

**DRAFT SCOPING DOCUMENT
FOR
TIVOLI PLAZA (A.K.A SUNRISE COMMONS)
TOWN OF GOSHEN, NY**



**2531 NYS Route 17M
Goshen, NY, 10924
Tax Map Number: 12-1-57.2**

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Prepared for Lead Agency:
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Town of Goshen Planning Board
Goshen Town Hall
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General Guidelines

The Limited Draft Environmental Impact Statement (DEIS) shall address and meet the format of all items in this Limited Scoping Document. All issues outlined in this document will be addressed in the Limited DEIS as a combined report.

The document will be written in the third person, words like “Project Sponsor”, “Applicant” or “The Developer” shall be used.

The Limited DEIS will have appropriate charts, graphs, maps and diagrams when they are deemed necessary. All plans and maps will have adjunct properties, roads, water bodies and a legend.

The document will be checked for accuracy and correctness.

The purpose of the Limited DEIS is to express general and technical information on the potential environmental impacts for the proposed project to the Town of Goshen Planning Board, which is the Lead Agency, along with other agencies that are interested and involved in the review of this project. The Limited DEIS will also express the same information to the interested public and will make this document understandable to most readers involved in the review of it.

The Limited DEIS shall contain objective statements and conclusions of the facts based on the technical analysis. Any subjective material shall be prefaced with “It is the Applicant’s opinion that ...”. The Town of Goshen Planning Board reserves the right during the review of the document to require the 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.

Brief Description of the Proposed Action

The proposed uses for this site include restaurants, retail, and offices, as well as tenant only facilities such as a gym, daycare, and storage on the ground floor. The upper three floors will consist of residential apartments. The site will consist of two buildings, both of which are in the Highway Commercial zoning district. Building #1 is approximately 13,000 square feet and Building #2 is approximately 15,000 square feet. In the highway commercial zone, the retail business use, office use and the restaurant use are all permitted uses, subject to site plan review by the planning board. The tenant daycare, storage area and gym are being considered as a service business and are a permitted use, subject to site plan review by the planning board. The upper-floor apartments in a mixed-use building are a permitted use.

Each of the buildings will contain four floors. The first floor of each building will consist of commercial activities such as restaurants, offices, retail areas and tenant only facilities including a gym, daycare, and storage area. Floors 2, 3 & 4 of each building will contain apartments. Building #1 has 42 dwelling units and Building #2 has 36 dwelling units for a combined total of 78 units. There will be a combined total 28,050 SF of commercial space, split between the previously mentioned uses. The development will include off street parking and parking lot lighting. An enclosed package wastewater treatment plant will be used to treat wastewater before discharging to the stream. Water will be supplied by wells and treated for a public water supply.

Involved Agencies

- NYS Department of Environmental Conservation
- NYS Department of Transportation
- Orange County Department of Health

Interested Agencies

- U.S. Army Corps of Engineers
- Orange County Department of Planning
- Goshen Fire District
- Town of Goshen Police Department
- Goshen Volunteer Ambulance Corp

Format and Scope of Limited DEIS

Cover Sheet

The Limited DEIS will have the following information listed below on the cover sheet

- Identification as the Limited Draft Environmental Impact Statement
- The date the Limited DEIS is submitted the Town of Goshen Planning Board
- The name and location of the proposed project
- The Town of Goshen Planning as the Lead Agency for the project with the contact name, address, and phone number
- The name and address of the project sponsor with name and phone number of contact person representing the applicant
- The name, address, phone number and email address of the preparers of the DEIS and contact person representing the preparer
- The date the Limited DEIS was accepted by the Lead Agency when as complete, (inserted at a later date)
- The date of the public hearing and subsequent adjournments (inserted at a later date)
- The date of the public written comments on the Limited DEIS are due (inserted at a later date)
- Revision dates

Table of Contents

The Limited DEIS will include a Table of Contents that has all major sections and subsections that are found in the document. It will also include a list of and figures, tables and appendices as necessary.

