

State Environmental Quality Review Act (SEQRA)

REVISED

SCOPING DOCUMENT

Equestrian Estates

Village of Chestnut Ridge, Rockland County, NY

INTRODUCTION

This draft Scoping Document is intended to serve as the foundation for the identification of all potentially significant adverse impacts associated with the proposed action and possible mitigation measures. It is also intended to eliminate consideration of any impacts that are irrelevant or non-significant.

DESCRIPTION OF THE PROPOSED ACTION

The proposed action includes a Zoning Code Amendment to create a new Floating Zone for a Planned Unit Development (PUD) zone which would permit development of a mixed use residential/commercial community. The proposed project site is approximately 39.6 acres in size and is composed of the following tax lots in the Village of Chestnut Ridge; Section 68.09 - Block 2 - Lots 9,10, 11, 12, & 22 and Section 68.13 – Block 1 Lot 6. The proposed Development project includes a continuum of residential housing options which function as a neighborhood community. The proposed project will include 84 2-bedroom market-rate rental apartments; 62 market-rate 3-bedroom semi-attached townhouses for sale; and 59 predominantly 2-bedroom Senior Housing rental units in one building restricted to seniors; plus an additional 59 units in a second building that can accommodate both Seniors and the general population. The development contains community amenities including a clubhouse, pool, tennis courts, basketball courts and walking trails available to all residents. There is 1.8-acre nature center/open space area provided in the northeast portion of the development, plus other open areas. The market-rate rental apartments will be located over approximately 38,000 square foot of first floor retail/commercial space, there is an additional commercial pad located north of the mixed-use buildings to accommodate a single-story building of up to 7,500 square feet. (Refer to attached Site Layout Plan). The project site is connected to existing municipal water and sewer service. Site development plan will require Site Plan and Subdivision approval from the Village of Chestnut Ridge.

POTENTIAL SIGNIFICANT ENVIRONMENTAL IMPACTS

As set forth in the Positive Declaration put forth by the Lead Agency, the proposed action may have potential significant environmental impacts on:

- Soils and Topography & Geology
- Surface and Ground Water Resources
- Ecology and Wetlands
- Land Use and Zoning
- Demographics and Fiscal Resources
- Community Facilities and Services
- Traffic and Transportation - Vehicle Access; Capacity of Red Schoolhouse Road
- Historic & Archaeological Resources
- Aesthetic Resources

Energy ResourcesGENERAL SCOPING CONSIDERATIONS

Unless otherwise directed by this Scoping Document, the provisions of 6 NYCRR 617.9(b) apply to the content of the DEIS and are incorporated herein by reference.

The DEIS will assemble relevant and material facts, evaluate reasonable alternatives, and be analytical but not encyclopedic. It will also be clearly and concisely written in plain language that can be easily read and understood by the public. Highly technical material will be summarized in the body of the DEIS, and included in their entirety in an appendix, with an appropriate reference included in the DEIS.

Narrative discussions will be accompanied by illustrative tables and graphics. All graphics will clearly identify the project area. Footnotes may be used as the form of citing references. Opinions of the applicant will be identified as such.

Full-scale site plans will accompany the DEIS as an appendix and reduced copies of pertinent plan sheets and details will be included in the text of the DEIS. The documents shall contain plans, reports, and studies meeting prevailing Federal, State and Village criteria with respect to disciplines of study, as well as Village of Chestnut Ridge site plan regulations.

DEIS CONTENTS

The Draft Environmental Impact Statement (DEIS) shall be prepared in accordance with Section 8-0101, ET. seq. of the Environmental Conservation Law and the regulations promulgated by the New York State Department of Environmental Conservation hereunder, which appear at 6 NYCRR Part 617, known as the New York State Environmental Quality Review Act. The DEIS shall include the following:

Cover Sheet listing preparers, title of project, DEIS identification, location, Lead Agency, and relevant dates (date of acceptance, date of public hearing, acceptance of comments deadline).

Table of Contents including listings of tables, figures, maps, plans, and any items that may be submitted under separate cover (and identified as such).

I. EXECUTIVE SUMMARY

The Executive Summary will include a brief description of the proposed action and a listing of all potential environmental impacts and proposed mitigation measures. A summary will be provided of the approvals and permits required, and of the alternatives to the proposed action that are evaluated in the DEIS.

