

DRAFT SCOPING DOCUMENT

IDENTIFYING THE POTENTIALLY SIGNIFICANT ADVERSE IMPACTS, MITIGATION MEASURES AND ALTERNATIVES

PURSUANT TO STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA") 22 NYCRR § 617.8

FOR THE

APPLE RIDGE

ENVIRONMENTAL IMPACT STATEMENT

BY THE SEQRA LEAD AGENCY

TOWN OF NEW WINDSOR PLANNING BOARD

ORANGE COUNTY, NEW YORK

DRAFT DATE NOVEMBER __, 2016

ADOPTED 2016

Lead Agency Contact Person:

Genaro Argenio – Planning Board Chairman

Town of New Windsor Planning Board

555 Union Avenue

New Windsor, New York 12553

(845) 563-4618

Project Sponsor Contact Person:

Steven T. Esposito, RLA

Esposito & Associates

262 Greenwich Avenue

Suite B

Goshen, New York 10924

(845) 294-0558

GENERAL GUIDELINES

1. The DEIS is intended to convey general and technical information regarding the potential environmental impacts of the Proposed Action to the Town of New Windsor Planning Board acting as Lead Agency, as well as those agencies involved and/or interested in the review of the Proposed Action. The DEIS is also intended to convey the same information to the interested public. The Preparer of the Draft Environmental Impact Statement is encouraged to keep this audience of the DEIS in mind as it prepares the document. Enough detail should be provided in each subject area to ensure that most readers of the document will understand and be able to make decisions based upon the information provided.
2. The DEIS shall cover all items contained within this Scoping Document (“Scope”). It is suggested that the DEIS also conform to the format outlined in the Scope. If appropriate, impact issues listed separately in this outline may be combined in the DEIS, as long as all issues described in this Scoping Document are fully addressed.
3. The document should be written in the third person. The terms “we” and “our” shall not be used. The Project Sponsor’s conclusions and opinions should be identified as those of the “Project Sponsor”, the “Applicant”, the “Developer”, etc.
4. Narrative discussions shall be accompanied by appropriate charts, graphs, maps and diagrams whenever possible. If a particular subject matter can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the Project Site should include adjacent homes, other neighboring uses and structures, roads, water bodies and a legend.
5. The entire DEIS should be checked carefully to ensure consistency with respect to the information restated with following sections.
6. The DEIS should be written and environmental impacts should be described in terms which the layperson can readily understand (e.g., truck-loads of fill and cubic yards rather than just cubic yards).
7. All discussions of mitigation measures should consider at least those measures mentioned in the Scoping Document. Where reasonable and necessary, mitigation measures should be incorporated into the Proposed Action and the Site Plans. For any mitigation measures listed in this Scope that are not incorporated into the Proposed Action, the reason why the Applicant considers them unnecessary should be discussed in the DEIS.

As the DEIS will become, upon acceptance by the Lead Agency, a document supporting objective findings of approvals requested under the application, the Preparer is requested to avoid subjective statements regarding potential impacts. The DEIS should contain objective statements and conclusions of facts based upon technical analyses. Subjective evaluations of impacts where evidence is inconclusive or subject to opinion should be prefaced by

statements indicating that “It is the applicant’s opinion that. . .”. The Town of New Windsor Planning Board reserves the right, during review of the document, to request that subjective statements be removed from the document or otherwise modified to indicate that subjective statements are not necessarily representative of the findings of the Board.

PROPOSED ACTION AND POTENTIAL IMPACTS

The Project Site consists of eight tax parcels totaling 418.4± acres located entirely in the Town of New Windsor in the R-1 (Rural Residential) zoning district. Shaw Road borders the property on the northeast side of the Project Site and intersects with Feitsma Lane which borders a portion of the southeast side of the Site. The Project Site also has limited access to Moffat Road at the southerly corner of the property. A small portion of the property boundary line at this location is the common municipal line between the Town of New Windsor and the Town of Blooming Grove.

The Project Site is serviced by the Washingtonville School District, Vails Gate Fire District and is patrolled by the Town of New Windsor Police Department, Orange County Sheriff’s Department and New York State Police Department.