Executive Summary

The Executive Summary will be a comprehensive summary of the information that will be found in the Limited DEIS. The Executive Summary will include the following:

- An introduction with the purpose of the Limited DEIS with the history of the SEQRA process that has occurred
- A brief description of the existing site conditions
- Brief description of the proposed project
- List of Involved Agencies

- Summary of the potential impacts
- Summary of unavoidable adverse impacts

Project Description

Site Location – This section will have a description of the site with graphical representation of the location of the proposed project. Also included in this section will be the parcel acreage, tax map, abutting streets, zoning map, and surrounding land uses.

Description of Proposed Action – This section will include a description of the proposed action along with a site plan that will have the general layout of the site, buildings, access, and parking. The description will also have a description of the purpose of the site, along with any other improvements done to the site.

Project Need and Benefit – This section will include a description of the need and will describe the objective of the project sponsor and the public benefits done by this proposed project.

Permits and Approvals – This section will list the Involved Agencies for the proposed project, any necessary approvals needed and a list of the Interested Agencies.

Existing Conditions, Potential and Proposed Mitigation Measures

Geology and Soils

Existing Conditions

- Existing geological conditions which will describe the depth to bedrock and depth to groundwater
- Based on the Orange County Soil Survey, the types of soils that can be found will be identified

Potential Impacts

- Based on the geology and soils, any limitations will be provided for the development of the site
- Any potential erosion or drainage complications

Proposed Mitigation

- Mitigation will be proposed for any environmental impacts, along with any unavoidable impacts will be identified

Topography

Existing Conditions

- The site topography and slope will be described
- The site map with 2' contours will be provided

Potential Impacts

- The places needed for retaining walls will be described

Proposed Mitigation

- Mitigation will be proposed for identified environmental impacts

Groundwater/Water Supply

Existing Conditions

- The capacity and infrastructure needed for the public water supply and what is used currently on site for the water supply will be described
- Adjacent neighbors wells to the North, South, East and West will be monitored pending owner's permission before, during and after the 72-hour public well drawdown test

Potential Impacts

- The amount of water demand for the proposed project will be calculated
- A description will be provided of what will be needed for the public water supply on site
- A map will be provided with the proposed well location for the public water supply

Proposed Mitigation

- Mitigation will be proposed for identified environmental impacts

Wastewater Management

Existing Conditions

- Any wastewater management structures on site will be identified

Potential Impacts

- The amount of the wastewater for the proposed site will be calculated
- A description the wastewater management system that is proposed to be on site will be described along with the technical drawing of the wastewater treatment system will be provided
- Based on the amount wastewater calculated will identify what SPDES Permit will be needed for the proposed project

Proposed Mitigation

- Mitigation will be proposed for identified environmental impacts

Stormwater Management

Existing Conditions

- Any existing drainage structures on site will be identified

Potential Impacts

- The proposed stormwater pond discharges will be described
- Potential water quality impacts will be addressed
- A preliminary SWPPP will be provided along with an erosion and sediment control plan

Proposed Mitigation

- Mitigation will be proposed for identified environmental impacts

Traffic

Existing Conditions

- A description of the existing roadway which will include pavement width and condition, width of travel lanes, speed limits and roadway characteristics
- The description will focus on Route 17M and the intersection of Route 17M, Maple Ave and 6 ½ Station Road

Potential Impacts

- A traffic study will be performed and will be included in the Limited DEIS
- The total number of parking spaces that is required and will be shown on the site plan
- A description of the emergency access(es) will be provided

Proposed Mitigation

- Mitigation will be proposed for any identified impacts identified and may include, but not be limited to: center turning lane, right turn lane into project, dedicated emergency only access, etc.

Visual Resources

Existing Conditions

- A description will be provided of the existing site and surrounding properties. A site visit by the Board is encouraged to witness the extensive vegetation and trees.

Potential Impacts

- A description of the proposed project on the visual appearance will be provided
- A rendering on the proposed project will be provided
- A description of the proposed lighting and landscaping will be provided
- A description of the proposed signage will be provided

Proposed Mitigation

- Mitigation will be proposed for any identified impacts identified including, but not limited to, landscape buffers and vegetative screening.

Technical Appendices

1. SEQR Documents, EAF, DEIS Scope and Agency Correspondence
2. Preliminary SWPPP
3. Site Plan
4. Well Testing information
5. Traffic Study
6. Wastewater Management System