

I. INTRODUCTION

The Final Environmental Impact Statement (FEIS) for the Proposed Action, known as Chestnut Woods at Cornwall in the Town of Cornwall, New York is provided in accordance with the requirements of the New York State Environmental Quality Review Act (SEQRA) and the procedures established by the Town Planning Board in its capacity as Lead Agency in this matter. The FEIS provides responses to all substantive comments regarding the Draft Environmental Impact Statement (DEIS)

The DEIS, accepted as complete by the Lead Agency on November 18, 2005 is incorporated into this FEIS by reference, with both documents constituting the Environmental Impact Statement for the Proposed Action.

The Project Sponsor has abandoned its previous proposal of 190 residential units (described in the DEIS and original FEIS). The current preferred alternative described herein forms the basis and is included in this revised FEIS to further minimize environmental impacts, particularly visual impacts associated with the development of the project site. The revised plans remain largely the same; however, the number of proposed residential units and heights of residential buildings on the site have been reduced, and the location of building 7 has been adjusted.

Revisions incorporated into the plans since the original FEIS and site plans were last submitted for acceptance on July 12, 2006 were carried out to address comments and general concerns of the Planning Board, the public, and other interested and involved agencies during the SEQRA process. The proposed changes, illustrated on the attached plan set and described throughout this revised FEIS would primarily occur on the eastern residential portion of the site and include the following revisions:

- The third story of building 4 has been removed to reduce the bulk/size and overall visual impact of the building, particularly on the Jacqueline Street neighborhood. This has resulted in a reduction in height of 11.8 feet and the elimination of 10 residential units.
- Building 7 was rotated an additional 13 feet further to the west to move the building farther away from the top of the adjoining slope and to reduce its visibility from the Moodna Creek ravine and PIPC hiking trail. The rotation of the building also provides for better fire access at the rear of the building (a minimum of 26 feet as per the request of the Vails Gate Fire District).
- Additional landscaping and plantings have been provided adjacent to Building 7, again to reduce the visibility of the building from the Moodna Creek ravine and to provide residents of the project with a pleasant natural setting. The location of all trees planted on the east side of the existing stone wall will require the approval of the Town's designated representative. Permanent fencing has also been proposed at the rear of building 7 for debris containment during construction, and for safety

and further visual impact mitigation following the completion of the Proposed Action.

Chapter II of this FEIS provides a general summary of the Proposed Action; Chapter III includes the comments on the DEIS and responses. The Appendix includes the public hearing transcripts and written material received during the DEIS comment period, a revised visual impact study, water supply and sewer details, a revised stormwater pollution prevention program (SWPPP), and a market feasibility study.

The Project Sponsor believes that these changes will make a significant improvement to the overall plan and will result in a greater public benefit to the community than was previously proposed.