

SCOPING DOCUMENT

REVISED 8/28/14

FOR

AMY'S KITCHEN, INC.

Draft Environmental Impact Statement

**NYS Route 17M/ Echo Lake Road
Town of Goshen
Orange County, New York**

Lead Agency and Contact Person:

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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 Outline. 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 EIS 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.

BRIEF DESCRIPTION OF THE PROPOSED ACTION

Amy's Kitchen, Inc. ("Amy's Kitchen") proposes to construct a 239,150 square foot manufacturing plant, on the southeast side of the project site, where food is prepared, packaged and frozen with a subsequent phase expansion for a total build out of 367,744 square feet. A 11,500 square foot office area will be contained in the plant. In this area, the project proposes 700 parking spaces for employees and visitors and 50 tractor-trailer parking spaces. For the factory, 28 loading bays will be provided on the southeast side of the building. An ancillary building for onsite medical treatment of Amy's Kitchen staff will also be constructed. This building will consist of approximately 2,000 square feet.

On the northern end of the site, Amy's Kitchen proposes to construct a 227,500 square foot building for light industrial use or dry goods storage will be constructed. Approximately 40 parking spaces and 12 loading bays will be provided in this area.

The project will employ approximately 680 people on the project site.

Two wells exist on the property which will be utilized for water. Wastewater will either be conveyed to an onsite sewage treatment facility where it will be treated and discharged to the Wallkill River or conveyed to a nearby municipally owned sewage treatment facility. Both options will be explored.

The project will derive access from Route 17M via a new entrance drive. This road will traverse a +/- 7.6 acre parcel of land currently owned by the State of New York. The State has agreed to transfer this land to the Town of Goshen for highway purposes, and an access arrangement (easement or other) will be sought from the Town to construct a road over this land. Emergency access and such other access as the Town may require will be provided from Echo Lake Road with a permeable hard surface.

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, and involves the physical alteration of more than 10 acres. See 6 N.Y.C.R.R. § 617.4(b)(6).

INVOLVED AGENCIES

NYS Department of Environmental Conservation – SPDES (wastewater and stormwater); WSA transfer
NYS Department of Conservation – Division of Environmental Permits: Approval of water source
NYS Department of Transportation – Road work/ opening permit
NYS Office of General Services – land transfer to the town for access
NYS Office of Mental Health – Land transfer to the town for access
Orange County Department of Public Works – Realignment of county road
Orange County Department of Health
Town of Goshen Town Board – granting of access easement and acceptance of roadway dedication of land transferred to the Town from the State.
Town Planning Board – Subdivision, Site Plan and Special Permit Approval
Town Zoning Board of Appeals – Variance(s)
Town Highway Department – Highway Work Permit (Echo Lake Road)
Orange County Industrial Development Agency
NYS Department of Parks, Recreation and Historic Preservation
NYS Dormitory Authority

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 Parks, Recreation and Conservation (Heritage Trail)
Town of Goshen Environmental Review Board
Town of Goshen Fire Department
Town of Goshen Police Department
Goshen Volunteer Ambulance Corp
Village of Goshen
Town of Wallkill
Town of Wawayanda
NYS Department of Agriculture & Markets
U.S. Fish and Wildlife Services

FORMAT AND SCOPE OF DEIS

COVER SHEET

The DEIS must begin with a cover sheet that identifies the following:

- Identification as the Draft Environmental Impact Statement;
- The date the document was submitted to the Planning Board;
- The name and location of the Project;
- The Town of Goshen Planning Board as the Lead Agency for the Project, and the name, address, telephone number and facsimile number of the contact person for the Lead Agency, and the SEQRA status (Type I action);
- The name and address of the Project Sponsor, and the name, address and telephone number of the contact person representing the applicant;
- The name, address and email address of the primary preparers of the DEIS, and the name, address, email address and telephone number of the contact person representing the preparer;
- The date the DEIS was accepted by the Lead Agency as complete (to be inserted at a later date);
- The date of the public hearing and subsequent adjournments (to be inserted at a later date);
- The date which public written comments on the DEIS are due (to be inserted at a later date); and
- All revision dates of the DEIS.

