FINAL SCOPING DOCUMENT
FOR AN ENVIRONMENTAL IMPACT STATEMENT

VILLAGE GREEN AT PINE PLAINS
SITE DEVELOPMENT

Project Sponsor:
Tomlew of Pine Plains, LLC
5020 Route 9W, Suite 104
Newburgh, NY 12550

Town of Pine Plains
Dutchess County, New York

Lead Agency:
Town of Pine Plains Planning Board
Town of Pine Plains
Town Hall 199 East, PO Box 955
Pine Plains, New York, 12567

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April 2005

DRAFT SCOPE OF WORK
For An Environmental Impact Statement

INTRODUCTION

Tomlew of Pine Plains, LLC, the applicant and project sponsor, is proposing to develop approximately 85 acres of land located at the intersection of NYS Route 82 and Dutchess County Highway 83 in the Town of Pine Plains, Dutchess County County, New York. The planned mixed use development (referred to as the Village Green at Pine Plains hereinafter) is proposed to consist of 281 residential dwelling units, 115,500 square feet of retail space and 31,500 square feet professional/medical office space constructed in phases as discussed herein on 204 subdivided lots. An application for subdivision and site plan approval, including a Full Environmental Assessment Form (EAF), was submitted to the Town of Pine Plains Planning Board on September 22, 2004.

In accordance with the State Environmental Quality Review Act (SEQRA) (Section 8-0113, Article 8 of the Environmental Conservation Law) as set forth in 6NYCRR Part 617, the proposed Action will meet or exceed one or more of the following Type I thresholds under SEQRA:

Part 617.4(b)(5)
"construction of new residential units that meet or exceed the following thresholds:
(i) 10 units in municipalities that have not adopted zoning or subdivision regulations;

(ii) 50 units not to be connected (at the commencement of habitation) to existing community or public water and sewerage systems including sewage treatment works;

Part 617.4(b)(6)
"activities other than the construction of residential facilities, that meet or exceed any of the following thresholds: or the expansion of existing nonresidential facilities by more than 50% of any of the following thresholds;
(i) a project that involves the physical alteration of 10 acres;

(iv) in a city, town or village having a population of 150,000 persons or less, a facility with more than 10,000 square feet of gross floor area;

As described above, the proposed Village Green at Pine Plains is by definition a Type I Action that has the potential for significant impact on the environment and will require discretionary approvals from several involved agencies. The Town of Pine Plains Planning Board, as Lead Agency, made a determination of significance and issued a Positive Declaration on January 12, 2005. As such, a Draft Environmental Impact Statement (DEIS) will be prepared by the project sponsor. The DEIS will describe the existing and proposed site conditions; the environmental resources within and around the project site; the compatibility and capacity of those resources to assimilate the proposed action; and an assessment of the potential significant environmental impacts consistent with Part 2 of the Full EAF completed by the Lead Agency. The DEIS will also include an evaluation of alternatives and cumulative impacts developed in part during the public

scoping process, and measures for mitigating the potential significant environmental impacts identified. Using the DEIS, through a process of agency reviews and a public participation, a Final Environmental Impact Statement (FEIS) will be developed by the project sponsor and shall serve as the basis by which the Lead Agency shall make a SEQR findings statement.

ENVIRONMENTAL IMPACT STATEMENT (EIS) DOCUMENT PREPARATION

The EIS documents will be prepared in accordance with 6NYCRR Part 617 State Environmental Quality Review §617.9 b(3). The DEIS will be an assemblage of relevant and material facts that will be used by the Lead Agency in preparation of a findings statement. Information included in the DEIS will be presented as follows:

1. The DEIS document will be an assemblage of relevant and material facts upon which the Lead Agency's decisions shall be made.

2. The DEIS will ~~only~~ address those potential significant adverse environmental impacts that can be reasonably anticipated and/or have been identified during the scoping process. Should a relevant issue be raised after the issuance of this Final Scope, the Lead Agency may receive comments, in writing, that identifies the nature of the information, the importance and relevance of the information to a potential significant impact, and the reason(s) why the information was not identified during scoping and why it should be included at a later stage of review.

3. Information included in the EIS will be presented clearly and concisely using terminology that can be easily understood by a lay person. Use of technical terminology will be avoided or clarified. Technical materials and resources will be summarized and technical data will be included in the appendices.

4. The EIS will include a concise description of the proposed action, its purpose, public need and benefits, including social and economic considerations.

5. The EIS will include a concise description of the environmental setting of the areas to be affected, sufficient to understand the impacts of the proposed action and alternatives.

6. The EIS will include a statement and evaluation of the potential significant adverse environmental impacts. Potential significant adverse environmental impacts to be discussed will include:
   a. Reasonable related short-term and long-term impacts, cumulative impacts and other associated environmental impacts;
   b. Those adverse environmental impacts that cannot be avoided or adequately mitigated if the proposed action is implemented;

c. Any irreversible and irretrievable commitments of the environmental resources that would be associated with the proposed action should it be implemented;
d. Any growth inducing aspects of the proposed action;
e. Impacts of the proposed action on the use and conservation of energy;
f. Impacts of the proposed action on solid waste management and is consistency with the state or locally adopted solid waste management plan;
g. Impacts of interests in land for non-farm development on lands used in agricultural production and unique and irreplaceable agricultural lands within agricultural districts pursuant to subdivision (4) of section 305 of article 25-AA of the Agriculture and Markets Law.

7. The DEIS will include an evaluation of potential and selected mitigation measures, and a summary of probable costs associated with each.

8. The DEIS will include a description and evaluation of the range of reasonable alternatives to the Action that are feasible, considering the objectives and capabilities of the project sponsor. The description and evaluation of each alternative will be at a level of detail sufficient to allow a comparative assessment of the alternatives discussed. The range of alternatives will include a "no action alternative". The "no action alternative" discussion will evaluate the adverse or beneficial site changes that are likely to occur in the reasonably foreseeable future in the absence of the proposed Action.

9. The DEIS will incorporate by either directly or by reference, all or portions of other documents (including other EIS's) that may contain information relevant to the statement. Where utilized, the referenced documents will be made available for inspection by the public within the same time period for public comment and in the same places where the Lead Agency makes available copies of the EIS.

10. The DEIS will include a brief narrative statement of fact regarding each of the potential significant adverse environmental impacts identified and will include appropriate charts, tables, data, figures, maps etc. to support the fact finding statements. All supporting documentation will be specifically referenced by document title, date of publication or preparation, and author(s) or agency(ies) responsible for collecting and publishing the information.

11. Any assumptions incorporated into the assessment of potential project impacts will be clearly identified and described. Information included in the DEIS, that cannot not be supported by evidence or factual information, will be noted as such.

12. The DEIS will be written in the third person (i.e., the terms "we" and "our" will not be used). The EIS will focus on the issues and potential impacts in an objective fact finding manner.

13. Project changes and/or mitigation measures, whose intent is to avoid, reduce or otherwise lessen the scope and extent of those impacts, are to be identified and incorporated into the proposed action where practicable.

14. The DEIS will evaluate alternatives to the proposed action, and to the extent that such alternatives avoid, reduce or otherwise lessen project related impacts, the alternatives or portions thereof are to be incorporated into the proposed action were practicable.

15. Maps and plans will be at a scale of 1" = 200' to provide adequate detail. The plans should be prepared and certified by a New York State licensed Landscape Architect, Architect, Professional Engineer or Land Surveyor, as appropriate. Full-scale plans should be included as an appendix to the DEIS and reductions of these plans should be included in the body of the DEIS as appropriate. These plans should graphically detail all aspects of the proposed action (including all proposed lot lines), the environmental setting of the site and surrounding areas, and the natural and cultural resources identified thereon. All site plans should be coordinated into a single set with a cover sheet listing each plan. Each Site Plan should be coordinated into a single set with a cover sheet listing each plan. Each Site Plan should be numbered sequentially and should include a common title block, a graphic scale, and a common north arrow. Sheet size should not exceed 36" by 48".

16. Cumulative impacts are two or more individual impacts on the environment that when analyzed together may have a significant impact or may compound the effect of other potential impacts. The potential direct and indirect cumulative impacts of the proposed action will be considered along with other projects or actions within the study area as identified by the Lead Agency.

17. All references to "Main Street" shall be defined as both Main Street and Church Street. All areas in the Hamlet of Pine Plains shall include the lands mapped as Hamlet in the Pine Plains Comprehensive Plan.

PROJECT PHASING

As currently envisioned, the Village Green at Pine Plains will be constructed in up to four phases. Phase-I includes seven buildings that will house 50 residential dwelling units, 55,500 square feet of retail space and 31,500 square feet of professional/medical office space; Phase-II includes 130 residential dwelling units; Phase-III includes 101 residential dwelling units; and Phase-IV includes a 60,000 square foot retail food store. The number of building structures, site infrastructure components and area of land to be developed

during each phase of construction will be determined during preparation of the DEIS. The required wastewater treatment facility will follow a modular design and construction approach that allows unit process equipment to be sized and installed with appropriate capacities to treat sanitary sewage from the initial project phase. Sanitary sewage generated from subsequent project phases will be treated by additional unit process equipment trains or "modules" installed up to the permitted capacity of the facility as construction of future phases is completed. The siting, design and permitting of the wastewater treatment facility will contemplate the maximum site build out condition as developed during the site planning process.

The individual and cumulative impacts of each construction phase will be evaluated and will consider phasing alternatives. The DEIS will address the direct and indirect effects of construction phasing including an evaluation of required infrastructure expansions to accommodate subsequent phases.

