FINAL SCOPE

for the preparation of a

DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS)

for

WINSTON FARM PLANNED DEVELOPMENT DISTRICT
TOWN OF SAUGERTIES, ULSTER COUNTY, NEW YORK

Positive Declaration Issued: **July 13, 2022**

Public Scoping Session Held: **September 21, 2022**

Comments Accepted Through: **October 1, 2022**

Final Scope Issued:

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1.0 DESCRIPTION OF ACTION

1.1. PROPOSED PROJECT AND PRINCIPAL ACTION

The proposed action is the planned, multi-phase, mixed-use development of the 840+/-acre Project Site in accordance with Planned Development District (PDD) Zoning provision proposed by the project sponsor. The proposed zoning would:

- Divide the site into subareas;
- Prescribe a range of allowable uses and limits on the residential density and/or non-residential floor area for each sub-area;
- Provide an illustrative non-binding development concept plan;
- Provide flexible standards for the amount, location and design of parking and loading facilities;
- Provide flexible standards for landscaping, lighting and street furnishings;
- Provide flexible standards for the design and layout of streets, bicycle facilities and pedestrian facilities;
- Provide standards for architectural appearance of buildings;
- Provide standards for setbacks, lot area and building height by subdistrict;
- Provide standards (yet to be identified) for accessory structures, open space, signs, solar energy facilities and wireless communications;
- Exempt the future redevelopment from existing Town Zoning controls except those governing:
    - Procedures and contents of site plan, subdivision and special permit approvals;
    - Procedures for granting area variances;
    - Procedures for amending zoning (including the PDD);
    - Administrative procedures;
    - Enforcement;
- Allow any use that is permitted in the PDD, but not in the sub-area to be authorized by a Special Use Permit of the Town Board;
- Allow the limits for residential density or maximum floor area for the sub-area to be exceeded by a Special Use Permit of the Town Board;
- Allow the waiving of any bulk requirements by issuance of a Special Use Permit of the Town Board;
- Require Site Plan Review by the Planning Board subject to the PDD provisions and the environmental impact thresholds to be established in the forthcoming GEIS.

The full proposed PDD provisions are attached to this Scope.

1.2. POTENTIAL FUTURE RELATED ACTIONS IF PROJECT APPROVED

This action includes the following identified possible future related actions:

- Site Plan or subdivision approval by the Saugerties Town Planning Board;
- Variances by the Saugerties Town Zoning Board;
- Special Use Permit approval by the Saugerties Town Board;
- Permitting by New York State DEC;
- Permitting by New York State DOT;
- Permitting by New York State DOH;
- Permitting by Ulster County Health Department;
- Permitting by the Saugerties Town Highway Department;
- Permitting by the US Army Corps of Engineers;
- Permitting or Section 106 Review by the NY Office of Parks, Recreation and Historic Preservation;
- Permitting by the US Fish and Wildlife Service;

1.3. DESCRIPTION OF PROJECT SITE

The subject properties are located in Saugerties, Ulster County, New York near the northwest corner of New York State (NYS) Route 32 and NYS 212 (Saugerties-Woodstock Road) near Exit 20 of NYS I-87. The Project Site, known locally as Winston Farm, consists of eleven contiguous land parcels totaling 840 +/- acres including Section-Block-Lot (SBL) 17.2-3-10; 17.2-3-15; 17.2-4-32; 17.2-5-38; 17.2-5-39-120; 17.2-5-40; 17.2-5-41;17.15-3-4; 17.15-3-8; 17.16-1-1-110 and 17.16-1-36. Collectively referred to in this document as the "Project Site" or Winston Farm.

The portion of the Project Site fronting to NYS Route 32 is currently zoned for General Business (GB) while parcels internal to the site are zoned for Moderate Density Residential (MDR). Two parcels fronting Old Route 212 are within the Hamlet Residential (HR) district. Almost the entire site is overlaid by the Aquifer Protection Overlay (APO), the Gateway Overlay (GO) and Sensitive Area Overlay (SAO) districts.

The western portion of the Project Site, approximately 500 acres, are heavily wooded and not readily accessible. The eastern 300 acres of the farm parcels are primarily open fields that are farmed for hay. Access to the eastern portion of Winston Farm is primarily provided via Augusta Savage Road. All internal roads and parking areas are dirt and gravel. Access to the western portion of Winston Farm is provided via Buffalo Road which is paved until it transitions to dirt and gravel.

The Project Site ranges in elevation from 150 feet above mean sea level (amsl) to approximately 450 feet amsl. These parcels straddle a drainage divide formed by a series of tiered ridges generally running from north to south and beginning in the approximate center of the site and increasing in elevation from east to west with most of the site draining east, toward the Beaver Kill and a portion beyond the highest ridge elevations draining west, toward unnamed tributaries to the Beaver Kill. Properties along NYS Route 212 and 32 are relatively flat.

There are several structures or remnants of structures on the site, including the caretaker's residence which is occupied year-round, the property owner's seasonal residence, an abandoned mansion, the remains of a former barn, and a small family cemetery.

2.0 POTENTIAL ENVIRONMENTAL IMPACTS IDENTIFIED IN THE EAF OR THROUGH CONSULTATION WITH AGENCIES AND THE PUBLIC

2.1. SEQR PROCESS LEADING TO POSITIVE DECLARATION

In accordance with 6 NYCRR Part 617, State Environmental Quality Review (SEQR), the Town of Saugerties Town Board classified this project as a Type 1 Action for the purposes of environmental review based on a determination that the Project will involve the rezoning of approximately 840 acres of land; the Project occurs within a local municipality with a population under 150,000 and involves construction of more than 200 units to be connected to existing community or public water and sewerage systems including sewage treatment works; and, the action includes a nonagricultural use occurring wholly or partially within an agricultural district (certified pursuant to Agriculture and Markets Law, Article 25-AA, sections 303 and 304). These thresholds for a Type 1 Action are set forth in 6 NYCRR Part 617.4(b). The SEQR regulations require the Lead Agency to conduct a Coordinated Environmental Review for all Type 1 Actions. Therefore, on September 15, 2021, the Town of Saugerties Town Board initiated a Coordinated Review of the proposed action to request Lead Agency designation and to solicit comments from all Involved and Interested Agencies.

In accordance with 6 NYCRR Part 617.7, upon receipt and review of all agency comments, the Environmental Assessment Form (EAF), and other application materials submitted by the project sponsor, the Town Board considered the potential environmental impacts of the Project and determined that this action may result in significant adverse environmental impacts and that a Draft Generic Environmental Impact Statement (DGEIS) must be prepared. The Town of Saugerties Town Board issued a Positive Declaration to this effect on July 13, 2022.

2.2. POTENTIAL ENVIRONMENTAL IMPACTS IDENTIFIED IN EAF

Impact on Land. The redevelopment of 840+/- acres may result in a substantial impact to land. The project may remove large quantities of excavated materials, and has the potential to cause erosion, water quality issues, and dust during construction. The construction activities will continue for more than one year or in multiple phases, and requires a construction phasing plan, including a schedule of construction milestones, construction practices, truck access routes, and a description and quantity of import/export of natural material.

Impacts on Surface and Ground Water. The Project anticipates the creation of new stormwater retention facilities, the introduction of significant new impervious surfaces, the need for new or expanded water and wastewater treatment facilities, and the Project Site contains freshwater wetlands. Water withdrawal

Impacts on Plants and Animals. The Project has the potential to remove or destroy endangered, rare or threatened plant and animal habitats, and migratory fish and wildlife species.

Impact on Agricultural Resources. The Project is located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304, and consists of highly productive soils in Group 1-4.

Impact on Aesthetic, Historic and Archeological Resources. The Project has the potential to cause impairment to the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character.

Impact on Open Space and Recreation. The Project Site was the site of Woodstock '94, an American music festival of nation-wide significance held in 1994 to commemorate the 25th anniversary of the original Woodstock festival held in 1969. The site may be used informally for passive recreation.

Impact on Transportation. There is the potential for a substantial increase in traffic, including truck traffic, that may exceed the capacity of the existing road network and significantly increase congestion.

Impact on Energy. The Project has the potential for an increased demand for, or a major change in the quantity or type of energy currently available to serve the Project (water, sewer, gas, electric, etc.).

Impact on Noise, Odor, Air, Light. Significant adverse impacts may occur related to noise, odor, and light, both during construction and with full operation of the Project, particularly affecting the nearby residential areas.

Impacts on Solid Waste. The Project has the potential to generate large amounts of solid waste, such as recyclable materials and municipal solid waste.

Consistency with Community Plans. The Project may cause a change in density and/or population that may not be supported by existing infrastructure, may not be consistent with the community plans, or which may have an increased demand on community and emergency services, such as, but not limited to schools, emergency response, the Comprehensive Plan, farmland protection plans, aquifer and watershed plans, or other plans of town, county and regional significance.

2.3. POTENTIAL IMPACTS IDENTIFIED THROUGH CONSULTATION WITH AGENCIES AND THE PUBLIC

2.3.1. SCOPING

Scoping is required for all environmental impact statements (EIS) and has been initiated by the Town of Saugerties Town Board, as Lead Agency. The purpose of the scoping process is to identify the potentially significant adverse environmental impacts to be addressed in the DGEIS and to eliminate those impacts

that are irrelevant or insignificant. These issues are determined based on a full review of the EAF Parts 1 and 2, the Positive Declaration, the Development Concept Plan, the Draft Planned Development District (PDD) regulations, and relevant comments received from Involved and Interested Agencies and the public.

The objectives of project scoping are to:

- Identify/confirm the potentiality for significant environmental issues.
- Identify limits or extent of the DGEIS.
- Identify extent, quality, and method of presenting existing information and required new information needed to adequately address impacts.
- Identify potential mitigation measures.
- Identify information or data to be included in an appendix.
- Identify the range of reasonable alternatives to be addressed.
- Eliminate irrelevant or insignificant issues and the reasons why those issues were not included in the final scope.