Under the current cluster plan application, the Project Sponsor proposes to develop 172 single family dwelling units and associated infrastructure. The cluster plan will also preserve approximately 270± acres of open space, subject to a conservation easement, which is intended to conserve the natural areas, the native wildlife habitats, wetlands and existing woodlands. These lands will be privately owned by future owners of the Estate Lots but subject to the conservation easement. The cluster plan also includes preservation of 50 ± acres of public open space that will be offered for dedication to the Town of New Windsor or owned and maintained by the future home owner’s association. The cluster plan as proposed will preserve a total of 332 ± acres of land in perpetuity which represents approximately 78% ± of the gross project acreage.

The Project Sponsor is proposing the development of a central community water system whose main source of water will be from on-site rock wells and a central sewer system which will include the construction of a waste water treatment plant (WWTP).

A positive declaration was adopted on April 27, 2011 by the Town of New Windsor Planning Board and filed in accordance with Sections 617.7 and 617.12 of the SEQRA Regulations which directed the applicant to prepare a Draft Scoping Outline.

The Planning Board classified the application as a Type 1 Action under SEQRA. The proposed action requires a coordinated review and approval by other agencies since the Board has determined that the proposed project has the potential of having significant adverse impacts on the environment and requires the preparation of a Draft Environmental Impact Statement (DEIS).

Reasons Supporting the Determination of a Positive Declaration

The proposed action may have significant adverse impacts in at least the following areas:

1. **Impacts on Land:** Construction of the project, anticipated to continue for more than one year, will be on steep slopes, between wetlands and on land where bedrock may be exposed or close to the surface. The project's impact on the surrounding geology may be significant. The project will also require development of a municipal water and sewer system. Since impervious surface areas will generate stormwater runoff, the method of proposed manmade retention / detention ponds and alternative methods of addressing surface water drainage quantity and quality are critical and shall be described. Finally, the size of the project may adversely affect groundwater supplies.
2. **Impacts on Plants and Animals:** The project proposes to remove locally significant vegetation. Also, the magnitude of the project will likely affect the present wildlife movement patterns.
3. **Impacts on Aesthetic Resources:** The proposed action may result in a change to existing scenic views, especially as viewed from Shaw Road, and may be visible from other various traveled ways.
4. **Impacts on Transportation:** The relatively large scale subdivision will likely adversely affect the existing highway capacity and traffic patterns in the area.
5. **Impacts on Character of the Community:** This subdivision will create demand for additional community services, emergency services and fire protection. This is particularly significant since the property lies on the edge of several districts.
6. **Impacts on Historic Resources:** This relatively large scale subdivision, located within the neighboring areas that may be of historic value, shall be reviewed for impacts on historic facilities.
7. **Noise and Construction Related Impacts:** Owing to the unique character and low density of development of this area of the Town, a significant noise impact during construction will result in a higher local adverse impact in degree than if the same subdivision would be constructed in a different area of town.
8. **Impacts on Air Quality:** The effects of emissions from stationary sources at the project site during construction and post construction may impact air quality.

Initial Identification of Mitigation Measures

1. Impacts on Land

- a. The design of the project shall avoid construction on steep slopes whenever and wherever possible.
- b. The Project Sponsor will be required to have prepared and implement an Erosion and Sediment Control Plan in accordance with NYS Standards and Specifications for Erosion and Sediment Control and will comply with the State Pollution Discharge Elimination System (SPDES). Since the project is a single-family residential subdivision that would involve the disturbance of more than five (5)

acres of land, coverage under NY SPDES General Permit #GP-0-15-002 for Construction will be required and a full stormwater pollution prevention plan (SWPPP), which will include an erosion and sediment control plan and post-construction stormwater control plan, and in accordance with NY SPDES General Permit #GP-0-15-002 for Construction, a Notice of Intent must be filed with the NYSDEC prior to the start of construction activities.

- c. In accordance with NYSDEC Design Manual, green infrastructure will be implemented to the greatest extent practical.
- d. The DEIS must identify all potential areas where blasting may occur and set forth the procedures and notifications proposed as provided for blasting in the town's blasting ordinance.
- e. Site grading of the project shall be kept to a minimum and limits of disturbance shall be shown on the plans.
- f. Natural features, such as trees, hilltops and views, water bodies including brooks, vernal pools, ponds, depressions, wetlands and swales, shall be preserved to the greatest extent possible.
- g. Topsoil removed from the site shall be kept to a minimum. Topsoil moved during the course of construction shall be redistributed within the area of the subdivision so that a minimum of six (6) inches of topsoil shall be provided for planting. The terrain or topography of no lot shall be altered except as approved by the Planning Board. Grading plans from approved plans shall be submitted to the Building Inspector with applications for a Building Permit.
- h. Proper containment of contaminants associated with any new development pre and post construction periods, e.g., containment for above ground fuel tanks and proper design for underground tanks in accordance with the NYSDEC standards shall be provided.

