

**DEY MANSION SITE IMPROVEMENTS & UPGRADES
STEWARDSHIP APPLICATIONS
ENVIRONMENTAL IMPACT ASSESSMENT**

OUTLINE

1. DESCRIPTION OF THE PROPOSED ACTION

a. Briefly describe the total development project

With this funding, the Friends of Passaic County Parks, Inc. will complete site improvements surrounding the Dey Mansion Washington's Headquarters located in the Township of Wayne. The full scope of work for the proposed stewardship project will include an enhanced planting area to serve as active gardens, embedded between new proposed amenities and historic structures on the property, an irrigated lawn, recreation walkways, visitor center, and accessibility features to provide access to visitors of all abilities.

b. State objectives of / need for the project

The goal of the proposed improvements is to preserve the landscape once held by the Dey Family from c. 1740 to 1801, bringing the setting back to its natural state and adding functional and interpretive space, particularly through the addition of the historic barn used by the Dey Mansion, planting beds, seating, bee-hive, plantings, and crushed stone walkways. Similar settings of 18th century gardens and plantations are found in various large, preserved estates such as Colonial Williamsburg. This has been the model for this project.

c. Fully describe multi-phase projects

This project will need multiple phases.

2. DESCRIPTION OF THE ENVIRONMENT

Describe existing environmental features:

- **vegetation**
- **wildlife**
- **geology, topography and soils**
- **water resources/hydrology**
- **historic/archeological resources**
- **transportation/access to site**
- **adjacent land uses/description of the surrounding neighborhood**

The proposed project will take place at Dey Mansion Washington's Headquarters, located in the Township of Wayne. This project will include soil disturbance. There are no major landscape changes to this project such as the removal of natural resources.

Wildlife consists of animals typically found within wooded areas, as surrounded by existing residential and commercial development. There are no species of State Threatened or Endangered ranking found on-site. Additionally, no species listed on the Department's

Critically Dependent on Regulated Waters for Survival list are present on the site.

There are no water resources identified within the project area immediately surrounding Dey Mansion.

Dey Mansion was listed on the National and New Jersey State Registers of Historic Places in 1972 and has served as a landmark destination celebrating history, architecture, and culture of Passaic County. Archeological monitoring is required for any site disturbance and undertakings.

There is one parking lot on the property with a total of 19 spaces. The surrounding area is primarily residential with mixed commercial and light industrial use. Public transportation is available to get to Dey Mansion from the downtown areas of the City of Paterson to the inner suburbs of Wayne. The property is accessible by walking and bicycling from nearby neighborhoods.

Dey Mansion is located within Preakness Valley Park, which comprises of roughly 330 acres of parkland that hosts two 18-hole golf courses, walking paths, park department facilities, and the Dey Mansion. It is located near a densely populated Urban Aid community in the southern region of Passaic County. The surrounding area is primarily residential development with mixed commercial and light industrial properties.

3. ENVIRONMENTAL IMPACT ANALYSIS OF PROPOSED ACTION

a. **Discuss all affected resources and the significance of each impact**

The construction of the facilities and additional landscape improvements will not affect any environmental resources. Two trees that have been identified as invasive are being removed by the proposed improvements. The proposed improvements will result however in an increase of trees and plantings – including adding a small apple tree grove.

b. **Discuss short-term and long-term project impacts**

As previously mentioned, short-term impacts will include soil disturbance. The project does not pose a threat to cultural or natural resources.

c. **Discuss anticipated increase in recreation and overall use of site over time**

Dey Mansion Washington's Headquarters currently sees 10,000 visitors a year. The project will increase interest and visitation through these expansion efforts. The site has not been known for much recreational or outdoor use. Restoring the natural elements, creating accessible paths, and upgrading interpretive elements will enhance visitor experience by creating another activity at the site for families, residents, and visitors to enjoy. They will be able to engage in outdoor public programs, recreate, and participate in passive recreational activities such as participating in garden/food programs, taking history tours, walking, and picnicking.

d. **Identify adjacent environmental features that may be affected by the proposal**

No adjacent environment features will be affected by the project.

- e. **List any permits required for project and a brief status of each**
The project will require the following permits, to be obtained during the design of the project:
- Buildings permits by the Township of Wayne will be required.
 - Review by the State Historic Preservation Office will be required.

The County and Friends of Passaic County Parks, Inc. is familiar with the process to obtain these and will begin this process when necessary.

- f. **Discuss if/ how the project may be impacted by sea level rise and any related design considerations.**
This project will not be impacted by sea level rise.

4. **ALTERNATIVES TO THE PROPOSED ACTION**

- a. **Identify alternate sites**
b. **Discuss alternate levels and types of development**
c. **Compare environmental impacts of each alternative**

The proposed improvements are to be completed within an existing developed park. There are no alternate sites or type of development.

5. **MITIGATING MEASURES**

- a. **Describe the measures that will be undertaken to mitigate adverse impacts**

The proposed improvements are to be completed within an existing developed park and will have limited impact to existing resources; therefore, mitigation will not be required for this project.

6. **MONITORING, EVALUATION AND LONG-TERM MAINTENANCE**

- a. **Identify specific and measurable on-the-ground outcomes**

The Friends of Passaic County Parks, Inc. anticipates the following outcomes:

- Increased visitor traffic to the Dey Mansion site;
- Significant planting of native plant species at the Dey Mansion site;
- Improved ADA accessibility at the Dey Mansion site; and
- Full restoration of historic structures loss previously that will serve conservation and recreational purposes.

- b. **The applicant must monitor the project site for a minimum of two years to ensure project viability and success. For example, if the project includes tree planting, the applicant must be able to replace any lost trees or take other measures to achieve the desired outcome. Briefly describe the applicant's monitoring plan, including long-term maintenance of the project site.**

Maintenance will be performed in-kind by the Passaic County Parks & Recreation Department. This group will be responsible for site monitoring and routine maintenance of all new plantings surrounding Dey Mansion. All activities will be completed in accordance with local and county community forestry management plans. Outside forestry consultants will be secured by the Department when needed. Additionally, the County's Department of Cultural and Historic Affairs will monitor site attendance over time.