

**DRAFT  
SCOPING DOCUMENT  
FOR  
GOSHEN HOSPITALITY  
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)  
TOWN OF GOSHEN PLANNING BOARD  
ORANGE COUNTY, NEW YORK**

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Date of Submittal: \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

## **INTRODUCTION**

This Draft Scoping Document has been prepared by the Town of Goshen Planning Board (hereinafter "Planning Board") as Lead Agency for the SEQRA review of the proposed Goshen Hospitality (hereinafter the "Project").

This Draft Scoping Document represents issues and known concerns identified by the Planning Board during its review of the Project's site plan application, which comprise the SEQRA Action that will be studied in the Draft Environmental Impact Statement (hereinafter "DEIS").

The purpose of the Draft Scoping Document is to initially define environmental issues that will be addressed by the Project Sponsor during preparation of a DEIS, and the methodology that will be used to study the potential impacts of the Action on the environment. A Public Scoping Session will be held on xxxxxx, 2017, at 7:30 pm at Town of Goshen Town Hall. Additional written comments from members of the public as well as Involved and Interested Agencies will be accepted by the Lead Agency until the close of business 10 days after the close of the Public Scoping Session.

The Lead Agency will consider all comments received, and prepare a Final Scoping Document, which will then be adopted by the Planning Board. The Final Scoping Document is intended to serve as the foundation for the identification of all potentially significant adverse impacts pertinent to the proposed Action and to recommend appropriate mitigation measures. Its purpose is also intended to eliminate consideration of any potential impacts that are irrelevant or non-significant.

## **DESCRIPTION OF THE PROPOSED ACTION**

The applicant proposes to develop two +/-100-room hotels, a 10,000-squarefoot restaurant, a property caretaker's residence, and three office buildings totaling approximately 57,160 square feet of office space on a +/-63 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.

## **GENERAL GUIDELINES FOR THE DEIS**

The Applicant shall closely examine the SEQRA regulations for direction on the required content of a DEIS. Unless otherwise directed by the Final Scoping Document, the provisions of 6 NYCRR 617.9(b) apply to the content of the DEIS and are incorporated herein by reference.

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.

## **COVER SHEET**

A. State whether a draft or final 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.
- E. Name and address of Project consultants; including contact name and number.
- F. Date of submittal.
- G. Date of acceptance of the DEIS.
- H. Date of Public Hearing
- I. The deadline date by which comments are due.

## **TABLE OF CONTENTS**

- A. Including listings of tables, figures, maps, charts & any items that may be submitted under a separate cover (and identified as such).

### **I. EXECUTIVE SUMMARY**

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

- A. Brief description of the Proposed Action, including discussion of history of Site, and previous development proposals and studies.
- B. Purpose, Need and Public Benefit.
- C. Describe anticipated type of development being proposed.
- D. Significant beneficial and adverse impacts (Grouped by topic).
- E. Issues of controversy specified (Grouped by topic).
- F. Proposed mitigation measures (Grouped by topic).
- G. Adverse impacts that cannot be avoided.
- H. Alternatives considered.
- I. Permits and Approvals.
- J. List of Involved Agencies.
- K. 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
- 2. Site acreage, easements affecting the Site, and existing access
- 3. Discuss land uses in immediate area and relationship of Project to those uses
- 4. Site description (existing zoning, 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

#### **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
    - c. Sample building elevations
  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
  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
  5. Utilities
    - a. Sewer
    - b. Water
    - c. Drainage
    - d. Electric and Natural Gas
    - e. Garbage and Recycling
- 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
- 5. OPERATION AND MAINTENANCE OF THE PROJECT**
1. Project Operation
    - a. Ownership and management of infrastructure improvements
  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 Use Permit – Town of Goshen Town Board
  - d. Outside User Sewer Agreement – Village of Goshen
  - e. District Formation for Sewer & Water – Town of Goshen
2. County
  - a. 239 L, M and N Orange County Planning Department
  - 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
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 should describe the environmental conditions on the Site and in the off-Site areas where there may be significant adverse impacts caused by the proposed Project that are identified in the Full Environmental Assessment Form. The extent of off-Site areas studied for the existing conditions should be defined for each issue. Sufficient detail should 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 referenced to a place where they can be located, or incorporated in the DEIS as appendices.

## A. LAND

### 1. Soils and Topography

#### Existing Conditions

- a. Detail soil compositions
- 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 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 Action and depict on topographic map
- 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

#### 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

### 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
- 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. Discuss mitigation as required.

**B. WATER RESOURCES**

1. Groundwater

Existing Conditions

- a. Location & description of existing wells

Potential Impact

- a. Effects on surrounding wells based on pump test conforming to Town of Goshen protocol
- b. Water from supply well may not meet minimum quality standards and require additional water treatment
- c. Discuss the use of pesticides on the Site

Mitigation Measures

- a. Use of water conservation fixtures & low maintenance landscaping
- b. Discuss mitigation as required

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
- b. Identify uses of surface waters
- c. Description of existing drainage areas, 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 and application of pesticides or herbicides
- c. Discuss Stormwater Pollution Prevention Plan (SWPPP)

Mitigation Measures

- a. Design adequate stormwater control system in accordance with the NYS Dept. of Environmental Conservation's "Stormwater Management Design Manual." (current version)

### 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 Mount Pleasant Wetlands Law

#### 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 proposed plans and 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 should be required as part of the site plan. (to be addressed in Section III.B.3.)
- Tree and vegetation removal should be limited to the area of development. Any trees to be retained should be clearly marked and protected by dripline fences prior to construction. (to be addressed in Section III.A.1.)
- Stormwater runoff should 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 should 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 should 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 should 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 should 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 studies 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.

