Scope
For Preparation of a Draft Environmental Impact Statement
For the Summit Woods Proposed Residential Community
Town of East Fishkill, New York
April 30, 2002

SEQR Classification of Action: Type 1

Lead Agency: Planning Board, Town of East Fishkill
c/o Phil Legare, Planning Board Chairman
Town Hall
330 Route 376
Hopewell Junction, NY 12533

DESCRIPTION OF PROPOSED ACTION

The project sponsor intends to subdivide a 325-acre parcel of property into one hundred seventy five (175) residential, single-family lots. The applicant has proposed to cluster the units on the property. The site will be served by a community water system and a wastewater treatment facility.

Tax Parcel Nos.:

132800-6656-00-045715
132800-6656-00-233608
132800-6656-00-349637
132800-6656-00-350690
132800-6656-00-361675

The proposed action includes the above-described application, as well as all local, regional, and state approvals necessary to authorize the development of the site in accordance with the proposed development plans.

GENERAL GUIDELINES:

The DEIS should cover all items in this Scoping Document. Each impact issue (e.g., soils, surface water, traffic, etc.) can be presented in a separate subsection as it relates to existing conditions, future conditions without the project and future conditions with the project as presently planned, and any mitigation measures designed to minimize the identified impacts.

Narrative discussions should be accompanied by appropriate tables, charts, graphs, and figures whenever possible. If the graphic format is not easily expressed within an 8.5" x 11" format, 11" x 17" paper should be used. Full size plans shall be at a scale no smaller than 1 inch equals 100 feet and shall be on a minimum paper size of 24" x 30". If a particular subject can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the site should include adjacent properties (if appropriate), neighboring uses and structures within 100 feet of the property line, roads, and water bodies.

Information should be presented in a manner which can be readily understood by the public. Efforts should be made to avoid the use of technical jargon.

Discussions of mitigation measures should clearly indicate which measures have been incorporated into project plans, versus measures that may mitigate impacts, but have not been incorporated into project plans. Mitigation measures that are not incorporated into the proposed action should be discussed as to why the applicant considers them unnecessary.

The document and any appendices or technical reports should be written in the third person (i.e., the terms "we" and "our" should not be used). The applicant's conclusions and opinions, if given, should be identified as those of "the applicant."

Any assumptions incorporated into assessments of impact should be clearly identified. In such cases, the "reasonable worst case" scenario analysis should also be identified and discussed.

The entire document should be checked carefully to ensure consistency with respect to the information presented in the various sections, and for spelling, grammar, and word usage.

I. INTRODUCTORY MATERIAL

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

1. That it is a Draft Environmental Impact Statement.

2. The name and description of the project.

3. The location of the project.

4. The Town of East Fishkill Planning Board as the Lead Agency for the project and the name and telephone number of the following person to be contacted for further information:

   Town of East Fishkill Planning Board
   c/o Phil Legare, Planning Board Chairman
   Town Hall
   330 Route 376
   Hopewell Junction, NY 12533
   845-221-2428

5. The name and address of the project sponsor, and the name and telephone number of a contact person representing the applicant.

6. The name and address of the primary preparer(s) of the DEIS and the name and telephone number of a contact person representing the preparer.

7. Date of acceptance of the DEIS (to be inserted later).

8. Deadline for comments on the DEIS (to be inserted later).

9. List of Consultants Involved With the Project: The names, addresses and project responsibilities of all consultants involved with the project should be listed.

The DEIS shall include a list of the consultants who worked on the DEIS and the name, address and area of responsibility of each consultant. The consultants' professional qualifications shall be placed in an appendix to the DEIS or included with each professional's report. The Planning Board reserves the right to approve or reject each consultant. NOTE: THE PLANNING BOARD MAY CONSIDER THE DEIS NOT COMPLETE FOR ANY ISSUE THAT IS NOT SUPPORTED BY A REPORT PREPARED BY A PROFESSIONAL WHO IS KNOWLEDGEABLE OF THE SUBJECT MATTER.