2. Impacts on Plants and Animals

- a. Thoroughly design the project so that both regulated wetlands and vernal pools will be avoided to the greatest extent possible.
- b. Design the project in such manner to avoid impact on biological resources, ecological sensitive areas, aquatic and terrestrial species, endangered, threatened or rare species, including the timber rattlesnake, Indiana bat and bog turtle, if such are found to exist on the site, to the greatest extent possible.
- c. Stormwater pollution prevention plan for controlling runoff and pollutants from a site during and after construction activities will be prepared and implemented in accordance with State and Local Requirements in such a manner that it protects the habitats of existing plants and animals. Wetlands, watercourses and other surface water resources shall be protected with the implementation of an erosion and sediment control plan.

3. Impacts on Aesthetic and Visual Resources

- a. Preservation of existing view sheds, woodland, and rock outcroppings, to ensure aesthetic resources will remain consistent with the Town's appearance. Preserve existing vegetation patterns, open space and natural drainage courses as much as possible.
- b. Supplement native vegetation with deciduous and evergreen plant materials to enhance year round visual screening where deemed necessary, consistent with the natural growth characteristic of the existing nature of the Town.
- c. Minimize to the greatest extent possible the visual impact of any proposed water tower for the project on surrounding areas and view sheds.
- d. Utilize architectural styles and structure materials that enhance and compliment the overall natural setting. The proposed lot development will be reviewed by the Planning Board prior to final approval. However, the Planning Board will determine, and the Project Sponsor must address in the DEIS, the maximum appropriate buildable envelope for each lot in the proposed subdivision, and the need for any and all retaining walls necessary to ensure that a particular lot is a buildable lot. The structural features of any retaining walls will be reviewed by the Planning Board.

4. Impacts on Historic Resources

- a. Preservation of existing vegetation, woodland, cultural resources, rock walls, rock formations, rock outcroppings, foundations, and other existing man made features, to the greatest extent possible to minimize views of the built environment on the project site from offsite view sheds.
- b. Discuss historically significant features or uses on site and contiguous properties-include impact and mitigation measures.

5. Impact to Transportation

- a. Applicant will design through phasing, signage, flagging, creative and alternative access and circulation, means by which construction traffic will have the least impact possible to the Town and its residential traffic patterns and safety.

6. Noise Impacts

- a. Preservation of existing vegetation for noise attenuation.
- b. Construction hours to conform to work hours reasonably necessary to ensure the least disturbance practicable to the peaceful surroundings of the Town and long-term adherence to pertinent design and operating requirements for any infrastructure that may be installed.

- c. Exhaust silencers and mechanical equipment for trucks, compressors, cranes and other equipment, must be maintained in good working condition and shut-down when not in use (no idling of unused equipment in excess of State regulations). To the extent practical, noisy equipment shall be kept far from site boundaries. Air compressors shall have critical environmental silencers with maximum noise attenuation. Strobe lights shall be substituted for back up signals when possible.

7. Community Service Impacts

- a. Pay fees in lieu of parkland to the Town.
- b. Utilize current standards in designing proposed infrastructure improvements to include energy conservation, water conservation, “green” and associated technologies.

A variety of permits and approvals are required for this project as set forth in Table 1 below.

Table 1	
Required Approvals	
Approval/Permit/Review	Agency
Town of New Windsor	
SEQRA Compliance	Planning Board as Lead Agency
Subdivision Plat Approval	Planning Board
Compliance with GML 239 Referrals	Planning Board
Formation of Town Sewer District	Town Board
Formation of Town Water District	Town Board
Authorization to Form a Transportation Corporation for Public Sewer Service	Town Board
Approval of Turnover Agreement for Water Treatment & Wastewater Treatment Facilities	Town Board
Acceptance of Offer of Dedication of Roadways and Other Improvements, Lands & Easements	Town Board & Highway Superintendent
Acceptance of Offer of Dedication of Open Space Land(s)	Town Board
Orange County	
Realty Subdivision	Department of Health
Community Water Supply Distribution System	Department of Health
Section 239 Referral	Department of Planning
New York State	
Filing of Offering Plan and Formation of Homeowner's Association	Attorney General's Office
Formation of a Private Water Company	Public Service Commission
Community Water Supply Treatment Facility	Department of Health
Water Supply Permit	Department of Environmental Conservation
SPDES Permit for Sanitary Discharge	Department of Environmental Conservation
SPDES Coverage under General Permit for Stormwater Discharge from Construction Activities	Department of Environmental Conservation
401 Water Quality Certification	Department of Environmental Conservation

