SCOPING DOCUMENT

Prepared for the

DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT

Title of Action

Winston Farm Planned Development District

Project Location

Town of Saugerties, Ulster County, New York
Near the Northwest Corner of NYS Route 32 and
NYS 212 (Saugerties-Woodstock Road) near Exit 20 of NYS I-87

Project Sponsor / Applicant

Saugerties Farms LLC
P.O. Box 683
Saugerties, NY 12477

Lead Agency

Town of Saugerties Town Board
4 High Street
Saugerties, NY 12477

Scoping Document Accepted

_____

SCOPING DOCUMENT
DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT

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

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

Public Scoping Session Held:

Comments Accepted Through:

Final Scope Accepted:

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SCOPING DOCUMENT

DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT

PROPOSED WINSTON FARM PLANNED DEVELOPMENT DISTRICT

TOWN OF SAUGERTIES, NEW YORK

General Guidelines

On July 13, 2022, the Town of Saugerties Town Board, as Lead Agency, determined that the proposed Winston Farm Planned Development District may have a significant impact on the environment and made a Determination of Significance issuing a Positive Declaration, requiring the development of an Environmental Impact Statement.

This Scoping Document sets forth the content of the Draft Generic Environmental Impact Statement (DGEIS) that the applicant, Saugerties Farm LLC of Saugerties, New York, shall prepare for the proposed Winston Farm Planned Development District (PDD). The Scoping Document provides a general description of the proposed action, an overview of the SEQR process, discussion of the potential significant adverse environmental impacts that have been identified through the scoping process that must be addressed by the applicant in the DGEIS, the extent of information needed to adequately address each impact, initial identification of mitigation measures, reasonable alternatives to be considered, identification of information to be included in the appendix of the DGEIS, and issues and concerns raised during the public scoping process that are determined to be not relevant or not environmentally significant.

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 Scoping Document. 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 is requested to 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 Scoping Document 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.

1.0 Site Location and Description of the Proposed Action

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 totally 840 +/- acres.

The western portion of the Winston Farm parcels, 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. Gravel driveways and dirt

roads are used to access areas of the property. A portion of the Winston Farm property was the location of the 1994 Woodstock Anniversary Festival.

The Winston Farm parcels range in elevation from 150 feet above mean sea level (amsl) to approximately 450 feet amsl. These parcels straddle a drainage divide, with most of the site draining east, toward the Beaver Kill and a portion draining west, toward unnamed tributaries to the Beaver Kill. Properties along NYS Route 212 and 32 are relatively flat.

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. Buffalo Road is paved until it transitions to dirt and gravel.

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.

The proposal is to rezone approximately 840 acres of predominately vacant land in the General Business (GB), Moderate Density Residential (MDR), and Hamlet Residential (HR) to a Planned Development District (PDD) and within the Gateway Overlay (G), Aquifer Protection Overlay (APO) and Sensitive Area Overlay (SAO). The development concept plan and PDD regulations will foster a unique and diverse mix of residential and nonresidential development and redevelopment opportunities, including, but not limited to consumer service; office space; high-tech and research; makerspace and artisanal creative spaces; agri-manufacturing and research; hospitality; and indoor and outdoor entertainment and recreational opportunities as well as a mix or related uses. Subareas within the district will allow for a mix of complementary uses that will create employment opportunities, and will preserve and protect the natural landscape, sensitive environmental areas, and unique vistas.

2.0 State Environmental Quality Review (SEQR) Process

New York's State Environmental Quality Review Act (SEQR) provides a process for the consideration of potential significant adverse environmental impacts in the early planning stages of the approval, funding, or permitting process for proposed actions. By incorporating a systematic interdisciplinary approach to environmental review, impacts can be identified, and projects can be modified, as needed, to

avoid or minimize potential adverse impacts to the environment to the maximum extent practicable. All discretionary decisions of a state, regional, or local agency to approve, fund, or directly undertake an action that may affect the environment are subject to review under the SEQR. It is the intent of SEQR that protection and enhancement of the environment and community resources be balanced with social and economic factors in the decision-making process.

2.1. Project Classification and Lead Agency Designation

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. Purpose of the Scoping Process

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 regulations, and relevant comments received from Involved and Interested Agencies and the public.

The objectives of project scoping are to:

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

On _____, 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 _____ at the _____.

The scoping session 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 and Interested Agencies can base their individual decisions regarding the Project. By including the public, as well as other agencies in the scoping process, the SEQR Lead Agency can obtain additional information, project related data and specialized knowledge that may reduce the likelihood of additional issues arising during the public review period for the DGEIS. It is the responsibility of the Town of Saugerties Town Board, as SEQR Lead Agency, to complete the scoping process, issue the final Scoping Document, and oversee the completion of the DGEIS.

2.3. SEQR Review Agencies

In the SEQR process, there are three types of agencies: the Lead Agency, Involved Agencies, and Interested Agencies. The Lead Agency is the one Involved Agency that has the responsibility, under SEQR, to coordinate the environmental review process for the proposed action. The Town of Saugerties Town Board was designated as the Lead Agency for this action because this Board has the primary jurisdiction over the rezoning of the properties.

Through the coordinated review process, other agencies, including the Town of Saugerties Planning Board, Town of Saugerties Zoning Board, and other Town departments, were provided the opportunity to submit comments on the proposed action and concur with the designation of the Town of Saugerties Town Board as the Lead Agency.

