

3.5 HISTORIC AND CULTURAL RESOURCES

This Section analyzes whether the Project would have the potential to generate any significant adverse impacts upon historic and cultural resources.

3.5.1 Existing Conditions

The land on which the Project would be situated was historically owned by the Howell family. Members of the Howell family settled in Blooming Grove in the 19th century, where they were involved in farming, business and local community affairs. Some members of the Howell family are buried in the small cemetery adjacent to the Project Site (located at Section 208, Block 1, Lot 1) which is currently owned by the Round Hill Cemetery. In the early 20th Century, the well-known architect Corydon Purdy purchased the Howell Family Farm, modernizing it and cutting various roadways. In 1952, the Greene family purchased the lands and developed it, including constructing a casino (non-gambling), golf course, luncheonette, cocktail lounge, single-family and multiple-family dwelling units, an outdoor pool and athletic facilities, as well as approximately ten acres of ski facilities, formerly known as the Lake Anne Country Club.

Thereafter, in 1960, the Town Planning Board approved a development of approximately 544 dwelling units. Later, in 1973 the Greene family revised the plans to include additional recreational buildings to accommodate an ice rink and other structures. The golf course operated until the 1990s, and the Quonset hut structure served as a banquet hall. The Greene family sold the property to the Applicant, Keen Equities in January of 2006.

A Phase 1A Literature Review and Sensitivity Analysis for the Project Site was conducted and is included in B-1 of Appendix B ("Phase 1A"). This analysis was performed in accordance with the "Standards for Cultural Resource Investigations and the Curation of Archeological Collections," published by the New York Archeological Council ("NYAC") which is used by the NYS Office of Parks, Recreation and Historic Preservation ("OPRHP").

The small cemetery mentioned above, which is owned by the Round Hill Cemetery (a photograph of a sign at the cemetery's entrance identifies it as the Howell Cemetery) is not listed on the National Register of Historic Places, nor are there any such listed sites within a mile of the Project Site. The only structures within the vicinity of the Project Site with potential historical significance are Schoolhouse No. 2 at the intersection of Round Hill Road, a small house at 583 Clove Road, and a small stone building directly opposite the Project Site. None of these structures are listed or are eligible for listing on the National Register of Historic Places. According to the professional opinion of CITY/SCAPE Cultural Resource Consultants, this is presumed to be the case for the State Register of Historic Places as well.

3.5.2 Potential Impacts

The Phase 1A for the Project Site confirmed that there are no sensitive archeological sites within the Project Site identified on the New York State Historic Preservation Office (“SHPO”) inventory maintained by OPRHP and its research indicated that, at the time, no Phase 1B Archaeological Field Reconnaissance Surveys (“Phase 1B”) had been completed in the vicinity of the Project Site and suggested such a study was appropriate. The Phase 1A was submitted to OPRHP, which recommended that portions of the Project’s Area of Potential Effect (“APE”) may be archaeologically sensitive and should be subjected to a Phase 1B. Therefore, a Phase 1B, included in B-2 of Appendix B, was conducted by Hudson Valley Cultural Resource Consultants (“HVCRC”) to determine whether there are any archeological sites not included in the inventory that would qualify for such listing. In addition, a Supplemental Phase 1B study, included in B-3 of Appendix B, was conducted by HVCRC to include shovel testing for areas not included in the first Phase 1B. The details of the initial Phase 1B and Supplement Phase 1B surveys are found below.

Initial Phase 1B

A Phase 1B was conducted for the Project Site in accordance with “Standards for Cultural Resource Investigations and the Curation of Archeological Collections,” published by NYAC and recommended for use by OPRHP. The Report complies with ORPHP’s “Phase 1 Archaeological Report Format Requirements.” The Phase 1B investigations were completed as directed by ORPHP.

A total of 1,056 shovel tests were undertaken in accordance with applicable guidelines and requirements within the Project APE in areas considered to have the potential to yield prehistoric and historic cultural material. Based on the information recovered from shovel testing in the areas of the H. Howell House and N.W. Howell house, no archaeological integrity remains and therefore it is unlikely that additional archaeological investigations would yield information about the habits and life of the Howell family or other occupants during the 19th Century. In addition, the foundation remains have been impacted by modern renovations in the latter part of the 20th Century and are in a state of decay. Given the state of the buildings and the level of disturbance to the structures, as well as the lack of archaeological integrity, these structures are not considered to be National Register Eligible.

The former Lake Anne Country Club buildings, located in the northern portion of the Project Site, are also in a state of disrepair. These structures were built in the mid-to-late 20th Century. Given the date of construction and the compromised state of the buildings, these structures are not eligible for listing on the National Register. The land surrounding these structures was shovel tested and the cultural material recovered consisted of modern items in a highly disturbed context.