II. DESCRIPTION OF THE PROPOSED ACTION

Chapter 2 of the DEIS will provide a description of the proposed project site and its location, a description of the proposed project, the public need and objectives of the project sponsor, and a description of required approvals, reviews, and permits.

A. Site Location and Description

1. A written and graphic description of the location of the project site in the context of the Village of Chestnut Ridge.
2. Description of the environmental setting of the site and the natural resources identified thereon.
3. Identification of any easements, rights-of-way, restrictions, or special district boundaries or other legal devices affecting the subject properties' development potential.

4. Description of the existing infrastructure serving the project sites and/or its immediate environs.

B. Description of the Proposed Action

1. Written and detailed description of the proposed action, including the proposed use, acreage of proposed impervious area (including existing to remain), proposed, acres of land to be cleared, open space to be provided, compared to the existing use of same; proposed schedule and phasing of construction, infrastructure ownership and maintenance. Small-scale plans will be provided in the DEIS for illustrative purposes.
2. Identify existing zoning and describe existing land uses applicable to the project site; and the land uses within a ½ mile vicinity of the project site.
3. The DEIS will describe the proposed PUD Floating Zone. The DEIS shall describe the proposed zoning standards and shall identify the necessary criteria for parcels to be considered eligible for the proposed PUD Floating Zone.
4. The DEIS shall identify and demonstrate the proposed Equestrian Estates compliance with the proposed PUD Zoning standards, Site Plan regulations and other criteria set forth by the Village of Chestnut Ridge Code. The DEIS shall identify the extent to which any modifications or waivers of Village standards and other criteria or any variances from such regulations would be required to carry out the project as proposed.

C. Project Purpose and Need

1. Discuss the purpose or vision of the project sponsor.
2. Identify the public need for the proposed action, including its consistency with adopted policies and/or plans as set forth within adopted community land use and development plans.

D. Approvals, Reviews and Permits

1. List and describe all required approvals, reviews, and permits required, by agency, to implement the proposed action.
2. List all involved and interested Agencies.

III. ENVIRONMENTAL SETTING, EXISTING CONDITIONS, IMPACTS, MITIGATION

This section of the DEIS will identify the existing environmental conditions, potential impacts of the action, and proposed mitigation measures as appropriate for each of the major issues identified in this Scoping Document. Sufficient detail should be provided so that reviewers are able to gain an understanding of current conditions and impacts.

The format or organization of this section will include the following subsection headings for each topic or impact issue:

Environmental Setting / Existing Conditions
Potential Impacts
Mitigation Measures

This format provides for a more meaningful presentation of the environmental issues that allows the reader to focus on individual impact issues.

A. Soils, Topography and Geology

1. Soils will be mapped in accordance with the *Soil and Water Conservation District Soil Survey for Rockland County, New York*. Evaluation of site soils will include the following:
 - a. Identification and evaluation of hydric and non-hydric soils.
 - b. Erosion impacts and estimated quantities and locations of increased long-term erosion.
 - c. Construction methods and best management practices that will be employed to reduce erosion and to prevent sediment from migrating off-site or into nearby water bodies and wetlands.
 - d. Identification of potential soil characteristics that may require special construction techniques.
 - e. The DEIS will describe the amount and type of material to be removed from the site and will describe proposed methods of rock removal if necessary.
 - f. The DEIS will describe the erosion and sediment control plan to be implemented during construction.
2. A topographic survey based on a two-foot contour interval will be prepared for the entire site. Existing topography will be mapped, and proposed topography will be mapped. A comparison of existing and proposed topography will be evaluated as follows:
 - a. Graphics illustrating steep slopes and any steep slope disturbances will be provided.
 - b. A grading plan will be provided and described.
 - c. A cut and fill analysis will be provided, including an analysis of the disposal of excess cut or the import of fill materials.