Involved Agencies are agencies that have jurisdiction to fund, approve, or directly undertake an action. Known Involved Agencies for the proposed action include:

- Town of Saugerties Town Board
- Town of Saugerties Planning Board
- Town of Saugerties Zoning Board of Appeals
- 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)

Interested Agencies are agencies that do not have (at the time of the environmental review) permitting, funding, or approval jurisdiction directly related to the proposed action, but may desire to participate in the review process because of their expertise or concern regarding the action. Interested Agencies also include agencies that may have jurisdiction over a permit or approval related to the action in the future. For this Project, Interested Agencies include, but may not be limited to:

- 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
- 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 Department
- 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 Environmental Protection Fish and Wildlife Service
- Central Hudson Corporation

Members of the Public:

- Saugerties Farm LLC
- Scenic Hudson
- Catskill Mountainkeeper
- Others as Identified by the Town of Saugerties Town Board

3.0 Content 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.

3.1. **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).

3.2. 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).

3.3. Executive Summary

The Executive Summary shall consist of a brief but precise summary of the DGEIS that adequately and accurately summarizes the document including the following:

A. Brief description of the Proposed Action, including discussion of history of the Project site, and previous development proposals and studies, current conditions, relevant history of SEQRA process (i.e., relevant dates establishing Lead Agency, the date of adoption of the Positive Declaration, date of the acceptance of the Scoping Document) and purpose of DGEIS.
B. Project Purpose, Need and Public Benefit.
C. Describe anticipated type of development being proposed including overview of project layout, types of proposed structures, parking, loading, circulation, landscaping, lighting, signs, and utilities.
D. Significant beneficial and adverse impacts.
E. Unavoidable Adverse Environmental Impacts
F. Irreversible Commitment of Resources.

G. Proposed mitigation measures.
H. Alternatives to Proposed Action including the mandatory no-build alternative.
I. Summary of Impacts on Energy and Solid Waste Management.
J. Summary of Growth Inducing Impacts.
K. Permits and Approvals.
L. List of Involved Agencies.
M. List of Interested Agencies.

3.4. Format

The format of the DGEIS may be flexible; however, each DGEIS must include the following elements:

1.0 A concise description of the proposed action purpose, public need and benefits; including social and economic considerations.
2.0 A concise description of environmental setting sufficient to understand impacts and alternatives of the action.
3.0 Evaluation of the potential additional significant adverse environmental impacts at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence. The draft GEIS should identify and discuss the following impacts only where they are relevant and significant.

1. Reasonably related short-term and long-term impacts, cumulative impacts, and other associated environmental impacts.
2. Those adverse environmental impacts that cannot be avoided or adequately mitigated if the proposed action is implemented.
3. Any irreversible and irretrievable commitments of environmental resources that would be associated with the proposed action should it be implemented.
4. Any growth-inducing aspects of the proposed action.
5. Impacts of the proposed action on the use and conservation of energy.
6. Impacts of the proposed action on solid waste management.
7. Impacts of public acquisitions of land or interests in land or funding for non-farm development on lands used in agricultural production and unique and irreplaceable agricultural lands within agricultural districts pursuant to subdivision (4) of section 305 of Article 25-AA of the Agriculture and Markets Law.

8. Measures to avoid or reduce both an action's impacts on climate change and associated impacts due to the effects of climate change such as sea level rise and flooding.

3.5. Description of the Proposed Action

The Description of the Proposed Action shall be a detailed presentation of the proposal with supporting graphic materials.

3.5.1. Site Location

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, if appropriate.
C. Discuss land uses in the immediate area – one (1) mile 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.

3.5.2. Use of Property

A. Discuss the prior and present use of the Project site.
B. Discuss intentions for areas of the property not presently intended for development.

3.5.3. Design and Layout

A. <u>Total Project Area</u>

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

B. Structures

- Building areas
- Layout of buildings and structures
- Sample building elevations
- Fire protection for the buildings in terms of on-site pressurized water systems, hydrants, standpipes, sprinklers and whether the proposed stormwater management facilities can be used for fire protection as a backup system

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

- Description of access to nearby public transportation facilities
- Description of location and ownership of roads and emergency access, if necessary
- Pavement area and pavement type
- Description of on-site vehicle, bicycle and pedestrian circulation, including ingress and egress
- Description of construction vehicle access during construction and post-operation
- Description of access to nearby bicycle lanes
- Description of access to nearby sidewalks
- Number of parking spaces and parking layout, including an analysis of the computation of parking spaces to serve the Project
- Locations and numbers of EV charging stations
- Any improvements to public rights-of-way or other public improvements

D. Landscaping, Lighting and Signage Plans

- Conformity with Town requirements
- Description of existing and proposed landscape buffers in relation to potential site visibility
- Description of site lighting, including hours thereof

E. Utilities

- Sewer
- Water
- Drainage
- Electric and Natural Gas
- Garbage and Recycling
- Energy and Utility saving features
- Solar
- Personal wireless telecommunications facilities

3.5.4. Construction and Project Phasing

A. Construction

- Anticipate construction period and schedule of construction milestones (i.e., site clearing, grading and fill placement, infrastructure, foundations, etc.)
- Proposed phasing
- Construction practices and access
- Number of truckloads anticipated for import/export of natural materials or construction materials, including the times of day and routes thereof

3.5.5. Permits and Approvals Required

List approvals needed together with the status of each application (i.e., date application submitted, approvals received, incomplete application notices, etc.).