On August 1, 2022, the project sponsor submitted a draft Scoping Document to the Town of Saugerties. As part of the DGEIS process, and in accordance with 6 NYCRR Part 617.8, the Town Board conducted a public scoping meeting on September 21, 2022 at the Greco Senior Center, 207 Market Street, Saugerties, NY and held open for written comment until October 1, 2022.

The scoping was conducted to afford public and agency input regarding the topics and methodology of study for the DGEIS. The public scoping process ensures that the DGEIS will be a concise, accurate, and complete document upon which all Involved Agencies can base their individual decisions regarding the Project.

2.3.2. **AGENCIES CONSULTED**

Involved Agencies are agencies that have jurisdiction to fund, approve, or directly undertake an action. The project sponsor's draft scope was distributed to the following Involved Agencies:

- Town of Saugerties Planning Board
- Town of Saugerties Zoning Board of Appeals
- Village of Saugerties Board of Trustees
- Ulster County Health Department
- New York State Department of Environmental Conservation (NYSDEC)
- New York State Department of Health
- New York State Department of Transportation (NYSDOT)
- United States Army Corp of Engineers (USACE)

The following Agencies, departments, institutions and organizations are not believed to have permitting, funding, or approval jurisdiction. These groups were provided a copy of the draft scope because of their expertise or concern regarding the action, or because it was anticipated that they may have particular interest in the action:

- Town of Saugerties Building Inspector
- Town of Saugerties Police Department
- Town of Saugerties Water/Sewer Department
- Town of Saugerties Highway Department
- Town of Saugerties Historic Preservation Commission
- Town of Saugerties Conservation Advisory Commission
- Village of Saugerties Water Department
- Village of Saugerties Wastewater Department
- Saugerties Central School District
- Centerville Fire Company Department
- Diaz Memorial Ambulance Service
- New York State Police
- New York State Office of Parks, Recreation, and Historic Preservation
- New York State Thruway Authority
- Ulster County Executive
- Ulster County Planning Board
- Ulster County Department of Public Works
- Ulster County Area Transit
- Ulster County Agricultural and Farmland Protection Board
- US Department of Interior - Fish and Wildlife Service
- Central Hudson Corporation
- Saugerties Farm LLC
- Scenic Hudson
- Catskill Mountainkeeper
- Woodstock Land Conservancy

2.4. PROMINENT ISSUES CONSIDERED IN THE EAF OR RAISED DURING SCOPING DETERMINED TO BE INSIGNIFICANT OR IRRELEVANT

During the public scoping, a number of comments were made regarding opposition to the proposed action and concern regarding environmental impacts. General comments were made regarding the importance of protecting environmental resources including groundwater, wildlife and forest habitat. Statements of opinion such as these were considered irrelevant for the purposes of Scoping. The Lead Agency reviewed all comments, identified and incorporated all those which provided substantive input related to the Scope

of the GEIS, and noted all comments which were statements of opinion and not incorporated into the Scope.

3.0 DGEIS REQUIREMENTS

3.1. FRAMEWORK FOR ENVIRONMENTAL REVIEW

Article 8 of the New York State Environmental Conservation Law, the State Environmental Quality Review Act (SEQRA) requires a lead agency to analyze the environmental impacts of proposed actions and, to the maximum extent practicable, avoid or mitigate potentially significant adverse impacts on the environment, consistent with social, economic, and other essential considerations. An Environmental Impact Statement (EIS) is a comprehensive document used to systematically consider environmental effects, evaluate a reasonable range of alternatives, and identify and propose mitigation, to the maximum extent practicable, of any potentially significant adverse environmental impacts. The EIS provides a means for the lead and involved agencies to consider environmental factors and choose among alternatives in their decision-making processes related to a proposed action.

3.1.1. GENERIC ENVIRONMENTAL IMPACT STATEMENT

A Generic Environmental Impact Statement (GEIS) is a broader, more general EIS that analyzes the impacts of a concept or overall plan rather than those of a specific project plan. The GEIS is useful when the details of a specific impact cannot be accurately identified, as no site-specific project has been proposed, but a broad set of further, future projects is likely to result from the agency's action. The GEIS follows the same format as the EIS for a more specific project, but its content is necessarily broader.

A GEIS will be prepared in accordance with SEQRA and its implementing regulations found at 6 N.Y.C.R.R. Part 617.

3.2. QUALITY OF INFORMATION

The DGEIS should be written in the third person. The terms "we" and "our" should not be used. The Applicant's conclusions and opinions should be identified as those of the "Project Sponsor", "Applicant" or "Developer."

Narrative discussions should be accompanied by appropriate charts, graphs, maps, and diagrams whenever possible. If a particular subject matter can most effectively be described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the site shall include adjacent homes, other neighboring uses and structures, roads, water bodies and a legend.

Environmental impacts should be described in terms that the layperson can readily understand (e.g., truckloads of fill and cubic yards rather than just cubic yards).

All discussions of mitigation measures should consider at least those measures mentioned in the Final Scope. Where reasonable and necessary, mitigation measures should be incorporated into the Proposed Action if they are not already included.

The DGEIS is intended to convey general and technical information regarding the potential environmental impacts of the Project to the Town of Saugerties Town Board (as Lead Agency), agencies involved in the review of the Project, and to the interested public. The Preparer of the DGEIS is encouraged to keep the audience 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.

As the DGEIS will become, upon acceptance by the Lead Agency, a document that may, if appropriate, support objective findings on approvals requested under the application, the Preparer shall avoid subjective statements regarding potential impacts. The DGEIS 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 Saugerties Town Board reserves the right, during review of the document, to require that subjective statements be removed from the document or otherwise modified to indicate that such subjective statements are not necessarily representative of the findings of the Lead Agency.

This Final Scope has been prepared in accordance with the requirements of 6 NYCRR Part 617, Article 8 of the Environmental Conservation Law (State Environmental Quality Review [SEQR]), at the direction of the Town of Saugerties Town Board, the designated Lead Agency for the proposed action.

3.3. ORGANIZATION OF ENVIRONMENTAL IMPACT ANALYSIS

The actual construction involved in the Proposed Action will depend on unknown future developer proposals and future market conditions across an unknown time horizon and in unidentified phases. In order to consider the impacts of development under the new zoning provisions, the environmental review will need to analyze and compare a range of reasonable alternatives as identified hereafter, the chief among which are the No-Action Alternative, the Project Sponsor's Preferred Alternative, and the Reasonable Worst-Case Development Scenario.

No Action Alternative.

The No Action Alternative is the likely future condition of the Project Site if the proposed action is not approved. It will include an assessment of the maximum range of development likely to occur under existing zoning and should serve as a baseline against which to compare proposed project impacts.

Project Sponsor's Preferred Plan

This is the plan that the project sponsor anticipates pursuing based on current conditions if the proposed action is approved.

Reasonable Worst Case Development Scenario

This is the most intensive development that could be reasonably anticipated to occur if the zoning is adopted as currently petitioned.

Each impact subject area (e.g., water resources, traffic and transportation, etc.) should be presented in a separate subsection, and further presented in subsections relating to:

- existing conditions;
- future conditions under the no-action alternative
- future conditions under the project sponsor's preferred plan
- future conditions under the reasonable worst-case development scenario

3.4. SITE LOCATION AND DESCRIPTION OF THE PROPOSED ACTION

In this section the project sponsor will describe the Project Site location and context. The project sponsor will describe the proposed action and the goals of the Project, as well as the purpose and need for the Project in the Town of Saugerties. Maps will be incorporated into this section to illustrate the project location, existing site conditions described and the proposed action itself.

The subject properties are located in Saugerties, Ulster County, New York near the northwest corner of New York State (NYS) Route 32 and NYS 212 (Saugerties-Woodstock Road) near Exit 20 of NYS I-87. The Project Site, known locally as Winston Farm, consists of eleven contiguous land parcels totaling 840 +/- acres including Section-Block-Lot (SBL) 17.2-3-10; 17.2-3-15; 17.2-4-32; 17.2-5-38; 17.2-5-39-120; 17.2-5-40; 17.2-5-41;17.15-3-4; 17.15-3-8; 17.16-1-1-110 and 17.16-1-36. Collectively referred to in this document as the "Project Site" or Winston Farm.

4.0 SPECIFIC CONTENT AND ORGANIZATION OF THE DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT

Section 617.9(b) of the SEQR implementing regulations outlines the minimum content that should be included in a DGEIS. The minimum subject areas expected to be included in the DGEIS for this project are described below.

Generic EISs and their findings should set forth specific conditions or criteria under which future actions will be undertaken or approved, including requirements for any subsequent SEQR compliance. This may

include thresholds and criteria for supplemental EISs to reflect specific significant impacts, such as site-specific impacts, that were not adequately addressed or analyzed in the generic EIS.

4.1. COVER SHEET [PURSUANT TO 6 NYCRR PART 617.9(B)(3)]

A. Identification as Draft Generic Environmental Impact Statement.
B. Title/name of the Project.
C. Location (County and Town) of the Project.
D. Name and address of the lead agency; name and telephone number of the person to contact at the lead agency for information and SEQRA status (Type I).
E. Name and address of the Project Sponsor; name, address and telephone number of the person representing the applicant.
F. Name, address, and email address of the primary preparer(s) of the DGEIS.
G. Date of submittal and all DGEIS revision dates.
H. Date of acceptance of the DGEIS as complete (to be inserted at a later date).
I. Date of Public Hearing and subsequent adjournments (to be inserted at a later date).
J. The deadline date by which comments are due (to be inserted at a later date).