B. Surface and Ground Water Resources

1. Drainage - A drainage study defining existing and post-development peak rates of stormwater runoff and stormwater quality treatment during the statistical 2-, 10-, 25-, and 100-year, 24-hour Type III storm events, will be completed. The results of this study will be summarized in the DEIS text and all supporting calculations will be presented in the appendix to the DEIS. Specifically, the drainage study will include the following:
 - a. A definition of all existing drainage basins, watersheds, and drainage structures, including illustrative graphics shall be provided. Drainage basins which discharge from the project site to adjacent properties shall be shown on pre- and post development watershed maps. A description of each such drainage basin will be provided in the appendix to the DEIS. The descriptions will include the specific characteristics (e.g., size, composition, etc.) of all drainage structures and a summary of the path of flow from the project to receiving water bodies.
 - b. The drainage analysis shall include identification of off-site drainage ways which flow to and from the site. Specific attention shall be given to the potential for impacts from the Corporate Commerce Park Development proposal to the north.
 - c. An analysis of the extent and depth to groundwater.

- d. Calculation of pre- and post-development runoff quality and an outline of run-off reduction and subsequent treatment methods per current NYSDEC Design Standards.
- e. The DEIS will provide a preliminary stormwater management plan (SWPPP) defining all measures and procedures to be implemented so as to ensure compliance with prevailing discharge standards. Such measures, if necessary, will include conveyance systems and retention/detention facilities and devices. All proposed measures and procedures will be selected in accordance with the current NYSDEC Design Standards.
- f. The SWPPP shall provide specific consideration of the protection of the drainage areas and affected floodplains from potential impacts related to Stormwater runoff.

C. Ecology & Wetlands

1. Vegetation

- a. The NYS DEC Environmental Mapper will be reviewed for information from the New York State NYS DEC Natural Heritage to identify and evaluate the possible presence of unique, rare and/or endangered, threatened and special concern species, to be present on the project site. Any identified resources in the vicinity of the project site shall be described.
- b. The potential impacts on any resources will be identified. Mitigation, if necessary, will be identified; on-site surveys will be conducted as required.

2. Fish and Wildlife

- a. The NYS DEC Environmental Mapper will be reviewed for information from the New York State NYS DEC and Federal Fish and Wildlife Service to identify and evaluate the possible presence of unique, rare and/or endangered, threatened and special concern species, to be present on the project site. Any identified resources in the vicinity of the project site shall be described.
- b. Any potential for impacts on the resources will be identified. Mitigation, if necessary, will be identified; on-site surveys will be conducted as required.

3. Wetlands

- a. The location of any existing stream corridors and any on-site wetlands shall be mapped. Description of all wetlands and watercourses with corresponding jurisdiction will be discussed.
- b. Delineate and flag the boundary of all State and Federal Jurisdictional Wetlands in accordance with the methodology provided in the 1987 Army Corps of Engineers Wetlands Delineation Manual; boundaries to be confirmed by the permit agencies.
- c. Discuss wetland vegetative cover, soil classification, and wetland benefits including flood and erosion control, recreation, and wildlife habitat.
- d. Calculate the area of proposed wetland disturbance based on grading plans to quantify any impact and to provide a basis for mitigation.
- e. Discuss mitigation measures that may be required to prevent soil erosion and sedimentation of wetlands during construction of the subdivision.

D. Land Use and Zoning

1. The DEIS will discuss the proposed PUD Floating Zoning. The DEIS shall describe the proposed PUD Zoning standards and Bulk Regulations, and shall identify the necessary criteria for parcels to be considered eligible for the proposed PUD Floating zone.
2. Describe existing land uses of the subject property and the surrounding area.
3. Discuss the compatibility of the proposed project with the character and development trends of the surrounding area.
4. The DEIS shall identify and demonstrate the proposed Equestrian Estates compliance with the proposed PUD Zoning standards, Site Plan regulations and other criteria set forth by the Village of Chestnut Ridge regulations. The DEIS shall identify the extent to which any modifications or waivers of Village standards and other criteria or any variances from such regulations as would be required to carry out the project as proposed.
5. Provide an assessment of conformance of the project with the Village's Comprehensive Plan, and any other relevant local planning documents.

E. Demographics & Fiscal Resources

1. A description of the existing demographic makeup of the Village of Chestnut Ridge shall be provided.
2. A calculation of the anticipated population increase to result from occupancy of the proposed Equestrian Estates.
3. A Fiscal Impact analysis shall be according to accepted Planning practices shall be conducted. The fiscal impact analysis will comprehensively inventory the costs and revenues associated with the proposed action and realistically assign dollar values to them.
4. Special care will be taken to explain the assumptions, calculations and results of the fiscal impact analysis in clear and understandable language.