CONTENTS OF EIS DOCUMENTS

The EIS documents which may include a DEIS, FEIS and Supplemental Environmental Impacts Statement (SEIS) will contain the information and follow the format as prescribed in 6NYCRR Part 617 State Environmental Quality Review §617.9(b). The following is a summary of the minimum contents to be included in the DEIS and subsequent EIS documents:

A. Cover Sheet

The cover sheet will contain the following:

1. Title and name of the proposed action:

   Draft Environmental Impact Statement
   Village Green at Pine Plains
   Town of Pine Plains
   Dutchess County, New York

2. Reference to the following will be included:
   - Town of Pine Plains, Dutchess County, New York
   - Location of the property
   - Name and address of the lead agency as follow:

   Town of Pine Plains Planning Board
   Town of Pine Plains
   Town Hall 199 East, PO Box 955
   Pine Plains, New York 12567

   - Name and telephone number of the person at the lead agency who can provide further information will be listed as follows:

   Ms. Nancy Proper
   Telephone: (518)-398-7155, Secretary of the Planning Board
   Fax: (518) 398-6444

   - Name and address of subject property owner(s)
   - Name and address of the project sponsor
   - Date of DEIS Submittal
   - Provision for the date of acceptance of the DEIS
   - Date of planned SEQR Hearings
   - Last date upon which written comments will be accepted by lead agency

3. The cover sheet will be followed by a list of names, addresses, and contact numbers of individuals organizations involved in the preparation of the DEIS.

4. Local, County, and State agencies, both involved and interested, will be identified.

These agencies may include:

- Town of Pine Plains Planning Board
- Town of Pine Plains Town Board
- Dutchess County Department of Health
- Dutchess County Department of Public Works
- Dutchess County Planning Department
- New York State Department of Environmental Conservation
- New York State Department of Transportation
- New York State Department of Health

B. Table of Contents

This Scoping Document will serve as the DEIS Table of Contents (refer below under Section C for specific DEIS Chapters).

All technical studies, reports and assessments, charts, tables, maps, figures and other supporting materials are to be listed at the beginning of the DEIS, referenced and summarized in layman terms in the body of the DEIS, and included in their entirety as Appendices to the DEIS.

All pertinent related SEQR documentation will be included in the DEIS document as appendices, including, but not limited to, the following:

- Full Environmental Assessment Form.
- Positive Declaration/Circulation Notice.
- Final Scoping Outline.
- Technical Letters from involved and interested agencies.
- All correspondence relating to issues which are addressed in the DEIS.
- Technical reports and studies prepared, or required to be prepared.
- Full-scale development plans showing both the conceptual development plan and site-specific development components.
- Qualifications/Resumes for preparers of Technical Studies and of the DEIS.

C. DEIS Chapters

INTRODUCTORY CHAPTERS

Chapter 1: Executive Summary
Chapter 2: Description of the Proposed Action and Site Plan

EXISTING CONDITIONS/IMPACT/MITIGATION CHAPTERS

Chapter 3: Land Use / Comprehensive Plan
Chapter 4: Agricultural Resources
Chapter 5: Open Space
Chapter 6: Cultural, Recreational, Historical, and Archaeological Resources
Chapter 7: Community Facilities, Services and Fiscal Impacts
Chapter 8: Geology, Topography, Soils
Chapter 9: Hydrology, Surface Water, Groundwater, and Stormwater
Chapter 10: Vegetation/Wildlife/Natural Resources
Chapter 11: Water Resources/Supply, Use
Chapter 12: Wastewater Generation
Chapter 13: Noise and Air Resources
Chapter 14: Utilities, Lighting and Energy
Chapter 15: Traffic, Parking and Transportation
Chapter 16: Hazardous Materials
Chapter 17: Solid Waste
Chapter 18: Visual Impacts and Community Character
Chapter 19: Growth Inducing Aspects and Cumulative Impacts
Chapter 20: Alternatives to Proposed Action
Chapter 21: Irreversible and Irretrievable Commitment of Resources
Chapter 22: Unavoidable Adverse Environmental Impacts
Appendices

Chapter 1: EXECUTIVE SUMMARY

This chapter will consist of an executive summary *(abstract)* which *briefly* describes the proposed action, the proposed action's purpose, phasing schedule, need and public benefit, needed approvals and permits, detailed assessment studies conducted, existing conditions and environmental setting, potential impacts, proposed mitigation measures, alternatives to the proposed action and the approach utilized in the analyses. This chapter will also summarize issues and potential controversies related to the project and list all involved agencies. The information presented in this Chapter will be repeated in greater detail and substance in the appropriate chapters. The executive summary shall include a table that assesses and compares each alternative relative to the various impact issues. (See Alternatives chapter.)

Chapter 2: DESCRIPTION OF PROPOSED ACTION AND SITE PLAN

This chapter will provide a description of the project that is to be completed and components thereof that may lead to potential impacts. Items that are to be included are:

- Project Location
  - On a regional scale, a figure showing the location will be provided
  - Site location and geographic boundaries:
    - Total acreage
    - Location in context of local road system
- Background and History
- General Project Description
- Project Purpose, Need, and Benefits
- Describe the project and project layout to include:

1. Solid waste removal methods.

2. Parking and on-site pedestrian and vehicular circulation including identification of proposed primary and secondary access from existing public roadways. Describe access to the site, including any special features unique to the site. Include internal and through street, emergency vehicle access, and traffic calming measures, if applicable.

3. Utilities other than water and sewer.

4. The size, and scaled portrayal of elevation, massing, architectural character and consistency with the traditional architectural and historical patterns shall be included in the DEIS.

5. Describe proposed water and wastewater infrastructure. Including water distribution, pump stations, storage, and compliance with current regulations set forth by the Pine Plains Water Improvement Area #1. Wastewater infrastructure description shall include collection system, proposed level of treatment, method of treatment and location of discharge and receiving waters.

6. Residential development. Describe, and show on a site map, the potential lot layouts, range of lot sizes to be proposed, potential locations of dedicated open spaces, site amenities (including but not limited to typical details pertaining to pedestrian amenities such as sidewalks and streetscape elements such as street trees), trails and trail connections, etc.

7. General construction process and needs including, but not limited to hours of operation, construction monitoring, plans for construction traffic on local streets, dust suppression, housing for construction workers, schedule (and map) of construction (sequencing), erosion and sedimentation control to be utilized during construction and construction equipment and staging areas. The description of

proposed construction sequencing will include a flowchart for the maximum anticipated duration, including start and completion for key milestone tasks such as site clearing, grading and fill placement, infrastructure, foundations, off-site improvements, and site amenities. Describe whether any construction activities will be on going after any part of the project is in use. If so, provide sequencing and safety plans to accommodate this situation. Identify staging areas for material handling and storage, including access and egress during construction. Discuss whether the project will comply with the New York State Department of Environmental Conservation's (DEC) SPDES General Permit thresholds for the limits of disturbance by construction activity at any one time.

8. Discuss the roles and relationship between the developer, homeowners, and management of the development and how these roles may change over time. Describe any plans for use of homeowner associations and their areas of responsibility in monitoring and mitigation, if any. Discuss how the undertakings, agreements, or representations of the applicant will be binding upon successor owners or developers should the project site be sold or conveyed to others.

9. Describe, and show on a site map, any planned commercial land uses within the project.

10. Stormwater management plans (including plans related to quantity and quality issues).

11. Describe proposed open spaces, buffers, and recreational areas.

12. Identify the site's position relative to adjacent roadways, adjacent land uses (including businesses and services located on Main Street or in the town center) and significant landmark features. Significant landmark features include, but are not limited to historic road markers, stonewalls, historic buildings, and natural features.

13. Types of construction, including:

    a. Type of various building construction, parking provisions, basement, garage, storage.

    b. Fuel and energy sources to be used.

    c. Architectural style, sizes, and special features.

14. Landscaping Plan for Phase 1 and typical landscape treatments for subsequent phases, including using landscaping for screening and buffering to minimize visual impacts, noise transmission, and protection of natural features such as streams, wetlands, and wildlife habitats. Provide a copy of any proposed Home Owners Association covenants and restrictions related to landscaping. Common landscaped areas surrounding the commercial/retail parcels will be maintained by private funds through the formation of a Business Improvement District (BID).

15. Proposed lighting, including images or typical styles and proposed fixtures, wattage and location. Included in the discussion of lighting will be specific proposals and their impacts related to signage lighting, whether internal or external.

16. Proposed signage. Any proposed signage identifying the site should be depicted in graphic form, and its size, materials, colors, lighting, landscaping and location etc. should be described.

17. Typical streetscape rendering.

18. Purpose, Need and Public Benefit. The purpose and objectives of the proposed action will be described from a regional, local, neighborhood and site perspective. Also, the public need for and public benefits from implementation of the proposed action are to be identified and described. For needs and benefits not supported by approved community's comprehensive plans, justification with sources should be provided.

Project Phasing

A summary of the anticipated proposed project phasing schedule and details on activities to be included in each phase will be included.

Needed Approvals

An identification and description of the various approvals and permits (and associated requirements and compliance thereto) needed to implement the proposed action including Federal, State, regional, and local will be enumerated in table format. Include a description of the status of each application.

EXISTING CONDITIONS/IMPACT/MITIGATION CHAPTERS

These chapters will discuss in more detail the existing conditions, potential impacts that may be a result of the proposed action, and mitigation measures. These chapters will reflect issues identified in the Positive Declaration and public scoping session (including written comments.)

Impacts resulting from implementation of the proposed action are to be presented in map and graphic format, as well as evaluated in the DEIS text. The format or organization of each of these chapters will include the following subchapters and section headings:

- Existing Conditions and Environmental Setting
- Potential Impacts
- Mitigation Measures

Existing Conditions and Environmental Setting

Each chapter of the DEIS will include an assessment of the existing environmental setting of the subject property pertaining to the area of concern and the surrounding

environment of influence (the geographic area impacted due to implementation of the proposed action).