4.2. LIST OF CONSULTANTS INVOLVED WITH THE PROJECT

4.3. TABLE OF CONTENTS

The DGEIS shall include listings of major sections and subsections, tables, figures, maps, charts, appendices, and any items that may be submitted under a separate cover (and identified as such).

4.4. EXECUTIVE SUMMARY

The Executive Summary shall consist of a brief but precise summary of the DGEIS that adequately and accurately summarizes the primary information and conclusions contained within each chapter and section of the document.

4.5. DESCRIPTION OF THE PROPOSED ACTION

4.5.1. PROJECT BACKGROUND

A brief description of the site and relevant development/planning history of the site will be provided. This history should also include a description of key milestones of the SEQR process conducted to date.

4.5.2. PROJECT PURPOSE, NEED AND PUBLIC BENEFIT

The purpose and objectives of the project sponsor shall be clearly identified and will serve as a basis for any narrowing of alternatives that are inconsistent with those objectives.

The need for the project shall be established in terms of the market need for the uses, scales and densities proposed.

A discussion of any public benefits to accrue from the proposed project should be described, including social and economic considerations. Any public policies achieved by the proposed project as expressed by adopted Comprehensive Plan or policy documents of the Town, County or State or agencies thereof should be described.

4.5.3. **SITE LOCATION**

A comprehensive description of the site location shall be provided including, but not limited to:

A. Establish geographic boundaries and conditions of the Project Site, including regional and local maps, tax maps designation and abutting roads.
B. Site acreage, easements affecting the Project Site, and existing access.
C. Discuss land uses in the immediate area – one (1) mile surrounding the Project Site boundaries, and relation.
D. Site description (existing zoning, site characteristics, soil and topographic characteristics, vegetation conditions, wetlands, wildlife habitat, cultural and historic resources, etc.).
E. Discuss the prior and present use of the Project Site.

4.5.4. **PROPOSED ZONING**

A comprehensive description of the proposed PDD zoning shall be presented in terms of:

A. Uses permitted by subarea.
B. Density in terms of units and bedrooms for residential, and floor area and acreage for indoor and outdoor non-residential uses respectively, disclosed for the total site and each subarea.
C. Bulk requirements prescribed and whether such requirements are prescribed on a use, subarea or other basis. Additionally, any bulk requirements shall be further described based on the standards under which those requirements will be measured.
D. The procedure that will need to be followed upon adoption of the zoning, for both permitted and special permit uses.
E. All specific and general standards imposed under the proposed zoning.
F. Provisions of the current code that are exempted from applying to future development under the PDD. These shall be described by each provision of the code, and the rationale for exempting future PDD provisions shall be provided. Any new PDD provisions intended to achieve the purpose of exempted provisions shall be described.
G. A description of the procedure for amending the PDD in the future.
H. A description of any provisions for expiration of approvals including the PDD and subsequent site plans.

4.5.5. PROJECT SPONSOR'S PREFERRED PLAN ALTERNATIVE

The DEIS shall present a conceptual plan map for the Project Sponsor's Preferred Plan. The Plan shall be described as follows:

A. DESIGN AND LAYOUT

1. Total Project Area

    - Proposed impervious surface area (roofs, driveways, roads, etc.)
    - Area of site disturbance, including utility areas.
    - Description of unfragmented natural areas and areas of the site to remain undisturbed.
    - Area of open space and usable open space.
    - Stormwater management/drainage plans.

2. Structures

    - Proposed layout of buildings and structures including proposed uses.
    - Sample building elevations consistent with PDD requirements and a description of those elements that are required to meet proposed architectural requirements.
    - Discussion of energy efficiency design and construction standards to be utilized.
    - Discussion of energy infrastructure including the use of Solar Panels and Electric Vehicle (EV) charging stations.

3. Site access, vehicular and pedestrian circulation, and parking

    - Description of on-site vehicle, bicycle and pedestrian circulation, including ingress and egress and relevant provisions within the PDD requiring such facilities.
    - Description of access to nearby public transportation facilities and relevant provisions within the PDD requiring such access.
    - Description of location and ownership of existing and proposed roads and emergency access, if necessary.
    - Location of proposed pavement area and pavement type and relevant provisions within the PDD governing these design choices.
    - Description of construction vehicle access during construction and post-operation.
    - Description of nearby bicycle lanes and sidewalks, potential connections and relevant provisions within the PDD requiring such connections.
    - Number of parking spaces and parking layout, including an analysis of the computation of parking spaces to serve the Project as well as a description of the extent to which the provisions of the PDD will govern these elements.

- Locations and numbers of EV charging stations and relevant provisions within the PDD requiring such facilities.
- Any improvements to existing public rights-of-way or other public improvements.
- Description of conformity to American with Disabilities Act (ADA) requirements.

4. Landscaping, Lighting and Signage Plans

- Description of existing and proposed landscape buffers in relation to potential site visibility and a description to the extent that such buffers are prescribed by the PDD.
- Description of site lighting, including hours thereof and the extent to which these are prescribed by the PDD
- Description of proposed signage and the extent to which proposed signage is prescribed by the PDD.

5. Utilities

This section will describe the demand for sewer, consumptive and non-consumptive estimates for water use, electric and natural gas, garbage and recycling, and wireless telecommunications facilities and the provision of same resulting from the maximum buildout under the Proposed Action. This section will discuss the need for the formation of any new taxing districts such as drainage, sewer and water. This section will discuss energy and utility saving features required under the PDD.

B. CONSTRUCTION AND PROJECT PHASING

1. Construction

- Anticipated construction period and schedule of construction milestones (i.e., site clearing, grading and fill placement, infrastructure, foundations, etc.) and the extent to which they are prescribed by the PDD.
- Proposed phasing to the extent known or anticipated based on current market conditions and provisions of the PDD that will govern phasing.
- Construction practices and access and the extent to which they are prescribed by the PDD.
- Number of truckloads anticipated for import/export of natural materials or construction materials, including the times of day and routes thereof and the extent to which they are prescribed by the PDD.
- Methods to limit the spread of invasive species during site construction.

C. PERMITS AND APPROVALS REQUIRED

List of approvals and permits needed.

4.5.6. **REASONABLE WORST CASE DEVELOPMENT SCENARIO**

The Reasonable Worst Case Development Scenario (RWCDS) shall be described. This will be the most intensive development that could reasonably be anticipated to occur under the PDD zoning as proposed and considering reasonable assumptions regarding market demand, costs and other salient factors (which should be disclosed). Where there are multiple RWCDS based on different types of impacts (traffic, water consumption, energy consumption, community services, etc.), each RWCDS should be described.

A concept plan or plans demonstrating each RWCDS identified shall be developed. This plan shall be described to the same detail as the Project Sponsors' Preferred Plan Alternative as required under 4.5.5.

4.6. ENVIRONMENTAL ASSESSMENT

This section shall provide a subject-based assessment of the existing environment, impacts of the proposed project and required mitigations. Each subject will be presented by disclosing existing conditions, baseline conditions (impacts under the no-action alternative), severity of impacts under the project sponsor's preferred plan alternative as compared to the baseline and existing conditions, severity of impacts under the RWCDS as compared to the baseline and existing conditions, and mitigation measures designed to avoid, minimize, or offset identified impacts. Mitigation of impacts of the preferred plan as compared to the no-action alternative may include consideration of eliminating exemptions from existing zoning provisions. Mitigating impacts of the RWCDS as compared to the preferred plan may include adjustment of the PDD zoning to better reflect the desired conditions under the preferred plan.

4.6.1. **IMPACT ON LAND**

A. EXISTING CONDITIONS

1. Prepare a geotechnical analysis including maps and graphics as applicable of soil compositions including agriculturally significant and hydric soils, depth to bedrock, depth to water table, and other pertinent topics as may be identified.
2. Identify the topographic elevations on site including areas of "steep slopes" as defined in the Town of Saugerties Town Code, and slopes which would preclude development.
3. Describe existing land cover.
4. Identify the potential for soil contamination resulting from agricultural or other prior uses.

B. POTENTIAL IMPACTS (NO-ACTION, PREFERRED PLAN, RWCDS)

<u>Soils</u>

1. Identify and describe areas and extent of grading, cut and fill to achieve maximum buildout of the PDD. Include discussion of removal and/or reuse of existing vegetation and topsoil. Define the anticipated volume of earth to be imported to or exported from the Project Site.
2. Quantify areas of slope disturbance resulting from the Project and depict on topographic map showing slope contours.
3. Discuss adequate soil erosion and sediment control measures in accordance with the NYS Department of Environmental Conservation's "New York Standards and Specifications for Erosion and Sedimentation Control" (current version).

Construction and Phasing

1. Discuss the process and timing for building and/or bonding community infrastructure improvements such as roads, water, sewer and stormwater management facilities.

C. POTENTIAL MITIGATION MEASURES

1. Mitigation will be proposed for identified adverse environmental impacts, as necessary. Unavoidable adverse impacts will be identified.

4.6.2. **IMPACT ON FLOODING, SURFACE WATER AND GROUND WATER RESOURCES**

A. EXISTING CONDITIONS

Floodplains, Surface Waters & Wetlands

1. Describe and map of areas designated as flood zones and floodways.
2. Complete a wetland delineation, locate and describe wetlands and associated jurisdictional areas such as buffers and contributing wetlands or surface water bodies.
3. Inventory streams and surface water resources on site including jurisdiction, classification and other water quality metrics.
4. Identify and describe the watersheds entering and leaving the site.

