

SCOPING DOCUMENT

FOR

GOSHEN HOSPITALITY
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)
Cheechunk Road and 6½ Station Road

TOWN OF GOSHEN PLANNING BOARD
ORANGE COUNTY, NEW YORK

Lead Agency and Contact Person:

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Date of Acceptance: December 7, 2017

GENERAL GUIDELINES

- The Draft Environmental Impact Statement (“DEIS”) shall address all items in this Scoping Document and conform to the format outlined in this Scoping Document. If appropriate, impact issues listed separately in this outline may be combined in the DEIS, provided all such issues described in this Scoping Document are addressed as fully in a combined format as if they were separately addressed.
- The document 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 "the 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.
- The entire document should be checked carefully to ensure consistency with respect to the information presented in the various sections.
- Environmental impacts should be described in terms that the layperson can readily understand (e.g., truck-loads 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 DEIS is intended to convey general and technical information regarding the potential environmental impacts of the Proposed Project to the Town of Goshen Planning Board (as Lead Agency), as well as several other agencies involved in the review of the Proposed Project. The DEIS is also intended to convey the same information to the interested public. The Preparer of the DEIS is encouraged to keep this 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 DEIS 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 DEIS should contain objective statements and conclusions of facts based upon technical analyses. Subjective evaluations of impacts where evidence is inconclusive or subject to opinion should be prefaced by statements indicating that “It is the Applicant’s opinion that...”. The Town of Goshen Planning 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.

DESCRIPTION OF THE PROPOSED ACTION

The Applicant proposes to develop ~~two~~three +/-100-room, three-story hotels, approximately 40,000 square feet each, ~~a two~~ 10,000-square foot restaurants, five extended stay cottages operated by one of the hotels, a property caretaker's residence, and ~~three~~an office buildings totaling approximately ~~57,160~~20,000 square feet of office space on a +/-63.3 acre parcel. The Applicant's purpose is to provide hospitality and office uses proximate the Village and Town of Goshen with access to New York State Route 17. Access to the site will be from two (2) new driveways along Cheechunk Road. The property is known as Section 10, Block 1, Lots 56.2 and 56.4 on the Town tax maps. The project proposes approximately 700 parking spaces for all uses. Water supply will be provided by up to four (4) existing onsite wells or public water from the Village of Goshen. Sewer service will be provided by the Village of Goshen or an onsite sewage treatment. The foregoing shall be referred to herein as the "Proposed Project", "Preferred Project" or "Proposed Action".

This application is a Type 1 Action under SEQRA as it involves the construction of a non-residential facility with greater than 100,000 square feet, parking for more than 1,000 cars, or involves the physical alteration of more than 10 acres. See 6 N.Y.C.R.R. § 617.4(b)(6).

Full-scale Site Plans are to be submitted with the DEIS as a separate appendix. All plans and maps showing the Site will include adjacent homes, other neighboring uses and structures, roads, and water bodies within 100 feet of the property boundaries, a legend and north arrow.

The plan that is subject of this DEIS is a significant modification to an earlier plan for a Planned Adult Community and subdivision (known as Hendler). The DEIS is a new and separate document, but may incorporate relevant studies from the earlier DEIS, modified as appropriate to reflect project changes and any significant change in existing conditions.

INVOLVED AGENCIES

- NYS Department of Environmental Conservation
 - SPDES (wastewater and stormwater)
 - Water Supply Application
- Orange County Department of Health
 - Water Main Extension
 - Water Treatment System
- New York State Department of Health
 - Water Supply Application
- New York State Department of Transportation
- Town of Goshen Town Board
 - MS4 SWPPP Acceptance
- Town of Goshen Planning Board
 - Site Plan, Subdivision and Special Permit Approval
- Town of Goshen Zoning Board of Appeals
 - Potential Area Variance(s)
- Town of Goshen Highway Department
 - Highway Work Permit for improvements on Cheechunk Road
- Village of Goshen

Potential agreement to treat sanitary sewage at the Village WWTP
 Potential agreement to provide public water

INTERESTED AGENCIES

U.S. Army Corps of Engineers
 Orange County Department of Planning — G.M.L. § 239-*l, m, and n*
 Orange County Department of Public Works
 Town of Goshen Environmental Review Board
 Town of Goshen Fire Department
 Town of Goshen Police Department
 Goshen Volunteer Ambulance Corp
 U.S. Fish and Wildlife Services
 New York State Police
 Orange County Sheriff's Office
 NYS Department of Agriculture and Markets
 Orange County Audobon Society

COVER SHEET

- A. Identification as Draft 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 1).
- E. Name and address of 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 DEIS.
- G. Date of submittal and all DEIS revision dates.
- H. Date of acceptance of the DEIS as complete (to be inserted at later date).
- I. Date of Public Hearing and subsequent adjournments (to be inserted at later date).
- J. The deadline date by which comments are due (to be inserted at later date).

TABLE OF CONTENTS

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

I. EXECUTIVE SUMMARY

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

- A. Brief description of the Proposed Action, including discussion of history of 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 DEIS.

- B. Project Purpose, Need and Public Benefit.
- C. Describe anticipated type of development being proposed including overview of project layout, size, and type of proposed structures, parking, loading, circulation, landscaping, lighting and utilities.
- D. Significant beneficial and adverse impacts (Grouped by topic).
- E. Proposed mitigation measures (Grouped by topic).
- F. Unavoidable Adverse Environmental Impacts, and Irreversible Commitment of Resources.
- G. Alternatives to Proposed Action including the mandatory no build alternative.
- H. Summary of Impacts on Energy and Solid Waste Management.
- I. Summary of Growth Inducing Impacts.
- J. Permits and Approvals.
- K. List of Involved Agencies.
- L. List of Interested Agencies.

II. DESCRIPTION OF THE PROPOSED ACTION

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

1. SITE LOCATION

- 1. Establish geographic boundaries and conditions of the Project Site, including regional and local maps, tax map designation and abutting roads.
- 2. Site acreage, easements affecting the Site, and existing access.
- 3. Discuss land uses in the immediate area (1/2 mile) and relationship of Project to those uses.
- 4. Site description (existing zoning and need for any variances or waivers, Site character, vegetation conditions, wetlands, wildlife and habitat, etc.)