Potential Impacts

Each chapter of the DEIS will analyze and evaluate potential impacts associated with implementation of all proposed phases upon the existing setting of the specific area of concern and upon the surrounding area of influence. The evaluation of potential impacts will identify the magnitude of impacts in terms of short and long term effects and cumulative impacts. Each impact chapter will also:

a) Define the area of impact through written description and maps. This section of each impact chapter should identify and describe any off-site areas that may be affected by the proposed project (including but not limited to the hamlet, school district, agricultural district, the Pine Plains Water Improvement Area #1, area wide aquifers, downstream surface waters, viewsheds, noise resources, air quality, wildlife and biodiversity resources, or area intersections). The extent of off-site areas studied (i.e. radius from the site) should be defined for each issue so that a determination can be made as to whether: 1) the area of impact or influence is adequately defined and acceptable, 2) potential impacts can be mitigated to the greatest extent practicable; 3) there are unavoidable adverse impacts that cannot be mitigated; or 4) the extent of the impact can be identified as inconsequential.

b) For all topics, evaluate the potential impact of the proposed Action on the exceptional or unique characteristics of the Stissing Mountain Critical Environmental Area (CEA) established pursuant to subdivision 6 NYCRR 617.14(g) identified within and adjacent to the project site. Discuss the environmental characteristics that have resulted in the CEA designation(s) and what impact the proposed action may have on those characteristics identified. The impacts may be discussed in or cross-referenced to others chapters of the EIS document depending upon the environmental characteristics.

Mitigation Measures

Each chapter of the DEIS will identify and describe the proposed and needed mitigation measures which are to be designed and provided in order to avoid, lessen, offset or reduce potential adverse environmental impacts. This section of each chapter will identify and discuss the measures that can be used by the Town of Pine Plains to enforce the proposed mitigation measures through the life of the construction phase as well as continuing compliance with operational procedures. In addition to specific mitigation measures, this chapter will discuss use of inspections, performance bonds and other measures.

Chapter 3: LAND USE / COMPREHENSIVE PLAN

This chapter will evaluate the existing and proposed land use for the project site and surrounding areas, in the context of information contained in the Town's land use regulations and Comprehensive Plan. Recent, past, and current development trends around the project site will also be reviewed.

The existing and proposed land use on the property is to be evaluated, including land use on properties within one mile including the delineated boundary of the hamlet, of the project boundary. Any easements, restrictions or covenants on or to be placed on the property in connection with the project will be discussed. The relationship to and impact on the hamlet of Pine Plains will be evaluated and will include, but is not limited to impacts on residential character, traffic, and the town center as visioned in the Town of Pine Plains Updated Comprehensive Plan. Describe how the proposed land uses function within the context of the Hamlet and Town. Identify the types of businesses and uses proposed, and future permitting and review procedures (as uses change in the future.)

Population density increase for the proposed action will be compared with the density of the Town of Pine Plains and the Hamlet of Pine Plains using 2000 Census data.

A description of how the project complies with state, county, regional and local land use regulations will be included as well as a review from any Town Planning Board meetings regarding the proposed project. Impacts and mitigation measures will be identified and evaluated as required. The compatibility with the Town of Pine Plains Updated Comprehensive Plan, Greenway Plan, Dutchess County's Master Plan, Direction, the Smart Growth Housing Task Force Report, the Wappingers Creek Watershed Management Plan and the conformance with other existing plans will be evaluated. The discussion of the draft Pine Plains Updated Comprehensive Plan will include an evaluation of the project's relationship to the community values and land use goals, identified therein.

Chapter 4: AGRICULTURAL RESOURCES

This chapter will evaluate the existing agricultural conditions and anticipated impacts of the proposed action on agricultural resources on the project site and adjacent areas within the Town of Pine Plains. The area of influence will be defined and included in an interim submission to the Lead Agency for approval.

1. Identify and describe the current farming operations on the project site, on lands adjacent to the project site, and generally, to the extent information is available from farm organizations and agencies, those within the Agricultural District 20. Specifically describe those lands within 500 feet of the project site's boundary included in Agricultural District No. 21.

2. Analyze soil potential for agricultural use and identify any soils classified as

prime farmland and as statewide important as defined by the Dutchess County Soils Survey within the project site.

3. Identify impacts associated with the proposed action to existing agriculture in the Town of Pine Plains. The evaluation should include, but not be limited to impacts related to effects of limiting access to existing farm fields, ability for continued transportation of farm machinery along local roads, pollution of surface or ground water supplies used by farm animals, right to farm issues (noise, odor and use of acceptable agricultural practices), and changes to property assessments on agricultural lands within one-half mile of the project site boundary resulting from this project.

4. Discuss the relationship of the proposed action to the existing Agricultural District and evaluate impacts to continuing agriculture in the district.

5. Prepare an Agricultural Data Statement according to Article 25 AA, 305-a of the Agriculture and Markets Law.

6. Describe the relationship and evaluate the compatibility of this project with the Dutchess County Agriculture and Farmland Protection Plan.

7. Describe mitigation measures including, but not limited to use of buffers, easements, stormwater control and other pollution prevention measures and avoidance of development of prime agricultural soils and soils of statewide importance. Mitigation measures should consider cumulative impacts as well.

Chapter 5: OPEN SPACE

This chapter will evaluate the site's contribution to open space and the potential impact thereon. These analyses will include agricultural lands within Pine Plains.

1. Discuss the open space plan for the proposed development.

2. Discuss how proposed open space areas are to be protected and maintained. If restrictions such as deed restrictions, conservation easements or other prohibitions on future development are proposed, discuss what legal mechanisms will be put into place to ensure perpetual preservation of open space.

3. Identify off-site and on-site open space resources. Discuss the potential for connections of on-site open space to off-site open spaces and how this could be implemented and maintained.

4. Evaluate impacts of the project on other open space resources in Town including, but not limited to Stissing Lake, Thompson Pond, Stissing Mountain, etc.

Chapter 6: CULTURAL, RECREATIONAL, HISTORICAL, AND ARCHAEOLOGICAL RESOURCES

This chapter will evaluate the project's potential impact on cultural, recreational, historical, and archaeological aspects of the site. A site inspection is to be completed to report any items that may have cultural or historical significance on the project site. These items will be identified and mitigation measures will be proposed to resolve any problems that will occur.

1. Evaluate the potential for archaeological and cultural resources on the site. The methodology for assessing cultural resources will include a Phase lA investigation for cultural and archaeological resources and higher levels of study if warranted by results of the lA study. The Phase lA investigation will include review of historic maps and literature, and research with local historical society(s), review of OPRHP and NYS Museum archaeological site file inventories and lists of sites registered and nominated for inclusion in the State and/or National Register of Historic Places, on-site field reconnaissance of the project site, and assessment of areas of archaeological sensitivity by an archaeologist.

2. Discuss impacts of the project to identified historic or archaeological resources, including the existing Pilch Farm structure.

3. Discuss open space areas, pedestrian trails and potential benefit to the general public.

4. Discuss the internal pedestrian system and its connectivity to the pedestrian

system in the Hamlet.

5. Discuss any increased demand for recreational facilities elsewhere in the Town expected to be generated by the proposed residential development and the cumulative impacts of this and other proposed project.

6. Describe mitigation measures including, but not limited to protection of archaeological or other locally significant resources such as stone walls and creation of access to and connections between the project site, hiking trails and the multiple use areas. For recreational mitigation, describe methods including, but not limited to use of conservation easements to ensure preservation of open space, and establishment of new trails and linkages. For historical mitigation, describe methods used to preserve historical structures and character of Pine Plains.

7. Discuss the impacts on the historical character of the hamlet and town and the consistency between the proposed action and the historical context of the hamlet.

Chapter 7: COMMUNITY FACILITIES AND FISCAL IMPACTS

This chapter will evaluate potential fiscal impacts of the project on the local economy and on existing community services including police, fire, emergency services, schools, library and recreational facilities, and other social service provider organizations in the Town of Pine Plains and within the project vicinity. The area of influence will be defined and included in an interim submission to the Lead Agency for approval.

The analysis will address the following:

1. Project the resident population by age categories and users to be generated by the proposed development both directly and indirectly using recognized projection methodology and numerical factors. Conduct all analyses as if proposed dwelling units were primary, full time, permanent residences. Require projections based on the following: Regional and National Multipliers for Total Household Size and School-Age Children from the American Housing Survey, 1997. Compare and contrast these projections with local multipliers, which will be generated by examining data from the school district as to how many school children are picked up by the bus at various local subdivisions. Additionally, a comparative local multiplier will be developed using census data to calculate the number of school-aged children per household that currently exists.

2. Project the school-age population and the impact of the proposed development under two scenarios: a seasonal home configuration and a primary, permanent resident population with school-aged children based upon the typical mix of the housing types in Pine Plains and Dutchess County. Evaluate existing enrollments, trends and capacities of school districts serving Pine Plains. Describe existing school bus capabilities and fiscal impacts related to increased demands on bus service that may occur as a result of this project. Discuss how both this proposed

development and the cumulative impacts of other projects will affect state aid to the school district(s). Discuss the cumulative impacts on school enrollment including, but not limited to additional staff requirements, based on current staff to student ratio's, district policy on class size and class size parameters contained in the collectively bargained agreement with the Pine Plains Federation of Educators. Include the direct and indirect costs related to staffing, facilities, and transportation increases.

3. Evaluate the impacts of projected enrollment increases on the school district(s), school facilities, staffing levels and budgets. Evaluate the need for school bus service to serve the site and its fiscal impact. For this analysis, consider long term cumulative impacts of enrollment increases within the district. When discussing impacts on school budgets, take into consideration potential changes in state aid to the school resulting from this project (described above in 2). Communicate with the school districts and evaluate the existing plans for new staff, buildings, fields or other facilities. Impacts on property tax revenues to the School District(s) and other taxing jurisdictions should take into consideration the need for capital improvements resulting from the proposed project at full buildout, and evaluated for cumulative impacts.