Groundwater

1. Discuss existing documents and reports related to the Beaver Kill Aquifer.
2. Provide a hydrogeological assessment of groundwater resources on the site including an evaluation of existing available groundwater supply from wells within the Beaver Kill Aquifer:

a. Characterize the Beaver Kill Aquifer to determine the quantity of groundwater that can be safely withdrawn from it without impacting other groundwater users or the environment.
b. Compile and analyze existing data including that provided in existing reports, well logs from drillers, NYSDEC, DOH, and other sources.
c. Provide a map showing the extent of the Beaver Kill aquifer, and all current groundwater users in the area.
d. Summarize any reported boundary conditions, groundwater recharge locations, annual recharge, aquifer composition and porosity, the groundwater flow direction within it, hydraulic conductivity, transmissivity, hydraulic gradient, storage capacity, and safe yield.

3. Compare groundwater yield to water demand. Evaluate the feasibility of developing a dedicated water supply for the Project Site that does not deplete water availability for surrounding users.
4. Prepare a water capacity and quality analysis of identified groundwater resources that will serve the Project Site including areas proposed for individual wells.
5. Provide pump test and capacity analysis of groundwater resources on the site including safe yield analysis based on a 72-hour pump test completed according to the NYSDEC Pumping Test Procedures for Water Withdrawal Permit Applications.
    a. Consideration of Drought- Standard DEC testing protocols shall be utilized which restrict testing of unconfined aquifer during peak recharge periods between March through May. Pump test reports shall also include three (3) and six (6) month well drawdown projections and discussion of impacts due to drought conditions.
    b. Consideration of off-site well influence- The Applicant must both verify to the Town that they have received approval of a well testing protocol from DEC which includes off site well monitoring and confirm to the Town that they are prepared to monitor a representative number of off-site existing domestic wells particularly to the north and south of the Winston Farm site, focusing on the alignment of the Beaver Kill Aquifer. A minimum of 3 domestic wells must be monitored, each, in these north and south directions. In addition, a representative number of off-site domestic wells in proximity to the Montano well must also be monitored.
        i. The pumping test plan shall be included as an appendix to the DGEIS.
6. Map the likely recharge areas for the Beaver Kill Aquifer within the Winston Farm site. Use this data to produce a map of the areas where development could occur without interfering with, or polluting, groundwater recharge.

   a. If pollution does enter the aquifer and pollute the groundwater, identify alternate water sources that would be available to supply development at the site.

7. Describe the Aquifer Overlay and Sensitive Area Overlay Provisions and the extent they apply to the Project Site under each of the alternatives. Identify any similar provisions or Aquifer protections regulated through the PDD.
8. Describe the depth to the water table at varying locations throughout the site, including each subarea identified by the PDD.
9. Analyze how climate change could affect the supply of water due to changing weather patterns and discuss water availability on the site during drought conditions.
10. Describe how land clearing and increase in impervious surfaces due to the proposed project could impact groundwater recharge in the area.

B. POTENTIAL IMPACTS (NO-ACTION, PREFERRED PLAN, RWCDS)

<u>Floodplains, Surface Water & Wetlands</u>

1. Measure and predict typical seasonal flow conditions in the Beaver Kill including the water level and flow rate of the Beaver Kill over the course of a year.
2. Estimate future water level and flow ranges during higher and lower precipitation years, based on past seasons and climate change predictions.
3. Discuss potential impacts on flood plains, surface water, wetlands or groundwater, pursuant to NYS CRRA Flood Risk Management Guidance.
   a. Identify the elevation and horizontal flood-hazard area that results from adding two feet (three feet for critical facilities) of freeboard to the base flood elevation and extending this level (transversely to the direction of flow in riverine situations) to its intersection with the ground;
   b. The vertical flood elevation and corresponding horizontal floodplain subject to flooding from the 0.2-percent annual chance [“500-year”] flood; and
   c. The elevation determined by a climate-informed science guideline elevation in which adequate, actionable science is available (such as the State Flood Risk Management Guidance).
4. Provide for reasonable and appropriate stormwater management on site and discuss permitting requirements that will be required of the NYSDEC, the USACE, and the Town of Saugerties. Describe Project requirements for coverage under SPDES General Permit for Stormwater Discharges from Construction Activity.
5. Discuss stormwater or green infrastructure requirements contained in the PDD that relate to the protection of floodplains, surface water or groundwater.

6. Discuss existing and proposed stormwater management facilities, discuss MS4 requirements.
7. Calculate anticipated levels of BOD, phosphorus, and SPDES-permitted contaminants that may be discharged to the Beaver Kill.
8. Model the changes in flow and water quality to the Beaver Kill that can be expected from both wastewater and stormwater inputs throughout the year.
9. Discuss any impacts that may be incurred to downstream waterbodies.
10. Discuss the potential for pollution and the use of polluting chemicals such as pesticides, herbicides, and other chemicals or byproducts that may be used on the site.

C. POTENTIAL MITIGATION MEASURES

1. Mitigation measures will be provided for identified adverse environmental impacts, as necessary. Unavoidable adverse impacts will be identified.

4.6.3. **IMPACT ON PLANTS AND ANIMALS**

A. EXISTING CONDITIONS

1. Present existing data on Winston Farm habitats and species observations, drawing from existing biodiversity assessments, :
    a. Biodiversity assessment by biologists Christopher Graham, MS, and Erik Kiviat, PhD, of Hudsonia, Inc., “Preliminary Biodiversity Assessment of the Winston Farm Property,” 18 September 2022
2. Identify the existing land cover on the site.
3. Conduct a biodiversity and habitat assessment on the site during appropriate seasonal timeframes. Survey for the species and potential habitat for same, including but not limited to::
    a. Breeding birds of conservation concern;
    b. Wintering raptors;
    c. Snakes;
    d. Turtles;
    e. Endangered bog turtle and northern cricket frog;
    f. Pool-breeding amphibians;
    g. Butterflies and odonates of conservation concern;
    h. Rare plants.
4. Map ecologically significant habitats on the site using scientifically accepted methods.
5. Identify and map ecological communities and/or habitats important to the regional ecosystem, for example, matrix forests, habitat cores, etc.

6. Identify and map any significant natural communities, biodiversity areas, important bird areas or any other known important areas.
7. Identify any endangered or threatened plant or animal species as may be identified through on-site assessments and consultation with the NYS DEC or US Fish and Wildlife Service.
8. Identify rare plant or animal species and/or habitat found on site.
9. Identify areas most critical to climate resilience

B. POTENTIAL IMPACTS (NO-ACTION, PREFERRED PLAN, RWCDS)

1. Discuss and quantify the impacts of the Project on the potential loss or degradation of existing biodiversity, habitat and ecological communities including the potential loss of protected wildlife or plant habitat including impact to habitat fragmentation and edge effects caused by development.
2. Identify areas of remaining core forest and large meadows sufficient to support habitat.
3. Identify whether unique tree species are located on site and discuss potential impacts to same.
4. Discuss impacts on wildlife displacement, loss of nesting/breeding, foraging and over-wintering of wildlife, and potential for wildlife accommodation on the site.
5. Consult with New York State Department of Environmental Conservation (NYSDEC), U.S. Fish and Wildlife Service (USFWS), and NY Natural Heritage Program, to determine if special conditions of development or permits are required.
6. Describe extent to which the proposed PDD includes tree preservation provisions or retains existing code requirements related to tree preservation.

C. POTENTIAL MITIGATION MEASURES

1. Mitigation measures will be provided for identified adverse environmental impacts, as necessary. Unavoidable adverse impacts will be identified.

4.6.4. **IMPACT ON AGRICULTURAL RESOURCES**

A. EXISTING CONDITIONS

1. Identify the limits of designated agricultural districts on the site and discuss the implications and policies of same.
2. Describe the previous use of the land and the timeframe for when the site was last used for agricultural purposes.

3. Describe agricultural soil groups found on the Site.
4. Describe past use of agricultural chemicals on the site.
5. Describe whether the Project Site is specifically mentioned in a County or Town Farmland Protection Plan.

B. POTENTIAL IMPACTS (NO-ACTION, PREFERRED PLAN, RWCDS)

1. Discuss if a portion or all of the agricultural soil will be permanently transformed.
2. Describe the loss of agricultural productive soils and how this will affect the agricultural district.
3. Describe the potential for soil impacts due to the use of agricultural chemicals on the site.

C. POTENTIAL MITIGATION MEASURES

1. Mitigation will be proposed for identified adverse environmental impacts, as necessary. Unavoidable adverse impacts will be identified.

4.6.5. **IMPACT ON AESTHETIC RESOURCES & COMMUNITY CHARACTER**

A. EXISTING CONDITIONS

Community Character & Aesthetic Resources

1. Describe the man-made and natural features of the Project Site and surrounding area including the visual character of the Town and the area within 1/2 mile of the property boundary including a discussion of buildings, structures and their uses, the natural environment and intensity of land use.
2. Identify aesthetic resources and scenic areas within 5 miles of the Project Site.
3. Locate and provide images that convey the community character on and surrounding the site.
4. Discuss architecturally significant and historic structures on and surrounding the site, including in the Village of Saugerties and Malden historic districts.

B. POTENTIAL IMPACTS (NO-ACTION, PREFERRED PLAN, RWCDS)

Aesthetic Resources

1. Discuss the bulk and height requirements of the PDD zoning and visually depict areas identified for development. Discuss any regulations related to building massing or form contained in the PDD.