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The expansive subsurface infrastructure that irrigated and supported the Lake Anne golf course remains on the Site. Much of the landscape has been subjected to subsurface disturbance due to historic activity. The Phase 1B comprehensively identified and documented these areas of disturbance. Based on the results of the Phase 1B, no further archaeological work was recommended for the landscape within the boundaries of the current Project Site APE.

The investigatory crew confirmed the location of the following three significant features: the M.H. Howell Farm Complex; the Howell Family/Round Hill Cemetery; and the Schunnemunk Precontact Site.

1) *M.H. Howell Farm Complex*: The M.H. Howell Farm Complex is associated with the Howell Family Farmstead but, at the time of the Phase 1B, additional investigation was not warranted. However, it was investigated as part of the Supplemental Phase 1B Survey and the findings are detailed below.

2) *Howell Family/Round Hill Cemetery*: The Howell family burial plot, or Round Hill Cemetery, is also located outside of the Project Site. This cemetery represents an important period in the early settlement of Blooming Grove and contributes to the evolving sense of community as well as reflecting important aspects of community history. This Cemetery is eligible for listing on the National Register pursuant to Criterion B of the National Register for Historic Place Guidelines for Evaluating and Registering Cemeteries and Burial Places.

The Project would include a buffer around the Round Hill Cemetery, which is located on a separate parcel and not part of the Project Site, preserving it and separating it from the Project's development. The Project would include a proposed easement to access the cemetery, which is shown in plan C 1 of Appendix A. In addition, the Project would comply with the applicable Village cemetery ordinances as outlined in Chapter 65 of the Code. As the Project would not involve any development on the Cemetery or its immediately adjacent area, the Cemetery would remain untouched by the Project. Therefore, the Project would not cause any disturbance of human remains.

3) *Schunnemunk Precontact Site*: The Schunnemunk Precontact Site represents a disturbed Native American deposit, dated to the Archaic Period. Additional investigation was not warranted as part of the Project's Phase 1B. However, it was investigated as part of the Supplemental Phase 1B Survey and the findings are detailed below.

No prehistoric artifacts of any kind were recovered within the APE of the Project Site. Comprehensive testing of the extant buildings from all historic periods produced only disturbed soil contexts and modern materials. Based on the results of the Project's Phase 1B, it was the recommendation of HVCRC that the Project be allowed to proceed without further archaeological

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investigation. The Phase 1B was submitted to OPRHP for review, who concluded the following: *“OPRHP recommends that the planned project would have **No Impact** on cultural resources listed or eligible for listing on the State or National Register of Historic Places.”*

Supplemental Phase 1B

A Supplemental Phase 1B was conducted to include additional archaeological testing on the Project Site to address areas included in the Project's APE which had not previously been tested. The Supplemental Phase 1B included investigative measures such as a walkover and visual inspection of the site to identify and assess the additional APE locations; systematic visual inspection of slopes and rock faces to rule out the presence of rock shelters and veins or deposits of cryptocrystalline rock suitable for raw material for making stone tools; shovel testing in the areas identified as having potential sensitivity for precontact or historic remains; and photographic documentation of the overall Project Site. The results of the Supplemental Phase 1B were submitted to OPRHP for review.

The testing of the additional locations was divided into twelve areas. Ten of the twelve areas tested yielded nothing of historic or cultural significance. The other two areas contain the M. H. Howell Farm Complex and the Clove Road Precontact Site (area 11) as well as the Schunemunk Precontact Site (area 12).

The M. H. Howell Farm Complex is located a short distance to the northwest of the defined APE boundary, near Clove Road. This location contains two archaeological sites, the M. H. Howell Farm Complex and the Clove Road pre-contact Site. These two sites are located in an area of the Project Site proposed as parkland to be dedicated to the Village. In contrast with deposits typically found at historic sites that have been occupied by many generations, the artifact recovery at this site was minimal. Therefore, the site is not considered to qualify under Criterion D, which is based on the potential of a site to yield significant archaeological deposits. The Project would avoid this location and protect it from adverse impacts through including a buffer around the M. H. Howell Farm Complex and Clove Road Precontact Site, which would protect both areas from potential human intrusion. No construction would take place on with Site or within its buffer. Such buffer will be developed in accordance with recommendations from and in compliance with OPRHP.

The Schunemunk Precontact Site is located in the southern portion of the Project's APE. This area has previously been impacted by a roadway near the Project's Well #21 which was constructed prior to the Applicant acquiring ownership of the Project Site. Based on the results of the initial and Supplemental Phase 1B, the Schunemunk Precontact Site is considered to be eligible for listing on the National Register of Historic Places, under Criterion D as having yielded or having the potential to yield information important to history or prehistory. The Project's waterline would be installed along a route that would avoid any impacts to this area. In addition,

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an avoidance and preservation plan for this archaeological site would be developed in consultation with OPRHP and is shown in Figure 351.