New York State	
Freshwater Wetlands Disturbance Permit	Department of Environmental Conservation
Sanitary Collection System and WWTP	Department of Environmental Conservation
Compliance with State Historic Preservation Law	Department of Parks, Recreation and Historic Preservation
Federal Agencies	
Jurisdictional Determination, NWP or Individual Wetlands Permit	US Army Corps of Engineers

Involved Agencies include:

- New York State Department of Environmental Conservation
- Orange County Health Department, Division of Environmental Permits
- Town of New Windsor
- New Windsor Highway Department
- U.S. Army Corps of Engineers

Interested Agencies include:

- Orange County Planning Department
- New Windsor Police Department
- Vails Gate Fire Department
- New Windsor Ambulance Corps.

SCOPE OF ENVIRONMENTAL IMPACT STATEMENT COVER SHEET

The Cover Sheet should identify:

1. The Proposed Action.
2. The location of the Proposed Action.
3. The name, address, and telephone number of the Lead Agency and its contact person, the Primary Preparer of the DEIS.
4. The date of the DEIS submission, revision date(s), acceptance date (to be inserted later), and the public hearing date and DEIS comment period (to be inserted later).
5. Locations for document availability, including digital and hard copies.

Following the Cover Sheet, a list of all consultants and parties involved in the preparation of the DEIS should be included.

TABLE OF CONTENTS

Indicating the chapters of the DEIS and page numbers as well as lists of all figures, tables, and appendices of the DEIS.

The text of the DEIS will include the following:

CHAPTER I: EXECUTIVE SUMMARY

Chapter I shall describe the proposed construction of the senior citizen residential community, associated recreational amenities and related infrastructure. This chapter is to identify any environmental impacts, the proposed mitigation measures, and the alternatives analyzed in the body of the document. Lastly, a list of all required reviews and approvals from the Town, County, State, and Federal agencies shall be included.

CHAPTER II: PROJECT DESCRIPTION

1. LOCATION AND SITE DEFINITION

The Project Site's location and existing conditions will be presented graphically and described. The presented information shall include the regional and site specific locations, including, but not limited to, the following: the tax map designation, abutting streets, utilities, surrounding land uses and existing zoning categories.

2. PROJECT DESCRIPTION

A narrative description of the Proposed Action, zoning requirements and construction timing will be provided. A description and graphical presentation of the proposed cluster plan, addressing general layout of the site, site access and egress, internal roadway system and project related benefits will also be presented.

The Project Description will also present the required project reviews and approvals, and a description of the review/approval process sequence. The proposed ownership and maintenance of the project and its components including open space will be discussed.

CHAPTER III: EXISTING CONDITIONS, ANTICIPATED IMPACTS AND PROPOSED MITIGATION

The following describes the methodologies that will be used in the EIS to assess the potential Environmental Impacts of the proposed project. The general framework for each impact is to: (1) study and describe the existing conditions in the area; (2) assess potential Environmental Impacts of the proposed project; and (3) present and evaluate potential mitigation measures to mitigate any adverse Environmental Impacts.

Required elements for each section of Chapter III of the DEIS follow.

1. LAND USE, ZONING AND PUBLIC POLICY

- a. Existing Conditions: A narrative and graphical presentation of existing land uses and zoning districts within a one-half mile radius of the Project Site. A discussion of the existing land and permitted land uses in the adjacent zoning districts will be described.

- b. Potential Impacts: This section will identify the relationship of the Proposed Action to the existing zoning and overall land use patterns within the vicinity of the Project Site. This section will also identify the relationship between the Proposed Action and policies and recommendations set forth by the above-mentioned governing bodies, including, but not limited to, the following:

- New Windsor Comprehensive Plan (May 6, 2009)
- Orange County Comprehensive Plan (2010)
- Orange County Open Space Plan (July 2004)

The DEIS will include mapping and calculations which justify the proposed layout in accordance with the requirements of the Town of New Windsor Zoning, including any requested and/or necessary area variances. This mapping will include on-site surface water resources that may fall under the jurisdiction of the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation.