Table of Contents: All headings which appear in the text should be presented in the Table of Contents along with the appropriate page numbers. In addition, the Table of Contents should include a list of figures, a list of tables, a list of appendix items, and a list of additional DEIS volumes, if any.

II. EXECUTIVE SUMMARY

The DEIS must include an executive summary. The summary should only include information found elsewhere in the main body of the DEIS and should be organized as follows:

A. Brief description of the action, including a description of the project location and expected year of completion.

B. List of Involved and Interested Agencies and required approvals/permits, including the status of these approvals.

C. Brief listing of the anticipated impacts and proposed mitigation measures for each impact issue discussed in the DEIS. The presentation format should be simple and concise.

D. Brief description of the project alternatives considered in the DEIS. A table should be presented which assesses and compares each alternative relative to the various impact issues.

E. Brief description of issues and potential controversy, if any.

F. Brief description of cumulative impacts from this and other East Fishkill projects.

G. Listing of matters to be decided, including listing of permits and approvals.

III. DESCRIPTION OF THE PROPOSED ACTION

A. Introduction. The reasons for and purpose of the DEIS and the nature of the proposed action.

B. Project Purpose, Needs, and Benefits.

1. A description of public need to be fulfilled by the project, and a description of the benefits to be provided by the project.

2. Objectives of the project sponsor and compatibility.

3. Section 278 Compliance (lot count plan).

C. Project Location, Description, and Environmental Setting

1. Description of the geographic boundaries of the project with respect to the Town and the region and other developments within one-half mile radius of project's boundary.

2. Characteristics of the site and surrounding area.

3. Project background and site history.

4. Description of access to the site, including any special features unique to the site.

5. Description of the zoning and land uses for the site and the region.

6. Include discussion of, identify, and map any adjacent land and uses still owned by the project sponsor, if applicable.

D. Project Layout

1. Conceptual Development Plan:

a. Subdivision layout, design concept, and philosophy.

b. Open Space, buffers, and recreational areas.

c. Site access, internal and through streets, emergency vehicle access, and traffic calming measures, if applicable

d. On-site pedestrian circulation

e. Type of homes, including:

i. Type of construction, parking provisions, basement, garage, and storage
ii. Fuel and energy sources

iii. Architectural style, unit sizes, number of bedrooms, any special features.
iv. Discuss phasing and if developer or independent builder will construct homes
v. Summary chart showing number of each housing prototype proposed.

f. Drainage and plans.

g. Parking.

h. Landscaping Plan, include list of species, size, and spacing.

i. Setbacks and buffer treatments.

j. Lighting, include images of typical styles and proposed street fixtures. Discuss maintenance and ownership of street lighting.

k. Signage.

l. Wetland Mitigation Plan, if applicable.

m. Erosion and Sedimentation Control Plan.

n. Location of utilities, including stormwater management, sanitary sewer, potable water, fire protection, and identify water tower, if applicable.

o. Typical streetscape rendering.

2. Role of Homeowners' Association, areas of responsibility, monitoring, and mitigation, if applicable.

E. Construction and Operation.

1. Construction.

a. Total construction period anticipated.

b. Schedule (and map) of construction (sequencing).

c. Erosion and sedimentation control to be utilized during construction.

d. Construction equipment and staging area.

e. Truck traffic.

f. Dust Suppression.

g. Discuss hours of operation and operation schedule to minimize construction noise impacts (mornings, evenings, weekends)

2. Operation.

3. Environmental Monitor

   a. Planning Board Agent, funded by developer

   b. Role and duties of Monitor (to be determined by Planning Board), working with Town Engineer

F. Approvals and Involved Agencies. A complete listing of all Involved Agencies along with their addresses and required approvals/permits they may grant.

G. Interested Parties. A listing of agencies, persons, and groups who have expressed interest in reviewing the DEIS.

IV. IMPACT ISSUES

The sub-headings presented under each impact issue below represent items of specific interest which should be addressed. The discussion under each impact issue should highlight potential impacts caused by the proposed project and any mitigation measures that minimize or eliminate adverse impacts.