Local

Rezoning – Town of Saugerties Town Board

Easements & Agreements – Town of Saugerties Town Board

Site Plan Approvals – Town of Saugerties Planning Board

Subdivision Approvals – Town of Saugerties Planning Board

MS4 SWPPP Acceptance – Town of Saugerties Public Works

County

GML 239-l, -m and -n – Ulster County Planning Department (Referral)

Water/Sewer Extensions – Ulster County Health Department

Water Supply Application – Ulster County Health Department

Water Treatment System – Ulster County Health Department

State

Highway Work Permits for improvements in NYS Route 32 – New York State Department of Transportation

SPDES General Permit for Stormwater Discharges due to Construction Activity (GP-0-20-001) – New York State Department of Environmental Conservation

SPDES Permit (Wastewater) and/or Sewer Main Extension – New York State Department of Environmental Conservation

Wetland Delineation – New York State Department of Environmental Conservation

Water Supply/Treatment Improvements – New York State Department of Health

Water Supply Application -– New York State Department of Environmental Conservation

Federal

Wetland Jurisdictional Determination and Nationwide Permit – Army Corps of Engineers

3.5.6. Project Purpose, Need and Benefit

This section shall include a summary of the Project, including:

A. Public Need.
B. Objectives of the Project Sponsor.
C. Benefits of the Proposed Action.

3.6. Environmental Setting and Existing Conditions of the Project Site

The environmental setting and existing conditions section shall describe the existing environmental conditions on the site, and off-site areas where there may be significant adverse impacts caused by the Project. Sufficient detail shall be provided so that reviewers are able to gain an understanding of current conditions and the context by which potential impacts will be assessed for the following:

A. General topographic setting of the project site (steep slopes, depth to bedrock, soils, erosion, aquifers, etc.).
B. Wetland delineation (federal, state and local), including size of the wetlands and related buffer areas.
C. Existing terrestrial ecology, including any endangered, threatened, or special concern species and habitat assessment.
D. Existing surface and ground water resources.
E. Existing means of site drainage and stormwater management.
F. Existing land uses on, and in the vicinity of, the Project site.
G. Existing zoning and other land use regulations on, and in the vicinity of, the Project site.
H. Existing utilities - availability and capacity.
I. Existing solid waste disposal services.
J. Existing noise, and lighting levels on the Project site.
K. Existing traffic patterns and conditions in the vicinity (traffic counts, turning movements, level of service, accident data, etc.).
L. Existing public transportation, pedestrian, and bicycle conditions on-site and in the vicinity of the Project.
M. Existing community and emergency services for the Project site (schools, police, fire, ambulance, Town/Village Highway and Public Works Departments, etc.).
N. Existing historical, archaeological, or cultural assets on or in the vicinity of the Project site.
O. Existing neighborhood character and setting.
P. Existing hazardous or toxic soils.

3.7. Assessment of Potential Significant Adverse Environmental Impacts

This section shall provide a detailed discussion of the known and anticipated adverse environmental impacts of this project: the severity of the impact, and practical mitigation measures designed to avoid, minimize, or offset the impact; unavoidable adverse environmental impacts, and irreversible commitment of resources; and alternatives including the mandatory no built alternative. This section should address all concerns raised during scoping and provide mitigation measures to reduce any potential impacts, to the maximum extent practicable.

3.7.1. Impact on Land

A. Existing Conditions

1. Location, dimensions, and ownership of any existing or proposed easements and rights-of-way.
2. Location and dimensions of all existing and proposed buildings, structures, and other improvements.
3. A geotechnical analysis of soil compositions, depth to bedrock, depth to water table, etc.
4. Identify site slopes and ranges (0-10%, 10-15%, 15-25%, 25%+).
5. Proposed grading and cut and fill analysis of the site.
6. Removal and/or reuse of existing vegetation and topsoil.
7. Construction impacts and procedures, including erosion control measures, dust control, and other temporary impacts.
8. The presence of and treatment of agricultural chemical residues in soil materials on the site.
9. Construction phasing of the project, including a schedule of construction milestones (i.e., site clearing, grading, stormwater management, infrastructure, foundations, etc.); construction practices; truck access routes; and import/export of natural materials.

B. Potential Impacts

1. Quantify slope disturbance by category resulting from the Project and depict on topographic map with two (2) foot contours, including existing and proposed contours.

2. Discuss phasing schedule and methods to limit the area of disturbed soils.
3. Discuss avoiding the removal of existing vegetation and topsoil.
4. Discuss impact of removal of vegetation and topsoil on habitat.
5. Discuss adequate soil erosion and sediment control measures designed in accordance with the NYS Department of Environmental Conservation's "New York Standards and Specifications for Erosion and Sedimentation Control" (current version).
6. Discuss the proposed grading plan for the Project and estimate proposed cut and fill earthwork volumes. If earthwork volumes cannot be balanced on the site, the anticipated volume of earth to be imported to, or exported from the project site shall be defined. The number of truck trips associated with any import/export activities shall be estimated and the anticipated routing of such truck trips shall be identified. Discuss truck trip timing and traffic control.
7. Discuss the need for any retaining walls or similar stabilizing measures.