4. Project employment generation for the construction phase, operational phases (commercial facilities, HOA repairs and maintenance) and indirect or induced employment generation in the area. Evaluate potential changes to employment and income levels in the area.

5. Evaluate the respective capacity of service facilities and organizations including day care, library facilities, fire protection, ambulance and medical services, public works (including road construction and maintenance) and police, as follows:

   a. Staff or volunteer capacity
   b. Equipment capacity
   c. Emergency response times to project site
   d. Access to and ability of local medical institutions to handle medical needs and emergencies
   e. Current and projected service ratio (staff or volunteer per resident)

   Also evaluate the potential for continuing these services via volunteers or the likelihood that these services will need to be staffed by paid personnel. Evaluate the fiscal impacts of this.

6. Evaluate the capacity of and potential impacts to the administrative work load of the Town including tax and other bill paying administrative work, building inspector(s), Highway Department, the town clerk, and others. Prior to full implementation of this study, the applicant will provide the Lead Agency a list of

town staff and/or officials to be included in the analysis. This list will be subject to review and approval by the Lead Agency.

7. Discuss the economic impact to retail and other town and hamlet land uses and the potential for the project to stimulate strip development along major travel corridors, leading to the hamlet of Pine Plains. Place special emphasis on the impact to existing businesses and services located within the hamlet of Pine Plains.

8. Divide the analysis into construction and operational phases. Discuss existing and project related employment conditions, including short-term construction jobs, and long-term employment potential for the new local work force. Explain the likely commuter pattern and how this will influence local economic opportunities in Pine Plains. Evaluate direct and indirect economic impacts associated with the project including, but not limited to economic activity related to construction wages, purchase of goods and materials. Use a model such as the Regional Input-Output Modeling System. Conduct a similar evaluation for the operational phase of the project. Evaluate number of jobs expected to be created, anticipated wages and salaries, demand for goods and services and labor and describe the impact of the project on future employment, annual payroll and tax revenues. For tax revenues, base calculations on current tax rates and assessment practices.

This chapter will also evaluate the potential fiscal impacts and economic benefits to the community and local and State government. A projection of tax increases will be prepared including, property, sales, materials, construction, and highway. The analysis will include state, local, fire and school taxes. An economic impact analysis of the site development will be included to illustrate the impact to the local economy. The impact analysis will relate to materials, labor, and impacts related to construction equipment such as fuel and maintenance.

1. Fiscal analyses will utilize a demographic profile of Pine Plains and other locations defined as part of the area of impact (as defined in an interim submission and approved by the Lead Agency) and will include 2000 Census categories, including but not limited to household size distribution, household composition, population age composition, per capita income distribution and household income distribution

2. Evaluate the economic implications resulting from impacts to agriculture (from Chapter 4.)

3. Prepare a fiscal impact analysis identifying any increase in costs to be incurred by the provider of each community service described above in meeting the potential demand for said services from the projects by units of labor/person hours or other appropriate factors. An accepted methodology such as the Burchell's per capita Fiscal Impact Analysis *(The Practitioner's Guide to Fiscal Impact Analysis* by Burchell and Listokin, 1980) should be referenced and used. This analysis will be

done at build out conditions. The fiscal impact analysis will include the following elements:

- Changes in state aid to these services that may result from the project

- Revenue projection identifying the development-induced revenues for all of the relevant taxing jurisdictions for the Town, other fee based or earned income from other service providing organizations, and increased revenues from State and Federal transfer income (e.g., school aid) or other assistance as a result of the proposed development

- A comparison of development-induced costs to revenues by utilizing a compatible methodology which compares and evaluates changes in revenues to changes in operating and other costs and which incorporates pertinent changes in operating efficiencies and other factors as appropriate.

- Evaluate the existing current level of taxes generated from the project site and anticipated post development taxes generated, including property taxes (County, Town, Fire, School and Special Districts). Analyze whether the anticipated impacts will cause there to be an increase or reduction in net tax revenue from the project due to an increase in the demand for services.

- Expand the fiscal impact analysis to include a cost of community service study. Analyze the local revenues and expenditures data and calculate revenue to expenditure ratios for the following land use categories: residential, commercial, industrial, farm and forest land. Calculate how these ratios will change upon buildout of the proposed project.

- Evaluate the fiscal impact of project roads and drainage facilities and infrastructure if they were to become public roads.

- Evaluate the fiscal impacts of expanding the Town's water system, including infrastructural improvement.

- Evaluate the fiscal impacts should the Town take over the water and sewer infrastructure within this project.

- Evaluate the economic impacts to Main Street in light of proposed competing commercial markets that have both water and sewer services. (For this section, and all other sections of this Scoping Document, Main Street is defined as both Main and Church Streets.)

- Evaluate the fiscal impact of additional districts that might develop in the future such as a sewer district, lighting district, etc.

- Evaluate consistency of the project with the Town's goals as established

in the Pine Plains Updated Comprehensive Plan including, but not limited to revitalization of Main Street, adaptive reuse of existing buildings, and promoting a traditional settlement patterns.

4. Regarding the economic impact of the project on the local economy, evaluate the degree to which the project would induce economic activity or growth which would result in impacts on existing local businesses or the growth of new businesses in the local economy through the construction of the project, the project's resident homeowner population, user population, employees, or project operation's purchases of goods and services. Identify and discuss how this may positively and negatively affect existing local businesses and potential growth of new businesses. Examine how impacts will be distributed throughout the region. Utilize examples or models of other similar communities to show positive and negative changes that may be expected.

5. Chapter 8 will also discuss impacts to the town and hamlet of Pine Plains, focusing on the economic impact to retail and other hamlet land uses and the potential for the project to stimulate strip development along major corridors.

6. The analysis will be divided into construction and operational phases. Discuss existing and project related employment conditions, including short-term construction jobs, and long-term employment potential for the new local work force. Explain the likely commuter pattern and how this will influence local economic opportunities in Pine Plains. Evaluate direct and indirect economic impacts associated with the project including, but not limited to economic activity related to construction wages, purchase of goods and materials. Take into account the multiplier effect, if any, on the regional economy. Use a model such as the Regional Input-Output Modeling System. Conduct a similar evaluation for the operational phase of the project. Evaluate number of jobs expected to be created, anticipated wages and salaries, demand for goods and services and labor and describe the impact of the project on future employment, annual payroll and tax revenues. For tax revenues, base calculations on current tax rates and assessment practices.

7. Discuss mitigation measures.

Chapter 8: GEOLOGY, TOPOGRAPHY, SOILS

Surface and subsurface rock conditions and overlaying soils on the site will be evaluated. Constraints imposed by topographic conditions and topographic grades (steep slopes), surficial bedrock and site soils will be evaluated, including their limitations and suitability for construction of roadways, structures, and stormwater control systems.

GEOLOGY

Geological conditions will be summarized as follows:

1. Consolidated materials (underlying bedrock). The DEIS will identify and evaluate the underlying bedrock formation type(s), including their depth, composition, and thickness. The following references will be used to describe and discuss site geology: *Fisher, D. W, Y. W Isachsen and L. Rickard.* 1971. *Geologic Map of New York 1970, New York State Museum and Science Service, Albany, New York* and other site relevant geological references.

2. Unconsolidated materials (subsurface material positioned between surface soils and bedrock). The DEIS will identify and evaluate geologic origin and formation, compositions thickness and suitability/limitations to construction. The following references will be used to describe and discuss site unconsolidated materials: *Cadwell, D.H. (Ed).* 1989. *Surficial Geologic Map of New York, New York State Museum and Science Service. Albany, New York* and other site relevant geological references.

3. Discuss project activities in areas with slopes in excess of 15% and related pertinent design and construction methods considered if these areas are proposed to be affected.

4. Discuss mitigation measures including, but not limited to avoiding and/or minimizing impacts to bedrock, ledge and rock outcropping. In the event that blasting is envisioned a rock blasting plan and mitigation measures to control rock blasting will be provided.

SOILS

Soils will be mapped in accordance with the *Soil and Water Conservation District* 1994 *Soil Survey of Dutchess County, New York.* Evaluation of site soils will include the following:

1. Identify and evaluate hydric and non-hydric soils and soils containing potential hydric inclusions that occur on-site and are contiguous with similar off-site soils.

2. Identify and evaluate Prime Farmland, Prime Farmland Where Drained and Statewide Important Farmland soils that occur on-site or within 500 feet of the project boundary.

3. Discuss history of land, including site modifications and assess the need for testing for herbicides, pesticides, and heavy metal residuals. Include soil testing protocols in accordance with NYSDOH and DCDOH guidelines. Discuss mitigation measures and present a soils remediation plan for areas containing contaminated soils.

4. Analyze the period and extent of flooding or saturation to the surface of on-site and adjacent area soils.

5. Characterize soils including, but not limited to soil texture, drainage characteristics, soil bearing capacity, depth to bedrock, suitability for various aspects of development and depth to water table.

6. Discuss potential erosion impacts.

7. Discuss the potential impact of proposed types and methods of construction on soils, and mitigation measures proposed to minimize soil erosion and to contain sediments.

8. Identify construction methods and best management practices that will be employed, including erosion and sedimentation control measures.

9. General outline for preparation of a storm water pollution prevention plan, construction sequence plans, concept and principles for control of erosion and sedimentation, temporary sediment basins and other appropriate Best Management Practices.

    a. Follow "New York Guidelines for Urban Erosion and Sediment Control."
    b. Specifically provide soil erosion plan to protect areas of steep slopes greater than 15%.

10. If applicable, identify impacts from development on soils on site and contiguous to the site contaminated by past agricultural, and commercial practices.

11. Discuss a comprehensive monitoring program of soils, groundwater and surface water for pre-construction (baseline), construction and post construction phases. The monitoring program shall include on-site and off-site locations and shall specify the analytical testing that shall take place.