A. Zoning and Surrounding Land Uses:

1. Existing Conditions

   a. Description of the existing land uses, development patterns, and zoning on and within one-half mile of the project site.

   b. Description of the Town of East Fishkill Comprehensive Plan as it relates to the project site and the surrounding area.

   c. Status of Comprehensive Plan and proposed zoning amendments that affect the project site, if applicable.

   d. Description of Dutchess County's Master Plan, Directions, and conformance with the County Plan.

   e. History of site's zoning including agricultural district, R-1 and R-2.

   f. Known and anticipated nearby developments.

2. Potential Impacts

   a. Proposed development

      i. Compatibility of proposed project changes with surrounding land use patterns
      ii. Compliance or consistency with zoning and other land development regulations
      iii. Compatibility with Town Comprehensive Plan
      iv. Compatibility with other plans

b. Cumulative impacts with any developments within one-half mile of the property's boundary.

c. Open Space

i. If there are to be walking/biking trails, where will they be and how will they be maintained.
ii. Will the public be able to access walking/biking trails?
iii. Will there be gates or other pedestrian control features?

3. Mitigation Measures

B. Soils and Topography:

1. Existing Conditions - Subsurface

a. Composition and thickness of subsurface material.

b. Depth to bedrock and any rock outcrops.

c. Nature of bedrock formation

d. Earthquake potential (include map and discussion of fault lines, if present).

2. Existing Conditions - Surface

a. List of soil types on site (Dutchess County Soil Survey and on-site specific samples)

b. Description of soil characteristics, including degree of suitability for various aspects of development.

c. Discuss history of land, including site modifications and past agricultural use of land, and testing for herbicides, pesticides, and heavy metal residues.

3. Topography

a. Slope data, including chart of slopes in following groups (0-10%, 10-20%, greater than 20%).

b. Unique features

c. Description of topography of surrounding areas.

4. Potential Impacts

a. Area of disturbance relative to steep slopes (i.e. greater than 20%), erosion potential, and any rock removal.

b. Impacts from development on soils contaminated by past agricultural practices, if applicable.

c. Impervious surfaces.

d. Quantitative estimate of cut and fill needs, a description and analysis of impacts if cuts and fills are not balanced. Also address the restrictions and permit requirements of Town Code §194-75.

e. Time frame and phasing

f. Cumulative impacts with any nearby developments within one-half mile of the boundary of the property.

g. Potential for siltation

5. Mitigation Measures

   a. General outline of grading plan, specific plan and details will be provided with the subdivision plat and construction plans.

   b. General outline for preparation of a Pollution Prevention Plan, construction sequence plans, concept and principles for control of erosion and sedimentation, temporary sediment basins and first flush basins and other appropriate BMPs.

      i. Follow "New York Guidelines for Urban Erosion and Sediment Control"
      ii. Specifically provide soil erosion plan to protect areas of steep slope (i.e. greater than 20%).

   c. Functions, duties and limits of responsibilities of Environmental Monitor and Town Engineer inspector.

   d. Temporary access control.

   e. Erosion and sedimentation control measures.

   f. If applicable, blasting plan and controls, including East Fishkill policy. (Include a copy of the policy as an appendix to the DEIS.) Developer to repair or replace damaged property in adjoining developments, etc.

   g. Dispose of construction and demolition debris in a licensed site.

   h. Use topsoil stockpiled during construction for restoration and landscaping.

   i. Minimize disturbance of non-construction areas.

   j. Avoid construction on steep slopes (i.e. greater than 20%).

k. If applicable, mitigation measures for disturbance of contaminated soils.