2. Describe/depict significant views from adjacent areas that may be impacted by the proposed action as identified by the Lead Agency, including, but not limited to:

    a. NYS Route 32
    b. NYS I-87
    c. NYS Route 212
    d. People's Road
    e. Canoe Hill Road
    f. Holmeville Road
    g. Buffalo road
    h. Mower Hill Road
    i. Augusta Savage Road and Route 32
    j. Identified historic listed or eligible buildings
    k. Views from identified scenic areas of local or statewide significance within 5 miles of the Project Site
    l. NYS Parks and Historic Sites

3. Prepare site sections showing the relationship to existing and proposed development and adjacent existing development.
4. Illustrate sight-lines and viewsheds internal/external to the site.
5. In adherence with the NYS Department of Environmental Conservation program policy, entitled "Assessing and Mitigating Visual Impacts" describe/depict potential impacts to the visual conditions of the Project Site both in leaf-on and leaf-off condition. Include cross-sections and/or rendering of the built conditions (photo simulation) from vantage points identified above.
6. Provide a narrative description and graphic representation (computer generated 2-D photo renderings and site models/massing diagrams of buildings and the site, including a 3-D site model) of the Project, including physical dimensions.
7. Discuss how the preferred alternative has been arranged in relation to visual impacts and how buffer areas, proposed building heights, and existing/proposed vegetation relate to visual impacts.

<u>Community Character</u>

1. Discuss the practices outlined in the Ulster County Design Manual as it relates to the proposed action.
2. Compare the surrounding development density to the proposed development density. Discuss the intent for the Project Site in terms of architectural design

and site layout and provide images and renderings that depict the architectural and design intent.

3. Discuss similarities and differences in existing community character in the Town and Village of Saugerties.
4. Discuss the Gateway Overlay zoning district and the extent to which the proposed action conforms, does not conform to same.
5. Discuss architectural and design standards that may be incorporated into the PDD by using renderings or exemplary images which depict the size, massing and architectural style of buildings proposed for the site as viewed from the internal right of way.
6. Discuss changes to the landscape including the removal of trees and wetland vegetation, and/or the incorporation of landscaping requirements to the PDD.
7. Discuss the future use and impacts to historic structures and infrastructure on site including the Snyder Property and Stone Bridges.

C. POTENTIAL MITIGATION MEASURES

1. Mitigation will be proposed for identified adverse environmental impacts, as necessary. Unavoidable impacts will be identified.

4.6.6. **IMPACTS ON HISTORIC AND ARCHEOLOGICAL RESOURCES**

A. EXISTING CONDITIONS

1. Identify, document and inventory historic and archeological resources on the site, or within 5 miles of the Project Site boundaries, including sites of cultural history and of local historic significance as designated by the Town and Village of Saugerties Historic Preservation Commission. This shall include but may not be limited to:
    a. Stone bridges on site;
    b. Snyder Farm and other structures on site;
    c. Cemeteries and other known burial grounds on site;
    d. Saugerties Village Historic District;
    e. Malden Historic District;
    f. The Carriage Road
    g. Fieldstone walls and similar rock walls;
    h. Foundations and ruins
2. Discuss the site's role in Native American and African American History.
3. Provide a narrative description and graphic representation of each site or location.

B. POTENTIAL IMPACTS (NO-ACTION, PREFERRED PLAN, RWCDS)

1. Identify potential visual and physical impacts on these resources.
2. Discuss relevant provisions of the PDD that may relate to historic preservation. Depict any architectural design requirements that may relate to the surrounding historic architectural vernacular.
3. Perform a Phase 1A Archeological Resource Inventory and additional inventories as may be required by NYS Historic Preservation Office.
4. Provide correspondence from NYS Historic Preservation Office regarding required studies and permits.
5. Discuss whether any education or interpretation is proposed that would highlight the site history, artifacts, and role in Town, Village and Hudson Valley history.

C. POTENTIAL MITIGATION MEASURES

1 Mitigation will be proposed for identified adverse impacts as necessary. Unavoidable impacts will be identified.

4.6.7. **IMPACTS ON OPEN SPACE AND RECREATION**

A. EXISTING CONDITIONS

1. Identify and document the use of the site by the public as an open-space resource, both formally and informally.
2. Identify the contiguous, non-fragmented open space existing on the site.
3. Identify and inventory open space and recreational resources that serve the Project Site including amenities provided by each resource.
4. Identify sections of the Town of Saugerties Open Space Plan that relate to the Project Site and surrounding environs.

B. POTENTIAL IMPACTS (NO-ACTION, PREFERRED PLAN, RWCDS)

1. Discuss the potential impacts of the Proposed Action on open-space and recreational opportunities including the demand on existing resources from increased population.
2. Identify areas of the site proposed for development and areas of the site proposed for conservation, public recreation or access, active recreation, passive recreation and/or commercial recreation. Identify areas of unfragmented habitat proposed to remain.
3. Discuss whether payment in lieu of parkland or dedication of parkland will be provided. Discuss phasing with respect to residential development.

C. POTENTIAL MITIGATION MEASURES

1. Mitigation will be proposed to preserve and protect open-space and recreational opportunities while preserving and protecting the natural environment.

4.6.8. **IMPACTS ON TRANSPORTATION**

A. EXISTING CONDITIONS

1. A Traffic Impact Study (TIS) will be conducted to analyze the movement of people and goods to, from and near the Project. The TIS will be provided as an appendix in the DGEIS and will include the description of size, capacity, and physical condition of the roadways serving the proposed action, including, but not limited to:

    a. Classification and jurisdiction
    b. Roadway width (edge to edge)
    c. Number of lanes per direction
    d. Presence of shoulders
    e. General grade and alignment (hills and curves)
    f. Speed limit
    g. Roadway surface condition
    h. Parking (permitted/prohibited/present?)
    i. Sidewalks
    j. Pedestrian accommodations, including sidewalks, crosswalks, curb ramps and pedestrian traffic signal equipment
    k. Bicycle accommodations
    l. Bus stops

    Roadways to be described should include:

    a. NYS Route 32
    b. NYS Route 212
    c. NYS I-87
    d. Augusta Savage Road
    e. Old Route 32
    f. Old Route 212
    g. Mower Mill Road
    h. Buffalo Road
    i. Lodge Road
    j. Eddy Street
    k. Hommelville Road

l. Harry Wells Road
m. Blue Mountain Road
n. Churchland Road
o. Kings Highway (CR 31)

2. Discuss planned/ongoing roadway projects being undertaken by NYSDOT, County, Village and/or Town.
3. Existing traffic conditions will be documented for the weekday AM and PM peak hours from historical data and by conducting turning movement manual counts at the following intersections near the Project Site. 7:30 AM - 9:00 AM (weekdays); 2:30 PM - 6:30 PM (weekdays); 11:00 AM - 5:00 PM (Saturday and Sunday) as well as Friday afternoon /evening 3:30 to 7:30 PM:

    a. NYS Routes 32 and 212
    b. NYS Route 32, Augusta Savage Road, and I-87 SB Entrance/Exit
    c. NYS Route 32 and Old Route 32
    d. NYS Route 32 and Mower Mill Road
    e. NYS Route 212 and I-87 NB on/off Ramp
    f. NYS Route 212 and Churchland Road
    g. NYS Route 212 and Railroad Avenue
    h. Blue Mountain Road and Route 212
    i. Hommelville Road/Peoples Road and NYS Route 32
    j. NYS Route 212 and Kings Highway (CR 31)
    k. NYS Route 212 and Big Lots/CVS Plaza Driveway
    l. NYS Route 212 (Ulster Avenue) and Market Street
    m. Market Street and Main Street
    n. NYS Route 212 and Churchland Lane
    o. NYS Route 212 and Unsignalized Driveways between I-87 Overpass and CVS Plaza Access, i.e. Stewart's, McDonald's, etc.*
    p. Main Street and Partition Street
    q. NYS Route 32 and CR 34
    r. Harry Wells Road and Buffalo Road

(*These driveway movements impact the operation of the other signalized intersections in the corridor and need to be considered in the Synchro Modeling.)

Data shall not follow or precede holidays, and weekday conditions should include dates when schools are in session and representative of peak

traffic conditions in the area. School bus traffic and local stops should be included in this information.

Automatic Traffic Recorder (ATR) data, including volumes, vehicle classification and speeds, is to be provided and summarized for the following locations:

a. NYS Routes 32 and 212
b. NYS Route 32, Augusta Savage Road, and I-87 Entrance/Exit
c. NYS Route 32 and Old Route 32
d. NYS Route 32 and Mower Mill Road
e. NYS Route 212 and I-87
f. NYS Route 212 and Churchland Lane
g. NYS Route 212 and Railroad Avenue
h. Kings Highway South of NYS Route 212

4. Utilizing the ATR Data and the Project Trip Generation Data, document that the Turning Movement Counts captured the peak periods to be analyzed. If it is determined that peak periods occurred outside the hours/days counted, then additional data may need to be collected. Traffic counts shall include pedestrian and bicycle activity as well as vehicle classification, i.e., trucks, school buses passenger cars.
5. All Existing Traffic Volumes shall be compared against historical traffic count information from sources including, but not limited to, the NYSDOT, Ulster County and/or Town of Saugerties. The historical traffic count information shall be utilized to verify the traffic data collected is representative of peak conditions and also determine whether any seasonal variations in traffic volumes occur in the area that should be taken into consideration. The Existing Traffic Volumes should be adjusted, based upon a review of the historical traffic count information. Consideration of winter ski season effects should be included in this evaluation.
6. Conduct intersection capacity analyses of the existing peak hour conditions identified from the Existing Traffic Volumes at all study intersections identified above as potentially affected by the Project using the current version of Synchro or Highway Capacity Software, based on the Highway Capacity Manual. At a minimum this will include the Peak AM and Peak PM Weekday roadway peak hours, as well as the Peak Friday afternoon/evening and Saturday midday and Sunday peak roadway hour (to be determined based on counts and site trip generation). Analysis should include parameter adjustments at appropriate locations to account for items

including, but not limited to, Pedestrian Lead Intervals, On-street Parking and Bus Stops, peak hour factors, vehicle composition and other parameters.

