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04 November 2026

EXPANDED ENVIRONMENTAL ASSESSMENT FORM NARRATIVE

PROPOSED 9 RESIDENTIAL LOTS SUBDIVISION- SOLO HOLIDAYS LLC
TOWN OF SAUGERTIES -ULSTER COUNTY-NY
PARCEL ID: 27.2-8-32.110 AND 27.2-8-28
OUR JOB NO. D25-093

PROJECT DESCRIPTION

Solo Holidays LLC proposes subdivision of approximately 77.5 acres at Cottontail Lane and NYS Route 212 (tax parcels 27.2-8-28 and 32.110) into nine residential lots. The property is within the Moderate Density Residential District and partly within the Gateway Overlay District. Access is proposed by an approximately 2,200-linear-foot private rural road from Route 212. Individual lots will use private wells and onsite wastewater treatment systems. Wetland mitigation and deed restrictions are proposed for designated portions of the remaining lands.

The latest engineering design estimates approximately 9.8 acres of land disturbance associated with the road, drainage, driveways and home sites. This represents approximately 13 percent of the overall property area.

Disturbance limits remain subject to Town Engineer review, and permanent impervious coverage will be smaller than total construction disturbance. The applicant proposes staged construction where no more than 5 acres of disturbance is proposed at any stage. Restoration of temporary disturbance and permanent stormwater controls are also proposed between construction stages.

SEQRA REVIEW AND PURPOSE

The proposed subdivision is a Type I action under SEQRA, and the Town of Saugerties Planning Board is serving as lead agency.

October 16, 2026, review memorandum by NPV notes that a moderate-to-large impact designation on the Full EAF Part 2 does not automatically require an Environmental Impact Statement where the potential impact is appropriately addressed.

This narrative supplies project specific information for the Board's Part 3 evaluation and determination of significance.

The applicant requests that the Board consider the project design, existing site investigations, agency correspondence, applicable permits, and enforceable environmental protection measures in determining whether significant adverse environmental impacts are reasonably expected.

Any outstanding technical details identified below will be supplied and resolved during the review process by the Town Engineer prior to the final project approval.

1. IMPACT ON LAND — STEEP SLOPES, BEDROCK, CONSTRUCTION AND EROSION
The private road crosses localized slopes of 15 percent or greater, and the property contains areas of shallow bedrock.
The submitted grading design estimates approximately 5,000 cubic yards of cut, not all of which is rock.

Excavation is concentrated in the roadway and selected building areas rather than spread across the 77.5-acre property. The final grading plans will identify cut and fill, slope stabilization, exposed rock locations and compliance with applicable steep-slope provisions.

Individual homes may use basements, crawlspaces or slab foundations depending on actual bedrock conditions.

Raised septic absorption systems are anticipated where fill is needed to achieve required soil separation, reducing the need for rock excavation.

Mechanical rock removal may be used where necessary in building a small portion of the private rural road sharing the development. Blasting is not proposed or anticipated for this project.

The overall 24-month development period includes intermittent individual home construction. The principal road and drainage construction is anticipated to take approximately six months at the beginning of the project. Construction access will use NYS Route 212and most of the construction work will be located deep into the property with minimal effect to the neighboring properties.

Although the initial grading indicated approximately 11.5 acres of disturbance. The designee is currently being modified based on the technical review by the Town Engineer. The final disturbance will still be a very low margin of change to the proposed 9.8 acres of disturbance and in comparison, to the property size, any change to that number is considered minor.

No more than five acres are proposed to be actively disturbed at one time and will be consistent with the final SWPPP and permit authorization. Temporary work areas will be stabilized and revegetated as construction proceeds.

2. IMPACT ON GEOLOGICAL FEATURES
No unique geological features have been identified as subject to significant disturbance. Shallow bedrock, excavation and foundation design are addressed in Section 1. Site-specific geotechnical information will inform final construction methods.

3. IMPACTS ON SURFACE WATERS — WETLANDS AND STORMWATER
The proposed private rural road crossing will affect approximately 0.50 acre of federally regulated wetlands. The project provides approximately 1.2 acres of compensatory wetland mitigation.