C. Potential Mitigation Measures

1. Discuss elements of the Project design and site layout which eliminates or minimizes impacts to mature vegetation, steep slopes, and sensitive soils.
2. Discuss mitigation as required, including construction methods and phasing, and best management practices that will be employed.
3. As necessary, discuss construction de-watering and rock removal mitigation techniques.
4. Mitigation will be proposed for identified adverse environmental impacts, as necessary. Unavoidable adverse impacts will be identified.
5. Prior to vegetation clearing, the proposed disturbance areas should be cleared by a qualified biologist to move any wildlife out of the work zone, as necessary.
6. Prior to construction all work areas should be clearly marked with orange construction fencing to demarcate the limits of

disturbance. Prior to construction all soil and sediment control measures should be installed. During construction all soil and sediment control measures should be regularly inspected.

7. Following construction all disturbed areas should be stabilized and all soil and sediment control measures must be removed.

3.7.2. Impact on Flooding, Surface Water and Ground Water Resources

A. Existing Conditions

1. Description and mapping of designated areas designated as flood zones and floodways.
2. Description and mapping of field-delineated and agency verified NYSDEC, USACE, and if applicable, locally designated wetlands and buffer areas, using the Ulster County mapper and the Saugerties Natural Resources Inventory, including potential connectivity between on-site and off-site wetlands/wetland complexes.
3. Discuss the quality, function, and classification of wetlands on-site, wetland limits and permitting requirements of the NYSDEC, the USACE, and the Town of Saugerties.
4. Location and description of existing wells on the site.
5. Provide a Stormwater Management Plan/Engineering Report that meets New York State stormwater requirements (SPDES) for quality and quantity, and that demonstrates the proposed action does not exacerbate existing drainage conditions.
6. Location, type, and discussion of existing and proposed stormwater management facilities, discussion relating to any MS4 community requirements.
7. Describe the depth to the water table.
8. Temporary impacts to surface waters due to construction.
9. Process for snow and ice removal and location of snow storage, both during and post-construction.

B. Potential Impacts

1. Discuss potential impacts on flood plains and floodways.
2. Discuss potential impacts associated with any wetland or wetland buffer disturbance.

3. Discuss potential impacts from future drainage patterns, stormwater peak discharges, stormwater quantity reduction and stormwater quality, with regard to on-site and off-site receiving waters and wetlands.
4. Discuss potential for diminished water quality of surface waters by erosion due to construction and long-term operations.
5. Discuss Stormwater Pollution Prevention Plan (SWPPP), which shall include a sediment and erosion control plan. The SWPPP will be provided as an appendix in the DGEIS.
6. Discuss any encroachments into surface water resources including whether encroachments are temporary or permanent.
7. Describe the infrastructure required for the proposed water distribution system (storage tanks, pressure zones, distribution mains extensions, 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.
8. Describe administrative issues related to the proposed water systems such as property ownership, easements, facility ownership, maintenance, and service area boundaries.

C. Potential Mitigation Measures

1. Discuss methods to minimize or eliminate the potential for increase in base flood elevations.
2. Discuss methods to minimize activity near wetland resources.
3. Discuss methods to maintain protections of on-site NYSDEC, USACE, and if applicable, locally designated wetlands and buffer areas.
4. Design an adequate stormwater control system in accordance with the New York State “Stormwater Management Design Manual.”
5. Mitigation measures will be provided for identified adverse environmental impacts, as necessary. Unavoidable adverse impacts will be identified.

3.7.3. Impact on Plants and Animals

A. Existing Conditions

1. The Green Rock Cress is listed as an endangered plant species by New York State and was identified on the Part 1 Full Environmental Assessment form, populated by the NYSDEC EAF Mapper. A Comprehensive Endangered/Threatened Specials Habitat Assessment Report shall be prepared by a qualified biodiversity professional familiar with the Hudson Valley.
2. The Red Headed Woodpecker is listed as a rare species by New York State and was identified on the Part 1 Full Environmental Assessment Form, populated by the NYSDEC EAF Mapper. A Comprehensive Endangered/Threatened Specials Habitat Assessment Report shall be prepared by a qualified biodiversity professional familiar with the Hudson Valley.
3. Description and mapping of habitat cores, forest cores, meadows/farmlands, and forest index patches using Ulster County mapper and Saugerties Natural Resource Inventory.

B. Potential Impacts

1. Discuss impacts of the Project on the potential loss of existing ecosystems which support protected plant species, and the potential for the degradation of these natural systems that result in the loss of the species.
2. Discuss impacts of the Project on the potential loss of existing ecosystems which support protected wildlife habitat, and the potential for the degradation of these natural systems that result in the loss of the species.
3. Discuss impacts on wildlife displacement, loss of nesting/breeding, foraging and over-wintering of wildlife, and potential for wildlife accommodation on and off the site.
4. Discussion of the retention of wildlife travel corridors and interconnectivity with off-site wildlife travel corridors.

C. Potential Mitigation Measures

1. Eliminate or avoid, to the maximum extent practicable, disturbance of plant and animal ecosystems and habitat.
2. 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.

3.7.4. Impact on Agricultural Resources

A. Existing Conditions

1. A portion of the Project (43 acres) is in a designated agricultural district pursuant to Agriculture and Markets Law, Article 25-AA. Identify as such on a map and discuss this designation.
2. Describe the limits of the agricultural district as it relates to the Project site.
3. Describe the previous use of the land and the timeframe for when the site was last used for agricultural purposes.
4. Describe agricultural soil groups found on the Site.
5. Describe past use of agricultural chemicals on the site.
6. Identify if the Project site is specifically mentioned in a County, Town or Village Farmland Protection Plan.

B. Potential Impacts

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.