TABLE OF CONTENTS

The DEIS will include a Table of Contents identifying major sections and subsections of the document. The Table of Contents must also include a list of figures, tables, appendices and any additional volumes if necessary.

I. EXECUTIVE SUMMARY

An Executive Summary shall be required and will provide a précis of the more comprehensive information included within the document. No information will be included in the Executive Summary that is not found within the body of the document. The Executive Summary will include the following elements:

- An Introduction, including the purpose of the DEIS, a relevant history of the SEQRA process that has occurred (i.e., relevant dates establishing Lead Agency, the date of adoption of the Positive Declaration, date of the acceptance of the Scoping Document).
- Project Site Existing Conditions - provide a short description of the subject property and characterize its topographical, water and natural features as well as provide a brief history of the use of the property and where existing changes to its natural state have occurred.
- Project Description - overview of the project layout, size and use of proposed structures, discussion of parking, loading, circulation, landscaping, lighting and proposed utilities.
- List of Involved and Interested Agencies.

- Project purpose, need and benefits.
- Summary of Existing Conditions, Potential Impacts and Proposed Mitigation Measures in the order they appear later in the document (organized by topic and presented in tabular format, if possible).
- Summary of adverse impacts and irreversible commitment of resources.
- Alternatives to the Proposed Action including the mandatory no build alternative.
- Unavoidable Adverse Impacts and Irreversible and Irretrievable Commitment of Resources.

II. PROJECT DESCRIPTION

A. Site Location – This section will include a narrative description and graphical representation of the location of the proposed project. In addition, parcel acreage, tax map designation, abutting streets, zoning designation, surrounding land uses, existing utilities (and access thereto) will be included as well as any and all easements, rights-of-way, private agreements, special district boundaries and any other legal agreements that may affect the proposed use of the site. This section should discuss the historical uses of this property.

B. Description of Proposed Action – This will include written and graphical representation of the proposed action including general layout of the site, access, circulation, parking and loading. Hours of operation and description of general operations at the site. Any improvements to public rights of ways or other public improvements will be discussed. Transfer of land for access purposes will be discussed (correspondence with the State will be provided). Any areas to remain as open and/or green space will be discussed. This section will discuss the possible presence of any hazardous materials utilized by, in, or created by the various processes in the facility or the wastewater treatment or potable water treatment plants. It will also discuss the height of the buildings, and number of people anticipated to be in any given structure at any one time, and the nature of the fire alarm system. The fire protection for the building shall be discussed in terms of on-site pressurized water systems, hydrants, stand pipes, sprinklers, year round connections, and whether the Wallkill River could be utilized for fire protection as a back up system.

Proposed drainage, utilities and construction phasing will be summarized. The section will discuss the project’s compliance with the Zoning Code, and any required variances or waivers needed to construct the project, and an evaluation of why such variance is needed. This section should discuss the relationship between the Proposed Action and both the Town and County Comprehensive Plans.

C. Project Need and Benefit – This section will include a narrative description of the need for the project, it shall identify the objectives of the project sponsor and the public benefits achieved by the development of the proposed action.

D. Permits and Approvals required – This section will list the Involved Agencies for the Proposed Action and the necessary approvals and a list of the Interested Agencies.

III. EXISTING CONDITIONS, POTENTIAL IMPACTS AND PROPOSED MITIGATION MEASURES

A. Geology and Soils

1. Existing Conditions

- Underlying geological conditions including depth to bedrock and depth to groundwater will be described;
- Soil types and characteristics shall be identified as presented in the Orange County Soil Survey and supported with actual borings when necessary.
- The Applicant shall provide a map of the fracture traces on the property, including those traces that continue onto adjacent properties.

2. Potential Impacts

- Limitations that geology or soils may place on the development of the site;
- Potential for erosion or drainage complications; and
- Potential for blasting or major rock removal.