2. USE.

- 1. Discuss the prior and present use of the Project Site.
- 2. Description of anticipated use including hours of operation. Discuss the type of hotels and restaurants contemplated for the Project Site, including amenities and room type mix, and a discussion of proposed irrigation. Discuss the use and design of the proposed caretaker's residence and extended stay cottages.

3. DESIGN AND LAYOUT

- 1. Total Site area
 - a. Proposed impervious surface area (roofs, driveways, roads, etc.)
 - b. Area of Site disturbance.
 - c. Description of natural areas and areas of the Site to remain undisturbed.
 - d. Area of open space and usable open space.
 - e. Stormwater management/drainage plans.
- 2. Structures
 - a. Building areas.
 - b. Layout of buildings and structures.
 - c. Sample building elevations.

- d. Fire protection for the buildings in terms of on-site pressurized water systems, hydrants, stand pipes, sprinklers and whether the proposed stormwater management facilities could be utilized for fire protection as a backup system.
3. Site access, vehicular and pedestrian circulation, and parking
 - a. Description of access to nearby public transportation facilities.
 - b. Description of location & ownership of roads and emergency access, if necessary.
 - c. Pavement area and pavement type.
 - d. Description of on-Site vehicle & pedestrian circulation.
 - e. Description of access to nearby sidewalks.
 - f. Number of parking spaces and layout, including an analysis of the computation of parking spaces for each use, building and structure.
 - g. Any improvements to public rights of ways or other public improvements.
 4. Landscaping and Lighting Plans
 - a. Conformity with Town requirements.
 - b. Description of existing and proposed landscape buffers in relation to potential Site visibility.
 - c. Description of Site lighting, including hours thereof.
 5. Utilities
 - a. Sewer
 - b. Water
 - c. Drainage
 - d. Electric and Natural Gas
 - e. Garbage and Recycling
 - f. Energy and Utility saving features

4. CONSTRUCTION AND PROJECT PHASING

1. Construction
 - a. Anticipated construction period & schedule of construction milestones (*i.e.*, Site clearing, grading and fill placement, infrastructure, foundations, etc.).
 - b. Proposed phasing, if any.
 - c. Construction practices and access.
 - d. Number of truckloads anticipated for import/export of natural materials or construction materials, including the times of day and routes thereof.

5. OPERATION AND MAINTENANCE OF THE PROJECT

1. Project Operation
 - a. Ownership and management of infrastructure improvements.
 - b. Hours of operation for all proposed uses on site.
2. Project Maintenance
 - a. Stormwater facilities
 - b. Landscaping
 - c. Snow removal

6. 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.).

1. Local
 - a. Site Plan Approval - Town of Goshen Planning Board
 - b. Subdivision Approval – Town of Goshen Planning Board
 - c. Special Permit – Town of Goshen Planning Board
 - d. Outside User Water and Sewer Agreements – Village of Goshen
 - e. District Formation for Sewer & Water – Town of Goshen
 - f. Highway Work Permit for improvements in Cheechunk Road
 - g. Potential Variance(s) – Town of Goshen Zoning Board of Appeals
 - h. MS4 SWPPP Acceptance – Town of Goshen
2. County
 - a. 239 L, M and N Orange County Planning Department (referral)
 - b. Water Main Extension – Orange County Health Department
 - c. Water Supply Application - Orange County Health Department
 - d. Water Treatment System – Orange County Health Department
3. State
 - a. SPDES permit (Stormwater) - New York State Department of Environmental Conservation
 - b. SPDES permit (Wastewater) and/or Sewer Main Extension - New York State Department of Environmental Conservation (for onsite sewer alternative)
 - c. Wetlands Delineation – New York State Department of Environmental Conservation
 - d. Water Supply – New York State Department of Health
4. Federal
 - a. Wetland Jurisdictional Determination & Nationwide Permit - Army Corps of Engineers

7. PROJECT PURPOSE, NEED & BENEFIT

1. Public Need
2. Objectives of the Project Sponsor
3. Benefits of the Proposed Action

III. ENVIRONMENTAL SETTING, POTENTIAL IMPACTS AND PROPOSED MITIGATION MEASURES

This Section of the DEIS shall describe the existing environmental conditions on the Site and off-Site areas where there may be significant adverse impacts caused by the Proposed Project. The extent of off-Site areas studied for the existing conditions shall be defined for each issue. Sufficient detail will be provided so that reviewers are able to gain an understanding of current conditions and the context of which potential impacts will be assessed. For each of the following issues that will be addressed, existing Site conditions are to be defined, proposed Site conditions shall be described, potential impacts of the proposed action are to be identified and described, and mitigation measures designed to avoid, minimize or offset potential impacts are to be proposed. The methodology and standards used to quantify projected impacts are to be described. To the extent that the DEIS relies upon any previous analysis or studies

performed on the Site, the previous analysis shall be discussed to the extent relevant, and the prior studies shall be incorporated in the DEIS as appendices.

A. LAND

1. Geology, Soils and Topography

Existing Conditions

- a. Detail soil compositions as presented in the Orange County Soil Survey and supported with actual borings when necessary
- b. Using available mapping provide a table of soils found on Site identifying the construction limitations, permeability, and seasonal high-water table for each soil and limits that will be disturbed
- c. Using available mapping, identify and evaluate the underlying bedrock formation types, composition and thickness
- d. Identify Site slopes ranges (0-10%, 10-15%, 15-25%, 25%+)

Potential Impacts

- a. Quantify slope disturbance by category resulting from the Proposed Action and depict on topographic map with two (2) foot contours, including existing and proposed contours;
- b. Discuss the erosion control plan with regard to construction impacts such as erosion and earth moving
- c. Discuss phasing schedule and methods to limit the area of disturbed soils
- d. Discuss impacts that may occur resulting from a high-water table
- e. 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)
- f. Discuss the proposed grading plan for the Site and estimate proposed cut and fill earthwork volumes necessary to develop the proposed action on the Site. If earthwork volumes cannot be balanced on the Site, the anticipated volume of earth/rock to be imported to, or exported from the 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
- g. Address the potential need for rock removal, and blasting (Town Code Chapter 58A, "Explosives")
- h. Discuss the need for any retaining walls

Mitigation Measures

- a. Discuss project design that eliminates or minimizes impacts to steep slopes, sensitive soils or unique geologic features .
- b. Discuss mitigation as required, including a discussion of construction methods and phasing, and Best Management Practices that will be employed.
- c. As necessary, discuss construction de-watering and rock removal mitigation techniques.
- d. Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified.