- c. Mitigation: Proposed measures to mitigate identified Environmental Impacts will be discussed. The party responsible to implement and/or finance each mitigation measure shall be provided. Unavoidable adverse Environmental Impacts will also be identified.

2. **TOPOGRAPHY AND SOILS**

- a. Existing Conditions: Soil conditions and topographic features (slopes) of the site will be described.
- b. Potential Impacts: Grading and excavation plans will be described with respect to changes in drainage patterns and potential soil erosion including potential phasing to limit the total areas disturbed at any one time. Measures for controlling erosion and preventing sediments from migrating off site will be identified and described. Discuss likelihood of blasting and, if needed, identify areas that will require blasting and quantity amount/extent. The DEIS will identify if the site will be balanced or if soil will need to be imported/exported.
- c. Mitigation: Proposed measures to mitigate identified Environmental Impacts will be discussed. The party responsible to implement and/or finance each mitigation measure shall be provided. Unavoidable adverse Environmental Impacts will also be identified.

3. **WETLANDS AND SURFACE HYDROLOGY**

- a. Existing Conditions: The general surface hydrology shall be described both on-site and on adjacent lands in the Town of New Windsor. Both regulated and unregulated wetlands and water courses existing on the Site will be described and delineated based on accepted methodologies (e.g., Army Corps of Engineers, NYSDEC).

- b. Potential Impacts: An assessment of the Environmental Impacts to the surface water resources and wetlands will be identified. The amount of wetlands and buffer area disturbance and the reason therefore shall be described. The Environmental Impacts to the wetlands due to the construction of the site improvements, buildings and stormwater management systems will be identified.
- c. Mitigation: Proposed measures to mitigate identified Environmental Impacts will be discussed. The party responsible to implement and/or finance each mitigation measure shall be provided. Unavoidable adverse Environmental Impacts will also be identified.

4. **VEGETATION AND WILDLIFE**

- a. Existing Conditions: Inventory existing ecological communities including vegetative cover types and wildlife species and any rare, threatened, or endangered flora and fauna will be identified, as well as species of special concern. Records of the New York State Department of Environmental Conservation and the Natural Heritage Program and the United States Department of the Interior, Fish and Wildlife (USDIFW) will be reviewed to determine if any potential endangered, threatened, rare or protected species, or species of special concern may be on-site or within the vicinity of the site. These published findings shall be further explored through on-site surveys by trained professionals as needed. Mapping of all significant areas of each ecological community type will be provided.
- b. Potential Impacts: An assessment of the Environmental Impacts to the vegetation and wildlife due to the construction of the Proposed Action will be identified. The potential displacement of wildlife, specifically threatened, endangered, rare or protected species or species of special concern, due to the Proposed Action will be discussed. In addition, the anticipated impact on existing vegetation within the limits of affected development area will be presented.
- c. Mitigation: Proposed measures to mitigate identified Environmental Impacts will be discussed. The party responsible to implement and/or finance each mitigation measure shall be provided. Unavoidable adverse Environmental Impacts will also be identified.

5. **STORMWATER MANAGEMENT**

- a. Existing Conditions: Run-off patterns, existing intermittent streams, and drainage patterns on-site and on adjacent lands in the Town of New Windsor will be described. Pre-development stormwater flow volumes and peaks will be provided, as will water quality criteria compliance, per the New York State Department of Environmental Conservation *Current Stormwater Management Design Manual*.

- b. Potential Impacts: The stormwater management system, drainage facilities, and detention areas will be described. This will include quantification of stormwater flows and peaks, as well as water quality criteria and measures to ensure that stormwater from construction activities and under post-development conditions does not adversely affect downstream properties as per the New York State Department of Environmental Conservation *Current Stormwater Management Design Manual*. In addition, any impact to groundwater resources as result of the Proposed Action will be described.
- c. Mitigation: Proposed measures to mitigate identified Environmental Impacts will be discussed. The party responsible to implement and/or finance each mitigation measure shall be provided. Unavoidable adverse Environmental Impacts will also be identified.