3. Proposed Mitigation

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

B. Topography

1. Existing Conditions

- Site topography and slopes shall be described.
- Topographical maps at 2' contours shall be provided.

2. Potential Impacts

- Grading plan will be presented with a cuts and fills analysis at 2' contours;
- The need for any retaining walls will be discussed; and
- Any limitations or relevant regulations of the Town Code shall be discussed and the project's consistency therewith.

3. Proposed Mitigation

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

C. Surface Water Resources

1. Existing Conditions

- Existing surface waters, including wetlands (as defined by the Goshen Town Code and Federal/NYS criteria) the Walkkill River and flood plains, will be discussed and presented graphically; and
- All resources will be described in terms of jurisdiction, classification, size and any applicable regulated areas including buffer and floodplains. A Jurisdictional Determination will be provided as an attachment to the DEIS.

2. Potential Impacts

- Any encroachment into surface water resources or regulated areas will be discussed. Discuss whether those encroachments will be permanent or temporary and impacts associated therewith will be provided; and
- The potential for contamination of surface waters on both a long- and short-term (construction) basis will be addressed.
- Proposed existing supply wells that are tested may be impacted by surface water. Thus, all water supply well testing shall include appropriate testing measures (*i.e.*, piezometers and monitoring of wetlands and surface water bodies).

3. Proposed Mitigation

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

D. Vegetation and Wildlife

1. Existing Conditions

- Site Biological Assessment will be prepared for the site by a qualified consultant. Mapping for habitats of threatened and endangered species and species of special concern will be provided. For purposes of this DEIS, a habitat is a place where a plant or animal lives, with all the living and nonliving conditions necessary for it to thrive. Also, an ecological community shall be considered an assemblage of plants and animals that interact in a shared environment, and a vegetative community is only the plant component of the assemblage;
- Onsite vegetative communities will be described and an inventory of species likely on the site should be provided;
- Existing significant trees (*i.e.*, 12" dbh), hedgerows, etc. should be discussed; and
- Threatened, endangered and rare species as well as species of conservation concern (as defined by DEC) found on the site or known to be located in the area and the potential for such species to locate on the site given the existing site ecology will be discussed.
- Correspondence with NYS DEC Natural Heritage Program will be provided.

2. Potential Impacts

- Discuss amount of site vegetation removal including any portion of habitats identified above and the amount of open and/or green space which will remain after construction. In addition, the impact on existing trees with the limits of potential site disturbance will be provided.
- The impacts to, and maintenance of, any significant trees (*i.e.*, 12" dbh), hedgerows, etc. should be discussed with regard to the layout of the facilities and entry road.

3. Proposed Mitigations

- Mitigation will be proposed for identified adverse environmental impacts as necessary, which may include, if appropriate, preservation, rehabilitation, relocation, plantings, etc. or a restriction on tree-cutting during specified time periods. Additionally, the selection of any planted vegetation for mitigation should be, to the extent possible, restricted to native, companion and xeriscape compatible vegetation.

E. Groundwater/ Water Supply

1. Existing Conditions

- Identify existing wells on the property and their pumping capacity. Include dates of pump testing and protocol employed. Provide both current and prior testing (quantity and quality) where relevant and identify inconsistencies. Provide confirmation protocol was consistent with requirements of the Town of Goshen Zoning Code.
- Identify the source of groundwater and potential contamination sources, including the landfill.
- Identify an off-site existing supply well array that will be monitored during proposed on-site water supply testing to assess off-site impacts, if any.
- Identify source of ground water and potential contamination sources.
- Calculate a water budget for both the bedrock and unconsolidated aquifers beneath the site. Relate the water budget to proposed site water use. Estimate available water on the subject site and in the surrounding drainage basin for the bedrock and unconsolidated aquifers.