2. Agricultural Land

Existing Conditions

- a. Discuss whether the Site is located within an agricultural district and what portions of the Site are considered agricultural.
- b. Describe the timeframe for when the Site was last used for agricultural purposes; provide and discuss any and all Phase I/Phase II investigations performed.
- c. Describe agricultural soil groups found on the Site.

Potential Impact

- a. Discuss if a portion or all of the agricultural soil will be permanently transformed.
- b. Describe the loss of agricultural productive soils and how this would affect the agricultural district.

Mitigation Measures

- a. Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified.
- b. Identify and discuss any and all proposed conservation easements and/or dedications of agricultural lands to be offered.

B. WATER RESOURCES

1. Groundwater/Water Supply

Existing Conditions

- a. Location & description of existing wells on site and their pumping capacity. Include surficial and bedrock geologic map including local geology, fracture traces and potential sources of contamination. Include dates of pump testing and protocol employed. Provide prior test results (quantity and quality). Provide confirmation protocol was consistent with requirements of the Town of Goshen Zoning Code or identify any variations. Perform field investigation of existing wells to verify no deterioration of well conditions and confirm the ability of the wells to deliver the last reported yields or greater yields.
- b. Identify the off-site existing supply well array that was monitored during prior proposed on-site water supply testing to assess off-site impacts.
- c. Calculate water budget for the site. Relate the water budgets to proposed site water use. Estimate available water on the site and in the surrounding drainage basin.

Potential Impact

- a. Conduct Microscopic Particulate Analysis (MPA) in accordance with the EPA's "Consensus Method for Determining Groundwater Under the Direct Influence of Surface Water Using Microscopic Particulate Analysis (MPA)". This includes collecting samples at the conclusion of a 72-hour pump period and conducting a presampling inspection/field investigation as well as drawdown measurements during the pump period.

- b. Calculate the anticipated amount of water usage for the Proposed Action (including a breakdown of this calculation and how it was derived) and discuss the ability and feasibility of the existing wells to serve the project in terms of both quantity and quality, as well as any long-term impacts to the local hydrogeological character of the aquifer(s), including any likely impacts to the Audobon property on 6½ Station Road.
- c. Effects on surrounding wells based on pump test including identification of any new water supply wells and analysis of potential impact from development of Project wells.
- d. If the existing sources are inadequate, discuss alternatives for providing water for potable or non-potable uses including development of adjacent water supplies and/or connections to or expansion of existing systems and/or additional water treatment.
- e. Discuss the results of off-site and on-site well and surface water monitoring before, during and after pump testing of on-site supply wells.
- f. Describe the infrastructure required for the proposed water distribution system (storage tanks, pressure zones, distribution mains, 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 and process), treatment systems based on the results of the water quality analysis.
- g. Discuss fate of existing wells on site that are not intended to be developed including well abandonment procedures.
- h. Describe administrative issues related to the proposed water systems such as property ownership, easements, facility ownership, maintenance, and service area boundaries.
- i. Discuss the use and impacts of pesticides, herbicides, and deicing agents on the Site and properties adjacent thereto.

Mitigation Measures

- a. Use of water conservation fixtures & low maintenance landscaping.
- b. Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified.

2. Surface Water

Existing Conditions

- a. Location and description of surrounding waterbodies including on-Site surface waters and off-Site receiving waters and classification according to NYSDEC and/or ACOE. A Jurisdiction Determination from both NYSDEC and ACOE will be provided as attachments to the DEIS, if necessary.
- b. Identify uses of surface waters.
- c. Description of existing drainage areas, including the overall drainage basin, drainage channels, flood plains and watersheds including downstream conditions.

Potential Impacts

- a. 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.
- b. Discuss potential for diminished water quality of surface waters by erosion due to construction, application of pesticides or herbicides or other potential contamination sources. Discuss potential contamination of surface waters from pesticides, herbicides, and deicing agents.
- c. Discuss Stormwater Pollution Prevention Plan (SWPPP). Preliminary SWPPP, which shall include a sediment and erosion control plan, will be provided as an appendix.
- d. Discuss any encroachments into surface water resources including whether encroachments are temporary or permanent.
- e. Provide a plan for monitoring surface water bodies during water supply testing.

Mitigation Measures

- a. Design adequate stormwater control system in accordance with the NYS Dept. of Environmental Conservation's "Stormwater Management Design Manual." (Current version).
- b. Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified.

3. Wetlands

Existing Conditions

- a. Description and mapping of NYSDEC, ACOE and if applicable, Town designated wetlands, and buffer areas.
- b. Discuss the quality, function and classification of wetlands on-Site, wetland limits and permitting requirements of the NYSDEC, the ACOE, and the Town of Goshen.

Potential Impacts

- a. Discuss potential impacts associated with any wetland or wetland buffer disturbance.

Mitigation Measures

- a. Discussion of preserved Open Space and avoidance of wetlands.
- b. Discuss methods to minimize activity near wetland resources.
- c. Discuss mitigation for improvements within wetland buffer areas.
- d. As required, discuss wetland mitigation for wetland disturbance.

C. PLANTS AND ANIMALS

In October of 2006, A.V. Agovino Associates, LLC, prepared a *Habitat Assessment Report Section 10 Block 1 Lots 56.2, 56.3 Town of Goshen, Orange County, NY*. The study concluded that there will be no disturbance to the DEC wetlands and a limited amount disturbance to the ACOE wetlands. There will also be a small amount of temporary utility installation disturbance to both the ACOE and DEC wetlands. The proposed project will remove approximately 17 acres of vegetation,

much of which is successional southern hardwood forest. This will result in the loss of trees and other site vegetation and associated common wildlife habitat.