7. Discuss the mix of vehicle types on the affected roadways.
8. Describe the level of service (LOS) on each of the roadways and intersections and any increases that will result from the Project as compared to the No-Build conditions. This should also be presented in tabular form summarizing the LOS, V/C ratios, and average vehicle delays.
9. Provide an analysis of the accident history (based on available State, Town, Village Police records) of affected roadways and intersections listed above, detailing the number, type, contributory factors, conditions, etc. for the most recent three-year period (adjustment to three-year period may be necessary due to COVID pandemic impacts). Provide tables in the DGEIS summarizing the data.
    a. Collect and summarize accident data for all studied intersections for the latest available five-year (5) period. Accident data should be summarized in tabular form by type, weather conditions, day of week, and contributing factors. Accident rates should be calculated and compared to state-wide averages.
10. Provide a description of existing public transportation including schedules, routes, and available capacity. A description of pedestrian facilities on or in the vicinity of the roadways and intersections listed above should be provided. This should include a description of any pedestrian facilities that may ultimately connect to the Project Site.
11. Provide drawings showing sightlines and sightline profiles in both directions at the Project streets/ driveways, including identification of any streets/driveways located on opposite side of NYS Route 32 in the vicinity of Project driveways to ensure safe offset intersection conditions are met with provision of new Project driveway(s).
12. Discuss relevant goals of the Ulster County Transportation plan.
13. Review AASHTO and NYSDOT criteria for geometric improvements including left turn lane evaluations at all site driveways and intersections identified in Section 4.6.8 A.3a.

B. POTENTIAL IMPACTS (NO-ACTION, PREFERRED PLAN, RWCDS)

1. Describe internal site access and circulation patterns including:

    a. Truck turning templates
    b. Provision of pedestrian and bicycle accommodations

c. Provision of public transportation
d. Applicable emergency service information
e. Access to residential areas
f. Applicable standards in the PDD code

2. Identify the Project completion year and coordinate with the New York State Department of Transportation (NYSDOT) to determine the appropriate “Design Year” (Estimated Time of Completion or Estimated Time of Completion + 10 years).
3. Identify other projects which will generate a substantial volume of traffic to the roadways studied.
4. Grow the existing traffic volumes at the intersections identified in Existing Conditions section above based on NYSDOT and Ulster County data and add the other vicinity development projects (to be identified by the Town) traffic volumes to get the "No-Build" traffic volumes, with figures included in the DGEIS for each of the peak hours previously noted.
5. Using accepted sources, such as the current version of Institute of Transportation Engineers (ITE) publication, Trip Generation, or surveys of similar local facilities, determine how much traffic will be generated by the Project during the weekday AM and PM peak hours, as well as weekend peak hours (including Friday evening, Saturday, and Sunday). Trip Generation estimates should also be included for total weekday daily and weekend daily trips. Any seasonal variations in the Trip Generation should be identified along with estimates for any special event conditions.
6. Trip distribution patterns should be established for the generated trips, based on expected travel times and trip origins/destinations to assign the Project traffic to the study intersections, with figures included in the DGEIS.
7. The Project trips should be added to the No-Build traffic volumes for the intersections identified above to yield the "Build" traffic volumes, with figures included in the DGEIS.
8. Provide figures illustrating the Existing, Projected, No-Build, Site-generated and Build Traffic Volumes, as well as Site-generated Trip Distributions for the study area intersections.
9. Provide build and No-Build peak-hour traffic analysis at the intersections identified in Existing Conditions above using acceptable transportation analysis software as required by NYSDOT (SYNCHRO 11 or latest edition), based on the Highway Capacity Manual. Where other identified projects are required to implement roadway improvements, these improvements should be included in the No-Build and Build intersection analyses, along

with the other projects traffic. The resulting analyses should be summarized and compared (level of service, delays, and volume/capacity ratios - with tables provided in the DGEIS), and potential project impacts compared. This information should be provided for each location by lane group. Queues and available storage should also be provided to identify any locations that projected volumes will exceed available storage.

10. At intersections with high accident rates, the number of Project vehicles added to individual turning movements should be identified along with the number of accidents that have been recorded on those movements.
11. Indicate the anticipated number and breakdown of parking spaces that could result from a build out of the PDD and identify how that would be accommodated on-site. Parking required for any special events should be identified along with a discussion of how it will be accommodated.
12. Identify maximum peak-hour construction traffic, peak-hour construction traffic mix and recommended truck traffic routes to and from the site during construction. Discussion shall include number/size of trucks, existing truck restrictions on area roadways, and length of construction for the various phases, including cut and fill. Include a discussion on the impacts to the current roadway pavements and the potential for repairs.
13. Discuss the degree to which the proposed action furthers, or does not further, the goals of the Ulster County Transportation Plan.
14. Prepare conceptual improvement plans for any geometric or traffic signal improvements. Available right-of-way should be identified to determine feasibility of such improvements. Land dedication should be provided if needed.
15. Identify connections to existing or proposed bike paths.
16. Provide an evaluation of special event conditions for all key locations.
17. Prepare Traffic Signal Warrant Analysis for any existing unsignalized intersections that are expected to experience Levels of Service “E” or “F”.

C. POTENTIAL MITIGATION MEASURES

The following typical mitigation measures should be considered along with any others that may result from the analysis.

1. Discuss alternative densities and/or alternative circulation patterns that may mitigate or avoid adverse traffic/transportation impacts.
2. Discuss mitigations required as a result of the Traffic Impact Analysis and those as required by NYSDOT, Ulster County, or the Town. Conceptual approval of such should be obtained from these agencies.

3. Identify any measures to reduce vehicle trips including potential expansion to public transit facilities.
4. Any mitigation measures should identify the party responsible for implementing the improvements and the method of funding.
5. Consider need for upgrades to existing park n' ride facilities and to existing bicycle facilities and routes.
6. Evaluate potential roundabouts as alternate improvements at key locations.
7. Discuss/identify measures for addressing accident mitigation including but not limited to signing, striping, geometric, signal improvements including signal backplates, and other measures.
8. Potential new traffic signals and/or signal upgrades.
9. Obtain input from emergency services organizations including police, fire, and ambulance on potential mitigation measures.
10. Prepare a Post Construction Traffic Monitoring Program to be coordinated with the NYSDOT and the Town to assess actual operating conditions after construction and operation including during event conditions.
11. Provide a detailed Traffic Management Plan for any proposed special event conditions.

4.6.9. **IMPACTS TO UTILITY FACILITIES**

A. EXISTING CONDITIONS

Water and Wastewater

1. Identify and describe existing public water supply source(s), capacity, and usage which includes both Village and Town resources. Provide ten (10)-year summary of usage.
2. Discuss the stormwater and sanitary sewer system available in the project area. Identify the provider of same.
3. Identify and describe existing wastewater conveyance and treatment facilities, capacity, and current usage. Provide at least a five-year summary of flows and loadings at Village WWTF. Highlight and average the highest 3 months of flows for each year.
4. Review and Discuss Current Intermunicipal Agreement between Town and Village of Saugerties for Water Supply to existing Town Districts (Glasco, Malden, Kings Highway) and the balance available under the current agreement. Include a discussion and details related to the Town's exceedance of that allocation.

Gas, Electric

1. Identify and describe the electricity and gas providers to the site and their service areas.
2. Identify the existing capacities of those providers, and identify any changes anticipated to service as a result of the NYS Climate Action Plan or similar policies.
3. Discuss the Town of Saugerties Community Choice Aggregation Policy.
4. Discuss the existing electricity and gas demand of the site.

Telecommunications

1. Describe existing facilities and capacity for cable, telephone, cellular and internet services.

B. POTENTIAL IMPACTS (NO-ACTION, PREFERRED PLAN, RWCDS)

Water and Wastewater

1. Quantify the demand for water supply including a detailed summary of each type of water use and seasonal variation. For example, "X" single family units use "Y" gallons per day; Irrigation uses "Y" gallons per day over "X" timeframe.
2. Quantify demand for wastewater treatment using the same detailed summary as for water supply. Discuss any fluctuations in water supply and/or demand that may occur seasonally.
3. Review the capacity of Town and Village wastewater treatment and conveyance systems including the addition of anticipated loads from the Project. Provide a summary review of WWTF flows and performance for the most recent five-year period. Highlight and provide average of the highest 3 months of flows for each year. Review specific capacity limitations of the Village conveyance system between the project and the Village WWTF.
4. Analyze the capacity for groundwater at the site to meet or exceed the water demand of the proposed action. Predict the surplus or deficit in supply in each season of the year.
5. Include an analysis of the limits of the Village Water Filtration Plant and legal taking from the Plattekill Watershed(1.8 MGD).
6. Discuss whether the Village Water Supply System will be required to serve the Project Site wholly or in part. Identify points of interconnect and improvements needed to make the connection.
7. Confer with Village and Town leadership on water connection options and describe the proposed physical and legal mechanism for interconnecting

Winston Farm with the Village water system. Explain how Winston Farm water would be used as a supplemental or back-up supply for the Village system.

8. Perform a cumulative impact analysis to catalog other active development projects requiring public water and quantify the new public water demand anticipated in the next ten years
9. Identify the location of on-site water resources and wastewater facilities and describe the proposed methods of conveyance and treatment.
10. Identify impacts associated with extensions of existing stormwater and sanitary sewer systems, water supply to serve the Project, and review alternatives for on-site water supply and wastewater treatment/discharge.
11. Provide capacity of Town and Village of Saugerties Water Supply and Treatment System including a summary of water usage for the most recent five-year period. Provide analysis of additional water supply requirement of project on the overall supply capacity.
12. Review past hydraulic models of the Town and Village Water Distribution and assess the impacts at critical nodes for the following conditions: Average Demand (gpm), Peak Hourly Demand (gpm) and Fire Demand (Sprinkler plus Hydrant Reserve.)
13. Describe proposed water main extension to the project and provide a calculation of fire flow requirements based on NFPA guidelines.
14. Describe proposed wastewater conveyance and treatment systems to accommodate wastewater flow from the Project. Identify any necessary upgrades, installations and/or replacements to off-site wastewater conveyance system components, if necessary.
15. Provide an assessment of on-site wastewater treatment/discharge as an alternative to connection to the existing municipal sewer system.
16. Describe any downstream conveyance structures and confirm these structures are adequate for any changes to drainage patterns including any stormwater infrastructure, if necessary.
17. Describe the infrastructure required for the proposed water distribution system (storage tanks, pressure zones, distribution mains extensions, any required water treatment, water services, etc.) and provide a map of the system(s). Both on and off-site improvements will be described, if appropriate. Discuss anticipated water demand (domestic, fire flow, etc.), and any necessary treatment systems.
18. Describe administrative issues related to the proposed water systems such as property ownership, easements, facility ownership, maintenance, and service area boundaries.