2. Potential Impacts

- Calculate the anticipated amount of water usage for the proposed Action 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 hydrogeologic character of the aquifer(s);
- If the existing sources are inadequate discuss alternatives for providing adequate water for potable or non potable uses including development of adjacent water supplies and/or connections to or expansion of existing systems;
- Discuss the results of off-site and on-site and surface water monitoring before, during and after pump testing of on-site supply wells. Confirm what the impacts of on-site pumping are on these three items;
- Describe the infrastructure required for the proposed water distribution system (storage tanks, pressure zones, distribution mains, etc.) and provide a map of the system. 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;
- Discuss any possible connectivity and/or draw-down of onsite or adjoining surface waters; as well as on existing off-site water supply wells;
- Discuss fate of existing wells on the property that are not intended to be developed including well abandonment procedures; and
- Describe administrative issues related to the onsite water system such as property ownership, easements, facility ownership, maintenance, and service area boundaries.

3. Proposed Mitigation

- The Applicant shall discuss what mitigation measures will be proposed for identified adverse environmental impacts including off-site existing supply wells. Unavoidable adverse environmental impacts will also be identified.

F. Wastewater Management

1. Existing Conditions

- Identify existing wastewater infrastructure on site or in the immediate vicinity of the project site.

2. Potential Impacts

- Calculate amount of anticipated wastewater production for the proposed Action;
- Describe proposed system to collect, convey and treat wastewater and provide a map of the proposed system including potential outfall location and alternatives (if any);
- Describe the feasibility and impacts associated with an onsite wastewater treatment system including impacts to surface water resources and ground water as well as possible odor or noise associated with the system. Discuss the maintenance, replacement and life expectancy of an onsite sewage collection and treatment system; and
- Describe administrative issues related to the onsite sewage collection and treatment system such as property ownership, easements, facility ownership, maintenance, and service area boundaries. Discuss the requirements to form a Sewage Works Corporation if pertinent.

3. Proposed Mitigation

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

G. Stormwater Management

1. Existing Conditions

- Existing drainage patterns will be described and presented graphically;
- Discuss of the overall watershed in which the project site is located.

2. Potential Impacts

- Project will require coverage under SPDES General Permit for Stormwater Discharges from Construction Activity - GP-0-10-001 ;
- Temporary construction impacts will be discussed;
- Describe pre and post-construction drainage patterns, flows and proposed infrastructure to capture and treat stormwater consistent with the NYS DEC design manual;
- Describe and graphically depict proposed stormwater pond discharges;
- Potential water quality impacts will be addressed; and
- Preliminary SWPPP, which shall include a sediment and erosion control plan, will be provided as an appendix.

3. Proposed Mitigation

- Mitigation will be proposed for identified adverse environmental impacts as necessary.
- The discussion shall include consideration of vegetated roof decks as a way to mitigate run-off from impervious rooftop on the manufacturing plant, and a use of impervious and pervious materials for the onsite parking areas.

H. Traffic

1. Existing Conditions

- Provide a detailed description of existing area roadways including the pavement width and condition, width of travel lanes, shoulder and parking lanes, speed limits, roadway characteristics including vertical and horizontal features, location of bus stops and types of traffic control and signage with focus on the following intersections:
 - U.S. Route 6/ NYS Route 17M and Lower Road/ Golf Links Road;
 - U.S. Route 6/NYS Route 17M and Mid-Hudson Psychiatric Center Access;
 - U.S. Route 6/NYS Route 17M and Training Center Lane; and
 - U.S. Route 6/NYS Route 17M and Hartley Road/Gate Schoolhouse Road
 - U.S. Route 6/NYS Route 17M and 6 ½ Station Road
 - U.S. Route 6/NYS Route 17M and Route 17
 - U.S. Route 6/NYS Route 17M and I-84
- Perform manual field traffic counts during the weekday AM (6:30-9:00 AM) and PM (4:00-6:00 PM) hours as well as on Saturdays from 11:00 a.m. to 2:00 p.m. at the above listed intersections (Study Intersections). Also obtain available traffic volume data for the NYS Route 17M corridor from NYSDOT.
- Perform at least three runs in either direction along the corridor to document 1) the number of school buses encountered traveling in either direction and 2) the number of stops were observed.
- Compute the existing intersection capacity and operational level of service for the Study Intersections during the peak hours for each intersection following the procedures set forth in the 2010 Highway Capacity Manual (HCM). Analysis will be performed using an appropriate analysis tool such as Synchro, including an evaluation of the adequacy of left-turn queue storage lanes on US Route 6/NYS Route 17M. For the PM Peak Hour, the analysis shall focus on the period from 3:00 p.m. to 4:00 p.m., when there is a shift change at the plant, when traffic volumes are at 97% of peak and schools may be letting out.
- Obtain the most recent three years of accident data from NYSDOT, compile and analyze to determine whether there are any locations which have exhibited a high rate of accidents (defined as twice the statewide average rate for similar facilities). For such locations, study the type of accidents, list of contributory causes and conduct a field inspection of the location to verify that the roadway geometry conforms to current design standards.