3.7.5. Impact on Aesthetic Resources

A. Existing Conditions

1. To identify visual impacts, inventory and provide view analysis with topographic maps and photographs of existing visual and scenic resources and visual character of the Project site to and from the following locations shown graphically on an attached Visual Assessment Location Plan:

    a. NYS Route 32 South
    b. NYS I-87
    c. NYS Route 212

B. Potential Impacts

1. Describe potential impacts to the visual conditions of the Project site to residents both in leaf-on and leaf-off condition. Include cross-sections and/or rendering of the built conditions (photo simulation) from impacted vantage points identified in section 3.7.5.A.1.
2. 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 to show consistency with the surrounding area and how the Project complements the existing visible structures in the surrounding area in terms of massing, scale, visibility, height, setback, orientation, and articulation.
3. Discuss compliance with the NYS Department of Environmental Conservation program policy, entitled "Assessing and Mitigating Visual Impacts".

C. Potential Mitigation Measures

1. Mitigation will be proposed for identified adverse environmental impacts, as necessary. Unavoidable impacts will be identified.
2. Discuss how the Site Plan has been arranged to minimize visual impacts and how buffer areas, proposed building

heights, and existing/proposed vegetation will be used to mitigate visual impacts.

3.7.6 Impacts on Historic and Archeological Resources

A. Existing Conditions

1. The Snyder Farm is eligible for listing, and the Wynkoop House building and site are listed on the State and National Register of Historic Places.
2. There are several archaeology surveys that have been conducted on or contiguous to the Project site.
3. Identify, document and inventory historic and archeological resources on or near the Project site.

B. Potential Impacts

1. Identify, document and inventory historic and archeological resources on or near the Project site.
2. Identify potential visual and physical impacts on these resources.
3. Provide a narrative description and graphic representation of each site or location.

C. Potential Mitigation Measures

1 Mitigation will be proposed to preserve and protect to the extent practicable all historic and/or archeologically sensitive resources on the Project site. Unavoidable impacts will be identified.

3.7.7 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.

B. Potential Impacts

1. Discuss the potential impacts of the Proposed Action on open-space and recreational opportunities.

2. Discuss and compare the open-space and recreational opportunities of the Proposed Action to the use of the property in the past.

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.

3.7.8 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 in the study area, including, but not limited to:

- Classification and jurisdiction
- Roadway width (edge to edge)
- Number of lanes per direction
- Presence of shoulders
- General grade and alignment (hills and curves)
- Speed limit
- Roadway surface condition
- Parking (permitted/prohibited/present?)
- Sidewalks
- Pedestrian accommodations, including sidewalks, crosswalks, curb ramps and pedestrian traffic signal equipment
- Bicycle accommodations
- Bus stops
- Discuss planned/ongoing roadway projects being undertaken by NYSDOT, County, Village and/or Town.

Roadways to be described:

- NYS Route 32
- NYS Route 212

- NYS I-87
- Augusta Savage Road
- Old Route 32
- Old Route 212
- Mower Mill Road
- Buffalo Lane

2. 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 - 6:00 PM (weekdays); 11:00 AM - 5:00 PM (weekends):

   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 Road
   g. NYS Route 212 and Railroad Avenue

   Turning movement counts will be collected during typical weekday morning and weekday afternoon peak periods, as well as Saturday midday peak period. 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. Observations of existing queueing along Main Street should be provided at all study intersections.

   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 Road
g. NYS Route 212 and Railroad Avenue

3. 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.
   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.
4. Conduct intersection capacity analyses of the existing peak hour conditions identified from the Existing Traffic Volumes at all study intersections identified in 2 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 hours, as well as the Peak Saturday midday roadway hour. 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.
5. Discuss the mix of vehicle types on the affected roadways.
6. Describe the level of service (LOS) on each of the roadways and intersections and any increases that will result from the Project.
7. 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.

8. Provide a description of existing public transportation and pedestrian facilities on or in the vicinity of the roadways and intersections listed above. This should include a description of pedestrian facilities that may ultimately connect to the proposed trail from the Project site.
9. Document the number and location of school bus stops in the study area.
10. 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).

B. Potential Impacts

1. On site public transportation stops.
2. Providing adequate fire and emergency personnel access. This should be verified with truck turning templates illustrating the maneuverability of larger vehicles into and out of the Project streets/driveways, as well as circulating the Project site. Emergency response times should also be identified to/from Project site to nearest emergency service facilities.
3. 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).
4. Identify other projects which will generate a substantial volume of traffic through the study area, and determine how much traffic these developments will add to the transportation network during peak hours.
5. Based on a consideration of historical traffic growth and the volumes of traffic to be added by the identified vicinity developments, establish an annual background traffic growth rate to grow the existing traffic volumes to the design year which will be reflective of the anticipated increase in general

traffic activity in the area by that time. Identify the metrics to be used.

6. Grow the existing traffic volumes at the intersections identified in Existing Conditions section above and add the vicinity development traffic volumes to get the "No-Build" traffic volumes, with figures included in the DGEIS.
7. 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. 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.
8. 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.
9. 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.
10. 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.
11. Build and No-Build peak-hour traffic analysis at the intersections identified in Existing Conditions above using acceptable transportation analysis software, 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 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.
12. 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.