C. Surface Water Resources:

1. Existing Conditions

a. Location and description of surface water on and off site that may be impacted by the development (streams, ponds, etc.) For wetlands, see section E.

i. Discuss existing aquatic environment of unnamed creek (known locally as Van Anden Creek).
ii. Discuss existing aquatic environment of Fishkill Creek and Shenandoah Creek downstream of junction with Van Anden Creek.

b. Chemical and Biological conditions of open water and of stream bottoms. Chemical parameters will follow WAC analysis including, but not limited to dissolved oxygen, nutrient, ph-levels, and water temperature. Biological conditions will include discussion of fish life and connection between stream environment (i.e. fast or slow moving stream) and biology of stream.

c. Regional watershed and on-site drainage patterns, areas, paths, and discharge points. The drainage analysis shall be made using TR-20 or TR-55 per Town Code.

d. Floodplains and floodways and required BFE computation for unnumbered A zones.

e. Pre-development stormwater runoff quantity. The volume of site stormwater runoff and stormwater routed through the site, and peak discharge rates for the two (2), ten (10), twenty-five (25), and one hundred (100) year storm events (SCS model). Use local precipitation data as appropriate.

f. Existing stormwater quality

g. Existing pipe and drainage network on-site

2. Project Impacts

a. Post-development stormwater runoff quantity. The volume of stormwater runoff and peak discharge rates for the two (2), ten (10), twenty-five (25), and one hundred (100) year storms.

b. Stormwater runoff water quality impacts

i. Increased pollutant runoff from roads, parking areas, and other impervious surfaces
ii. Sedimentation of waterbodies resulting from construction and operation of the project.

iii. Discuss impact on water quality of Van Anden Creek and any cumulative impacts from proposed developments.
iv. Discuss project's impact on Shenandoah Creek and Fishkill Creek, downstream of junction with Van Anden Creek.
v. Discuss cumulative impacts from developments impacting Shenandoah Creek and Fishkill Creek, upstream and downstream of Van Anden Creek.

c. Description of any permits required from State agencies

d. Changes to neighborhood drainage patterns. (Detailed layout and pipe sizing, and control measure design, are not required for the EIS and will be reviewed for subdivision plat approval).

e. Potential impacts to floodplain, floodways, and low-lying areas.

f. Effect of new SPDES rules on drainage mitigation layout.

g. Cumulative and additive impacts of recent, planned and potential development on the quality of the aquatic environment.

i. Discuss aquatic environmental impacts to Van Anden Creek
ii. Discuss aquatic environmental impacts to Shenandoah Creek and Fishkill Creek, downstream of junction with Van Anden Creek.

3. Mitigation:

a. Stormwater Management Plan. Follow suggestions contained in the DEC Manual "Reducing the Impacts of Stormwater Runoff From New Development". Discuss the September 2001 "stormwater Management Design Manual" requirements and features.

b. Stormwater collection system including temporary and permanent detention or retention basins (detailed drainage calculations are not required for the EIS, but if included shall be placed in an appendix).

c. Construction sequence schematic.

d. Floodplain development permit and standards to be met.

e. Maintenance of stormwater control systems

i. Type of maintenance
ii. Frequency of maintenance
iii. Responsible parties providing short and long term maintenance

f. Measures required by NYSDEC and ACOE, if applicable.

D. Groundwater Resources

1. Existing Conditions (a complete hydrogeologic report shall be prepared).

a. Location and description of aquifers and recharge areas.

   i. Depth to water table
   ii. Discuss seasonal variation of water table with respect to rock wells versus gravel wells.
   iii. Water quality and quantity in aquifer
   iv. Location and amount of current water withdrawal from aquifer.

b. Water supply.

   i. Well pump yield tests and water quality test results and new testing per surface water rules.
   ii. Permit requirements for wells, including radius of ownership and control.

c. Water demand.

   i. Existing needs of the site
   ii. Identify developments and their permitting status within one mile that may also impact aquifer and quantify impacts.

d. Water quality testing

   i. A full set of tests to include volatile organic chemicals, synthetic organic chemicals, inorganic contaminants, and radioactive contaminants.

e. Identify and map any known contaminated areas within one mile of the boundaries of the site.