2. Future Traffic Conditions without the Project

- Apply an annual growth factor to the existing traffic volumes to project them to the expected 2018 design year for completion of the proposed project.
- Add in traffic from other projects (proposed, approved, under construction or constructed but yet occupied) in the area expected to add more than ten vehicles per hour to the corridor.
- Calculate intersection capacity and operational level of service at the Study Intersections for future conditions without the project.

3. Potential Impacts

- Describe Amy's Kitchen employees' shifts and impacts on traffic; describe staggering of traffic for both Amy's Kitchen facility and large events.
- Estimate peak-hour traffic generation of passenger vehicles, busses and trucks for typical operation of Amy's Kitchen facility (and counting each single bus or truck trip as the equivalent of two passenger car trips). Rates from a similar Amy's Kitchen facility may be used to make this determination but there should be a clear link between the size of the operations/number of employees at such similar facility and the size of operation of the proposed facility.
- Apply the combined estimated traffic volumes to the Study Intersections utilizing appropriate arrival and departure distributions; for Amy's Kitchen build condition. The arrival and departure distributions should reflect the general bias to and from the west exhibited by the psychiatric center and the training center, as well as the apparent considerable use of Gate Schoolhouse Road by local motorists. The Amy's Kitchen peak volumes need only be added to the Weekday AM and PM volumes.
- Calculate intersection capacity and operation level of service including left-turn lane queuing, at the Study Intersections for future conditions with the Project; in the AM, PM and Saturday peak hours.
- Potential for use of public transportation and the existing Heritage Trail will be discussed; including how cyclists and pedestrians would travel from the site to the trail;
- Calculate the total number of parking spaces expected to be needed at the Amy's Kitchen Plant, including during shift changes and compare it to the proposed number of Amy's Kitchen parking spaces.
- Discuss how parking may or may not be shared by the facilities and how this would either permit the total impervious coverage to be reduced.
- Where high accident locations were identified, discuss the projected increase in traffic volumes on the movements involved and how these increase might impact traffic safety;
- Describe on-site circulation by trucks, bus and car traffic for the site.
- Describe proposed emergency access.

4. Proposed Mitigation

- Recommend traffic and safety improvements, including roadway widening, addition of lanes, signalization additions and modifications, signage, striping, etc. as needed for the Study Intersections;
- Identify who will be responsible for funding the measures and who will be responsible for ensuring that the measures are implemented or carried out.
- Additional Mitigations as necessary. All unavoidable impacts will be identified.

I. Noise

1. Existing Conditions

- Existing noise measurements will be taken at the property boundaries. Dates and times of measurements will be provided.

2. Potential Impacts

- Major sources of noise will be identified and their potential noise levels based on manufacture specifications or noise measurements at other similar facilities;
- Overall anticipated noise generation from the proposed action will be discussed and a comparison to existing conditions will be provided; and
- A discussion of how the anticipated noise levels relate to Town or other noise regulations will be provided.