F. Community Facilities and Services

1. The proposed project may create the need for additional community services including police and fire protection, emergency services, utilities (water, sewer, gas and electricity) and solid waste disposal.
2. The DEIS will describe the number of sewer units which would be applicable to the project site under the existing zoning.
3. A projection of the number of sewer units which would be necessary to service the project as proposed will be provided; and a calculation of the potential increase in sewer units, compared to existing zoning, shall be indicated.
4. The impact of the proposed project on each service area will be estimated, according to generally accepted practices.

5. The need for community services specifically related to serving a senior population shall be discussed.
6. Access for emergency service vehicles shall be discussed. Accessibility of the proposed Equestrian Estates project relative to fire and ambulance service shall be identified.
7. Proposed mitigation measures for the proposed action will be discussed.

G. Traffic & Transportation

1. Road Access - Characteristics of the proposed access road will be described including road width, road grades and proposed driveway access connection to Red Schoolhouse Road. The available sight distance at the intersection of the entrance boulevard and Red Schoolhouse Road will be shown on the grading plan.
2. Methodology - Existing traffic access and capacity conditions will be compared to conditions that would be anticipated from implementation of the proposed action. Data may be taken from the Red Schoolhouse Road Corridor Traffic Analysis conducted by the Village of Chestnut Ridge. The traffic analysis will evaluate roadway and intersection characteristics, volumes and traffic controls. The study will address potential impacts associated with implementation of the proposed action, and will identify proposed traffic and safety improvements or other mitigation measures to be included as part of this project, designed to lessen the impact of the project on the adjacent road network if required. Intersection analyses and methodologies shall conform to current ITE practices. All of the data collected and analyzed will be summarized in maps or tables.
3. Study Area Intersections – Data collection will include counts and turning movements at the following intersection locations:
 - Red Schoolhouse Road & Williams Road.
 - Red Schoolhouse Road & Summit Road.
 - Red Schoolhouse Road & GSP SB off Ramp.
 - Red Schoolhouse Road & GSP NB on Ramp.
 - Red Schoolhouse Road & Loescher Lane.
 - Red Schoolhouse Road & Equestrian Estates Drive.
4. Peak Hours -- The AM, PM and weekend peak hour traffic volume counts will be conducted on a Tuesday, Wednesday or Thursday while school is in session.
5. Roadway Analysis -- Existing streets will be inventoried to determine street widths, speed limits, number of travel lanes, sight distance measurements at the site access point onto Red Schoolhouse Road, and prevailing speeds of traffic on Red Schoolhouse Road. Road profiles of the proposed site access road shall be provided.
6. Pedestrian Access - The availability of Pedestrian access to Red Schoolhouse Road and surrounding community shall be identified.

7. Mass Transportation – A discussion of mass transit alternatives shall be provided including TOR and T.R.I.P.S options.
8. Analysis of Impacts -- The capacity of each intersection for the existing, no-build, and build conditions will be calculated. The potential traffic generation resulting from the proposed use will be estimated based on the most current Institute of Transportation Engineer's *Trip Generation Manual*.
9. Mitigation -- Mitigation in the form of recommendations for roadway and intersection improvements, traffic controls, and future monitoring, shall be identified.

H. Historic & Archaeological Resources

1. The NYS DEC Environmental Mapper will be reviewed for information from the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) to determine the potential for any historic and archaeological resources to be present on the project site. Any identified resources in the vicinity of the project site shall be described.
2. If the OPRHP review indicates any potential for resources a field survey will be conducted to identify any cultural resources near the site.
3. The DEIS will describe the findings of any cultural resource survey performed to assess potential impacts to cultural resources.
3. If necessary, mitigation measures, or alternatives considered as deemed advisable by a professional archaeologist or OPRHP will be identified.

I. Aesthetic Resources

1. Describe through the use of narrative text and graphics (photographs or sight line profiles) the existing visual character of the project site and its environs within ½ mile.
2. Describe through text, photographic simulations, plans, visual sight line profiles, or other graphic representations, the change in visual character resulting from implementation of the proposed action through loss of vegetation, proposed landscaping, new construction, proposed lighting and effects on views of the subject property from surrounding roadways and affected public places, if any.
3. Describe mitigation measures proposed to lessen the visual impact of the proposed action including but not limited to architectural design, building orientation, proposed landscaping, and preservation of existing vegetation.