The *Habitat Assessment Report* also found that the site does not support known threatened or endangered species or State-listed species of special concern. The site is located within a suburbanized area and proximate to NYS Route 17, with its resultant traffic noises and air emissions. Only species common to suburban areas were identified, and based on the transitional nature of the site vegetation, from former agricultural uses to successional woodlands, only these species are likely to exist on the site. Wetland areas, however, are much more diverse, being part of larger systems that exist off-site. These areas will remain undisturbed.

In general, as the project site is developed, some species will relocate to similar habitats off-site or to other areas of the site which remain undisturbed. For example, the on-site deer population will continue to use undeveloped portions of the site, but will also expand to adjacent parcels, such as the County detention center or adjacent vacant wooded parcels.

Avian species that are common to the area will continue to utilize remaining trees as resting and nesting spots. Bird species that prefer denser wooded habitat will continue to utilize the protected wooded buffer areas adjacent to the DEC wetlands, the undisturbed uplands on the site and/or relocate their nests to adjacent parcels.

Erosion and sedimentation from construction activities is a potential impact that could negatively affect wetland areas if grading activities are left uncontrolled and will be discussed in Section III.B.3.

While the loss of vegetation and resultant wildlife habitat is unavoidable if the site is to be developed in accordance with the plans for the Proposed Action and existing zoning, measures can be taken to reduce the impacts of proposed activities to some extent and provide continued opportunities for wildlife in the area such as,

- Designing the project to preserve large areas of both upland and wetland habitat on the site which will allow the passage of species within corridors of existing habitat to remain. This open space feature will likely be required as part of the site plan. (to be addressed in Section III.B.3.)
- Tree and vegetation removal shall be limited to the area of development. Any trees to be retained will be required to be clearly marked and protected by dripline fences prior to construction.
- Stormwater runoff shall be accomplished in accordance with applicable regulations under the supervision of municipal, county, district and state officials and be required to meet the conditions imposed therein. (To be addressed in Section III.B.2.)
- A comprehensive soil erosion and sediment control plan shall be implemented during construction for the protection of the soils and surface water. (To be addressed in Section III.A.1.)
- All solid waste materials generated during construction shall be held onsite in suitable roll-offs, dumpsters or containers and disposed of in accordance with state,

county and local regulations in order to limit impacts to vegetation and wildlife at the site. (To be addressed in Section III.I.1.)

- Landscaping materials shall include a mixture of native and ornamental species so that the landscaped areas created by the proposed development can be used for forage. Trees and shrubs will be selected to provide both food and nesting sites for squirrels and avian species. (To be addressed in Section III.D.2.)

In addition, two recent habitat investigations on the Site did not encounter any threatened or endangered species. One investigation was completed for the recent cellular tower approval on the Site. The second was done by Robert Torgersen at the request of the Applicant, to be attached as an appendix.

Considering the proposed disturbance area for the current Project is less extensive than the application for which the vegetation and wildlife studies were performed, it is recommended that the 2006 study be utilized to the greatest extent practical, but all inventories shall include (i) Natural Heritage documentation, (ii) a detailed opinion on the potential utilization of the site by Indiana and Northern Long-Eared bats, (iii) the potential for impact due to habitat loss and construction impacts, (iv) bog turtles habitat potential, and (v) a general update of species utilizing the site. The above recommendations will be implemented within each corresponding section of the DEIS.

Wetlands are addressed in the Water Resources Section III.B. above.

D. AESTHETIC RESOURCES

1. Visual

Existing Conditions

- a. Inventory and provide view analysis of existing visual and scenic resources and visual character of the Project Site from the following locations shown graphically on the attached Visual Assessment Location Plan:
 - New York State Route 17 (both eastbound and westbound);
 - Cheechunk Road at the Project Entrances;
 - Intersection of Cheechunk Road and 6 ½ Station Road;
 - Hampton Road at high point (approximately 300 linear feet south of Hampton Hills Drive intersection);
 - Sutton Lane at high point (approximately 600 linear feet southwest of Phillipsburg Road intersection);
 - Heritage Trail (between the overpass and the Audobon Society);
 - Fletcher Street (at the crest of the hill);
 - Burke Catholic School;
 - Owen's Road overpass;
 - Fletcher Street overpass;
 - Orange County Audubon Society 6 ½ Station Sanctuary (approximately at Wells Farm Road intersection);
 - Closest edge of the Orange County Emergency Services Center building.

- b. Provide narrative text and graphic representation describing the visual character of the neighborhood and the visual relationship between the Project Site and the surrounding area
- c. Aesthetic and historic resources important to the community in the vicinity of the site shall be identified, as well as whether the site is visible from any National or State historic resource, or any Town or County parks or trails.

Potential Impacts

- a. Describe potential impacts to the visual conditions of the Site by local residents both in leaf-on and leaf-off conditions. Include cross-sections and/or renderings of the built conditions from impacted vantage points
- b. Discuss the potential diminished public enjoyment of the Site
- c. Narrative description and graphic representation (3-D renderings of buildings and structures) of Proposed Project including physical dimensions and architectural characteristics, and proposed colors, of buildings, structures and signage, consistency and inconsistency with the surrounding area, and how they relate to visible structures in the surrounding area in terms of visibility, height, etc.;
- d. Discussion of proposed signage (and location, proposed colors, and size of signage) for uses on and offsite.
- e. Discuss compliance with the NYS Department of Environmental Conservation program policy, entitled "Assessing and Mitigating Visual Impacts".

Mitigation Measures

- a. Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified.

2. Landscaping

Existing Conditions

- a. Describe the existing Site vegetation including trees deemed significant as provided by the Town Code (12" dbh).

Potential Impacts

- a. Discuss and present graphically the proposed development's landscaping plan including designs at both site access points.
- b. Discuss conformance with the Town Code.