12. Discuss mitigation areas of proposed blasting and associated mitigation measures for blasting operations

TOPOGRAPHY

This chapter will describe prominent and/or unique topographic features and assess potential impacts on existing site topography and the project's relationship to surrounding topography. Methods of construction designed to minimize the impacts on existing topography will be discussed. This section will include the following:

1. Slope data, including chart slopes in following groups (0-15%, 15-25%, and greater than 25%)

2. Areas of proposed disturbance relative to steep slopes (i.e. greater than 15%), erosion potential, and any rock removal. Specifically show where slopes greater than 15% will be disturbed and what the impacts will be.

3. Quantitative estimate of cut and fill requirements, and a description and analysis of impacts if cuts and fills are not balanced.

4. Discuss mitigation measures including the following:
   a. General outline of grading plan.
   b. Discuss mitigation measures including erosion and sediment control measures, temporary access control, and functions, duties and limitations of inspections by the Town's representative. If applicable, discuss any blasting plans and controls. Other methods to be evaluated include use of topsoil stockpiled during construction for restoration and landscaping, methods to minimize disturbance of non-construction areas, and slopes over 15% and if applicable, mitigation measures for disturbance of contaminated soils.

Chapter 9: HYDROLOGY, SURFACE WATER, GROUNDWATER, AND STORMWATER

This chapter will identify and describe groundwater, floodplain, surface water resources, stormwater, drainage patterns, and on-site discharge points located within the boundaries of the project site.

Surface water issues included will be:

- Location and description of all water bodies, and streams on, or tributary to/from the site.
- Drainage patterns
- Wetland areas on the site

Surface Waters conditions will be summarized as follows:

1. Location and description of existing surface water bodies, streams, drainage patterns and wetland areas of the site and within the watershed area pertaining to the site and downstream receiving waters. Include pipe and drainage pipe and drainage networks to the extent information is available.

2. Delineate, survey, and map existing NYSDEC, and Federally regulated wetlands, along with appropriate buffer setbacks. Each wetland shall be identified as to its location, type, size, vegetative composition, hydrology, and area with buffer. Include classification of site wetlands and watercourses, as applicable, including function and habitat assessment. Delineate all NYS DEC and ACOE wetlands.

3. Describe and discuss potential impacts on the physical and chemical water quality (including but not limited to clarity, temperature, pH, dissolved oxygen, nitrates, orthophosphates, and dissolved solids) and biological conditions (aquatic fauna, vascular plants, fish, amphibians, reptiles and aquatic macro-invertebrates)

of site surface waters and streams and hydrogeologically connected water bodies, utilizing existing data sources and from a water quality testing program from which a testing protocol will be submitted to the Lead Agency for approval prior to testing. Discuss potential impacts on aquatic health and downstream recreational uses on Stissing Lake, Thompson Pond, and the Wappingers Creek.

4. Identify and describe regional watershed and on-site drainage patterns, drainage areas, paths, watersheds, drainage structures and discharge points. The drainage analysis shall be made for each drainage area using TR-20 or TR-55 per Town Planning Board and Town Engineer requirements.

5. Identify 100-year floodplain resources including BFE computations for unnumbered A zones using the NYS DEC regression equations to determine the watershed runoff and HEC-RAS or similar method to determine the base flood elevations.

6. Describe potential stormwater runoff quality impacts as follows:
   a. Increased pollutant runoff from roads, parking areas, and other impervious surfaces.
   b. Sedimentation of water bodies resulting from construction and operation of the project.
   c. Discuss impact on water quality of the unnamed tributary to Stissing Pond.
   d. Discuss impact of water quality of Stissing Pond and Thompson Pond regarding recreational uses (ie. bathing).
   e. Description of any permits required from state agencies.
   e. Changes in drainage patterns.
   f. Potential impacts to onsite and offsite floodplain, floodways, and low-lying areas.
   g. Effects of new SPDES rules on drainage mitigation layouts.

   h. Discuss potential impacts to wetlands including effected area of direct and indirect disturbances as regulated by the NYSDEC and Army Corps of Engineers, short term and long-term effects on wetlands functions. Include a qualitative analysis of construction related impacts and description of any permits required.
   i. Identify the classification of all surface water bodies that will receive stormwater runoff, and wastewater flows and discuss the potential effects on said water bodies and downstream users of surface water affected by the project.

7. Prepare a stormwater management plan.
   a. Pre- and post-development stormwater characteristics for each drainage basin impacts and mitigation measures. The volume of off-site and site contributed stormwater runoff and stormwater routed through the site, and peak discharge rates for the two (2), ten (10), twenty-five (25), and 100 year, 24 hour Type III storm events (SCS model).

b. Depict proposed structures such as drainage swales, stormwater management basins, and retention basins for irrigation purposes will be shown using symbols.

c. The plans will identify the locations of the underground stormwater conveyance system (i.e. catch basins, storm water manholes, culverts, irrigation line layout) and grading of these structures and specification of invert and outlet elevations will be included. The stormwater management plan shall include appropriate mitigation measures that will result in no net increase in peak runoff flow rates.

d. Discuss maintenance of the stormwater control system including type, frequency, and responsibility of parties for short and long term.

8. Prepare conceptual erosion and sediment control plans depicting control structures to be implemented including limits of disturbance and areas to be cleared, graded, and preserved. Grading of structures (i.e. sediment trap) and specification of invert and outlet elevations will be included.

9. Discuss mitigation measures including, but not limited to, erosion and sedimentation control measures, stormwater management plans, stormwater collection system including temporary and permanent detention or retention facilities, changes in construction sequence schematics and wetland avoidance as impact minimization.

10. Create a wetland mitigation plan discussing replacement and enhancement of wetlands for any loss of state and federal wetland areas, and/or functions or intrusion into wetland buffer areas. This plan will include

a. Size and location of proposed on-site treatments, if applicable.

b. Effectiveness.

c. Capacity and capabilities.

d. Proposed maintenance.

e. Proposed method of marking wetlands and buffers and protecting them once homes are sold.

f. SPDES permit for storm water runoff quality and quantity

The stormwater pollution prevention plan will be prepared in accordance with the following documents:

- Construction Activity Erosion and Sediment Control Measures: "*New York Standards and Specifications for Erosion and Sediment Control*," published by the Empire State Chapter of the Soil and Water Conservation Society, NYSDEC , 2005 (The Blue Book)

- Post-construction stormwater control practices, for water quality/quantity controls: "*New York State Stormwater Management Design Manual*." Prepared by Center for Watershed Protection, 2003 for NYSDEC.

The following reference resources will be consulted where appropriate:

- NYSDEC Manual: Reducing the Impacts of Stormwater Runoff from New Development; April 1992.
- NYSDEC Technical Operations and Guidance Series document (5.1.8): Stormwater Management Guidelines for New Development.
- New York Guidelines for Urban Erosion and Sediment Control.
- Dutchess County Best Management Practices.
- Compliance with water quality mandates and guidelines promulgated by NYSDEC pursuant to EPA Phase II Stormwater Regulations.

SUBSURFACE WATER

Groundwater issues will include:

- Existing Resources and conditions
- Depth of Water Table
- Existing Water quality and quantity
- Potential project impacts on existing groundwater and aquifer

A complete hydrogeologic report shall be prepared.

1. Describe existing conditions including the presence, extent, and present use and rate of withdrawal of groundwater resources, including seasonal variations and fluctuations.

2. Show locations and provide description of groundwater resources, including aquifers and recharge areas including
   a. Depth of water table and aquifer.
   b. Seasonal variations.
   c. Water quality and quantity. Include estimate of available supply capacity of the aquifer.

   d. Location, type and amount of current water withdrawal from aquifer. Determine zone of influence for water district well sources. Include all existing wells within 1 mile of the project site. Data regarding existing off-site wells shall

   be based on existing data sources as well as actual interviews and testing and monitoring. Formal proof of notification regarding the attempt to gain access and interviews with property owners shall be provided to the lead agency.

3. Describe impacts to existing and proposed groundwater resources, including:

a. Aquifer impact zone influence impact. Determine available recharge and zone of influence as a result of the proposed development. Provide average, and peak water usage budget for project and other projects before the Planning Board.

b. Determine impact with respect to construction activities. Conduct subsurface borings at critical proposed commercial and residential locations, determine estimated depth to rock throughout the site along with rock profile. Identify any areas with limited depth to rock that could impact existing groundwater resources. Identify impact of any underground gasoline, heating oil.

c. Determine impact from any proposed water resources on existing resources. Indicate if proposed water resources will draw from the same aquifer as existing water resources.

d. Report any impact on neighboring wells.

e. Discuss cumulative and additive impacts with respect to surface water modifications on existing and proposed groundwater resources.

f. Discuss cumulative impact to existing aquifer based on additional draw of other projects before the planning board and full build-out of the properties within the existing Water Improvement Area.

4. Discuss development design aspects intended to maximize groundwater recharge, water conservation methods, and potential stormwater infiltration practices and control measures, including modifications to system to minimize any off-site impacts.

5. Identify and discuss the potential impact to all principal and primary aquifers located within and adjacent to the project site.

Chapter 10: VEGETATION/WILDLIFE/NATURAL RESOURCES

This chapter will describe the existing ecological conditions and identify ecological communities, flora, wildlife present on the site or off-site that may be impacted by the project. In addition, this chapter will evaluate the impacts of the project both on site and to nearby rare species, significant natural communities and other significant habitats that have been identified by the New York State Natural Heritage Program, other sources and through on-site assessment. A Site Natural Resource Survey and Assessment will be conducted by a qualified field biologist and will identify and evaluate the characteristics and functions of the sites' terrestrial and aquatic communities including wetlands and an inventory of the flora and fauna of all site ecological communities. Field surveys shall be conducted in the optimum season for each ecological community. Evaluation of potential impacts of proposed short-term and long-term development on the resources identified above will be provided with regard to potential disturbance, loss or removal and reduction of function of existing plants, animals and site ecological communities. Place particular emphasis on Mill Hill.