3. Proposed Mitigation

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

J. Utilities and Solid Waste Disposal

1. Existing Conditions

- Utilities not discussed above, including gas and electric service will be discussed in terms of their availability at the project site and service providers; and
- Existing solid waste management will be discussed.

2. Potential Impacts

- Impacts to electric and gas service will be discussed including any required upgrades to service or existing infrastructure;
- If standby power generators are being proposed, describe the possible impacts, positive and negative, including the possibility of load-sharing during peak times of consumption;
- Impacts of the use and conservation of energy; and
- Impacts of the proposed action on solid waste management.

3. Proposed Mitigation

- Mitigation will be proposed for identified adverse environmental impacts as necessary, including recycling where possible. The Applicant will expand on what is available to the facilities in terms of recycling.

K. Land Use and Zoning

1. Existing Conditions

- Existing land use and zoning of the project site and within one mile will be described and presented graphically; and
- Overlay districts will be identified.

2. Potential Impacts

- A bulk table comparing the existing zoning dimensional requirements with proposed conditions of each proposed lot will be prepared;
- 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;
- Any required variances or waivers will be identified;
- Consistency with the Town and County Comprehensive Plans will be addressed; and

- Discuss the relationship with surrounding land uses including the Heritage Trail and landfill; and
- 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), including the relationship of the proposed project to the overall land use patterns within the study area. This section will describe the project's conformance with the Town Zoning Code, the Town Comprehensive Plan, the Town Open Space and Farmland Protection Plan, the Southern Walkkill Biodiversity Plan, the Orange County Comprehensive Plan and the Orange County Open Space Plan.

3. Proposed Mitigation

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

L. Community Services

1. Existing Conditions

- Police, Fire, Ambulance and Town Hall services will be discussed in terms of manpower, equipment and facility locations relative to the project site.

2. Potential Impacts

- Services will be contacted to discuss their possible concerns related to the project. A discussion of fire fighting needs including water storage and access will be provided.
- Provide a discussion on the loss of a future recreation resource, which shall include a discussion of the Town's Walkkill River Trailway Report, Comprehensive Plan and Trail Map.

3. Proposed Mitigation

- Any on site security will be discussed; and
- Mitigation will be proposed for identified adverse environmental impacts as necessary.

M. Fiscal Impacts

1. Existing Conditions

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

2. Potential Impacts

- Anticipated costs and revenues will be calculated for the proposed project using the proportional valuation method or other acceptable method agreed to by the Town Planner for each of the proposed subdivision lots, separately calculated, including the identification of any proposed tax exempt uses;
- Provide an analysis of the changes in the local economy (including hotels, restaurants, shopping, services, etc.) that would likely occur as a result of the completion of the project, including jobs not only for Amy's Kitchen employees, but also for construction, maintenance, service, vendors, and other trades;
- The discussion of the 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, five and ten year period; and

- Describe impacts to the operations and maintenance costs for road maintenance including Town Highway Department manpower, equipment and materials.

3. Proposed Mitigation

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

N. Visual Resources

1. Existing Conditions

- Narrative and graphic description of the existing site and surrounding properties will be presented; and
- Visual resources in the area of the site will be identified. View analysis will include the sites shown on Visual Analysis Locations Map, annexed hereto, as well as from:
 - The intersection of Golf Links Road and McVeigh Road.;
 - Along Owens Road, approximately ¼ to ½ mile north of its intersection with Cheechunk Road; and
 - At the municipal boundary along the Heritage Trail.

2. Potential Impacts

- Narrative and graphic description of proposed project will be provided including physical dimensions and architectural characteristics of buildings and structures, and how they relate to visible structures in the surrounding area in terms of visibility, height, etc.;
- Portions of proposed Action which will be visible from public roads will be discussed with photo-simulation, including from the views listed above;
- Discussion of proposed site lighting (including, but not limited to, signage, security, driveway and parking lot lighting) and landscaping;
- Discussion of proposed signage (and location of signage) for uses onsite; and
- Discussion of visual impacts to the Orange County Heritage Trail.