2. Potential Impacts

   a. Anticipated needs for domestic use, both average and peak.

   b. Fire protection needs (review with the Fire Inspector and Board of Fire Commissioners).

   c. Impact upon neighbors

      i. 72-hour pump test on proposed groundwater supply source
      ii. Off-site well monitoring program to determine potential water level interference on neighboring wells.
      iii. Analysis of supply well drawdown and cone of depression and influence on neighboring wells in normal and drought conditions (minimum 1, 5, 10, and 20 year events).
      iv. Location and amount of current water withdrawal from aquifer.
      v. Discuss water supply and adequacy of amount to supply adjoining properties and/or properties adversely impacted by withdrawal from the proposed wells.

d. Aquifer impact and surface water drawdown/infiltration. Compute water budget, comparing aquifer recharge availability and the projected withdrawal from the aquifer.

e. Water treatment requirements and use, or not, of chlorine.

f. Cumulative and additive impacts with recent planned and potential development impacting the aquifer.

g. Discuss land uses within 200-feet of wellheads, potential surface contaminants, and any provision within the transportation corporation to enforce land uses within this zone.

h. Loss of groundwater recharge and impacts on streams and wetlands and well drawdown.

3. Mitigation

a. Modifications to system to minimize any off-site impacts.

b. Compliance with surface water rules.

c. Other mitigation, which may include a plan to monitor adjacent wells, mitigation for affected homeowners, and/or use of water meters.

d. Design stormwater drainage system for treatment of runoff prior to recharge of groundwater.

e. Discuss adequacy of two wells to provide water to these homes.

E. Wetlands:

1. Existing Conditions

a. Delineation, survey and mapping of existing New York State, and Federally regulated wetlands; and delineation of all appropriate setback areas within and adjacent to the site.

b. For each wetland identified, indicate:

i. Location
ii. Wetland type
iii. Wetland and wetland buffer acreage
iv. Description of wetland and wetland buffer function

2. Potential Impacts

a. Acreage of direct and indirect wetlands and wetlands adjacent area disturbances, as regulated by New York State, and the Army Corps of Engineers.

b. Short-term and long-term effects on wetlands functions

c. Description of any permits required

d. Qualitative analysis of construction-related impacts

e. Any cumulative and additive impacts with recent planned and potential development on wetlands on or adjacent to the site.

f. Other impacts

3. Mitigation Measures

a. Wetland mitigation plan discussing replacement and enhancement of wetlands for any loss of state or federal wetland areas and/or functions, or intrusion into the wetland buffer areas

i. Size and location of proposed on-site and any off-site treatment, if applicable
ii. Effectiveness
iii. Capacity and capabilities
iv. Proposed maintenance

b. NYSDEC requirements, including SPDES permit for stormwater runoff quantity and quality (may cross reference to Section C).

c. ACOE requirements, if applicable.

d. Special construction techniques

e. Other

F. Terrestrial and Aquatic Ecology:

1. Existing Conditions

a. Vegetation

i. Provide an inventory of existing habitat for both annual and perennial flora, addressing all seasons. The inventory shall place particular emphasis on unique, rare, threatened, endangered or protected species. If any such unique, rare, threatened, endangered, or protected species are found, conduct field surveys or utilize results of surveys, of adequate duration in the optimum season for such species, by specialists in these fields.
ii. Discuss site vegetation characteristics and provide maps for:
(1) Species and distribution throughout property
(2) Plant age and age distribution
(3) Plant size and size distribution
(4) Value of flora as food or habitat for wildlife.

b. Wildlife, fish, shellfish

i. Provide an inventory of existing habitat for both annual and perennial flora, addressing all seasons. The inventory shall place particular emphasis on unique, rare, threatened, endangered or protected species. If any such unique, rare, threatened, endangered, or protected species are found, conduct field surveys or utilize results of surveys, of adequate duration in the optimum season for such species, by specialists in these fields.