13. Provide a discussion regarding the Project's potential impact, if any, to pedestrian, bicycle, and public transportation.
14. Indicate how the Project will comply with Town of Saugerties parking requirements and indicate how peak parking demand will be accommodated by the number of parking spaces proposed, including the required number of ADA parking spaces. Peak parking demand estimates should be performed using accepted sources, such as the current version of Institute of Transportation Engineers (ITE) publication, Parking Generation, or surveys of similar local facilities. The provision of any land banked parking should be clearly identified and should be fully engineered to the extent that is can be permitted/constructed, when, and if, deemed necessary at a future date.
15. 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.
16. Multi-modal transportation opportunities, including the identification of available public transportation, shuttles to and from the Project, bike- and ride-share or ride-hauling opportunities, and the use of pedestrian and bicycle trails and paths to community destinations will be quantitatively discussed.

C. Potential Mitigation Measures

1. Provisions for bicycle racks and EV charging stations at the Project Site.
2. Widening local roadways determined to be too narrow to accommodate projected volume and type of traffic.
3. Provision of additional/upgraded traffic control, including but not limited to new/upgraded traffic signals, signage and/or roadway striping.

4. Provision of additional/upgraded pedestrian accommodations, including but not limited to new/enhanced crosswalks, new/upgraded sidewalks, pedestrian lead intervals and/or new/upgraded pedestrian traffic signals.
5. Provision of additional/upgraded bicycle accommodations, including but not limited to signage, striping, roadway widening and/or sharrows.
6. Whether or how public transit could be extended to the site, including potential stop locations, and what the trip-reduction benefits might be.
7. Any mitigation measures should identify the party responsible for implementing the improvements and the method of funding.

3.7.9 Impacts on Energy/Utility Facilities

A. Existing Conditions

1. Identify existing capacities in the nearby water distribution system, stormwater and sanitary sewer system, and gas and electric facilities needed for the Project.
2. Identify the Project demands on existing utilities.
3. Identify impacts associated with extensions of existing stormwater and sanitary sewer systems, water supply, electric, and gas utilities to serve the Project.
4. Identify location of all on-site and off-site utility improvements necessary to facilitate the Project.
5. Water – Describe existing public water supply source(s), capacity, and current usage. Provide three-year summary of usage (2017-2019 or more recent data as applicable).
6. Sanitary/storm sewers – Describe existing public sewer conveyance and treatment facilities, capacity, and current usage. Provide three-year summary of flows and loadings at Village WWTF (2017-2019 or more recent data as applicable). Highlight and average the highest 3 months of flows for each year.
7. Gas and electric services – Describe existing facilities, capacity, and usage.

B. Potential Impacts

1. Identify the Project demands on existing utilities.
2. Provide itemized estimate of water and wastewater capacity requirements for Design Flow (NYSDEC Hydraulic Loading Table) and Probable Flow (actual water and sewer demands from comparable projects).
3. Provide projected utility loads including building energy modeling.
4. Identify impacts associated with extensions of existing stormwater and sanitary sewer systems, water supply, electric and gas utilities to serve the Project.
5. Discuss both the short- and long-term energy demands of the Project on energy sources.
6. Review capacity of Town and Village wastewater treatment plant (WWTF) and conveyance system including the addition of anticipated loads from the Project. Provide a summary review of WWTF flows and performance for the years 2017-2019. Highlight and provide average of the highest 3 months of flows for each year. Provide analysis of additional flow and organic loading under two conditions: Design Flow of Project and Probable Flow of Project.
7. Discuss Greenbuild Techniques and Technologies. Discuss conformance with the County and Town Comprehensive Plans, and applicable zoning and building code regulations.
8. Provide capacity of Town and Village of Saugerties Water Supply and Treatment System including a summary of water usage for the years 2017-2019. Provide analysis of additional water supply requirement of project on the overall supply capacity. Provide for Design Flow of Project and Probable Flow of Project.
9. Review WATERCAD hydraulic model 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.)
10. Discuss proposed demand on affected utilities, including water, wastewater and stormwater generation, and energy needs to serve the Project.

11. Provide a summary of average daily demand and peak demands of water and sewer usage, and gas and electric needs.
12. Describe proposed water main extension to the project and provide a calculation of fire flow requirements based on NFPA guidelines.
13. 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.
14. Written confirmation (i.e., "Will Serve") shall be provided indicating utility service provider's ability and willingness to provide service to the Project.
15. Describe Project requirements for coverage under SPDES General Permit for Stormwater Discharges from Construction Activity.
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 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 in the design to reduce energy demand including MEP systems utilized to reduce the use of fossil fuels.
3. Discuss potential energy saving programs to be implemented as part of the design, *i.e.*, NYSERDA, EnergyStar, etc.
4. Discuss Greenbuild Techniques and Technologies.
5. Discuss potential for carbon footprint reduction, minimization, and associated mechanisms.
6. Discuss other potential mitigation measures as required.
7. Evaluate the potential for using sustainable design elements in the buildings and parking areas to aid in limiting the impacts on utility demand, such as the use of water conservation

fixtures, on-demand hot water, heat pumps, use of solar for power and light, etc.

8. Use of alternative innovative stormwater management techniques to promote the infiltration of stormwater and minimize the generation of surface runoff.
9. Green stormwater practices will be discussed, such as the reuse of collected stormwater from impervious surfaces for irrigation purposes, pervious and/or permeable pavement materials, onsite infiltration practices, bioretention, etc.
10. Discuss use of sustainable design elements in limiting impacts/demands on natural and manmade resources.
11. Mitigation will be proposed for identified adverse environmental impacts, as necessary. Unavoidable adverse impacts will be identified and quantified if possible.