3. Proposed Mitigation

- Landscaping plans, including an entrance design for the main entrance on NYS Route 17M and the proposed emergency access on Echo Lake Road, will be described and presented graphically.
- Mitigation will be proposed for identified adverse environmental impacts as necessary, including, but not limited to earth tone colors, night-sky friendly lighting, and limitation of foot candles at the boundary line.

O. Environmental Contamination/Cultural Resources

1. Existing Conditions

- A Phase 1A Environmental Assessment will be prepared and appended to the DEIS. This will include a discussion of the history of the use of the project site and immediate area;
- A Phase 1B will be prepared if recommended.
- Surrounding contaminated sites will be discussed in terms of history, current status and likelihood of site impact.

2. Potential Impacts

- Potential for any contamination on the project site or for the proposed action to otherwise impact or disturb contaminated areas.

3. Proposed Mitigation

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

P. Agriculture

1. Existing Conditions

- The project site is located in an Agricultural District. Discuss the implications associated with this designation; and
- Discuss any agricultural history of the project site or adjacent sites.

2. Potential Impacts

- Discuss reduction in agricultural land or impacts to surrounding agricultural land; and
- Discuss benefits to agricultural community and use of local products in Amy's facilities.

3. Proposed Mitigation

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

Q. Air Quality

1. Existing Conditions

- Existing ambient air quality conditions within the study area based on data obtained from the NYSDEC 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.

2. Potential Impacts

- 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 on air quality will be performed to determine whether any location should undergo a detailed microscale CO 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 construction equipment, 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.

3. Proposed Mitigation

- 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. Unavoidable adverse Environmental Impacts will also be identified.

R. Construction Impacts

Potential Environmental Impacts anticipated due to the construction of the proposed project, phasing, if any, hours 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, air quality (including all sources of emissions during construction), dust and the impact on the surrounding area will be described, including the potential (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. This Section will also describe methods of recycling waste and natural materials on-site during construction and the building process, and other “green” building techniques employed, so as to minimize the carbon footprint to the extent economically and technologically feasible.

IV. Unavoidable Adverse Environmental Impacts

This section will identify and summarize those adverse environmental impacts that can be expected to occur with or without mitigation measures, and the probability of such impacts.

V. Alternatives

- A. No Action Alternative**
- B. Alternatives to an onsite wastewater treatment package plant (*i.e.*, Village of Goshen or Middletown)**
- C. Potential use of water line from Village of Florida to the Orange County Jail**
- D. Potential water supply from Wawayanda/Middletown**
- E. Potential use of Echo Lake Road (over Heritage Trail) as an emergency access, “employee only” entrance/exit.**

VI: PROJECT IMPACTS ON ENERGY USE AND SOLID WASTE MANAGEMENT

This chapter will summarize the proposed project and its Environmental Impacts in terms of the use of energy and the management of solid waste produced by the proposed project. It will identify the energy sources to be used, anticipated levels of consumption and ways to reduce energy consumption, including Leadership in Energy and Environmental Design Standards (LEEDS). This chapter will discuss whether geothermal and/or solar energy are options for use at this site, including but not limited to heating walkways, parking areas and road surfaces to reduce the amount of road salt required during the winter.

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 action.

Technical Appendices (unless full report is in DEIS text)

1. SEQRA Documentation: EAF, DEIS Scope and Agency Correspondence;
2. SWPPP and supporting data;
3. Wetland Delineation Map and all other technical reports;
4. Site Plan (Full size);
5. Natural resources reports;
6. Subsurface Exploration Report(s);
7. Water System Data & Supporting Technical Reports;
8. Traffic Report;
9. Wastewater Collection & Treatment System Data & Supporting Technical Reports including WAC analysis (if required by DEC);
10. Archaeological Survey: Phases 1A and 1B (if required);
11. Noise Report;
12. Fiscal Report; and
13. Resumes of Professionals submitting reports.