ii. Discuss wildlife, fish, and shellfish population characteristics:
(1) Species abundance
(2) Species distribution

2. Project Impacts

a. Quantification of site disturbance by habitat type

b. Potential impact to wildlife and wildlife habitats, including wildlife displacement

c. Potential impact to rare or endangered species

3. Mitigation measures

G. Vehicular Traffic and Roadways:

1. Existing Conditions

a. A description of the area roadways identified in 1.b. (below), including pavement width and conditions, number of lanes, posted speed limits, types of roadways, parking and traffic controls.

b. Determine existing daily traffic volumes and existing levels of service for each of the intersections listed below. Make manual traffic movement counts at the following intersections for existing AM peak hour and PM peak commuter periods. Traffic volumes should reflect conditions on typical days, when school is in session, and shall be seasonally adjusted per NYSDOT factors.

(1) Route 52/Stormville Mountain Road (east end)
(2) Route 52/Stormville Mountain Road (west end)
(3) Route 52/Milltown Road (CR 30)
(4) Route 52/Leetown
(5) Route 52/Route 216
(6) Route 52/Carpenter Road
(7) Route 52/Taconic State Parkway
(8) Route 52/Interstate 84 (in Kent)

c. Capacity analyses should be completed for existing conditions at each intersection noted above, following procedures from the 2000 Highway Capacity Manual (latest computer program).

d. Analysis of site accesses, including existing road conditions and sight distance, queue lengths, storage capacity and character at access road.

e. Prepare a sight distance analysis along Route 52 at each access road for both vertical and horizontal alignment. Prepare a sight distance analysis for all legs of the proposed site accesses (use Dutchess County DPW standards)

f. Provide an accident history at the intersections listed in 1.b. above and available accident data for the roadways between the listed intersections, for the past five years of record.

g. Describe the existing pedestrian environment along Route 52 in the project vicinity

h. Provide a description of public transportation, availability, and usage

2. Potential Impacts

a. Site generated added peak hour traffic

b. Estimate distribution of project generated traffic

c. Background traffic volume for the design year, including a general growth factor (2%).

d. Capacity analysis based on future background traffic conditions for each intersection for the proposed build-out conditions.

e. Capacity analysis of combined conditions for each intersection (including proposed development of site plus future background traffic and cumulative and additive impacts from development projects within one-half mile and:

Moore Farm

And the cumulative impacts from the following developments on the intersection of Route 52 and the Taconic State Parkway.

Somerset Crossing
Stoneridge
Ron Scheckter's parcel along Route 376, if a development application is submitted to the Planning Board
Hopewell Glen
Twin Creeks
Lake Walton Park
Crooked Oaks

f. Safety concerns regarding existing roadways at proposed access points

i. Sight distance evaluation as necessary

g. Description of the impact of construction traffic on local roads and traffic

h. Discuss if project roads are anticipated to be private or public and means of maintenance if private.

3. Mitigation Measures

a. Lower Density

b. Roadway improvements (as needed)

i. Types of improvements (e.g., traffic control at intersections, road widening, intersection improvements, drainage improvements, surface improvements, etc.)
ii. Responsibility for improvements
iii. Methods of funding, as appropriate
iv. Realignment of Route 52 to provide proposed entry road.
v. SURFACE IMPROVEMENTS - NYSDOT REQUIREMENTS

c. Map and discuss potential alternative access points.

d. Other

H. Socioeconomic:

1. Taxes

a. Existing Conditions (Current level of taxes generated from project site)

i. Property taxes

(1) Dutchess County
(2) Town of East Fishkill
(3) School District

ii. Other taxes (special districts)

b. Potential Impacts

i. Property taxes after development
ii. Dutchess County
iii. Town of East Fishkill
iv. School District
v. Other taxes after development

c. Mitigation

2. Employment

   a. Existing Conditions

   b. Employment Opportunities

      i. Short term construction jobs
      ii. Long term employment

   c. Mitigation Measures

I. Community Services

1. Police/Fire/Ambulance Protection

   a. Existing Conditions

   b. Potential Impacts

      i. Qualitatively discuss cumulative and additive impacts from this development and other projects within one-half mile of the project's boundary, plus:

         Moore Farm
         Undeveloped sections of the Legends
         Somerset Crossing
         Stoneridge
         Ron Scheckter's parcel along Route 376
         Hopewell Glen
         Twin Creeks
         Lake Walton Park
         Crooked Oaks

   c. Mitigation Measures

2. Schools

   a. Existing Conditions, including description of facilities, capacity analysis, and current and projected enrollments.

   b. Potential Impacts. Projected need for services in the area and travel time estimate for busing.

      i. Qualitatively discuss cumulative and additive impacts from this development and other projects within one-half mile of the project's boundary, plus:

         Moore Farm
         Undeveloped sections of the Legends
         Somerset Crossing

Stoneridge
Ron Scheckter's parcel along Route 376
Hopewell Glen
Twin Creeks
Lake Walton Park
Crooked Oaks

ii. Discuss need for additional buses, drivers, and fiscal impact to school district for additional transportation demands.

c. Mitigation Measures

3. Recreation

a. Existing Conditions, including description of facilities, appropriate usage levels for the existing facilities, current enrollments and actual usage levels.

b. Potential Impacts.

i. Qualitatively discuss cumulative and additive impacts from this development and other projects within one-half mile of the project's boundary, plus:

Moore Farm
Undeveloped sections of the Legends
Somerset Crossing
Stoneridge
Ron Scheckter's parcel along Route 376
Hopewell Glen
Twin Creeks
Lake Walton Park
Crooked Oaks

ii. Discuss need for additional types of recreational areas that cannot be met within this subdivision, such as ball fields, swimming, etc...

c. Mitigation Measures

4. Library

a. Existing Conditions, including description of facilities and current enrollments

b. Potential Impacts

c. Mitigation Measures

5. Highway Department

a. Existing Conditions, including description of facilities and current employees

b. Potential Impacts

c. Mitigation Measures

J. Utilities

1. Solid Waste

a. Existing Conditions

b. Potential Impacts, location of compactors and storage relative to surrounding land uses

c. Mitigation Measures, including screening, buffering, pest management

2. Water Service

a. Existing Conditions

b. Proposed Water Service.

i. Transportation corporation for new system.
ii. Expansion of an existing system.

c. Potential Impacts.

i. See Section D (Groundwater) for discussion of impacts of new system.
ii. Discuss need for expansion of existing wells or storage tank if expanding an existing system.
iii. Quantify costs of the transportation corporation to identify per household expenditures to fund central water system.
iv. Quantify costs of adjoining/nearby neighbors who might be adversely affected by the new wells and explain who would pay costs to extend water to nearby homes.

d. Mitigation Measures

i. Refer to Section D for a new system.
ii. Discuss mitigation measures for expanding an existing system.

3. Sewage Disposal

a. Existing Conditions, including proposals for sewer district creation, timing and approvals

i. Analyze proposed location of wastewater treatment plant (WWTP) on the Van Anden Creek (private wastewater treatment facility serving

Summit Woods subdivision). Include present conditions of water (chemical and physical properties) and creek bottom conditions (may reference Section C).

ii. Quantify costs of the transportation corporation of the private wastewater treatment plant and per unit household costs.

b. Mitigation Measures, including type of sewage treatment and approvals required

i. Private wastewater treatment plant.

c. Construction of WWTP, including information on proposed flows, process, building/enclosure, etc., but not complete design. Design details will be approved during site plan approval.

d. Anticipated WWTP effluent flows vs. flow capacity of stream channels, including during flooding.

i. Cumulative effects of discharge on Shenandoah Creek and Fishkill Creek taking into consideration of existing discharges and planned and/or proposed discharges of wastewater effluent.
ii. What is the total maximum daily loading capacity of the Van Anden Creek, Shenandoah Creek, and the Fishkill Creek?
iii. What are the downstream impacts of the location taking into consideration existing and planned and/or proposed wastewater discharge?
iv. Identify a site with respect to water quality, flooding, flora, and fauna that represents the least offending discharge point for the proposed private WWTP.