Mitigation Measures

- a. Mitigation will be proposed for identified adverse environmental impacts as necessary, including the use of deer-resistant landscaping and methods of screening the site with vegetation using native or non-invasive species. Unavoidable adverse impacts will be identified.

E. CULTURAL, HISTORIC AND ARCHAEOLOGICAL RESOURCES

In March of 2006, CITY/SCAPE: Cultural Resource Consultants prepared a Phase 2 Archaeological Investigation. Based on this assessment, the study concluded

that the absence of temporally diagnostic artifacts recovered in the Phase 2 surface collection, as well as the absence of significant artifact concentrations and features in the eight units completed during the Phase 2 investigation, it is unlikely that additional information can be gained from further investigation of prehistoric cultural resources on the Site. Based on these findings, no further work was recommended. The single site investigated in connection with a previous application was determined not to be eligible for nomination to the National Register of Historic Places.

Considering the proposed disturbance area for the current Project is less extensive than the previous application for which the cultural resource studies were performed, it is recommended that the previous studies be utilized to the greatest extent practical, and updated as necessary.

However, shall the Area of Potential Effect (APE) of the current project exceed the limits of the prior Phase 2 Archaeological Investigation, a supplemental Phase 2 Archaeological Investigation will be prepared for the additional disturbance areas, and shall be fully discussed in the Project's DEIS in the following manner:

Existing Conditions

- a. Identification of sites having potential significant archaeological value.

Potential Impacts

- a. Discuss results of Cultural Resources Survey and Investigation including any interaction with State Office of Parks, Recreation and Historic Preservation ("OPRHP" or "SHPO").
- b. Describe the potential for construction of the Proposed Project to affect any cultural resources that may be present on the Project Site.

Mitigation Measures

- a. Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified.

F. TRAFFIC/TRANSPORTATION

Existing Conditions

- a. Provide a description of size, capacity and physical condition of the roadways listed below to include the following:
 - Classification and jurisdiction
 - Roadway width (edge to edge);
 - Number of lanes per direction
 - Presence of shoulders
 - General grade and alignment (is it windy and hilly?)
 - Speed limit
 - Roadway surface condition
 - Parking (permitted/prohibited/present?)
 - Sidewalks
 - Bus stops

Roadways to be described:

- Cheechunk Road
 - Fletcher Street
 - NY Route 17
 - NY Route 17 Ramps
 - NY Route 17 Overpass
 - Hartley Road
 - 6 ½ Station Road
 - US Route 6/NYS 17M
 - Echo Lake Road
 - McVeigh Road
 - CR 50
 - Old Minisink Trail
- b. Conduct intersection turning movement counts for the weekday A.M. (7 to 9) and P.M. (3 to 6) peak hours as well as from 11:00 A.M. to 4:00 P.M. on Saturday (while Burke Catholic High School is in session) at the locations listed below. Since the AM Peak Hour traffic generation of the Proposed Project will be approximately two-thirds of the traffic generated during the PM and Saturday Peak Hours the data collection and analysis for the AM Peak Hour will be limited to the intersections proximate to the site. The intersections and hours of study are identified below.
- Cheechunk Road and Site Driveways (AM, PM, SAT)
 - Cheechunk Road and Owens Road (AM, PM, SAT)
 - CR 50 and McVeigh Road (PM, SAT)
 - CR 50 and Echo Lake Road (PM, SAT)
 - 6 ½ Station Road and Cheechunk Road (AM, PM, SAT)
 - 6 ½ Station Road and the Heritage Trail (PM, SAT)
 - NYS Route 17 overpass and Cheechunk Road/Cypress Road (AM, PM, SAT)
 - Eastbound Exit Ramp and Route 17 overpass (AM, PM, SAT)
 - Westbound Exit Ramp and Route 17 overpass (AM, PM, SAT)
 - Fletcher Street and Fletcher Street (by Burke Catholic High School) (AM, PM, SAT)
 - Old Minisink Trail and Fletcher Street (AM, PM, SAT)
 - Fletcher Street and Golden Hill Avenue (PM, SAT)
 - 6 ½ Station Road/Maple Avenue and U.S. Route 6/NYS Route 17M (AM, PM, SAT)
 - Eastbound Route 17 Fletcher Street diverge from Route 17 (PM, SAT)
 - Westbound Route 17 Fletcher Street merge with Route 17 (PM, SAT)
 - U.S. Route 6/NYS Route 17M and Hartley Road (AM, PM, SAT)
 - U.S. Route 6/NYS Route 17M and CR 50/CR12 (PM, SAT)

Traffic counts should include pedestrian, equestrian, and bicycle activity.

Identify the peak hours (peak hours will be identified in three groups based on the proximity and connectedness of the intersections) and peak-hour volumes for these intersections. Adjust the volumes for seasonality, as needed, by comparing to the traffic volumes at intersections 1, 2 and 13 of the LEGOLAND DEIS for the intersections and 25 A and 26 E for the Route 17 mainline volumes. Balance traffic volumes between intersections that do not have intervening trip sinks or sources to establish the existing peak-hour volumes. Provide figures included in the DEIS.

- c. Provide documentation of current vehicle mix on the affected roadways for use in the analysis of intersection operating conditions.
- d. By assigning Project traffic to specific movements at the intersections listed above (See Potential Impacts sections e. through g.), identify those intersections where peak-hour traffic volumes on individual movements will increase by at least 5 vehicles and at least 4 % because of Project traffic or where traffic volumes passing through the entire intersection will increase by 25 vehicles or 2%).
- e. Perform detailed intersection capacity analyses of the existing weekday A.M. and P.M. peak-hour volumes identified in d above as potentially affected by the Project using the current version of Synchro or Highway-Capacity-Software, based on the Highway Capacity Manual.
- f. Provide an analysis of the accident history (based on available State, Town, Village Police records) of affected roadways (listed in a. above) and affected intersections (listed in b. above), detailing the number, type, contributory factors, conditions, etc. for the most recent three-year period. Provide tables in the DEIS summarizing the data.
- g. Provide a description of existing public transportation and pedestrian facilities on or in the vicinity of the roadways and intersections listed above, including the Heritage Trail.
- h. Document the location of school-bus stops and the number of school buses that stop on the following roadways:
 - Fletcher Street
 - Cheechunk Road
 - Echo Lake Road
 - CR 50
 - 6 ½ Station Road

- i. Provide plans showing sightlines and sightline profiles in both directions at the Project driveways as well as at the intersections of the Route 17 ramps with the Fletcher Street Overpass.

