

ERRATA

1.0 Narrative Summary of Changes

The following is a summary of changes to DEIS information and/or new or additional information that has been added to the EIS as a result of the preparation of this FEIS. The entries below are listed by the FEIS section number and the comment/response number where the information is provided.

Executive Summary (and §3.1, multiple responses) – The total unit count for the project has been reduced by 65; 6 single family homes, 12 duplex units and 47 townhouse units, as a result of providing additional stormwater management and as a result of reducing impacts to slopes greater than 25% by 14 acres in response to comments from regulatory agencies.

Executive Summary (and §3.1, #25.E) – Additional information is provided to demonstrate that on-site bioretention can occur on the proposed lots.

Executive Summary (and §3.2, #8, §3.4, #10) – Reduced water demand and wastewater generation rates are provided.

Executive Summary (and §3.7) - Reduced traffic trip generation information is provided.

Executive Summary – (and §3.12) Reduced socioeconomic benefits information is provided. Benefits remain positive for all entities.

Executive Summary – Total project impervious area has been reduced from 33.4 acres to 26.57 acres.

Executive Summary (and §1.0, #1) – Batavia Lane has been eliminated.

Executive Summary (and §3.1, #14-14.E) – Additional sediment and erosion control practices have been incorporated into the project.

Executive Summary – The possible need to obtain a Water Quality Certification from NYSDEC is acknowledged.

Executive Summary (and §5.0) – The project plans that are part of this FEIS represent the Applicant's preferred alternative.

§1.0, #2 – The Applicant has committed to the additional public benefit of assisting the Town in its efforts to provide cell service to Hensonville and the surrounding area as well as a trail connection opportunity in the vicinity of Windham Mountain's east peak lift top terminal.

§1.0, #4 – Part of this comment was in error. The Town of Hunter study found that second homes have a net positive economic effect on the municipality, and it is year round residences that have municipal costs that exceed municipal revenues they generate.

§1.0, #5 - In addition to reviewing stormwater plans, DEP will review and approve the wastewater collection system; DEC will likely defer review of the collection system plans to DEP even still, DEC will issue a State Pollutant Discharge System (SPDES) permit to the WMSC Sewer Transportation Corporation for the operation of the collection system.

§2.0, #1 – Clarification is provided that the use of lock off condo units will be limited to club members and member-guests.

§2.0, #5 – Clarifies that the ARB applicants' landscape architects must have license credentials in New York State.

§2.0, #7 & #12 – Confirmation is provided that the ARB image bank, including exterior colors, will be provided as part the updated ARB Guidelines that will be included in the application for Site Plan and Subdivision review.

§2.0, #10 – The ARB energy efficiency guidelines have been modified as requested in the comment and is included in the updated ARB Guidelines in this Errata section.

§2.0, #13 – The ARB Design Guidelines have been revised and windmills have been deleted.

§2.0, #15 - The ARB Design Guidelines have been revised to clarify fire sprinkler requirements

§2.0, #25 – The Master Declaration of Covenants, Conditions and Restrictions will be supplemented with a list of plants that cannot be planted because they are considered invasive species. The revised document will be included in the application for Site Plan and Subdivision review.

§3.1, #1A – The requested surveyor-signed watercourse maps are included in the Errata section along with correspondence from NYCDEP accepting the mapping as accurate.

§3.1, #2 – The need for a WTC permit from NYSDEC is acknowledged and this application will be filed with NYSDEC when the application is made for the Individual Stormwater Permit.

§3.1, #6, #6A – The requested table of storm pond statistics is provided later in this Errata section.

§3.1, #9 – The mitigation measures associated with blasting activities have been amended to include providing pre-blast notification to the Town of Windham Police Department in addition to local homeowners as well as adding language regarding storage of explosives.

§3.1, #13, #13.A – Increased wetland buffers are provided in the current plan.

§3.1, #13.B – The source for the slope mapping is provided – aerial topo flight with ground control and AutoCAD slope determination.

§3.1, #14-14.E – Detail is provided on steep slope disturbance reductions, adjustments to every single family home lot, increased riparian buffers, establishment of maximum impervious areas on lots, establishing maximum disturbance envelopes on lots, additional sediment and erosion control practices and agency notifications on approvals of professionally prepared plans.

§3.1, #14.F-14H – Additional information is provided regarding retaining walls along road cut slopes, including costs. An additional 1,000 feet of retaining wall is proposed.

§3.1, #15 – All design points were re-verified in the field and adjusted slightly as needed.

§3.1, #15 – HydroCAD analyses were done using the suggested local rainfall, Tc and CN. Using these analyses, it was determined that stormwater management devices smaller than the ones that are proposed would be adequate to meet NYSDEC and NYCDEP requirements. The stormwater management design will be adjusted to reflect the current, revised layout, and this may include changing the size of some of the devices where appropriate.

§3.1, #19 – The requested downstream analysis, based on additional field investigation, is provided. Downstream channels are stable and have the ability to adequately convey post-development flows.

§3.1, #23 – Additional information regarding the use of dry swales is provided.

§3.1, #24, #14.A – Previously proposed micropool extended detention ponds have been replaced by wet ponds and a description of how the ponds meet the criteria of the Design Manual is provided. Additional information regarding maintenance access to all practices is also provided.

§3.1, 25.H – A detailed description of how RRv requirements are met is provided in narrative and tabular forms.

§3.1, #29.A – A dedicated sediment and erosion control contractor will be part of project construction.