6. **GROUNDWATER RESOURCES**

- a. Existing Conditions: Proximity to existing Wells and Aquifer should include discussion of effects of drought on groundwater availability and recharge/discharge, and a characterization of the watersheds or sub watersheds associated with this site.
- b. Potential Impacts: A statement and evaluation of the potential impacts of the project to any existing water supply system shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence.
 - Potential Environmental Impacts to and water availability for neighboring properties/farms will also be discussed. The potential for the expansion of the system and the option of Town ownership will be addressed. Analysis should follow the engineers report outline contained in Recommended Standards for Waterworks.
 - Planned well testing protocol should be summarized in this section. Also provide a map of proposed wells that will be tested, and results if available. If results are not available at the completion of the DEIS, they will be required as part of the FEIS.
 - Groundwater recharge pre as well as post development shall be reviewed /discussed.
 - Surface-water features including wetlands, vernal pools and streams near proposed production wells will be measured during the yield tests to assess pumping related impacts.
- c. Mitigation: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. The discussion shall clearly indicate which mitigation measures have been incorporated into the plans. Proposed measures to mitigate identified Environmental Impacts will be discussed. The

party responsible to implement and/or finance each mitigation measure shall be provided. Unavoidable adverse Environmental Impacts will also be identified.

- Modifications to system to minimize any off-site impacts.
- Other mitigation, which may include a plan to monitor adjacent wells, mitigation for affected homeowners and irrigation restriction.
- Design stormwater drainage system for treatment of runoff prior to recharge of ground water.

7. **VISUAL CHARACTER AND AESTHETIC RESOURCES**

- a. Existing Conditions: This section will document views, in accordance with NYSDEC's Program Policy Document "*Assessing and Mitigating Visual Impacts*", from public roadways in the vicinity of the Project Site. Views analyzed will include the following locations:

- Eastbound view from Shaw Road
- Westbound view from Shaw Road

Photographs, cross-sections and narrative descriptions of the Project Site and its environs will be incorporated including existing landforms and vegetation.

- b. Potential Impacts: The visual analysis will describe the project's physical design including dwellings, building materials, colors, streetscape, site lighting and landscape plan. Environmental Impacts associated with the character of the surrounding area within the Town of New Windsor will be identified.
- c. Mitigation: Proposed measures to mitigate identified Environmental Impacts will be discussed. The party responsible to implement and/or finance each mitigation measure shall be provided. Unavoidable adverse Environmental Impacts will also be identified.

8. **TRAFFIC AND TRANSPORTATION**

- a. Existing Conditions: Roadway characteristics will be described including classifications, general condition, number of lanes by direction, shoulder condition and width, pavement markings, on-street parking, percent heavy vehicles, traffic control, and identification of all ownership interests including rights-of-way or other easements.

Existing traffic conditions will be documented for the weekday AM & PM peak hours by conducting turning movement manual counts at the following intersections:

- Route 207 and Beattie Road
- Shaw Road and Beattie Road
- Shaw Road and Bull Road

Manual turning movement counts will be collected during typical weekday morning (7:30 – 9:00 am) and weekday afternoon (4:30 – 6:00 pm) peak conditions to establish the existing traffic volumes within the vicinity of the site. The manual traffic count data shall be included in the appendix of the traffic study. The traffic count data shall not follow or precede holidays and weekday conditions should include dates when schools are in session.

The traffic counts will be compared with other historical information from the New York State Department of Transportation (if available). This information will be used to establish the existing traffic volumes for each of the peak hours.

A summary of existing available accident history will be prepared for the most recent three-year period of roadways and intersections within the study area based on data from the NYS DOT. Accident rates will be calculated and compared to statewide averages for similar type developments.

- b. No Build Conditions: The Existing Traffic Volumes identified above will be projected to a future design year utilizing a background growth factor based on historical data. In addition, traffic from other pending or approved projects in the area, if any are identified by the Town, will be estimated and added to the roadway network and combined with the projected Traffic Volumes to obtain the Design Year No-Build Traffic Volumes.
- c. Build Conditions and Potential Impacts: A detailed capacity analysis will be conducted at the intersections noted above including the site driveway, for each of the peak hours utilizing the procedures outlined in the *2010 Highway Capacity Manual* and using SYNCHRO Software. The analysis will provide the levels of service and average vehicle delays by movement for each of the time periods for each of the above conditions (Existing, No-Build and Build).