Potential Impacts

- a. Identify the Project completion year and coordinate with the New York State Department of Transportation (NYSDOT) Planning Division at Poughkeepsie to determine the appropriate “Design Year” (Estimated Time of Completion or Estimated Time of Completion + 5/10 years)
- b. 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 study intersections during the peak hours, including:
 - Orange County Chinese Christian Church
 - LEGOLAND New York
 - Resorts World Catskills Casino
 - Amy’s Kitchen/Science of the Soul
 - Kiryas Joel proposed Annexation Petitions
 - Youngs Grove Subdivision
 - Maplewood Subdivision
 - Heritage Estates Subdivision
 - Orange County Gospel Fellowship Church
 - Bethel Woods
 - Veria Lifestyle Wellness Resort (Thompson, New York)
 - Chestnut Ridge (Bloomingburg, New York)
- c. 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.
- d. Grow the existing traffic volumes at the intersections identified in Existing Conditions section d above and add the vicinity development traffic volumes to get the “No-Build” traffic volumes, with figures included in the DEIS.
- e. Using accepted sources, such as the Institute of Transportation Engineers’ publication, *Trip Generation, 9th Edition*, or surveys of similar local facilities, determine how much traffic will be generated by the proposed Project during the weekday AM and PM peak hours. Trip generation should be conducted for each of the individual development components separately. For trip-generation purposes, the DEIS should factor whether the proposed restaurant will be fine/quality dining, high turnover/casual dining or fast food. Similarly, the DEIS should factor whether the proposed office buildings will be general office or medical office space. Finally, the DEIS should take into account whether the proposed hotels will be traditional hotels (with

- meeting and restaurant space), business hotels, or all-suite hotels. Trip credits for internal capture between different uses is acceptable.
- f. 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 DEIS.
 - g. The Project trips should be added to the No-Build traffic volumes for the intersections identified in Existing Conditions Section d above to yield the “Build” traffic volumes, with figures included in the DEIS.
 - h. Build and No-Build peak-hour traffic volumes at the intersections identified in Existing Conditions Section d above should be analyzed using Synchro or Highway-Capacity-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 DEIS) and potential project impacts compared. Where left-turn lanes are provided, average and maximum queues should be compared to the available storage.
 - i. At the intersections not identified in Existing Conditions section d. above as being potentially affected by the Project, provide a qualitative discussion describing how the projected additional Project traffic is unlikely to have a significant impact by virtue of the relatively small increase in traffic
 - j. 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.
 - k. Provide a discussion regarding the Project’s potential impact, if any, to pedestrian, bicycle and public transportation.
 - l. Indicate how the application will comply with Town of Goshen Parking requirements and provide a shared parking analysis, if needed, to indicate how peak parking demand will be accommodated by the number of parking spaces proposed.
 - m. Indicate that the required number of ADA parking spaces will be provided.
 - n. Identify maximum peak-hour construction traffic, peak-hour construction traffic mix and recommended truck traffic routes to and from the site during construction.
 - o. Potential for use of public transportation, and shuttles to and from the Project Site, will be quantitatively discussed.

Mitigation Measures

- a. Discuss mitigation as required, including but not limited to:
 - Provisions for bicycle racks at the Project Site.
 - Widening local roadways determined to be too narrow to accommodate projected volume and type of traffic.

- Providing a discussion about the potential benefits of restriping the eastbound Route 17 Fletcher Street exit and the westbound Route 17 Fletcher Street entrance so that the mainline lanes develop and retrogress on the outside. This discussion will be based on the ramp analysis, conducted as per Potential Impacts section h. and which also considers ramp volumes, mainline volumes and the volume of traffic in each lane on NY 17 before and after the ramps.
- Providing traffic signals at the intersection of the NYS 17 ramps with the Fletcher Street overpass, and possibly widening the ramp approaches to accommodate queuing, if necessary.
- If traffic signals are provided at the Fletcher Street overpass ramps, how queuing traffic at these intersections might impact traffic operating conditions at the intersections of the Fletcher Street overpass with Fletcher Street and Cheechunk Road.
- Whether traffic signals or a left-turn lane on Cheechunk Road will be required at the site driveway(s).
- If roadway widening is required for mitigation, how the additional stormwater runoff will be accommodated.
- How visitors to the Goshen Hospitality development might reach the Orange County Heritage Trail to avail of that facility.
- Whether the application increases the need for left-turn lanes on US Route 6 at Hartley Road and whether the right-of-way and terrain will allow the creation of said turn lanes.
- Whether or how public transit could be extended to the site, including potential stop locations, and what the trip-reduction benefits might be.
- Identify who will be responsible for the funding and implementation of identified mitigation measures.

G. ENERGY

Existing Conditions

- a. Identify the energy sources to be used by the Project.

Potential Impacts

- a. Discuss both the short- and long-term energy demands of the project on energy sources.
- b. Discuss conformance with applicable zoning and building code regulations.
- c. Evaluate the potential for using solar and wind energy.

Mitigation Measures

- a. Discuss energy conservation techniques and technologies incorporated into the design and operation of the buildings.
- b. Discuss other mitigation as required.

H. NOISE, ODOR, AND LIGHT

1. Noise

Existing Conditions

- a. Measure and describe existing noise levels at the project boundaries including peak and non-peak traffic flows on Route 17. Dates and times of measurements will be provided.
- b. Identify background noise levels in the community.
- c. Discuss location of sensitive receptors (Burke Catholic High School, Orange County Chinese Christian Church, & Audubon) in relation to Project.