The applicant has received U.S. Army Corps of Engineers correspondence confirming that the described work may proceed under Nationwide Permit No. 29, subject to applicable conditions. The final record should include the authorization, approved drawings, crossing fill quantities, culvert details and required mitigation plan.

The wetland crossing is part of the initial road work. The mitigation areas are intended to be constructed early in the project, consistent with Corps requirements, and will be subject to prescribed inspection, monitoring, reporting and corrective maintenance.

Because mitigation is located within proposed residential lots, the applicant will provide legally enforceable preservation, access and long-term maintenance arrangements that remain effective following lot conveyance. This can be a condition for the project final approval.

The project SWPPP as prepared and currently being modified provides temporary erosion and sediment controls and permanent stormwater management measures.

Construction sequencing will limit exposed soils, and runoff will be conveyed and treated through the drainage facilities shown on the final plans. The final SWPPP will reconcile drainage areas, water-quality treatment, runoff reduction, peak-flow control, maintenance obligations and downstream protection with the Town Engineer's review.

4. IMPACT ON GROUNDWATER — WELLS, SEPTIC SYSTEMS AND WATER QUALITY
The current EAF estimates total residential water demand of 3,960 gallons per day, or approximately 440 gallons per residence per day.

Existing site-specific groundwater investigations included well-yield testing and monitoring of four neighboring wells was documented through a technical report(s) previously prepared for the property in connection with the Terramor campground project documented tested well yields of approximately 4, 7, and 8 gallons per minute (gpm), with no adverse impacts observed on the monitored neighboring wells during testing.

Based on the projected water demand for the proposed nine-lot residential subdivision, the estimated average water supply requirement is approximately 2.75 gpm, which is below the reported yields of each of the previously tested wells.

These findings provide supporting evidence of the property's groundwater supply potential and suggest that the anticipated residential water demand can be accommodated without significant adverse impacts on neighboring groundwater supplies, subject to confirmation of sustainable well yields and applicable water supply requirements.

Each lot will be served by an individual private well and an onsite septic system. Septic designs will be based on individual soil tests, bedrock conditions, groundwater separation and required setbacks. Raised absorption systems will be used where appropriate.

Water-quality testing undertaken at the property has included PFAS and other constituents. Earlier samplings reported PFOA and PFOS detections below the then-applicable New York State maximum contaminant levels. Alpha Geoscience sampling of Well 1 in December 2025 reported no PFAS, 1,4-dioxane or volatile organic compounds above laboratory reporting limits; elevated iron and sodium were identified.