3.7.10. Climate Change Impacts/Solid Waste

A. Existing Conditions

1. Describe current sources and amounts of greenhouse gas emissions being produced.
2. Describe current sources and amounts of solid waste being produced and how it is being disposed of.
3. Describe current sources and amounts of carbon sequestration being provided by vegetation and soil.

B. Potential Impacts

1. <u>Green House Gas Emissions</u>
   a. Describe 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.
   b. Describe project sources of indirect (electricity, solid waste) greenhouse gas emissions during both construction and long-term operations.
2. <u>Solid Waste</u>
   a. Identify nature and amount of potential wastes generated during both construction and long-term operations, and proposed methods of disposal.

b. Describe when solid waste will be produced or handled as part of the proposed project, the quantity or type of waste involved, and any difficulties in handling those wastes.
c. Identify secondary impacts due to transport and disposal off-site.

3. Municipal Plans and Programs
   a. Identify compliance with the goals and objectives of the New York State Climate Action Plan.
   b. Identify compliance with the Town of Saugerties goals and objective as a bronze certified New York State Climate Smart Community.

A. Potential Mitigation Measures

1. Identify alternatives and mitigations to reduce energy and fuel demands during construction and long-term operations.
2. Incorporate energy conservation techniques and technologies beyond minimum requirements of State Energy Conservation Construction Code, LEED or Energy Star, into the design and operation of the buildings and parking areas.
3. Minimize overall project layout to minimize internal travel distances.
4. Optimize ability to use structure orientation and design to minimize energy demands.
5. Incorporate methods to reduce fuel costs for structural heating or cooling (for example, insulation, heat pumps, or high-efficiency insulated windows).
6. 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.

3.7.11 Noise, Light, Odor and Air and Human Health Impacts

A. Existing Conditions

1. Noise
   a. Measure and describe existing noise levels at the Project boundaries including peak and non-peak traffic flows on

NYS Route 32 and 212. Dates and times of measurement shall be provided.

b. Identify background noise levels in the surrounding area.

2. Light
   a. Describe existing light sources.
   b. Discuss site conditions that will affect light propagation, such as terrain, existing vegetation, etc.
3. Odors
   a. Identify any existing known odors in the immediate area (1/2 mile).
   b. Discuss location of sensitive receptors, if applicable.
4. Air
   a. Identify and existing sources of air pollution in the immediate area (½ mile).
   b. Discuss location of sensitive receptors, if applicable.
5. Human Health
   a. Identify any existing sources of contaminants at the Project site.

B. Potential Impacts

1. Noise

   a. Discuss the potential for noise producing sources during construction and operation of the site, including hours of operation and duration.
   b. Discuss site conditions that will affect noise propagation such as terrain, existing vegetation, etc.
   c. Discuss conformance with the Town of Saugerties Zoning Code, and NYSDEC Conservation Program Policy entitled, “Assessing and Mitigating Noise Impacts.”
   d. Discuss noise from congregant activities at night.
2. Light
   a. Describe proposed building and site lighting including, but not limited to, signage, security, driveway, and parking lot lighting.
   b. Quantify and analyze potential light pollution from the Project, including light trespass and glare on adjacent/nearby properties.

c. Discuss conformance with the Town of Saugerties Zoning Code.
d. Discuss site conditions that will affect light propagation, such as terrain, existing vegetation, etc.
e. Discuss light from congregant activities at night.

3. Odors
   a. Discuss the potential for odor producing sources during construction and operation of the site.
4. Air
   a. Discuss the potential for impacts to sensitive receptors or populations from sources of air emissions.
5. Human Health
   a. Discuss the potential for impacts to human health from new or existing sources of contaminants.

C. Potential Mitigation Measures

1. Noise
   a. Discuss methods to avoid or reduce adverse effects from noise on adjacent properties.
   b. Mitigation will be proposed for identified adverse environmental impacts, as necessary. Unavoidable adverse impacts will be identified and quantified if possible.
2. Light
   a. Discuss methods to avoid or reduce adverse effects from site lighting on adjacent properties.
   b. Mitigation will be proposed for identified adverse environmental impacts as necessary, including night-sky friendly lighting, limitation of foot-candles at the boundary line, timers, etc. Unavoidable adverse impacts will be identified and quantified if possible.
3. Odors
   a. Discuss methods to avoid or reduce adverse effects from odors to offsite areas including the surrounding residential neighbors.
4. Air
   a. Discuss methods and restrictions to avoid or eliminate emissions of air pollutants from the Project to offsite areas including surrounding residential neighbors.

5. Human Health
    a. Discuss methods to address any existing sources of contaminants on the Project site
    b. Discuss methods and restrictions to avoid or eliminate the introduction of new sources of contaminants at the Project site.

3.7.12 Consistency with Community Plans and Community Character

A. Existing Conditions

1. Population
    a. Evaluate the existing permanent and seasonal populations of the Town of Saugerties.
2. Water/Sewer
    a. Evaluate the existing capacity of the Town and Village water and sewer systems, and the ability for the systems to be expanded to include this project, considering other projects that are proposed.
3. Community and Emergency Services
    a. Describe existing school, fire, police, and emergency medical service capabilities, their locations, staffing levels, equipment availability, and average response time to the site.
4. Community Character
    a. Describe and discuss the existing community character and that of nearby dwellings and structures as they relate to the compatibility of the proposed building design and site planning, including architectural style, scale and character, and compatibility with the existing natural landscape.
    b. Discuss the history of recent development between 2010-2020 and how the demographics, population, and development pattern within the Village have evolved in recent history (This should include development within the Town within a radius of 1 mile).
5. Community Plans
    a. Discuss the goals and policies set forth in the Town of Saugerties Comprehensive Plan, as well as adopted policies and/or plans as set forth within local and regional

community land use, planning and development documents, including the Town and County Comprehensive Plans, Open Space and Farmland Protection Plans, and Watershed Plans.