J. Energy Resources

1. The DEIS will include a discussion of energy sources to be used, anticipated levels of energy consumption, and any applicable energy conservation measures proposed.

IV. UNAVOIDABLE ADVERSE IMPACTS

This section of the DEIS will identify impacts that are likely to occur despite mitigation measures, and will assess the adverse implications of these unavoidable impacts.

V. ALTERNATIVES

This section of the DEIS will evaluate and compare alternatives to the proposed action, which are listed below. The following alternatives will be studied:

- A.** The “No Action” Alternative as required under 6 NYCRR 617.9.b.5.
- B.** Existing Zoning Alternative
- C.** Alternative project design - - Flex Space Warehouse

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Identification of those natural and man-made resources consumed, converted or otherwise made unavailable for future use as a consequence of the proposed action.

VII. GROWTH INDUCING ASPECTS

A description and analysis of potential growth-inducing aspects of the project will be provided. Special attention will be paid to how the development of the proposed action might affect local business, population characteristics, community character and community services.

VIII. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

A description of the effect of the proposed action on the short- and long-term use and conservation of energy resources will be provided including ways to reduce inefficient or unnecessary consumption during construction and long-term operation.

IX. APPENDICES

The appendices will include a list of all underlying studies and reports relied upon in preparing the DEIS, technical exhibits and studies (including the Storm Water Pollution Prevention Plan, Traffic Impact Study, etc.), background information relevant to the proposed action such as this Scoping Document and other relevant SEQR documents, and relevant correspondence with involved agencies and persons.

X. Distribution

A copy of this document will be sent to the following:

Lead Agency

Village of Chestnut Ridge
Village Board
277 Old Nyack Turnpike
Chestnut Ridge, NY 10977

Involved Agencies

New York State

Commissioner
NYS Department of Environmental Conservation
625 Broadway
Albany, NY 12233

Regional Permit Administrator
NYS Department of Environmental Conservation
Region 3
21 South Putt Corners Road
New Paltz, NY 12561

US Army Corps of Engineers, NY District
Attn: Regulatory Branch, Room 16-406
26 Federal Plaza
New York, NY 10278-0090

Rockland County

Arleen Miller
Rockland County Planning Department
239 GML Referral
Robert L. Yeager Health Center
Building T, 50 Sanatorium Road,
Pomona, NY 10970

Patricia Schnabel Ruppert, Commissioner of Health
Rockland County Department of Health
Robert L. Yeager Health Center
Building D, 50 Sanatorium Road
Pomona, NY 10970

Charles Vezzetti – Superintendent of Highways
Rockland County Highway Department
23 New Hempstead Road
New City, New York 10956

Charles Vezzetti
Rockland County Drainage Agency RCDA
23 New Hempstead Road
New City, New York 10956

Village of Chestnut Ridge

Rosario Presti Jr., Mayor & Board of Trustees – Zone Amendment
Chestnut Ridge Village Hall
277 Old Nyack Turnpike
Chestnut Ridge, NY 10977

Allan Rubin - Chairman
Chestnut Ridge Planning Board – Site Plan Approval
Chestnut Ridge Village Hall
277 Old Nyack Turnpike
Chestnut Ridge, NY 10977

Interested Agencies

Building Inspector – Village of Chestnut Ridge
Chestnut Ridge Village Hall
277 Old Nyack Turnpike
Chestnut Ridge, NY 10977

Martin Spence – Consulting Engineer
Chestnut Ridge Village Hall
277 Old Nyack Turnpike
Chestnut Ridge, NY 10977

Chief
Ramapo Police Department
237 Route 59
Suffern NY 10901

Chief
South Spring Valley Fire Department
26 Red Schoolhouse Road
Spring Valley, NY 10977

William Faist Volunteer Ambulance
3 Red Schoolhouse Road
Chestnut Ridge, NY 10977

Ms. Deborah Wortham - Superintendent
East Ramapo School District
105 South Madison Avenue
Spring Valley, NY 10977

Project Applicant

Equestrian Estates – Attention Joel Weber
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Brooklyn, NY 11232

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