5. IMPACT ON FLOODING
The Planning Board consultant identified no impact.

6. IMPACTS ON AIR AND CLIMATE
The Planning Board consultant identified no impact.

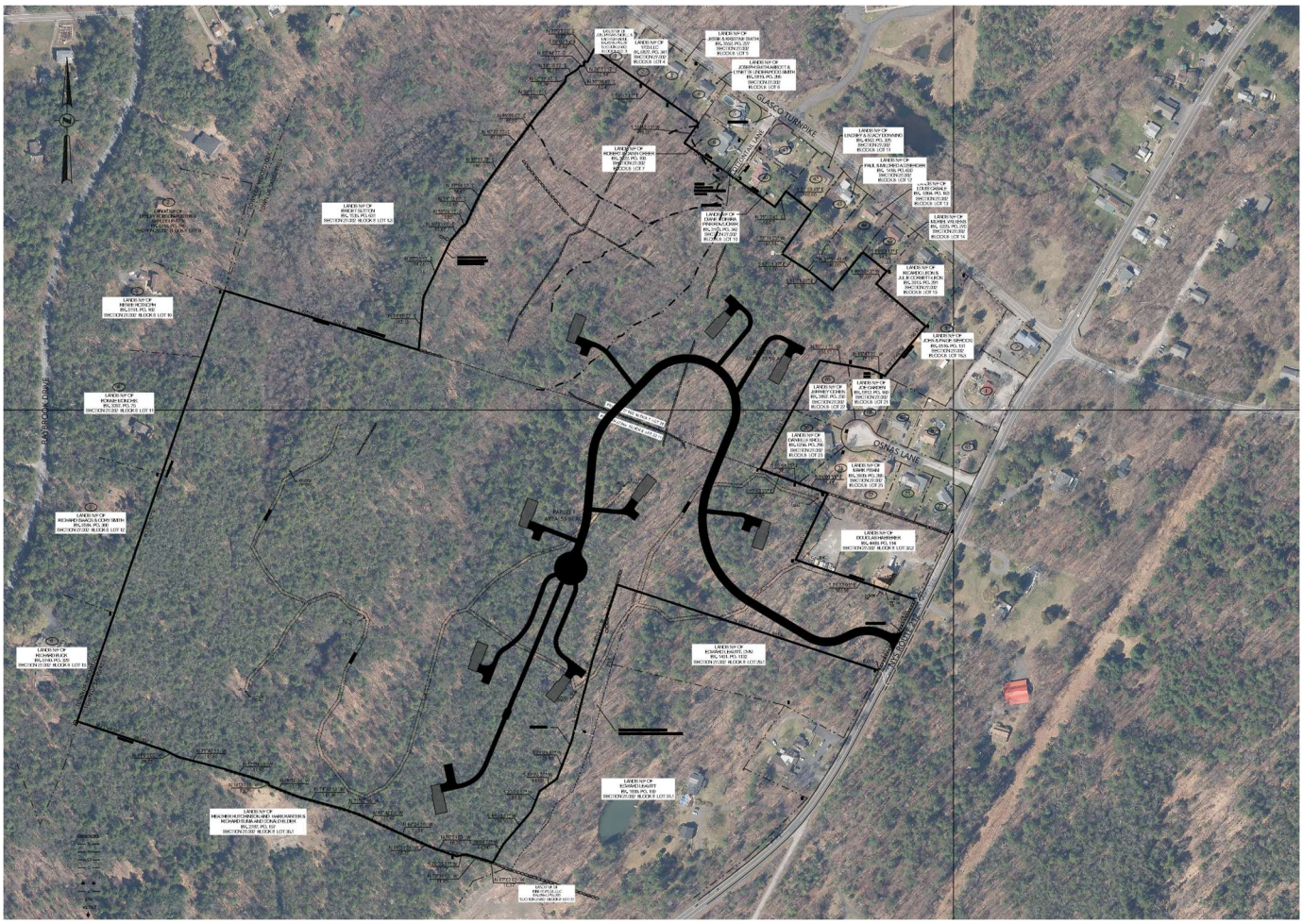
7. IMPACT ON PLANTS AND ANIMALS — FOREST BLOCK AND PROTECTED BATS
existing natural resources. Vegetation clearing and associated construction activities are generally confined to the proposed access roadway, driveways, and designated residential development envelopes, while the majority of the property will remain undisturbed.

Additionally, the proposed subdivision includes approximately 30 acres of green built space, permanently protected open space, subject to deed restrictions prohibiting future development. This preservation area will help maintain existing vegetation, wildlife habitats, and ecological functions, while reducing the potential for habitat fragmentation and long-term environmental impacts.

The proposed development has been strategically concentrated within portions of the property closest to NYS Route 212 and the surrounding developed properties. This approach minimizes encroachment into the more extensive interior portions of the site, allowing substantial areas of existing forest, wetlands, and associated wildlife habitats to remain in their natural condition.

The figure below illustrates the relatively limited extent of the proposed development footprint in relation to the overall property area, highlighting the substantial portions of the site that will remain undisturbed.

Collectively, these design measures are intended to minimize impacts on existing vegetation, wildlife habitat, and ecological connectivity while accommodating the proposed nine-lot residential subdivision.



8. IMPACT ON AGRICULTURAL RESOURCES
The Planning Board consultant identified no impact.

9. IMPACT ON AESTHETIC RESOURCES
The proposed residences will be situated on predominantly wooded lots, with existing vegetation, protected greenbelt and wetland areas, and natural topography providing substantial visual screening from surrounding properties and public roadways.

Although some seasonal visibility may occur during leaf-off conditions, the retention of existing natural buffers and the limited development footprint will minimize visual exposure and preserve the site's predominantly wooded character.

Accordingly, the proposed subdivision is not anticipated to result in significant adverse visual impacts or materially alter the established rural character of the surrounding area.

10. IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES
The New York State Office of Parks, Recreation and Historic Preservation (OPRHP), in its correspondence dated February 10, 2022, completed a review of the project pursuant to Section 14.09 of the New York State Historic Preservation Law and expressly concluded:
"Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project."

A copy of this letter was submitted to the Planning Board during its October 2026 meeting for inclusion in the SEQRA review record.

The agency's findings support the conclusion that the proposed development will not result in significant adverse impacts to historic or archaeological resources.

11. IMPACT ON OPEN SPACE AND RECREATION
The proposed nine-lot residential subdivision has been designed to minimize impacts on existing open space and preserve the property's natural character. Development activities will be concentrated within designated residential building envelopes and the proposed access roadway, with substantial portions of property remaining undisturbed.

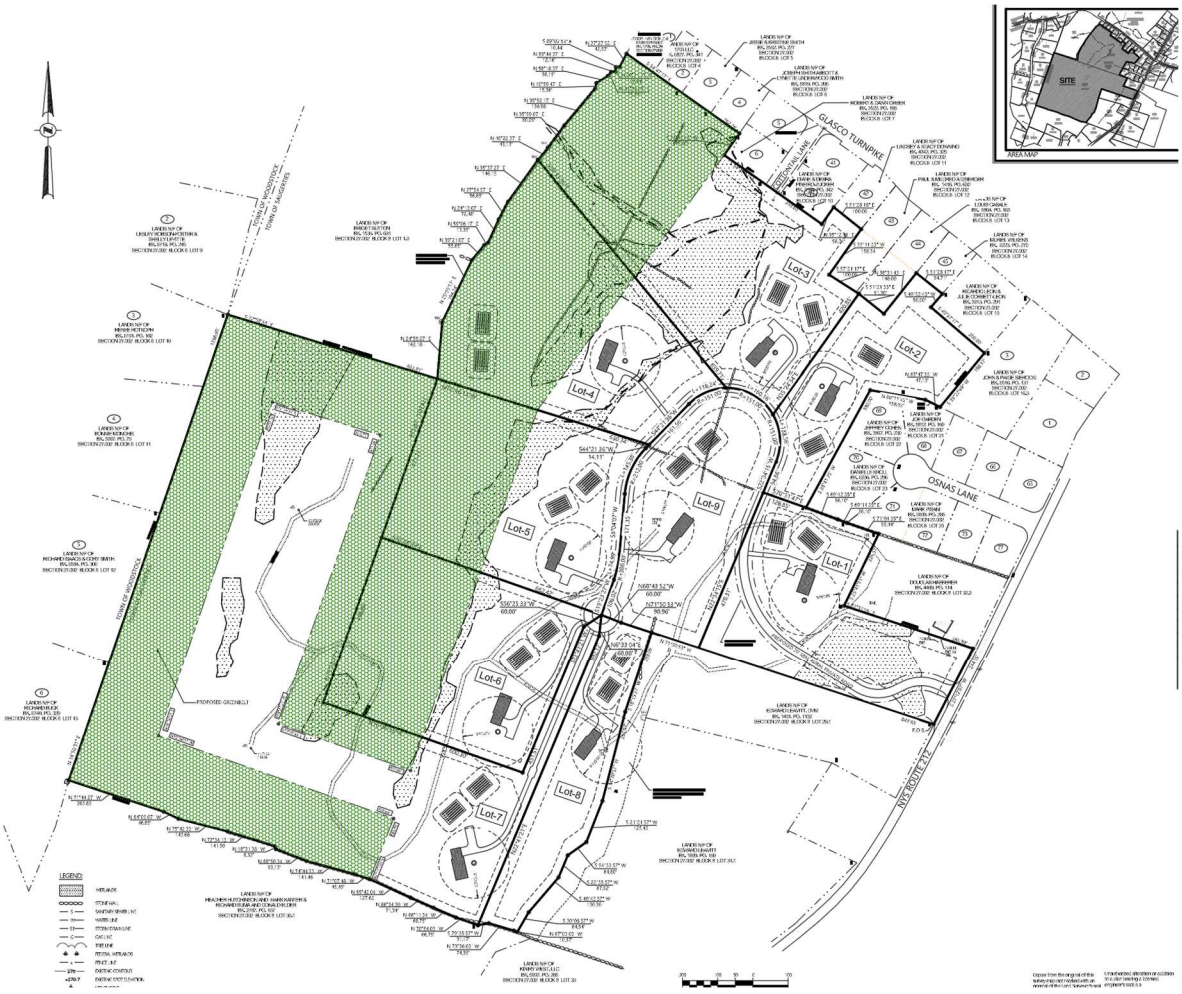
Importantly, the subdivision incorporates **approximately 30 acres of permanently protected greenbelt and open space**. This designated preservation area will provide long-term protection of existing vegetation, wildlife habitat, and natural landscape features while helping maintain ecological connectivity across the property.