<u>Gas, Electric</u>

1. Provide projected utility loads of the proposed action.
2. Discuss both the short- and long-term energy demands of the Project on energy sources including from construction and operation.
3. Discuss energy saving techniques and technologies to be required under the PDD. Discuss compliance with the County and Town Comprehensive Plans, NYS or other applicable Climate Action Plans and applicable zoning and building code regulations including NY Stretch code.

Telecommunications

1. Describe demands for cable, telephone and cellular services, including any limitations relating to growth.

C. POTENTIAL MITIGATION MEASURES

1. Evaluate the potential for incorporating energy conservation techniques and technologies into the design and operation of the buildings and parking areas.
2. Discuss sustainable measures to be implemented through the PDD to reduce energy and water demand, the use of fossil fuels, and the overall carbon footprint of the proposed action.
3. Discuss how innovative stormwater management practices will be incorporated into the PDD and the potential impacts of those interventions.
4. Mitigation will be proposed for identified adverse environmental impacts, as necessary. Unavoidable adverse impacts will be identified and quantified if possible.

4.6.10. **IMPACTS TO ENERGY & CLIMATE CHANGE**

A. EXISTING CONDITIONS

1. Quantify current sources and amounts of greenhouse gas emissions being produced on the site including CO2, Nitrous Oxide, Methane and industrial gases.
2. Quantify current sources and amounts of carbon sequestration being provided by vegetation and soil.
3. Quantify the energy demand on site.

B. POTENTIAL IMPACTS (NO-ACTION, PREFERRED PLAN, RWCDS)

Green House Gas Emissions & Energy Consumption

1. Quantify potential energy demand of the site. Include consideration of climate change temperature increases in projecting future utility loads. Include consideration of the use of electric vehicles in projecting future utility loads.
2. Quantify project sources of direct (propane, natural gas, fuel oil, gasoline, diesel usage) greenhouse gas emissions during both construction and long-term operations, include transport and commuting.
3. Provide comparison of development under NY Stretch Code and any energy saving provisions required by the PDD.
4. Quantify project sources of indirect (electricity, solid waste) greenhouse gas emissions during both construction and long-term operations.
5. Assess the potential for Combined Heat and Power (CHP) and/or microgrid technology to be utilized on site.

Municipal Plans and Programs

1. Identify how the project meets the goals and objectives of the New York State Climate Action Plan.
2. Identify how the project meets the Town of Saugerties goals and objective as a bronze certified New York State Climate Smart Community and identify other relevant Climate Smart Actions as outlined by the NYS Department of State Climate Smart program.
3. Discuss compliance with the goals of any Climate Action Plans promulgated by the Town/Village.
4. Identity compliance with the goals and objectives of the NYS Clean Energy Communities program of which the Town is a designated community.

C. POTENTIAL MITIGATION MEASURES

1. Identify energy and fuel conservation requirements and technologies that may be required in the PDD beyond minimum requirements of State Energy Conservation Construction Code, LEED or Energy Star.
2. Minimize overall project layout to minimize internal travel distances.
3. Investigate opportunities for recycling, such as use of construction products fabricated from recycled material (recycled carpet squares, reprocessed glass, tiling, or rubber floor coverings produced from waste tires), or using waste heat from an industrial plant to heat nearby facilities.

4.6.11. **NOISE, LIGHT, ODOR, AIR AND HUMAN HEALTH IMPACTS**

A. EXISTING CONDITIONS

Noise

1. Measure and describe existing noise levels at the Project boundaries including during peak and non-peak traffic flows on NYS Route 32 and 212. Dates and times of measurement shall be provided.
2. Identify background noise levels in the surrounding area.
3. Discuss applicable existing Town and State regulations.

Light

1. Describe existing light sources.
2. Discuss site conditions that will affect light propagation, such as terrain, existing vegetation, etc.
3. Discuss applicable existing Town regulations.

Odors

1. Identify any existing known odors in the immediate area (2 miles).
2. Discuss location of sensitive receptors, if applicable.
3. Discuss applicable existing Town regulations.

Air

1. Summarize existing ambient air quality conditions in the region based on published New York State Department of Environmental Conservation and US EPA ambient air monitoring data. Identify existing sources of air pollution in the immediate area (2 miles).
2. Discuss location of sensitive receptors, if applicable.
3. Discuss applicable existing Town, State and Federal regulations.

B. Potential Impacts (NO-ACTION, PREFERRED PLAN, RWCDS)

Noise

1. Discuss and model noise producing sources during construction and operation of the site, including hours of operation and duration.
2. Discuss and model site conditions that will affect noise propagation such as terrain, existing vegetation, etc.

3. Discuss conformance with the Town of Saugerties Zoning Code, proposed PDD provisions, and NYSDEC Conservation Program Policy entitled, "Assessing and Mitigating Noise Impacts."
4. Discuss noise from congregant and large gathering facilities such as concert venues or other permitted uses both during the day and at night.

Light

1. Discuss the extent to which the PDD will regulate lighting, or the extent to which the proposed action will rely on Town regulations to regulate lighting.
2. Identify potential lighting impacts from proposed uses.
3. Discuss site conditions that will affect light propagation, such as terrain, existing vegetation, etc.
4. Discuss light from congregant activities at night.

Odors

1. Discuss the potential for odor producing sources during construction and operation of the site.

Air

1. Discuss the potential for impacts to the Town and any identified sensitive receptors from sources of air emissions during construction and operation of the site, including potential impacts to air quality due to increased traffic to the site.

C. POTENTIAL MITIGATION MEASURES

1. Mitigation will be proposed for identified adverse environmental impacts, as necessary. Unavoidable adverse impacts will be identified and quantified if possible.

4.6.12. **FISCAL & ECONOMIC IMPACTS AND COMMUNITY SERVICES**

A. EXISTING CONDITIONS

Population, Socioeconomics & Housing

1. Identify the population and socioeconomic conditions in the Town of Saugerties including income, educational attainment, age of the

population, cost burden. Compare permanent and seasonal populations based on socioeconomic conditions.

2. Discuss the tax revenue generated by the Project Site.
3. Identify how and where residents of the Town are employed.
4. Identify major economic sectors represented in the Town.
5. Identify the amount of housing available in the Town by unit type, rental versus ownership rates, housing cost and availability.
6. Discuss relevant takeaways and goals from the Ulster County Housing Action Plan.

Community and Emergency Services

1. Locate and describe public educational institutions in the Town including the population served, enrollment, annual budget, staffing and other relevant information.
2. Locate and describe community services such as recreational centers, libraries, post offices and parks including budget, staffing and other relevant information.
3. Identify applicable Town or County services serving the Project Site such as Town of Saugerties Highway Department.
4. Describe fire, police, and emergency medical service providers serving the Town. Identify their locations, population served, staffing levels, equipment availability, number and type of calls received per year, and average response time to the site. Discuss any resource sharing contracts these entities have with other municipalities.
5. Identify taxing districts that apply to the Project Site. Evaluate the existing tax revenue from the site based on the most recent data.
6. Identify the budget of applicable Town or County services serving the Project Site.

Solid Waste

1. Discuss Ulster County Waste Management Plan and quantify current sources and amounts of solid waste being produced on the site and methods of disposal.
2. Identify the locations of waste transfer stations, landfills and methods of waste hauling available to the Project Site.
3. Identify local plans and policies applicable to the disposal of solid wastes in New York State, Ulster County and the Town of Saugerties.

B. POTENTIAL IMPACTS (NO-ACTION, PREFERRED PLAN, RWCDS)

Population, Socioeconomics & Housing

1. Prepare a market gap analysis to demonstrate the demand and/or need for the uses proposed in the PDD.
2. Assess the potential residential population growth at the site including age breakdown. Identify the number of school age children that are predicted to live within the development and the number that would likely attend public schools. Utilize PUMS-derived demographic multipliers accounting for price, units in structure, and ownership tenure, or justify alternative.
3. Identify the number of employees and visitors that could result from a full buildout under the PDD zoning.
4. Provide an analysis of the changes in the local economy (including restaurants, shopping, services, etc.) that would likely occur as a result of full buildout under the PDD zoning, including primary, secondary and tertiary employment, and any other economic shifts due to indirect spending generated by residents and employees of the Project. Identify input-output accounts used in analysis, and assumptions supporting the analysis.
5. Identify housing affordability provisions in the PDD and how the PDD addresses the need for housing affordability and diversity.
6. Quantify the share of market rate, affordable or workforce housing units that would be created from full buildout of the PDD.
7. Estimate the increase in tax revenue to the Town, County, School District and any special taxing jurisdictions within which the Project Site is located. Identify whether tax abatements will be requested from the IDA or other agencies authorized to issue them.
8. Calculate the increased community service costs to the Town, County and any special taxing jurisdictions within which the Project Site is located.
9. Predict increased costs to the school district based on the increased number of schoolchildren.
10. Identify the income needed to rent or own without being cost burdened.
11. Identify ways in which the project furthers the goals of the Ulster County Housing Action Plan.