§3.1, #34 - This Errata section contains an evaluation of the project site, review of a USGS study of the hydrology of the Batavia Kill Valley, evaluations of nearby, existing recent developments, and an evaluation of the proposed project all prepared by professional geologists from Alpha Geoscience. The findings of this report address NYCDEP's contention that the proposed project will significantly impact the nature of groundwater flow. As detailed in this report, where constructed roadways and their associated drainage swales do intercept groundwater seeps, this water only occurs as surface flow for short distances before seeping back into the ground as groundwater. In existing developments in the area

(new road and residential construction west of Ski Windham and at Copper Ridge)
groundwater does not get intercepted and diverted to stormwater management facilities.

§3.1, #36 – All 1-year and 100-year storm data is included in the Updated Stormwater Management Design Report.

§3.1, #42 – All WQVs have been recalculated and are included in the Updated Stormwater Management Design Report. No significant changes to the plans were necessary as a result of the recalculations.

§3.1, #44 – Clarification and updates on the application of the 20% is provided and is included in the Updated Stormwater Management Design Report.

§3.1, #49 – TP and TSS loadings for the reduced project have been calculated and spreadsheets showing the incrementally reduced loadings are included.

§3.2, #6 – It is recognized that the Town's NYSDEC water supply permit will need to be amended to allow for the extension of the Town's water system into a new service area.

§3.4, #1 – Clarification is provided on which sewer lines are gravity and which are pressure.

§3.4, #6 – The need for Greene County Highway Department approval for the sewer main upgrade in South Street is acknowledged.

§3.4, #10 – Data on flows to the wastewater treatment plant were updated up through April 2014. The updated analysis continues to show that the WWTP has adequate capacity to accept flows from the WMSC project.

§3.6, #1 – The FEIS contains a figure that illustrates the route that was followed during the floristic survey. An additional measure was suggested to control invasive species within the site during construction. This measure was to have pressure washers located on gravel pads at construction staging areas and pressure washing construction vehicle tracks or tires prior to equipment leaving the staging areas.

§3.6, #6 - Following the SEQRA process, a Pre-construction Notification (PCN) will be submitted to the USACOE for Nationwide Permit 14. A request for a jurisdictional determination will be included in the PCN submitted to the USACOE subsequent to the SEQRA process.

§3.6, #10 – Isolated wetlands information is provided, both in writing and graphically. A total of 10 isolated wetlands were identified, 9 of which are associated with existing logging roads. The other is a small dug pond formerly used for livestock watering. Six of the 10 isolated wetlands will be affected and these are illustrated and described. Adverse impacts to site hydrology are not expected to occur as a result of these activities.

§3.6, #11 - A figure included in the FEIS illustrates the locations on the site for which there are data forms included in the wetland delineation report (DEIS Appendix 10).

§3.6, #13 - A detail will be added to sheet L-8.07 to clarify that the crossing of wetland 10 will include properly located culverts that will allow for the continued flow of water through the wetland. A copy of the revised sheet will be included with the plans that will be included in the application for Site Plan and Subdivision review.

§3.8, #3 – Additional requested information is provided regarding the visual impact assessment. This information is the number and types of people affected at each viewpoint in the VIA, the durations of views, and the anticipated public reaction to changes in views.

§3.9, #1 - For noise mitigation, clarification is provided as to when a noise complaint system will be in effect. Also, the Town of Windham will be provided a monthly summary of any noise complaints and steps taken to address any complaints.

§3.12, #1 – A more detailed evaluation of recreation resources and the demands of the project are provided. Included are recreational opportunities on-site, nearby at commercial facilities, in the Forest Preserve and at Town facilities. No significant impacts to Town facilities were identified.

2.0 Revised Information

The following is a list of the revised reports, plans, figures, tables, etc., that are contained in the remainder of this Errata section that follows.

- 2.1 Project Master Plan, L1.01
- 2.2 Project Master Plan with Constraints, L1.01A
- 2.3 Project Master Plan with Constraints Enlargements, L10.01-L10.09
- 2.4 Lot Study Plans, L9.01-L9.03
- 2.5 Figure 1.01B DEIS Master Plan Modifications
- 2.6 Lot Summary Table
- 2.7 Letter Report – Stormwater Management Design
- 2.8 Letter Report – Water Supply
- 2.9 Letter Report – Wastewater Collection and Disposal
- 2.10 Letter Report – Traffic Impact Assessment
- 2.11 Letter Report - Socioeconomics Assessment
- 2.12 Revised ARB Guidelines
- 2.13 Surveyor Stamped Watercourse Maps with NYCDEP Acceptance Letter
- 2.14 Table - Outlet Control Structure Table on Sheet L-8.02
- 2.15 Revised Blasting Mitigation Measures
- 2.16 Alternative Access Analysis, March 2010
- 2.17 HydroCAD Links for Residential Units (CD)
- 2.18 Modified Stormwater Management Design Report
- 2.19 Table – Comparison of Pre and Post Rates and Volumes for Type 2 and Custom Local Synthetic Rainfall

- 2.20 HydroCAD Data Files Using Synthetic Rainfall and Adjusted Tc and Cn Values (CD)
- 2.21 Alpha Geoscience Hydrogeological Evaluation
- 2.22 Erosion and Sediment Control Design for Single Family Home Lots, L9.04
- 2.23 Table – Impervious Area/RRv Summary
- 2.24 Updated TP and TSS Loading Estimates
- 2.25 Figure -Floristic Survey Route
- 2.26 Figure - Isolated Wetlands
- 2.27 Figure – Isolated Wetlands Disturbance
- 2.28 Figure - Wetland Delineation Data Point Locations