Considering the proposed disturbance area for the current Project is less extensive than the previous application for which the vegetation and wildlife studies were performed, it is recommended that this study be accepted as definitive and that the Wildlife and Habitat analysis NOT be included in this scope. However, the above recommendations will be implemented within each corresponding section of the DEIS.

Wetlands are addressed in the Water Resources Section III.C.3. above.

**D. AESTHETIC RESOURCES**

## 1. Visual

Existing Conditions

- a. Inventory and describe existing visual and scenic resources and visual character of the Project Site from two (2) critical receptor points identified by the Town of Goshen
- b. Provide narrative text and photographs describing the visual character of the neighborhood and the visual relationship between the Project Site and the surrounding area

Potential Impacts

- a. Describe potential impacts to the visual conditions of the Site by local residents both seasonally and year-round. Include cross-sections of the built conditions from the two (2) visual receptor locations
- b. Discuss the potential diminished public enjoyment of the Site

Mitigation Measures

- a. Discuss mitigation as required

## 2. Landscaping

Existing Conditions

- a. Describe the existing Site vegetation

Potential Impacts

- a. Discuss the proposed development's landscaping plan
- b. Discuss conformance with the Town Code

Mitigation Measures

- a. Discuss additional mitigation as required

**E. CULTURAL 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 at the *Hendler* property is not judged 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 accepted as definitive and that Cultural analysis NOT be included in this scope.

However, should 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:

1. Historic and archaeological resources

Existing Conditions

- a. Identification of sites having potential significant archaeological value

Potential Impacts

- a. Discuss results of Cultural Resources Survey and Investigation

Mitigation Measures

- a. Discuss mitigation as required

**F. TRANSPORTATION**

2. Traffic

Existing Conditions

- a. Description of the size, capacity and physical condition of
- Roadways affected within a reasonable distance of site
  - Traffic controls including speed limits, advisory signs, etc
  - List of intersections to be studied
    - Cheechunk Road and Owens Road
    - 6 ½ Station Road and Cheechunk Road
    - Route 6 and 6 ½ Station Road
    - NYS Route 17 Ramp and Cheechunk Road
    - Eastbound Exit Ramp and overpass
    - Westbound Exit Ramp and overpass
    - NYS Route 17 Ramp and Fletcher Street
    - Old Minisink Trail and Fletcher Street
  - Description of the accident history of affected roadways and intersections
- b. Description of current level of use of services
- A.M. and P.M. weekday and Saturday peak hour traffic flow count (while Burke Catholic H.S. is in session) and analysis based only on peak hour.
  - Vehicle mix (minimum two hours for each peak and the use of peak 60-minute interval for analysis)
  - Source of existing traffic
  - Vehicle mix and classifications
  - Pedestrian movements at affected intersections and roadways

Potential Impacts

- a. Determine project's effect on traffic volumes, level of service, delays, reserve capacities and volume/capacity ratios as applicable at each affected roadway and intersection
- b. Discuss other developments in the vicinity which may have an impact on the roadway network

- c. Apply an accepted overall growth rate for the area and add surcharges for any proposed or approved but un-built projects.
- d. Discuss pedestrian impacts, if any

Mitigation Measures

- b. Discuss mitigation as required

**G. ENERGY**

1. Impacts on 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 that the project on energy sources
- b. Discuss conformance with applicable zoning and building code regulations

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, LIGHT**

1. Noise

Existing Conditions

- a. Describe the existing noise levels at the Site
- b. Identify background noise levels in the community
- c. Discuss location of sensitive receptors (Burke Catholic H.S.& 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

Mitigation Measures

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

2. Odor – no impacts are expected

3. Light

Existing Conditions

- a. Describe the existing nighttime lighting level at the Site
- 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

Mitigation Measures

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

**I. COMMUNITY SERVICES****1. Utilities**Existing Conditions

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

Potential Impacts

- a. Discuss proposed demand on effected utilities, including water supply, wastewater and stormwater generation, energy needs and solid waste generated.
- b. Provide a summary of average daily demand and peak demands of water and sewer usage.
- c. Provide a calculation of fire flow requirements based on NFPA guidelines.

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. Low maintenance landscaping
- d. Use of alternative innovative stormwater management techniques to promote the infiltration of stormwater and minimize the generation of surface runoff
- e. Discuss other mitigation as required

**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.

Mitigation Measures

- a. Discuss mitigation as required.

**J. LAND USE AND ZONING**Existing Conditions

- a. Discuss existing land uses on the Site and in the surrounding neighborhood
- b. Discuss the Project's compatibility with the goals and policies set forth in the Town of Goshen Comprehensive Plan
- c. Discuss the existing zoning of the Site and the surrounding neighborhood
- d. Discuss the permitted uses within the CO Commercial/Office Mixed Use

Potential Impacts

- a. Discuss any inconsistencies with the Town's Zoning Code and Comprehensive Plan
- b. Discuss the compatibility of the proposed Project with the surrounding neighborhood and land uses

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. Discuss applicable mitigation with respect to any requested zoning waivers

**IV. 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. Public water supply

**V. 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.

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

**VI. IRREVERSABLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES****VII. GROWTH-INDUCING IMPACTS**

- A. Water
- B. Sewer

**VIII. SUMMARY OF MITIGATION****IX. APPENDICES**

- A. SEQR Documentation (i.e. Full EAF, Positive Declaration of Environmental Significance, Final Scoping Document)
- B. Underlying studies, reports, exhibits and information considered and relied on in preparing EIS.
- C. List all federal, state, regional or local agencies, organizations or consultants contacted during the preparation of the DEIS.
- D. Relevant correspondence regarding the Project.