The proposed development is generally concentrated closer to NYS Route 212 and surrounding developed properties, thereby limiting encroachment into the property's larger interior woodland and wetland areas. The preservation of these natural areas, together with the proposed deed restrictions, represents a significant measure to minimize habitat fragmentation, maintain open space, and protect the site's existing environmental functions.

Accordingly, the proposed subdivision is not anticipated to result in significant adverse impacts on open space or the overall natural character of the property.

The permanent preservation of approximately 30 acres (shown in the green space illustrated below) provides a substantial and enforceable conservation measure that should be considered in the Planning Board's SEQRA evaluation.

We respectfully request that the Planning Board recognize these preservation measures as sufficient to mitigate potential open-space impacts and support the finding of no significant adverse environmental impact under this category.



12. IMPACT ON CRITICAL ENVIRONMENTAL AREAS
The Planning Board consultant identified no impact.

13. IMPACT ON TRANSPORTATION
The Planning Board consultant identified no impact.

14. IMPACT ON ENERGY
The Planning Board consultant identified no impact.

15. IMPACT ON NOISE, ODOR AND LIGHT
Temporary construction noise will be concentrated in the initial road and drainage phase, with subsequent home construction occurring intermittently.

Much of the work will occur in the interior of the property. Reasonable construction hours, dust controls, equipment management and shielded residential lighting will minimize potential effects on neighbors and wildlife.

The proposed nine-lot subdivision is strictly residential in nature, and exterior lighting will be limited to typical single-family residential applications. No commercial lighting, high-intensity illumination, or extensive site lighting systems are proposed.

Exterior lighting will consist primarily of low-level landscape and entrance lighting, together with limited motion-activated security lighting customary for residential properties. The proposed lighting will be localized to individual residences and their immediate surroundings, with no continuous illumination of the private access roadway or surrounding undeveloped areas anticipated.

Furthermore, the substantial wooded buffers, natural topography, and approximately 30 acres of protected greenbelt and open space will help limit potential light spillover and preserve the existing rural nighttime character of the area.

16. IMPACT ON HUMAN HEALTH — SCHOOL AND FORMER LANDFILL
As confirmed during the October 2026 Planning Board meeting, the proposed nine-lot residential subdivision will not adversely impact schools within the surrounding area. Accordingly, no significant adverse school-related impacts have been identified, and no further environmental review of this impact category is warranted.

17. CONSISTENCY WITH COMMUNITY PLANS
The Planning Board consultant identified no impact.

18. CONSISTENCY WITH COMMUNITY CHARACTER
The Planning Board consultant identified no impact.

19. IMPACT ON DISADVANTAGED COMMUNITIES
The Planning Board consultant identified no impact.

20. FUTURE PHYSICAL CLIMATE RISKS
The Planning Board consultant identified no impact.

CONCLUSION AND REQUEST FOR SEQRA DETERMINATION
Based on the technical evaluations, agency correspondence, and environmental protection measures presented in this narrative, the proposed nine-lot residential subdivision is not anticipated to result in significant adverse environmental impacts.

The project incorporates appropriate design measures and long-term preservation commitments to minimize potential impacts while maintaining the property's natural and rural character.

We respectfully request that the Planning Board, as SEQRA Lead Agency, determine that the proposed subdivision will not result in significant adverse environmental impacts and issue a Negative Declaration pursuant to 6 NYCRR Part 617, subject to resolution of any outstanding technical comments and incorporation of the proposed protective measures into the final approved plans.