. A slight increase in service is anticipated by the Chief of Police and would be mitigated through an increase in user fees and/or tax revenue.
4. Residents of the Proposed Action would be required to participate in the Orange County Recycling Program which would help to reduce the amount of total waste discarded.

Fiscal Impacts

Summary of Discussions: The EIS estimated a net positive fiscal impact to all taxing entities having jurisdiction over the project. In addition to anticipated tax revenues, non-tangible benefits to the Village include future project residents who will support and use local businesses which will increase local sales tax.

Board Findings:

1. No impacts have been identified; therefore, no mitigation is required.

Cultural Resources

Summary of Discussion: The project archaeologist completed a Phase 1A Literature Search and Feasibility Study, a Phase 1B Cultural Resource Investigation and a Phase 2 Site Resource Evaluation for the Project Site in accordance with New York State Standards for Cultural Resource Investigation and the Curation of Archaeological Collections in New York State. The studies concluded that the project would have no significant impact on eligible or listed cultural or archaeological resources.

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Board Findings:

1. No impacts have been identified; therefore, no mitigation is required.

Construction Impacts

Summary of Discussions: The proposed action will consist of three (3) construction phases over a four (4) year build-out duration. Construction is anticipated to start in the spring of 2013 which will result in a potential build-out year of 2017. The four (4) year duration will be dependent upon market demand. Each construction phase will commence with applicable infrastructure and then continue on a building by building basis. Site disturbance during construction will conform to regulations by the NYSDEC.

Board Findings:

1. Construction impacts are considered temporary and unavoidable and would be minimized by limiting construction activities from 7:30 a.m. to 7:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday or as described in relevant sections of the Village of Florida Code. No construction shall be conducted on Sundays nor holidays.
2. An approved Erosion and Sediment Control Plan will be implemented and shall be enforced through the construction period. Best Management Practices required as part of the Erosion and Sediment Control Plan shall be installed prior to any land disturbance and such devices shall not be removed until the disturbed land areas are permanently stabilized.

Alternatives

Summary of Discussions: The Project Sponsor has been cooperatively working with the NYSDEC regarding the project's potential impact to the Northern Cricket Frog, a protected species in New York State. The Project Sponsor has had numerous meetings and technical reviews in the form of correspondence with the NYSDEC and, at the Department's direction, has conducted multi-seasonal studies of the migratory patterns of the Northern Cricket Frog. The result of these exchanges and studies produced at least four (4) significant alternatives to the proposed site plan. At the meeting of February 15, 2011, NYSDEC staff discussed with the Project Sponsor the development parameters which define the limits of disturbance for the current site plan Alternative 1F. Based on these development parameters, the Department informally indicated that the project, in its current form, will likely meet permit issuance standards for an Article 11 Endangered Species Incidental Take Permit. The Project Sponsor will submit an application to the NYSDEC upon the Planning Board's filing of a Lead Agency Findings Statement, which concludes the SEQRA process.

Board Findings:

1. Prior to the issuance of final site plan approval, the Project Sponsor shall obtain all requisite outside agency permits and plan approvals.

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AND BE IT FURTHER RESOLVED, that the VILLAGE OF FLORIDA PLANNING BOARD, acting as Lead Agency, has carefully considered the DEIS and FEIS, and the full and complete public record; and

BE IT FURTHER RESOLVED, that the VILLAGE OF FLORIDA PLANNING BOARD, based on the information set forth in the DEIS and FEIS, the preceding mitigation measures and the specific findings, and having relied on those environmental, social, economic and other considerations set forth in the above statement, finds that:

1. All of the substantive and procedural requirements of the Environmental Conservation Law and Part 617 of the New York Code of Rules and Regulations, Volume 6, have been met; and
2. Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is the one that avoids or minimizes adverse environmental impacts to the maximum extent practicable, including the effects disclosed in the environmental impact statement.
3. Consistent with social, economic and other essential considerations, to the maximum extent practicable, adverse environmental effects revealed in the environmental impact statement process will be minimized or avoided by incorporating as conditions to the decisions those mitigative measures set forth herein.

The Chairman is hereby directed to cause these Findings to be filed in accordance with §617.12(b). These Findings shall be referenced in any future subdivision and/or site plan approvals related to Glenmere Preserve.

Approved by the Planning Board of the Village of Florida by motion of Member James Bolser seconded by Member M. Kissinger and a roll call vote of:

Member	AYE	NAY	ABSENT
Robert Scott III	<u>X</u>	—	—
Jeanne Uszenski	<u>X</u>	—	—
Howard Cohen	<u>X</u>	—	—
James Sosler	<u>X</u>	—	—
Marvin Kissinger	<u>X</u>	—	—

By: Robert Scott III
 Robert Scott III, Chairman

Date: 3/28/2012

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Copies of these Findings are being sent to the following Involved and Interested Agencies:

NYS Department of Environmental Conservation
Commissioner, NYSDEC
NYSDEC, Environmental Notice Bulletin
NYS Department of Transportation
NYS Office of Parks, Recreation & Historic Preservation
Orange County Department of Health
Orange County Department of Planning
US Army Corps of Engineers
Village of Florida Board of Trustees
Village of Florida Department of Public Works
Florida Union Free School District
Village of Florida Fire Department
Town of Warwick Town Board
Town of Warwick Planning Board

Copies of these Findings are also being sent to the following:

Village of Florida Planning Board
Village of Florida Building Inspector
Florida Public Library
Village of Florida Planning Board Attorney

Interested and Involved Agencies:

NYS Department of Environmental Conservation
Region 3
21 South Putt Corners Road
New Paltz, NY 12561

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

NYS Department of Environmental Protection
Environmental Notice Bulletin
Division of Environmental Permits
4th Floor
625 Broadway
Albany, NY 12233

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NYS Department of Transportation
Region 8
Eleanor Roosevelt State Office Building
4 Burnett Boulevard
Poughkeepsie, NY 12603

NYS Office of Parks, Recreation & Historic Preservation
Peebles Island State Park
PO Box 189
Waterford, NY 12188-0189

Orange County Department of Health
124 Main Street
Goshen, NY 10924

Orange County Department of Planning
124 Main Street
Goshen, NY 10924

US Army Corps of Engineers
New York District
Jacob K. Javits Federal Building
26 Federal Plaza, Room 2109
New York, NY 10278-0090

Village of Florida Board of Trustees
33 South Main Street
PO Box 505
Florida, NY 10921

Village of Florida Department of Public Works
28 Meadow Road
Florida, NY 10921

Florida Union Free School District
51 North Main Street
Florida, NY 10921

Village of Florida Fire Department
PO Box 600
Florida, NY 10921

Town of Warwick Town Board
132 Kings Highway
Warwick, NY 10990

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Town of Warwick Planning Board
132 Kings Highway
Warwick, NY 10990