Community and Emergency Services

1. Discuss the effects of additional demands on schools, fire, police and emergency medical services and their capabilities to service the Project. Correspondence from personnel will be provided.

2. Discuss impacts to the Saugerties Central School District including the number of anticipated school children, the cost of educating and accommodating the additional school children and the revenue to the School District from taxes.
3. A fiscal impact analysis will be prepared to evaluate the estimated costs and revenues to community services that result from the maximum buildout of the PDD.

Solid Waste

1. Quantify the nature and amount of potential waste generated during both construction and long-term operations, and proposed methods of disposal.
2. Identify secondary traffic impacts due to transport and disposal off-site.
3. Discuss efforts to meet the goals of the Ulster County Solid Waste Management Plan.

C. POTENTIAL MITIGATION MEASURES

1. Mitigation will be proposed for identified adverse environmental impacts, as necessary. Unavoidable adverse impacts will be identified and quantified if possible.

4.6.13. **LAND USE, ZONING AND COMMUNITY PLANS**

A. EXISTING CONDITIONS

Zoning

1. Describe the existing zoning, including zoning overlays on and within 2 miles surrounding the Project Site. Identify regulatory requirements applicable to the zoning districts.
2. Quantify the area of the Project Site regulated by each district.

Land Use

1. Describe and graphically present existing land uses on and surrounding the Project Site.
2. Identify the future land use and density of the site under existing zoning.
3. Identify the number of residential units that could be accommodated through the Town of Saugerties Conservation Subdivision law.

Community Plans

1. Discuss the relevant goals and policies set forth in the Town/Village of Saugerties Comprehensive Plan and Open Space Plan as well as adopted policies and/or plans as set forth by other entities, such as the NYS Open Space Plan, Ulster County Comprehensive Plan and Ulster County Open Space Plan.

B. POTENTIAL IMPACTS (NO-ACTION, PREFERRED PLAN, RWCDS)

Zoning

1. Describe the provisions of the proposed PDD as it relates to the allowable land uses, height, bulk etc. on the site. The areas impacted by any subarea or specific provisions of the PDD shall be quantified.
2. Discuss the extent to which the proposed PDD will defer to existing Town Zoning codes, how and when those provisions would apply including the Aquifer Protection Overlay, Sensitive Area Overlay and Gateway Overlay districts.

Land Use

1. Compare the type and intensity of land uses and the development densities allowed under existing and proposed PDD zoning.

Community Plans

1. Discuss the Proposed Action's consistency with the relevant goals and policies set forth in:
    a. Town/Village of Saugerties Comprehensive Plan
    b. Town Open Space Plan
    c. NYS Open Space Plan,
    d. Ulster County Comprehensive Plan and
    e. Ulster County Open Space Plan.
    f. 2005 Saugerties Groundwater Protection Plan
2. All goals or recommendations set forth in the above-mentioned documents that might apply to the proposed action shall be enumerated, and consistency with same discussed.

C. POTENTIAL MITIGATION MEASURES

1. Mitigation will be proposed for identified adverse environmental impacts, as necessary. Unavoidable adverse impacts will be identified and quantified if possible.

4.0 PROPOSED MITIGATION MEASURES

The Draft Generic Environmental Impact Statement should include a discussion of all anticipated impacts and how they will be mitigated to reduce or eliminate potential impacts of the Project to the surrounding community to the maximum extent practicable. If mitigation measures are adequately addressed in the discussion of impacts, this section can act as a summary.

5.0 PROJECT ALTERNATIVES

This section contains alternatives to the Project that may minimize or avoid adverse environmental impacts. Discussion of each alternative will be at a level of detail sufficient to permit a comparative assessment of costs, benefits, and environmental risks (peak hour trip generation estimates should be provided for each of these alternatives) of each alternative, such as:

A. Alternative 1: No Action Alternative – an evaluation of the potential adverse and beneficial impacts that would result from full buildout under existing zoning. Discuss extent to which this alternative would serve the goals of the project sponsor.

B. Alternative 2: RWCDS- Describe and analyze the RWCDS. Identify the extent to which the Preferred Plan may assume elements of the RWCDS over time through waiver, special permit, variances and other piecemeal adjustments, if the PDD is not adjusted to eliminate impacts of the RWCDS beyond the preferred plan.

C. Alternative 3: Alternative "Traditional Neighborhood Development" Layout – An evaluation and assessment of a revised site layout that achieves the following:
   - Tech & Business Park with direct access only from Route 32;
   - Achieve residential density through the use of a walkable, Traditional, Mixed-Use Neighborhood Development (TND) clustered in areas identified as Subarea 2, Subarea 5 and/or Subarea 3;
   - Conservation of 75% of the site to be offered for passive public recreational use or conserved under conservation easement.

D. Alternative 4: Reduced Scale of Uses: Discuss the potential impacts of the proposed action if the PDD does not permit a water park and amphitheater.

E. Alternative 5: Alternative Subarea 1 Layout: Cluster single family "estate lots" consistent with existing Conservation Subdivision regulations.

F. Alternative 6: Lower Elevation Layout: No construction of residential, commercial or industrial buildings on ground with an elevation over 250 feet amsl.

G. Alternative 7: LEED Neighborhood Development- Project meets LEED Neighborhood Development standards Silver certification or better.

H. Alternative 8: Balanced Open Space Alternative: Develop a series of maps that identify areas where development would have least impact on groundwater, where development would have least impact on wildlife habitat, and areas with least impact on other resources, including scenic resources, historical resources, noise/light, community character, etc. Overlay these maps to identify the areas with greatest and least sensitivity and identify 27% of the land with least impact and designate those areas as the development envelope, leaving 73% of the site preserved as open space (to match the ratio in the 2009 concept plan). Evaluate the development that could take place within that envelope.

I. Alternative 9: Reduced Density Alternative – to the extent the Preferred Plan allows a greater number of units or bedrooms than the no-action alternative, an evaluation and assessment of reducing the number of units and bedrooms to the number allowed under existing code provisions should be provided. A 25% reduction in residential density and non-residential square footage and a 50% reduction in residential and non-residential square footage shall be assessed.

J. Alternative 10: Fewer exemptions from existing codes. To the extent that the analysis required by section 4.5.4 F describes exempted provisions of the current code, whose purposes and intents are not reasonably served by alternative provisions of the PDD, this alternative shall describe the impact of not exempting such provisions from the PDD.

K. Additional Alternative Analysis – The range of alternatives may also include as appropriate, discussion of:

- Alternative technology
- Alternative scale and magnitude
- Alternative timing
- Alternative uses.
- Alternative types of action
- Alternative proposed regulatory processes

6.0 UNAVOIDABLE ENVIRONMENTAL IMPACTS

Identify those adverse environmental impacts that can be expected to occur regardless of the mitigation measures considered. Provide a summary of proposed impacts in terms of loss of environmental resources.

- Temporary construction impacts
- Impacts to natural site features
- Operational impacts

7.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

This section will summarize the Project and its impacts in terms of the loss of environmental resources, both in the immediate future and in the long term.

8.0 CUMULATIVE IMPACTS

The impacts of the proposed action must be considered in relation to other related projects proposed in the vicinity. An allowance for cumulative traffic impacts, at the very least, must be presented.

9.0 GROWTH-INDUCING IMPACTS

Potential impacts related to ancillary growth if any should be evaluated. This chapter will discuss whether there is a growth-inducing impact as a consequence of the approval and construction of the Project, as well as the potential extension of water and/or sewer services at the Project Site, including in terms of potential residential and commercial growth.

10.0 CONCERNS/IMPACTS DETERMINED TO BE IRRELEVANT OR INSIGNIFICANT

Under 6 NYCRR Part 617, State Environmental Quality Review (SEQR), the Lead Agency is responsible for eliminating consideration of those impacts and concerns that have been identified during the scoping process that are determined to be irrelevant or insignificant either because they are not legally relevant to the environmental review of the proposed action, they are not environmentally significant, or they have been adequately addressed prior to the scoping process. These issues and concerns should not be included in the DGEIS.

11.0 INFORMATION TO BE INCLUDED IN THE APPENDIX OF THE DGEIS

The main body of the DGEIS shall provide sufficient detail to enable the reader to understand, interpret, and evaluate the existing conditions, potential impacts, mitigation measures, and alternative Project scenarios. The Appendix shall contain back-up studies and technical reports that supplement and support the narrative in the DGEIS. The methodologies and results of the studies and technical reports shall be summarized and explained in the main body of the DGEIS. The reader should not be forced to move from one section to another to understand the information being presented. Only site-specific documents that are not readily available to the public should be included as appendices to the DGEIS. The following are examples of documents to be included in the Appendix:

- All application materials
- Environmental Assessment Form (EAF) Parts 1 and 2, and Positive Declaration
- Final Scope
- Correspondence related to the Project
- Site Plan (Full scale)
- Traffic Impact Study
- Stormwater Management Plan and Engineering Report
- Natural Resources Report(s), including habitat and wildlife studies
- Water System Data and Supporting Technical Reports
- Wastewater Collection and Supporting Technical Reports
- Historic Resources and Archaeological Surveys (if required)
- Cultural Resources Investigation Report
- Wetland Delineation Report
- Geotechnical Report
- List of all federal, state, regional or local agencies, organizations or consultants contacted during the preparation of the DGEIS
- Relevant correspondence regarding the Project

12.0 PUBLIC INSPECTION

The DGEIS and all associated documents, inclusions and appendices must be made available for inspection by the public online, by way of a dedicated website. The website is located at www.winstonfarm.com.

4.7. APPENDIX

Appendix A **Lead Agency Designation**

Appendix B **Positive Declaration**