3.5.3 Mitigation

Given the response from OPRHP and the results of the surveys, the Project would not have the potential to generate any significant adverse impacts on historic or cultural resources. The Project's inclusion of buffers around the cemetery, M. H. Howell Farm and Clove Road Precontact Site would protect these locations from any potential significant adverse impacts. In addition, the development of an avoidance and preservation plan for the Schunnemunk Precontact Site and the Project's routing of its waterline to avoid impacts to this Site, would protect the Schunnemunk Precontact Site from any potential significant adverse impacts. Therefore, no further mitigation is necessary.

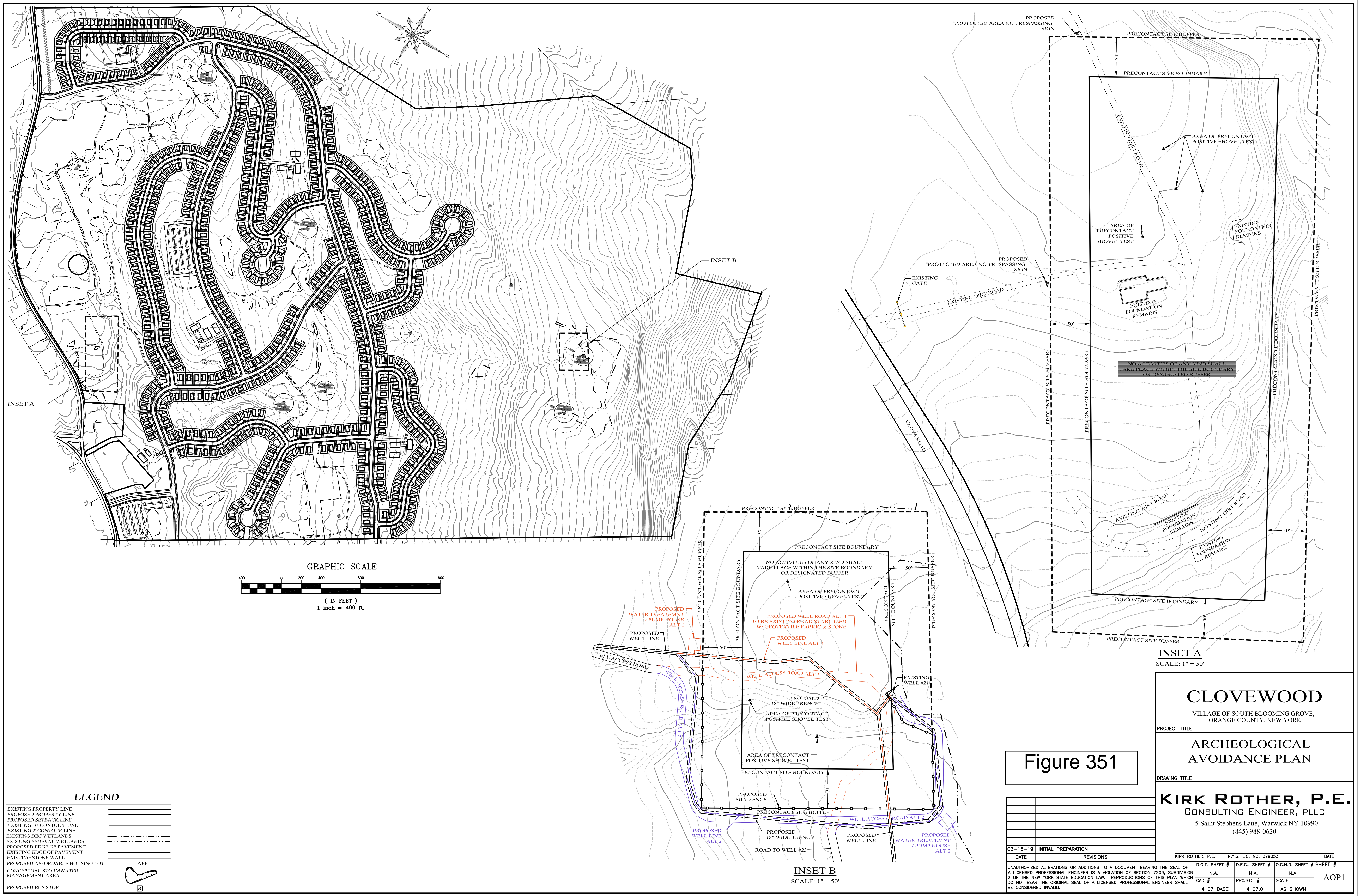


Figure 351

CLOVEWOOD

VILLAGE OF SOUTH BLOOMING GROVE,
ORANGE COUNTY, NEW YORK

PROJECT TITLE

ARCHEOLOGICAL
AVOIDANCE PLAN

DRAWING TITLE

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DATE	REVISIONS				
D.O.T. SHEET #	D.E.C. SHEET #	O.C.H.D. SHEET #	SHEET #		
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