1. Identify woody and non-woody plant species, including trees, shrubs and herbaceous plants and characterize their approximate size, density, distribution and cover within each ecological community on the site. Prepare a map identifying and showing the extent of site vegetation types (e.g. forests, shrub lands and meadows). Place particular emphasis on unique, rare threatened, endangered or protected species.

2. Inventory and describe wildlife on site, including an assessment of habitat types and any critical habitats for rare species. Study the steep slope areas of the project site to identify micro-habitats that contribute to any unique, rare, or listed species. This inventory will include resident and migratory wildlife, including reptiles, amphibians, mammals and birds. Identify, map and describe existing aquatic habitats on the site and characterize them as to their general capacity to support fish life. Field surveys shall be conducted in the optimum season for resident and migratory species by a qualified habitat and field biology expert. This will include identification and evaluation of unusual, locally rare, or exemplary plant and animal species or natural communities. Identify all riparian areas, wildlife movement patterns, potential wildlife travel corridors, or other potentially critical connections to open spaces beyond the project site accessible to site wildlife. Identify the role this site holds for raptors (hawks, owls, eagles). Prepare a map identifying and showing the extent of critical wildlife habitats identified through this analysis. Discuss essential habitat requirements.

   a. An assessment of the potential impact of project development on raptor habitats on and in the vicinity of the site and nearby areas, including potential changes in existing raptor population levels as a result of project development, will be provided. The raptor assessment will include a description of the essential habitat requirements of each raptor species, the extent of these habitat features on and near the site, and an assessment of the potential impacts of the project on the local raptor population. The project sponsor will utilize on-site and available data on raptor populations and will consult with the Hudson Valley Raptor Center in conducting this assessment.

3. Identify and discuss all NYS Natural Heritage Program listed Significant Habitats occurring on or near the site (Stissing Pond) and their Statewide rarity designation as described in *Ecological Communities of New York State (Reschke 1990).* This will include all NYS DEC listed plant species (Endangered, Threatened, Rare, and Exploitably Vulnerable) and all animal species listed by the NYS DEC as Endangered, Threatened, Special Concern. Unique or locally rare plants and animals will also be identified and described. If it is determined that any endangered or threatened species or species of special concern exist on the site or the surrounding area, the essential habitat requirements and the potential impacts of the proposed project on the species will be discussed. If any such species are identified, use existing records to identify known population levels and provide an interim report to be used to determine if further population assessment work is warranted.

4. Related to #3, above, evaluate the potential for impact of this project on Stissing Pond. This includes but is not limited to an evaluation of the potential for changes

to water quality or quantity, pollutant levels, and habitat/vegetation changes to these water bodies.

5. Evaluate the potential impact on wildlife, plants, and habitat functioning resulting from the proposed project. Specifically address issues related to habitat and forest fragmentation (removal of forested vegetation), loss of potential wildlife travel corridors, and any potential impacts related to displacement of wildlife from the subject site. Discuss the potential for impacts on biodiversity, and on dispersal and change of wildlife and plant species. Discuss potential impacts on aquatic communities that may result from removal of riparian vegetation.

6. Evaluate potential impacts to aquatic systems (wetlands, ponds and streams) and those that are ecologically or hydrologically connected off site.

7. Discuss the potential for increased incidences of Lyme disease on and near the project that may occur as a result of any proposed alterations of site ecological communities.

8. Describe mitigation measures including, but not limited to preservation of identified critical habitats and potential wildlife travel corridors in the form of permanent open space designation, use of plantings suitable for local wildlife, buffering streams and wetlands appropriate to the site ecology, establishing enhancements for wildlife such as brush piles, nesting boxes, water plantings, etc., and measures to control Canada geese.

9. Evaluate the potential impact of the proposed Action on the exceptional or unique characteristics of the Stissing Mountain Critical Environmental Area (CEA) established pursuant to subdivision 6 NYCRR 617.14(g) that have been identified within and adjacent to the project site. Discuss the environmental characteristics that have resulted in the CEA designation(s) and what impact the proposed action may have on those characteristics identified. The impacts may be discussed in or cross-referenced to others chapters of the EIS document depending upon the environmental characteristics.

Chapter 11: WATER RESOURCES/SUPPLY, USE

This chapter will evaluate existing conditions of the water system serving the property. The estimated usage, treatment, process, and storage requirements for the proposed action will be identified. Impacts and mitigation measures will be identified and evaluated as required.

1. Domestic Water Service

   a. Discuss existing conditions and water system.
   b. Discuss proposed water service
      1. Anticipated water demand will be reiterated from Chapter 10
      2. Anticipated source, demand, pumping, storage, extent of proposed service area and distribution system.
      3. Pressure zones, and fire flow capacities to serve the commercial and residential areas.
      4. Anticipated distribution improvements to maximize fire flow capacities, including the potential of looping the distribution system to Myrtle Avenue, DC Route 83 and NYS Route 82.
      5. Town water expansion will be discussed, if required.
   c. Discuss need for expanding of existing well source, and pumping facility, if expanding the existing system is feasible or describe new, replacement system.
   d. Quantify costs of district expansion to identify per household expenditures to fund central water system construction, operation and maintenance.
   e. Discuss required permits and approvals.
   f. Discuss backflow prevention measures to ensure the protection of the water system from commercial activities and the wastewater treatment facility.

Chapter 12: WASTEWATER GENERATION

This chapter will review the proposed conditions of wastewater collection and treatment. The potential impacts from the project will be evaluated including estimated flows and loads and their impact on the existing receiving waters. Mitigation measures will be identified and evaluated as required.

1. Sewage Disposal

   a. Preparation of wastewater treatment facility plan in accordance with 10 States Standards.
   b. Description of impacts, evaluation of alternatives and mitigation measures where necessary, anticipated extents of service area and collection system, measures to be taken to prevent untreated sewage from entering surface waters, discuss potential for odors and mitigation measures to reduce the same.
   c. Discuss proposed collection system.
   d. Discuss ability to expand wastewater treatment facility and distribution system to serve the future needs of the Hamlet area.

e. A summary of the Waste Assimilative Capacity (WAC) analysis results for the identified receiving stream will be included in the DEIS along with the effluent discharge criteria established by NYSDEC for inclusion in the State Pollution Discharge Elimination System (SPDES) permit for the wastewater treatment facility.

Chapter 13: NOISE AND AIR RESOURCES

This chapter will provide a general description of existing air quality and noise levels in the areas proximate to the subject property will be provided. The discussion on potential impacts to noise and air resources will also discuss short-term impacts related to construction and on-going activities related to use of the site and facility operating noise. This analysis will follow the DEC Policy DEP-OO-l: Assessing and Mitigating Noise Impacts.

1. Existing ambient air quality and compliance of the project and resultant air quality in accordance with the National Ambient Air Quality Standards (NAAQS) shall be discussed.

2. Discuss potential short term and long term impacts due to noise generated by ongoing project construction, blasting, vehicular traffic and the future commercial facilities, including hours of operation. days of operation, and types of activities.

3. Conduct screening analysis based on maximum potential carbon monoxide concentrations in accordance with NYSDOT Air Quality Analysis Procedure: Project Environmental Guidelines for identified intersections exceeding 20% increase over existing traffic volumes and operating at a level of service C or lower. Discuss mitigation measures for reducing impact to air quality based on increase traffic volumes.

4. Identify and evaluate potential noise pollution before, during and after construction.
5. Discuss potential for adverse odors related to wastewater treatment and present mitigation measures.

Chapter 14: UTILITIES, LIGHTING AND ENERGY

This chapter will evaluate the increased energy use of the proposed project site during and after construction. The chapter will identify increases in electricity and gas that will be necessary to support and heat the proposed buildings that are to be built. Electric and gas providers will be evaluated to determine if such an increase in demand will be supported. Mitigation measures will be identified as required.

1. Telephone, Electricity, Utilities

   a. An evaluation of the capacity of existing electrical and communication service transmission facilities in the vicinity will be undertaken, including the following:

   b.Existing conditions, including description of facilities and current number of users

   c. Potential impacts

   d. Mitigation Measures

2. Lighting. This section will discuss the potential of light pollution

   a. Identify lighting sources (type, wattage, height, etc.) to be used throughout the project site and discuss levels of light pollution and glare resulting.

   Describe mitigation measures including, but not limited to use of timers, fully shielded light fixtures, low level ground lighting, and light bulbs to reduce glare, light pollution and to provide more natural type light (as recommended by the New England Light Pollution Advisory Group and in the Greenway Guides). Include in the discussion, all lighting related to signage.

3. Energy. This section will evaluate the effects and aspects of the proposed action pertaining to the use and conservation of energy resources.

   a. Identify and evaluate potential impacts on utility distribution and services.

   b. Discuss the extent to which the project will use energy efficient technologies, solar space and water heating, and use of renewable energy including but not limited to geothermal heating and cooling.

4. Utility Locations. This section will discuss the types of utilities proposed and the locations of those utilities on the site.

Chapter 15: TRAFFIC, PARKING AND TRANSPORTATION

This chapter shall include a Traffic Impact Analysis (TIA) to evaluate existing traffic conditions and compare them to conditions that would be anticipated from implementation of the Village Green project and other nearby developments. (The developments to include, collectively the "identified developments", are The Hudson Valley Club (Carvel), Stissing Farm and Park View Estates.) The TIA shall examine the impacts on the road network and intersection operation as outlined below.

This chapter shall include a parking analysis of the site, to be sure there is sufficient and convenient on-site parking to serve both the retail/service/commercial users and the residential users. This chapter shall also examine regional transportation needs, and consider such issues as bus transportation and park and ride facilities. Lastly, this chapter shall address such miscellaneous matters as construction traffic and local road impacts.