Potential Impacts

- a. Discuss the potential for noise producing sources during construction and operation of the Site.
- b. Discuss Site conditions that would affect noise propagation such as terrain, existing vegetation, etc.
- c. Discuss conformance with the Town's Zoning Code and NYS Department of Environmental Conservation Program Policy entitled, "Assessing and Mitigating Noise Impacts."

Mitigation Measures

- a. Discuss methods to avoid or reduce adverse effects from noise to offsite areas including the surrounding residential neighbors

2. Odor

Existing Conditions

- a. Identify any existing known odors in the immediate area (1/2 mile).
- b. Discuss location of sensitive receptors (Burke Catholic High School, Orange County Chinese Christian Church, & Audubon) in relation to Project.

Potential Impacts

- a. Discuss the potential odor sources from various possible businesses included in the Proposed Action.
- b. Discuss the potential for odor producing sources during construction and operation of the Site.

Mitigation Measures

- b. Discuss methods to avoid or reduce adverse effects from odors to offsite areas including the surrounding residential neighbors.

3. Light

Existing Conditions

- a. Describe existing light sources.
- b. Discuss Site conditions that would affect light propagation such as terrain, existing vegetation, etc.

Potential Impacts

- a. Discuss the Project's proposed lighting.
- b. Discuss conformance with the Town's Zoning Code.

- c. Discuss the impacts of the Project's proposed lighting on the Audobon property.
- d. Discussion of proposed site lighting including, but not limited to, signage, security, driveway and parking lot lighting, and a quantification and analysis of potential light pollution from the project including light trespassing onto adjacent/nearby properties and glare.

Mitigation Measures

- a. Discuss methods to avoid or reduce adverse effects from Site lighting, to offsite areas including the surrounding residential neighbors.
- 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, etc. Unavoidable adverse impacts will be identified, and quantified if possible.

I. COMMUNITY SERVICES

1. Utilities

Existing Conditions

- a. Sanitary Services – Describe existing public sewer treatment facilities, their capacity and current usage.
- b. Drainage Facilities – Description of existing facilities.
- c. Gas and Electric Services – Description of existing facilities.
- d. Solid Waste Removal – Description of existing facilities.

Potential Impacts

- a. Discuss proposed demand on effected utilities, including wastewater and stormwater generation, energy needs and solid waste generated.
- b. Provide a summary of average daily demand and peak demands of sewer usage. Evaluate impact of hotel pool filter backwash on sewer collection system in terms of discharge rate and chemical composition.
- c. Provide a calculation of fire flow requirements based on NFPA guidelines.
- d. Describe proposed system to collect, convey and treat wastewater and provide a map of the proposed system and alternatives (if any). Discuss the feasibility of the existing wastewater conveyance and treatment systems to accommodate wastewater flow from the project. Identify any necessary upgrades and/or replacements to off-site wastewater conveyance system components including potential to increase downstream capacity through reduction of infiltration and inflow.
- e. Written confirmation (i.e. "Will Serve") shall be provided indicating utility service provider's ability to provide service to the Proposed Action.
- f. Describe administrative issues related to the onsite sewage collection and treatment system such as property ownership, easements, maintenance, and service area boundaries.
- g. Describe project requirements for coverage under SPDES General Permit for Stormwater Discharges from Construction Activity.

- h. Describe any downstream conveyance structures and confirm these structures are adequate for any changes to drainage patterns including any stormwater infrastructure associated with Cheechunk Road, 6 ½ Station Road, and NYS Route 17.
- i. Discuss any impacts from the use of standby power generators (if any).

Mitigation Measures

- a. Discuss use of sustainable design elements in limiting impacts/demands on natural and manmade resources.
- b. Use of water conservation fixtures.
- c. Use of alternative innovative stormwater management techniques to promote the infiltration of stormwater and minimize the generation of surface runoff.
- d. Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified, and quantified if possible.
- e. Green stormwater practices will be discussed, including the reuse of collected stormwater from impervious surfaces for irrigation purposes, pervious and/or permeable pavement materials, onsite infiltration practices, rain gardens and vegetated roof decks, and the need for oil and water separation or other means of collecting grease, pollutants or other solvents.

2. Emergency Services

Existing Conditions

- a. Describe fire, police and emergency medical service (Rescue Squad) capabilities to service the Project. Identify staffing levels, equipment availability, average response time to the Site, and station locations.

Potential Impacts

- a. Discuss the effects of additional demands on fire, police and emergency medical services and their capabilities to service the Project. Emergency services including Goshen Fire Department, Goshen Police Department and Goshen Volunteer Ambulance Corps will be contacted to discuss possible concerns related to the project.

Mitigation Measures

- a. Any on-site security, first aid and fire protection measures will be discussed, including additional training necessary
- b. Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified, and quantified if possible.

J. LAND USE AND ZONING

Existing Conditions

- a. Discuss and present graphically existing land uses on the Site and within one-half (1/2) mile of the Project Site.

- b. Discuss the Project's compatibility with the goals and policies set forth in the Town of Goshen Comprehensive Plan.
- c. Discuss and present graphically existing zoning of the Site and within one-half (1/2) mile of the Project Site.
- d. Discuss the permitted uses within the CO Commercial/Office Mixed Use.
- e. Identify the Overlay districts.

Potential Impacts

- a. Discuss 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, Town Open Space and Farmland Protection Plan, Southern Wallkill Biodiversity Study, Orange County Moodna Creek and Wallkill River Watershed Management Plan, DEC Action Plan Project – Hudson River Estuary, Orange County Open Space Plan and Orange County Water Master Plan.
- b. Any proposed subdivisions and/or lot line adjustments will be discussed.
- c. Discuss the compatibility of the proposed Project with the surrounding land uses and zoning.
- d. Special Permit criteria, overlay district requirements, and requirements of § 97-14 (HC, CO and I Districts) of the zoning code will be discussed and how the project does or does not meet these criteria.
- e. A bulk table comparing the existing zoning dimensional requirements with proposed conditions will be prepared.
- f. Any required variances or waivers shall be identified.