B. Potential Impacts

1. Population Growth
   a. Discuss the potential impacts of the Proposed Action on population growth and the effects of population growth on the economy and existing land uses of the Town.
   b. Discuss the positive and negative impacts of population growth.
   c. Provide an analysis of the change in the local economy (including restaurants, shopping, services, etc.) that would likely occur as a result of the completion of the Project, including jobs which support the Project, construction related jobs, Town/Village services, and the economic benefits due to indirect spending generated by residents and employees of the Project.
   d. Describe how this Project could potentially impact community character and future development trends. In the Town/Village. Discuss the impact this Project may have by increasing the development potential of the local area.
2. Water/Sewer
   a. Evaluate and discuss the impacts of the expansion of the water and sewer systems to the Project, and the impacts this will have on community plans and character, and the possible reallocation of such services to this project instead of other further projects.
3. Community and Emergency Services
   a. Discuss the effects of additional demands on schools, fire, police and emergency medical services and their capabilities to service the Project. Emergency services including Centerville Fire Company, Saugerties Police Department, New York State Police Department, and Diaz Memorial Ambulance Service will be contacted to discuss possible concerns related to the Project.

b. Discuss the effects of additional demands on the local Highway Departments.

4. Community Character
   a. Discuss the design and compatibility of the Project with the context of the built environment, i.e., adjacent uses, and pattern of development.
5. Community Plans
   a. Discuss the Proposed Action's compatibility with existing community plans including consistency with adopted policies and/or plans as set forth within local and regional community land use, planning and development documents, including the Town and County Comprehensive Plans, Open Space and Farmland Protection Plans, and Watershed Plans.

C. Potential Mitigation Measures

1. Population Growth
   a. Discuss appropriate mitigation measures for the change in population of the Town of Saugerties.
   b. Discuss the positive and negative effects of induced growth.
2. Water/Sewer
   a. Discuss appropriate mitigation measures for the change in community character resulting from the provision of water and sewer to this project and the reallocation of such from other proposed and future projects.
3. Community and Emergency Services
   a. Mitigation will be proposed for identified adverse environmental impacts, as necessary. Unavoidable adverse impacts will be identified and quantified if possible.
4. Community Character
   a. Discuss the methodology of the architectural design, site planning, building placement, and choice of materials and colors to integrate the Project into the site to ensure compatibility with the existing built environment and natural conditions of the property.
5. Community Plans
   a. Discuss any mitigation measures required to bring the project in line with existing community plans or if

amendments to existing community plans would be required.

3.7.13 Land Use and Zoning

A. Existing Conditions

1. Discuss and graphically present existing land uses and zoning classifications on the Project site and within ¼ mile of the Project.
2. Discuss the proposed PDD regulations and incremental development (site plan) requirements/process.

B. Potential Impacts

1. Any proposed subdivisions and/or lot line adjustments will be discussed.

C. Potential Mitigation Measures

1. Discuss appropriate mitigation measures for the change in the use of the land and its anticipated compatibility with the surrounding area.
2. Identify sustainable design elements and green stormwater management practices meant to mitigate an increase in density associated with the rezoning.
3. Mitigation will be proposed for identified adverse environmental impacts, as necessary. Unavoidable adverse impacts will be identified and quantified if possible.

3.7.14 Fiscal Impacts

A. Existing Conditions

1. Evaluate the existing and future tax revenue based on the most recent tax records.

B. Potential Impacts

1. A fiscal impact analysis will be prepared to evaluate the estimated costs and revenues that result from new property development.

2. Provide an analysis of the changes in the local economy (including restaurants, shopping, services, etc.) that would likely occur as a result of the completion of the Project, including jobs which support the Project, construction related jobs, Town/Village services, and the economic benefits due to indirect spending generated by residents and employees of the Project.
3. There shall be a discussion about the positive and negative impacts to the Saugerties Central School District.
4. Describe impacts to the operations and maintenance costs for road maintenance including Town and State Highway Department manpower, equipment, and materials.
5. The future of the Project site with and without the Project shall be discussed, including job data. The demographics of employees and visitors shall be 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 of each alternative, such as:

A. No Action Alternative – an evaluation of the potential adverse and beneficial impacts that would result in the reasonable, foreseeable future if the proposed action were not undertaken.

B. Project Site Design/Layout Reconfiguration – An evaluation and assessment of a revised site layout that would provide a more efficient, less impactful Project. This alternative could reduce or maintain unit count, but would focus on providing a more localized configuration with a smaller footprint that strategically avoids ecologically sensitive areas and minimizes impervious surfaces.

C. Discussion of Alternative Sites – A discussion of other potential sites for undertaking the proposed action (if any) should be provided, as well as a conclusion as to why this site was chosen.

D. 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

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 Scoping Document
- 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
- Archaeological Survey (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.

Appendix

Appendix A **Lead Agency Designation**

Appendix B **Positive Declaration**