1. The Traffic Impact Analysis shall include an analysis to determine the projected increases in vehicular traffic due to the project development and to evaluate existing traffic conditions and compare them to conditions that would be anticipated from implementation of the project.

    a. The TIA shall analyze a matrix of all of the following scenarios, or discuss and identify the single worst-case scenario and analyze only that proposal.
        1. Proposed project, with a mix of seasonal/vacation homes, primary homes and age restricted housing.
        2. An alternative, using all primary housing of which some may be age-restricted.
        3. Full access at Ferris Lane and the TSP.
        4. No access at Ferris Lane and the TSP.

    b. The Traffic Impact Analysis shall consider the operational characteristics of selected roadway segments.
        1. The TIA shall compute the existing conditions levels of service (LOS) for the selected roadway segments (some subject to the 5% increase discussed below and some not), and analyze the impacts from the project and propose mitigation for impacts associated with implementation of the project and cumulatively with the identified developments. The TIA shall also examine the roadway segment LOS for any segment that includes a new intersection from the project, and discuss the need for any further mitigation. The report shall include available information on accidents, future improvements projects, etc, from NYSDOT, Columbia County, Dutchess County and the Towns of Milan and Pine Plains.

2. The TIA shall examine the LOS impacts at each roadway segment listed below, subject to the 5% increase in peak hour traffic volume discussed below.

i. CR 83 from CR 83 / CR 70 to CR 83 / NY 82
ii. NY 82 from NY 82 / CR 83 to NY 82 / NY 199
iii. NY 199 from NY 199 / CR 70 / NY 82 to NY 199 / NY 82 / CR 83A
iv. NY 199 from NY 199 / NY 82 / CR 83A to NY 199 / CR 50
v. NY 199 from NY 199 / CR 50 to NY 199 / Taconic State Parkway
vi. NY 199 from NY 199 / Taconic State Parkway to NY 199 / NY 308
vii. CR 50 from NY 199 / CR 50 to CR 50 / Taconic State Parkway
viii. Taconic State Parkway from TSP / CR 19 to TSP / CR 50 (Jackson Corners Rd)
ix. Stissing Mountain Road for its full length
x. Ferris Lane/Woodward Hill Road for its full length

3. In addition, the TIA shall calculate the LOS for the bypass roads that may be taken by motorists in order to avoid the NY 82 / NY 199 / CR 83A traffic signals, regardless of the percentage increase in traffic flow on any segment.

i. Factory Lane, Academy Street, Smith Street, and Myrtle Avenue
ii. Railroad Avenue, Lake Road, Poplar Avenue

4. The roadway segment analyses shall be based on the following criteria and methods.

i. The existing conditions may be based on machine traffic counts, and shall be for a typical weekday 24-hour count and the AM and PM peak hour counts. Similar counts shall be made for both Saturday and Sunday. The data shall be specifically gathered for the TIA, or they (data is the plural form) may be taken from existing records if available.

ii. The project generated traffic shall be computed for the design year, using information published by the ITE (Trip Generation edition 6 or 7), in combination with any other generally acceptable data, for the 24-hour volumes and the AM and PM peak hour volumes. Using existing and projected travel patterns and based on the development plan, a trip distribution diagram shall be prepared.

iii. The pre-development existing traffic counts shall be grown to a "No-Build" volume for the design year, using an annual growth factor of 2% plus any specific volume additions from the identified developments. Existing pre-development traffic counts shall include data regarding seasonal special event traffic such as the Dutchess County Fair.

iv. The site-generated traffic shall be added to the volumes on the roadway network using the assumed arrival and departure distribution.

v. For each roadway segment identified above, the TIA shall tabulate the design year "No-Build" and the "Build" traffic volumes for the AM and PM peak hours, and compute the increase. Any roadway segment with a 5% or greater increase in peak hour traffic in the design year "Build" condition, which shall include the increase due to the identified developments, shall be considered impacted and a full analysis as described below shall be prepared. The other identified roadway segments may be omitted from further analysis in the TIA, unless specifically listed for analysis.

vi. Each impacted roadway segment shall be described and evaluated, including road surface and condition, number and width of lanes, posted speed limits, type of roadway, parking, traffic control, condition and sight distances of minor town road intersections, and impacts taking into consideration unique traffic generators such as schools or religious facilities. The report shall include available information on accidents, future improvement projects, etc. from NYSDOT, Columbia County, Dutchess Country and the Towns of Milan and Pine Plains.

vii. The TIA shall re-examine the roadway levels of service in conjunction with the proposed project intersections. The need for further mitigation shall be discussed based on LOS impacts and an analysis of roadway geometry including sight distance constraints.

5. Impacts and mitigation measures shall be evaluated as required.

c. The Traffic Impact Analysis shall consider the operational characteristics of selected intersections.

d. The TIA shall compute the existing conditions levels of service (LOS) for the selected intersections (some subject to the 5% increase discussed below and some not), and analyze the impacts from the project and propose mitigation for impacts associated with implementation of the project and cumulatively with the identified developments. The TIA shall also examine the new intersections from

the project, and discuss the need for any further mitigation. The report shall include available information on accidents, future improvements projects, etc, from NYSDOT, Columbia County, Dutchess County and the Towns of Milan and Pine Plains.

e. The TIA shall examine the LOS impacts at each intersection listed below, subject to the 5% increase in peak hour traffic volume discussed below:

i. NY 199 / NY 82 / CR 70
ii. NY 199 / Stissing Mountain Road (east end)
iii. NY 199 / CR 50
iv. CR 50 / TSP ramps at CR 50
v. NY 199 / Woodward Hill Road
vi. NY 199 / Stissing Mountain Road (west end)
vii. NY 199 / Hicks Hill Road
viii. NY 199 / Wilbur Flats Road
ix. NY 199 / North Road / CR 53
x. NY 199 / TSP ramps at NY 199
xi. NY 199 / NY 308
xii. NY 199 / NY 9G
xiii. NY 308 / NY 9G ramps (at both ends of ramps)

f. The TIA shall examine the LOS impacts at each intersection listed below, regardless of the increase in peak hour traffic volume.

i. Each site access
ii. CR 83 / NY 82
iii. NY 82 / Railroad Avenue
iv. NY 82 / Lake Road
v. NY 82 / Myrtle Avenue
vi. NY 82 / NY 199 / CR 83A
vii. NY 199 / Victory Lane
viii. NY 199 / Academy Street
ix. NY 199 / Poplar Avenue
x. Poplar Avenue / Stissing Avenue
xi. Poplar Avenue / Lake Road

g. The intersection analyses shall be based on the following criteria and methods.

i. The TIA shall include detailed vehicle type and movement counts at each affected intersection, and data on pedestrian movements for the existing conditions. The data shall be specifically gathered for the TIA, or they (data is the plural form) may be taken from existing records if available. Traffic counts should be made on a typical weekday or weekend, and preferably when school is in session.

NYSDOT seasonal adjustments shall be made if required. The TIA shall determine the peak hours for a typical weekday and for Saturday and Sunday.

ii. The project generated traffic shall be computed for the design year, using information published by the ITE (Trip Generation edition 6 or 7), in combination with any other generally acceptable data, for the AM and PM peak hour volumes. Using existing and projected travel patterns and based on the development plan, a trip distribution diagram shall be prepared.

iii. The pre-development existing traffic counts shall be grown to a "No-Build" volume for the design year, using an annual growth factor of 2% plus any specific volume additions from the identified developments. Existing pre-development traffic counts shall include data regarding seasonal special event traffic such as the Dutchess County Fair.

iv. The site-generated traffic shall be added to the volumes on the intersection approaches using the assumed arrival and departure distribution.

v. For each intersection identified above, the TIA shall tabulate the design year "No-Build" and the "Build" traffic volumes for the AM and PM peak hours, and compute the increase. Any intersection with a 5% or greater increase in total peak hour traffic volume in the design year "Build" condition, which shall include the increases due to the identified developments, shall be considered impacted and a full analysis as described below shall be prepared. The other identified intersections may be omitted from further analysis in the TIA, unless specifically listed for analysis.

vi. Each impacted intersection (i.e. more than 5% increase in total traffic volume during peak hours cumulative with the traffic from the identified developments) shall be described and evaluated, including road surface and condition, number and width of lanes, posted speed limits, type of roadway, parking, traffic control, geometry, condition, queue length and storage capacity, etc and sight distances of minor town road intersections. The impact analysis shall take into consideration unique traffic generators such as schools or religious facilities. The report shall include available information on accidents, future improvement projects, etc. from NYSDOT, Columbia County, Dutchess Country and the Towns of Milan and Pine Plains.

vii. The volume to capacity *(v/c)* ratios and levels of service shall be computed using the Highway Capacity Manual

(HCM) version 2.4e, for the AM and PM peak hour volumes weekday and the peak hours weekends, for the Existing condition, No-Build condition, and for the Build condition.

h. Impacts and mitigation measures shall be evaluated as required.

2. This chapter shall include a parking analysis report of the site.

a. The report shall include a computation of the parking needs for the site, based on a population projection for the residential components and a parking demand analysis for the retail/service/commercial components. Parking needs during construction shall also be estimated.

b. The report shall include a parking space utilization analysis to show that the site can accommodate all vehicles during construction, and that the proposed parking spaces and areas will be adequate to hold all vehicles upon full build-out of the development plan.

1. The parking study should discuss any time of day constraints on parking usage by residents both during construction and following completion of project construction.
2. There should be sufficient and convenient on-site parking during construction to accommodate workers, residents and anyone using or visiting the site shops and services.
3. There should be sufficient and convenient on-site parking to serve both the retail/service/commercial users and the residential users upon project completion.

c. Impacts and mitigation measures shall be evaluated as required.

3. This chapter shall examine regional transportation needs, and consider such issues as bus transportation and park and ride facilities.

a. Provide a description of existing public transportation availability and usage.
b. Discuss the possibility for additional services, particularly in relation to the age-restricted housing.
c. Discuss the availability of and the possibility of providing park and ride facilities.
d. Impacts and mitigation measures shall be evaluated as required.