Arrival and departure distributions will be developed to assign the Site Generated Traffic Volumes to the roadway network based upon a review of existing traffic volumes on the roadway network and on anticipated origins and destinations for future residence.

Estimates of site generated traffic will be based on information published by the Institute of Transportation Engineers (ITE) as contained in their report entitled *Trip Generation, 9th Edition, 2012*. The DEIS shall provide justification for the projected traffic volumes based on these sources.

Compare the No-Build to Build conditions and specifically identify those locations and movements where the project traffic will result in an increase in delays or decrease in levels of service.

The Site Generated Traffic Volumes will be assigned to the roadway network based on the anticipated arrival and departure distributions.

The Site Generated Traffic Volumes will be combined with the No Build Traffic Volumes to obtain the Build Traffic Volumes for each of the peak hours.

Discuss how increases in traffic volumes associated with the project might impact traffic safety at locations exhibiting high accident rates.

- d. Mitigation: Where the increased traffic has the potential to significantly affect traffic operations and safety, the traffic study will identify potential mitigation measures to address such conditions. The discussion of mitigation measures will include the following information:
- The types of roadway improvements, including traffic control;
 - A sketch of potential roadway improvements;
 - An outline of the procedures and scheduling to implement the improvements; and
 - The party responsible for implementing the improvements and the method of funding.

Where increases in traffic volumes associated with the project could significantly impact traffic safety, identify how such impacts would be mitigated.

Identify measures necessary to mitigate any significant impact to the existing park and ride.

9. **INFRASTRUCTURE AND UTILITIES**

- a. Existing Conditions: Existing infrastructure and utilities available at the site will be described.
- b. Potential Impacts: Amount of anticipated water and sewer usage will be calculated and the proposed action will include development of a central water system and a central sewer system. The central water system will include rock wells, treatment facility, storage, a distribution system and appurtenances. The central sewer system will include an on-site waste water treatment plant (WWTP), sanitary pump station and sanitary sewer collection system. State and local design standards for these facilities will be discussed. Operations, maintenance and ownership of these facilities shall also be evaluated.
- c. Mitigation: Proposed measures to mitigate identified Environmental Impacts will be discussed. The party responsible to implement and/or finance each mitigation measure shall be provided. Unavoidable adverse Environmental Impacts will also be identified.

10. **NOISE**

- a. Existing Conditions: Existing noise levels on and in the vicinity of the Project Site will be assessed qualitatively.
- b. Potential Impacts: Environmental Impacts associated with noise shall be evaluated for periods of construction and post-construction to the surrounding neighborhood. The noise study will determine whether the Proposed Action would have Environmental Impacts on sensitive land uses within the vicinity of the Project Site.
- c. Mitigation: Proposed mitigation measures to offset identified Environmental Impacts will be discussed. The responsible party who is to undertake and/or finance each mitigation measure should be provided. Unavoidable adverse Environmental Impacts will also be identified.

11. **AIR QUALITY**

- a. Existing Conditions: Existing ambient air quality conditions will be described within the study area based on data obtained from NYSDEC. The data shall be analyzed and compared to the National Ambient Air Quality Standards in order to characterize the existing air quality in the vicinity of the Project Site.
- b. Potential Impacts: The effects of the emissions from stationary sources at the Project Site will be qualitatively assessed for period of construction and post-construction.
- c. Mitigation: Proposed mitigation measures to offset identified Environmental Impacts will be discussed. The discussion shall clearly indicate which mitigation measures have been incorporated into the plans as well as those which have not, and the reasons therefore. Additionally, the responsible party who is to undertake and/or finance each mitigation measure should be provided. Unavoidable adverse Environmental Impacts will also be identified.

12. **COMMUNITY FACILITIES**

- a. Existing Conditions: Municipal facilities and services currently provided will be discussed, including, but not limited to, Town Hall services, police, fire, emergency services, hospital facilities, recreation facilities, schools, Senior Center and solid waste disposal and bulk pick-up. Access to shopping, banking, the post office and other services will also be discussed.
- b. Potential Impacts: Environmental Impacts to community and Town-related municipal facilities and services will be identified and described. Estimated fiscal costs to the Town of New Windsor and relevant school districts associated with the construction and operation of the Proposed Action will be estimated.