e. Impact from WWTP outfall on:

i. Stream water quality at discharge point and downstream.
ii. Stream water quantity at discharge point and downstream.
iii. Fish, wildlife and plants at discharge point and downstream.

f. Potential for eutrophication, due to lawn maintenance, waste water treatment plant (WWTP) effluent and roadway drainage.

g. Wastewater treatment requirements:

i. Use or not of chlorine.
ii. Effluent limits based on DEC requirements.

g. Discuss measure to be taken to prevent untreated sewage from entering stream.

h. Describe architectural style of WWTP and any proposed landscaping.

4. Telephone, electricity, utilities

a. Existing Conditions, including description of facilities and current enrollments

b. Potential Impacts

c. Mitigation Measures

K. Visual Quality:

1. Existing Conditions. The photographs and descriptions should show any prominent landform, ground cover, and the visual character of the site and area.

   a. Photos and narrative description of the site from area roads. Photos should show areas of vegetation that will not be impacted during construction, particularly along Route 52.

   b. Views of the site from adjacent residential properties.

2. Potential impacts

   a. Analysis of altered views using photographs, digital imagery, sight line diagrams, as appropriate, from area roadways and adjoining residential properties.

   b. Discuss landscaping proposed for buffer areas and present landscape plan.

   c. Analysis should include site components, including but not limited to water plant, wastewater treatment plant, stormwater management facilities, water tower, etc.) and fencing or landscaping of such facilities.

3. Mitigation Measures

   a. Landscaping

   b. Architectural styles

   c. Location

   d. Other

L. Air Resources

1. Existing Conditions

   a. Description of existing air quality levels (including dust and particulate matter) and results of air quality monitoring by NY State.

b. Discuss compliance of the area with Federal and State air quality standards.

c. Describe any unusual micro-climate features in vicinity of project.

2. Project Impacts

a. Impact from wastewater treatment plant

b. Cumulative and additive impacts with recent, planned, and potential development

3. Mitigation

a. Control of fugitive dust

b. Operation and maintenance of construction equipment .

c. Any emission control devices.

V. ALTERNATIVES

The following alternatives to the Proposed Action are to be evaluated in terms of the impact issues listed above. The description and evaluation of each alternative should permit a comparative assessment of the alternatives discussed and be analyzed in summary format. Alternatives shall be described in a quantitative manner as detailed as the proposed action.

A. No Action

B. Lower Density Alternative which reduces density to the number of units found necessary to avoid significant adverse impacts on traffic, schools, and wastewater discharge identified in the DEIS. Significant impact for wastewater discharge shall be the number acceptable to DEC for permitting the wastewater facility.

C. Site design alternate to show the use of attached, semi-detached and detached housing types.

D. Use of innovative technologies (that have been approved by State or Dutchess County permitting agencies) versus proven technologies for the proposed water system (chlorine versus UV technology, for example) and wastewater treatment plant, including comparative expenses for innovative versus proven technology.

E. Alternate water storage facility or pumps versus a water tower.

F. Alternative design scheme complying with proposed affordable housing ordinance.

VI. ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED

VII. OTHER ISSUES

A. Irreversible and Irretrievable Commitment of Resources

B. Growth Inducing Impacts

C. Effects on the Use and Conservation of Energy Resources

VIII. SOURCES AND REFERENCES

IX. APPENDICES

A. All SEQR documentation, including a copy of the Environmental Assessment Form (EAF), the Positive Declaration, and the DEIS Scoping Outline

B. Copies of all official correspondence related to issues discussed in the DEIS

C. Copies of all technical studies, in their entirety

D. Maps to include NYS Wetlands and buffer areas, ponds, water crosses, flood plains, soils, slopes, and contours

E. Technical exhibits