4. In addition, this chapter shall address the following miscellaneous topics.

a. Evaluate the impact of construction vehicle traffic on local roads, including the ability of the roads to withstand the truck loads, if two-way traffic

will be possible, and any potential impact of noise and dust from these vehicles. Include type and size of vehicles, truck routing and access, and estimate daily trips.

b. Discuss if the project roads are proposed to be private or public, and who will be responsible for maintenance (including paying for maintenance) if the roads will be private. Similarly for parking lots in the mixed-use areas.

c. Discuss compliance of existing and proposed roadways with the present Town of Pine Plains Highway Specifications and proposed Town of Pine Plains Roadway Specifications. Discuss new roadway design geometry and construction specifications in relation to the Town's specifications and subdivision standards.

d. Discuss lighting along community roads, both existing and proposed roads and for the street lighting (this may be different in the Business Improvement District than the housing on the hill).

e. Impacts and mitigation measures shall be evaluated as required.

Chapter 16: HAZARDOUS MATERIALS

This chapter will identify the hazardous materials that could be used during construction of the proposed site development as well as those that may be stored on-site after construction has been completed. Impacts and mitigation measures shall be evaluated as required.

Chapter 17: SOLID WASTE

This chapter will evaluate the existing and proposed solid waste generated by the proposed project. The resulting increase due to population density change be estimated. The impacts and mitigation measures will be evaluated as required.

Solid Waste

a. Existing conditions

b. Potential impacts
   1. Compactors and storage relative to surrounding land uses.
   2. Capacity of local and regional transfer and refuse facilities
   3. Stormwater runoff from refuse and compactor areas.

c. Mitigation measures. Including screening, buffering, stormwater and pest management practices.

Chapter 18: VISUAL IMPACTS and COMMUNITY CHARACTER

This chapter will evaluate the effects of the proposed action on the visual and aesthetic resources of the site and on the character of the community.

A. Visual Impacts

A visual assessment of the pre and post development site conditions will be conducted using either graphic viewsheds or line-of-sight profile analysis. The analysis will follow the DEC Policy DEP-OO-2: Assessing and Mitigating Visual Impacts. The visual impacts chapter will also include

1. Inventory aesthetic resources and identify all viewsheds of the site. Include a viewshed map showing all locations within the Town from which this site can be viewed. Submit an interim submission identifying viewsheds to be included in the study to the Planning Board prior to developing photo-simulations and other tools to detail visual impacts.
2. Identification and evaluation of the potential visual impacts during and after construction including but not limited to impacts related to lights, road cuts, height of buildings, architecture and scale (height, width and mass of buildings), etc. Use a series of photosimulations to illustrate build-out conditions of the project from locations determined from the viewshed analysis, above.
3. Describe the character of the hamlet and surrounding area, including the historical and traditional settlement patterns and how the proposed project is consistent with that.
4. Describe the consistency between the project and existing community character.
5. A description of the mitigation practices that may be required to minimize or avoid the visual impacts of the proposed action. Proposed mitigation may include one or more of the following alternative practices:

    - Screening
    - Structure relocation / re-orientation
    - Low profile structures
    - Non-specular materials
    - Lighting fixture selection
    - Landscape elements
    - Architectural treatments

6. Evaluate consistency of the project with the Town's goals as established in the Pine Plains Updated Comprehensive Plan including, but not limited to revitalization of Main Street, adaptive reuse of existing buildings, and promoting a traditional settlement patterns.

B.) Community Character

An assessment of existing community character compared to community character after full build-out of the project will be conducted. Characterize existing community character as the image of the community as defined by factors such as its built environment, natural features and open space elements, type of housing, architectural style, infrastructure, and the type and quality of public facilities and services. Visual character is one component of community character. Compare existing conditions with those likely after full build-out.

Chapter 19: GROWTH INDUCING ASPECTS and CUMULATIVE IMPACTS

Growth Inducing Aspects: This chapter will evaluate the effects of the proposed action as it relates to the potential increase in development of additional properties and the potential increase in permanent residential population specifically in the Town of Pine Plains, and on other lands associated with the project sponsor or its affiliates. The growth inducing aspect of the proposed action will describe and evaluate any potential that the proposed action may have for triggering further development in terms of attracting similar, additional, or ancillary uses, significant increases in local population, increasing the demand for support facilities, and increasing the commercial and residential development potential for the local area. This section will refer and use information in the Fiscal Impact Analysis described above.

Cumulative Impacts: List past, present and probable future projects. Evaluate impacts resulting from the accumulation of effects from numerous activities and understand and evaluate the cumulative effects resulting from a combination of effects. Understand and evaluate political boundaries that cumulative effects may cross (municipal, school, etc.) Identify probably existence and relative magnitude of these effects. Use a matrix technique to flag cumulative effects. Present, at a minimum secondary and cumulative impacts to housing, the schools, commercial economic development, especially on Main Street, additional traffic, water and wastewater needs. Specifically analyze potential new commercial activity.

The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, and the discussion should be guided by standards of practicality and reasonableness, and should focus on the cumulative impact to which the identified other projects contribute rather than the attributes of other projects which do not contribute to the cumulative impact. The following elements are necessary to an adequate discussion of significant cumulative impacts:

(A) List of past, present, and probable future projects (including but not limited to the Carvel, Parkview and Stissing Farm projects, as of April 2005) in the Town of Pine Plains and surrounding municipalities producing related or cumulative impacts, including, if necessary, those projects outside the control of the Lead Agency including probable future projects which are planned or which have had an application made. Submit an interim report to the Planning Board.

(B) Factors to consider when determining whether to include a related project should include the nature of each environmental resource being examined, the location of the project and its type.

(C) A summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available.

(D) A reasonable analysis of the cumulative impacts of the relevant projects. The DEIS shall examine reasonable, feasible options for mitigating or avoiding the project's contribution to any significant cumulative effects.

(E) Previously approved land use documents may be used in cumulative impact analysis. A pertinent discussion of cumulative impacts contained in one or more DEIS's may be incorporated by reference.

CHAPTER 20 ALTERNATIVES TO PROPOSED ACTION

1. No Action

    1.1 Evaluate impact of not implementing proposed action

2. Alternative Density and Intensity

Evaluate the project according to the following:

- 2.1 Definition of Intensity: Assess Floor Area Ratio of proposed commercial uses
- 2.2 Hamlet Residential Density to be consistent with existing residential density in the hamlet of Pine Plains.
- 2.3 Hamlet Commercial Intensity to be consistent with the existing commercial Floor Area Ratio in the hamlet.
- 2.4 Proposed Density/Intensity comparison & evaluation for alternatives
    - 2.4.1 Population/Acre & mi^2
    - 2.4.2 Number of D.U./Acre & mi^2
    - 2.4.3 Square Feet of Dwelling Units/Acre
    - 2.4.4 Quantity Subsurface Wastewater Discharge /Acre
    - 2.4.5 Quantity Potable Water Consumed/Acre
    - 2.4.6 SF Impervious Surface/Acre or per mi^2

3. Alternative Layouts

   3.1 Conservation Subdivision in accordance with Comprehensive Plan guidelines
   3.2 No development at all on Mill Hill

4. Alternate Use

   4.1 Only residential development
   4.2 Only commercial development
   4.3 Large lot single family development only on Mill Hill, at a density of one dwelling per 10 acres.

4. Development of the project site not by the project sponsor. This alternative will address the future development of the property and its related impacts based on a scenario in which the property is sold and developed as separate parcels to various purchasers who would then seek subdivision individually.

5. Affordable Housing Alternative. This alternative will evaluate a project design, which incorporates affordable housing units within and outside the project site.

   5.1 Use Dutchess County standard definition of affordable housing and identify a percentage of site to be done this way.

6. Very Large Estate Lot Alternative. This alternative will evaluate the impacts of a project where the site is subdivided into very large estate lots larger than 5 acres each.

   6.1 On SSDS
   6.2 Coordinate this analysis with aquifer susceptibility.

7. Alternative Infrastructure. This alternative will evaluate the impacts of a project that provides sewer facilities to locations outside the project site, with alternative discharge locations that include the Shekomoko Creek.

Chapter 21: IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

This chapter will identify and evaluate the extent to which the proposed action may cause a loss of environmental resources, both in the immediate future and in the long term. Natural and human resources that would be consumed, converted, or made unavailable for further uses are to be identified. The DEIS will evaluate the extent to which the proposed action involves trade-offs between short-term environmental gains and long-term losses and to the extent that the proposed action forecloses future options. Adverse impacts are to be classified and detailed as to the extent that they are *Unavoidable Adverse Environmental Impacts* or *Unmitigatable Adverse Environmental Impacts.*

Chapter 22: UNAVOIDABLE ADVERSE ENVIRONMENTAL IMPACTS

This chapter will provide a description of the unavoidable adverse environmental impacts and shall include necessary information on the extent, likelihood and long term consequences of the identified unavoidable adverse impacts. This chapter will summarize information related to unavoidable adverse impacts provided in each impact chapter.

APPENDICES

All technical studies, reports, assessments, full size maps and plans, and supporting materials are to be summarized in layman's terms in the body of the DEIS text with appropriate references and to be included in their entirety in the Appendices. A complete list of involved and interested agencies shall be included along with their addresses. All SEQR material referenced should be included.

Some or all of the following will be included with the DEIS in their entirety as technical appendices. If not included in their entirety as appendices, the full report will be included in its entirety in the main body of the DEIS.

- Documents of Record
- Listing of Attendees at Public Scoping Sessions and Sources of Written Comments to Draft Scoping Document
- Traffic Impact Study
- Wetland Delineation Report
- Design Guidelines
- Fiscal Impact Analysis
- Potable Water Report
- Wastewater Facility Plan
- Health and Safety Plan
- Material Safety Data Sheets