Mitigation Measures

- a. Discuss appropriate mitigation measures for the change in the current use, the intensity of the proposed land use, and its anticipated compatibility with the surrounding neighborhood.
- b. Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified, and quantified if possible.

K. AIR QUALITY

Existing Conditions

- a. Existing ambient air quality conditions within the Study Area based on data obtained from the local, NYSDEC (State) and Federal government/agencies will be described. NYSDEC data will be analyzed and compared to the National Ambient Air Quality Standards in order to characterize the existing air quality at the site.

Potential Impacts

- a. A statement and evaluation of the potential impacts shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence, and as otherwise necessary pursuant to the items listed at 6 NYCRR § 617.9(b)(5)(iii)(a)-(h). The

effects of emissions from stationary sources at the Project Site will be qualitatively assessed, and, if necessary, a screening analysis to determine the potential impacts of site generated traffic, including all service vehicles, on air quality will be performed to determine whether any location should undergo a detailed microscale CO and/or micro particulate analysis. This screening analysis should follow the procedures outlined by the New York State Department of Transportation. The Applicant shall include any potential impacts from pesticides, construction equipment, generators during construction and after construction, trucks, busses, idling vehicles, traffic entering and exiting the site, and delivery vehicles, as well as all emissions during the operation of the proposed facilities.

- b. The potential cumulative impact of other new projects in and around the Town, including but not limited to the following projects should be considered, as it relates to air quality, air pollution and traffic impacts on air quality:

- Orange County Chinese Christian Church
- LEGOLAND New York
- Resorts World Catskills Casino
- Amy's Kitchen/Science of the Soul
- Kiryas Joel proposed Annexation Petitions
- Youngs Grove Subdivision
- Maplewood Subdivision
- Heritage Estates Subdivision
- Orange County Gospel Fellowship Church
- Bethel Woods
- Veria Lifestyle Wellness Resort (Thompson, New York)
- Chestnut Ridge (Bloomingburg, New York)

Mitigation Measures

- a. Proposed and potential mitigation measures for identified adverse environmental impacts will be discussed. The discussion shall clearly indicate which mitigation measures have been incorporated into the plans. The discussion shall include the potential of using solar or wind energy. Unavoidable adverse environmental impacts will also be identified.

L. FISCAL IMPACTS

Existing Conditions

- a. Existing tax revenue for each taxing jurisdiction will be presented based on the most recent tax records.

Potential Impacts

- a. Anticipated costs and revenues will be calculated for the Proposed Action using the proportional valuation method or other acceptable method agreed to by the Town;

- b. 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 not only for the Proposed Action, but also for construction, maintenance, services, vendors, and other trades;
- c. There shall be a discussion about the impacts and benefits to the Town of Goshen School District;
- d. Provide the proposed tax revenue for each taxing jurisdiction;
- e. Discussion of potential changes in the local economy will include a discussion of the anticipated economic benefits and any detriments from construction and operations over a three and five-year period (and thereafter), and the economic benefits due to indirect spending generated by employees of the Proposed Action;
- f. Describe impacts to the operations and maintenance costs for road maintenance including Town Highway Department manpower, equipment and materials; and
- g. The future of the Project Site with and without this project should be discussed, including job data. The demographics of employees and visitors shall be discussed.

Proposed Mitigation

- a. Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified.

IV. CONSTRUCTION IMPACTS

Potential environmental impacts anticipated due to the construction of the Proposed Project, phasing, if any, hours and timing of construction operations, including noise, traffic, alternate construction traffic access to the site that will minimize the use of Town roadways, removal of soil, rocks and trees from the site, including the potential impacts (and remedial measures to be taken to correct such damage) to Town and County roadways and infrastructure from construction traffic, and the prevention of project mud and gravel from being tracked onto Town and County roadways. Estimates of the tons and truck trips necessary to accomplish the construction activities, and an itemization of the proposed construction traffic routes, and speed restrictions shall be set forth. Also, the precautions that will be taken during construction to avoid and protect wetlands shall be described in detail. The precautions that will be taken (timing/seasonal, inspection schedules and physical method to be used) for any and all significant habitats or potential species identified shall be described. All details for sediment control, staging areas and a dust control plan shall be included. All details concerning what onsite and offsite improvements are necessary prior to the operation of the facilities, including highways, access roads, water and sewer facilities.

V. ALTERNATIVES

This section contains alternatives to the proposed 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.

A. No Action

1. Describe the "No Build" alternative.

B. Alternative Plans/Uses

1. Discuss the potential for alternative uses of the Site.
2. On-Site wastewater treatment.
3. Interconnection with an existing public water supply.

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VI. ADVERSE ENVIRONMENTAL IMPACTS WHICH CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED

Identify those adverse environmental effects in Section III 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.

- A. Temporary construction impacts
- B. Impacts to natural site features
- C. Operational impacts

VII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

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

VIII. GROWTH-INDUCING IMPACTS

This chapter will discuss whether there is a growth inducing impact as a consequence of the approval and construction of the Proposed Project, as well as the potential extension of water and sewer services to the Project Site, including in terms of residential and commercial growth.

IX. SUMMARY OF MITIGATION MEASURES

X. APPENDICES

- A. SEQRA Documentation (*i.e.*, Full EAF, Positive Declaration of Environmental Significance, Final Scoping Document and agency correspondence);
- B. Preliminary SWPPP and supporting data;
- C. Wetland Delineation Map and all other technical reports;
- D. Site Plan (Full scale);
- E. Any Subsurface Exploration Report(s);
- F. Natural Resources Report(s), including vegetation, habitat and wildlife studies, and prior studies listed in III.C;
- G. Water System Data & Supporting Technical Reports;
- H. Traffic Report, including accident reports/data;
- I. Noise Report;
- J. Wastewater Collection & Supporting Technical Reports;
- K. Environmental Site Assessment: Phase I and II (if required);
- L. Archaeological Survey: Phase 2 (if required);
- M. Resumes of professionals submitting reports;
- N. List of all federal, state, regional or local agencies, organizations or consultants contacted during the preparation of the DEIS; and
- O. Relevant correspondence regarding the Project.