- c. Mitigation: Proposed mitigation measures to offset identified Environmental Impacts will be discussed. The responsible party who is to undertake and/or finance each mitigation measure should be provided. Unavoidable adverse Environmental Impacts will also be identified.

13. **FISCAL IMPACTS**

- a. Existing Conditions: Current Project Site taxes provided to each taxing jurisdiction will be identified and described. Using available data, the economic activity in the study area will be quantitatively described.
- b. Potential Impacts: Projected real property accruing to each taxing jurisdiction will be identified. Additionally a comparison of the no-build and post-occupancy tax changes shall be described.
- c. Mitigation: Proposed mitigation measures to offset identified Environmental Impacts will be discussed. The responsible party who is to undertake and/or finance each mitigation measure should be provided. Unavoidable adverse Environmental Impacts will also be identified.

14. **CULTURAL RESOURCES**

- a. Existing Conditions: Historic resources on-site within a one-half mile radius of the Project Site will be identified and studied as needed in accordance with the New York State Standards for Cultural Resource Investigation, including:
 - 1. Phase IA Literature Search and Feasibility Study;
 - 2. Phase IB Field Investigation if warranted by Phase IA Study; and
 - 3. Phase II site evaluation, if warranted by Phase I Study.

This will also include contacting the New York State Office of Parks, Recreation and Historic Preservation to determine if there are any properties or potential sensitive historical/archaeological sites on or near the Project Site that are on or eligible for listing on the State or National Registers of Historic Places.

- b. Potential Impacts: Environmental Impacts to archeological, cultural or historic resources will be identified.
- c. Mitigation: Proposed mitigation measures to offset identified Environmental Impacts will be discussed. The responsible party who is to undertake and/or finance each mitigation measure should be provided. Unavoidable adverse Environmental Impacts will also be identified.

CHAPTER IV: CONSTRUCTION SEQUENCING AND PHASING

Potential Environmental Impacts anticipated during construction of the Proposed Action will be discussed including temporary construction noise, construction traffic, air quality, hours of construction operations and phasing. Mitigation measures to be implemented during construction activities shall be described.

CHAPTER V: ALTERNATIVES

Reasonable alternatives to the Proposed Action that are feasible, considering the objectives and capabilities of the Project Sponsor shall be described and evaluated. The description and evaluation of each alternative will be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed. The DEIS will analyze the following alternative:

1. No Action Alternative: This alternative shall evaluate the adverse or beneficial site changes that are likely to occur in the reasonably foreseeable future in the absence of the Proposed Action.
2. The Conventional Subdivision Alternative: This alternative shall evaluate potential adverse or beneficial changes to the site that are likely to occur as a result of the As of Right Conventional Subdivision consistent with the R-1 Bulk Requirements.
3. The Cluster Subdivision Alternative: This alternative shall evaluate potential adverse or beneficial changes to the site that are likely to occur as a result of the As of Right Conventional Subdivision consistent with the R-1 Bulk Requirements and the Cluster Provision.

CHAPTER VI: GROWTH INDUCING IMPACTS

This chapter will discuss whether there is a growth inducing impact as a consequence of the approval and construction of the proposed action.

CHAPTER VII: UNAVOIDABLE ADVERSE IMPACTS

Environmental Impacts that cannot be avoided with or without possible mitigation measures shall be summarized.

CHAPTER VIII: PROJECT IMPACTS ON ENERGY USE AND SOLID WASTE MANAGEMENT

This chapter will discuss whether there will be a significant demand on energy supply or solid waste disposal as a consequence of the approval and construction of the proposed action.

CHAPTER IX: IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Discuss any irreversible or irretrievable commitment of resources as a result of the Proposed Action.

TECHNICAL APPENDICES

1. SEQRA Documentation (e.g., EAF, Positive Declaration, Final Scoping Document).
2. List of underlying studies, reports and information considered and relied on in preparing DEIS.
3. Stormwater Management and Pollution Prevention Plan, including all supporting technical data.
4. Hydrogeological Assessment.
5. Community Water Supply System data and supporting technical reports.
6. Sanitary Wastewater Collection System and Treatment Facility design and technical data.
7. Natural Resources Reports (including wetlands, vegetation, and wildlife), and all supporting data.
8. Traffic Report.
9. Correspondences (e.g., NYSDEC, NYSDOT, OPRHP, etc.).
10. Preliminary Subdivision Drawings.