

# State Environmental Quality Review Act (SEQR)

## FINAL SCOPING DOCUMENT

Bellevale Cluster Subdivision  
Towns of Chester and Monroe, Orange County, NY  
Draft Environmental Impact Statement (DEIS)

**SEQR CLASSIFICATION:** UNLISTED

**LEAD AGENCY:** Planning Board, Town of Chester  
c/o Mr. Barry Sloan, Acting Chairman  
Chester Town Hall  
1786 Kings Highway  
Chester, NY 10918

### LIST OF INVOLVED/INTERESTED AGENCIES

#### Involved Agencies

- Town of Chester Planning Board
- Town of Chester Town Board
- Town of Monroe Planning Board
- Orange County Department of Public Works
- Orange County Environmental Facilities Department
- Moodna Basin Joint Sewer Commission
- New York State Department of Health
- Orange County Health Department
- New York State Department of Environmental Conservation
- NYS Office of Parks, Recreation and Historic Preservation
- U.S. Army Corps of Engineers

#### Interested Agencies

- Orange County Planning Department
- Chester Fire District
- Lakeside Fire District (Monroe)
- Warwick Central School District
- Monroe-Woodbury School District
- Town of Monroe Department of Public Works
- Town of Chester DPW
- Town of Chester Police Department
- NYS Police Department

## **Introduction**

This Scoping Document is adopted by the Town of Chester Planning Board (hereafter Planning Board), as Lead Agency for the SEQR review of the proposed Bellevale Cluster Subdivision project.

This document is intended to serve as the foundation for the identification of all potentially significant adverse impacts that are pertinent to the proposed action, and to identify appropriate mitigation measures. It is also intended to eliminate consideration of any impacts that are irrelevant or non-significant.

## **DESCRIPTION OF THE PROPOSED ACTION**

The applicants, OMAC Realty Associates and Eastview Properties, propose a cluster residential subdivision (designated as the Code Compliant Cluster Development Plan) to be located east of Gibson Hill Road and east of Lakes Road in the unincorporated Towns of Chester and Monroe, Orange County, New York. The subdivision proposes 157 lots on an approximately 274-acre project site. Within the Town of Chester, lots would be clustered to preserve open space and retain the existing Camp Monroe facility for active recreation purposes (and dedication to the Town). The subject property is comprised of the following tax lots:

- Town of Chester: Section 15, Block 1, Lots 4.1, 24, 25, 26, 27.1, 27.2, 27.4; Section 28, Block 3, Lot 4
- Town of Monroe: Section 37, Block 1, Lot 1

The DEIS will also examine an alternative that proposes a conventional 3-acre subdivision in the AR-.3 zoning district – impacts associated with this alternative will be addressed in the Alternatives section of the DEIS. Other sub-alternatives modifying aspects of the road connections are identified and will be examined.

## **POTENTIAL SIGNIFICANT ENVIRONMENTAL IMPACTS**

As set forth in the Positive Declaration approved by the Lead Agency, the proposed action will have potentially significant environmental impact on water, land, geology, sewer, air, plants, animals, traffic, historic resources, noise, wetlands, drainage, community services and neighboring community. These potentially significant impacts related to the amount of land disturbance that would be involved affecting steeply sloped portions of land, as well as the natural and community resources that would be demanded by the protected lots.

## **GENERAL SCOPING CONSIDERATIONS**

The applicant will prepare a site-specific Draft Environmental Impact Statement (DEIS) addressing all items described in this Scoping Document and any additional items identified during the DEIS detailed study. The applicant will review the prepared EIS documents for the adjacent proposed Henry Farms Subdivision in the Town of Monroe, and the Chester Golf Subdivision in the Town of Chester and include, where appropriate, discussions on cumulative adverse impacts.

The applicant will follow the SEQR regulations for direction on the required content of a DEIS. The DEIS will assemble relevant and material facts and evaluate reasonable alternatives. It will be clearly and concisely written in plain language that can be easily read and understood by the public. Highly

technical material will be summarized and, if it must be included in its entirety, it will be referenced in the DEIS and included in an appendix.

The DEIS will be written in the third person without use of the terms I, we, and our. Narrative discussions will be accompanied to the greatest extent possible by illustrative tables and graphics. All graphics will clearly identify the project area. The DEIS will group each issue identified into one Existing Setting, Impacts, and Mitigation section to permit more efficient review. Opinions of the applicant that are unsupported by evidence will be identified as such.

Full scale Subdivision Plans will accompany the DEIS as an appendix and reduced copies of pertinent Subdivision Plan sheets will be included in the text of the DEIS. The documents shall contain, as attachments, plans, reports, and studies meeting prevailing Federal, State and Town criteria with respect to all disciplines of study as well as Town Subdivision criteria.

## **DEIS Contents**

Cover Sheet listing preparers, title of project, DEIS identification, location, Lead Agency, and relevant dates (i.e. date of acceptance, date of public hearing, final date for acceptance of comments). The list of preparers will include the name, contact name, address, and phone number for all consultants who helped prepare the document. The Lead Agency will be listed with a contact name and phone number. An Applicant representative will be identified with a name and a phone number.

Table of Contents including listings of tables, figures, maps, charts, and any items that may be submitted under separate cover (and identified as such), with page numbers listed for each. A comprehensive index will be provided to facilitate review.

### **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. The executive summary will only include information that is found elsewhere in the main body of the DEIS.

### **II. DESCRIPTION OF THE PROPOSED ACTION**

This chapter of the DEIS will describe the project site and its location, the proposed project, the public need and objectives of the project sponsor, and list 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 Towns of Chester and Monroe, including area within each municipality, tax identification number and list of abutting properties. The site shall be described relative to surrounding land uses, main transportation corridors, streams, ponds, lakes, wetlands and other prominent natural and man-made features on and surrounding the project site. This description shall include a written and graphic description of the school district boundary.
2. Brief description of the environmental setting of the site, and the natural resources identified thereon and in the adjoining area. This description shall include a brief history of site use,

current uses of the site and/or past activities and man-made facilities thereon, along with a description of any permits that were obtained for said activity and a discussion of whether the activities were consistent with the permits.

3. Identification of any easements, rights-of-way, restrictions, special district boundaries or other legal devices affecting the subject properties' development potential.
4. Description of the existing infrastructure serving the project site and/or its immediate environs, including existing site access and road network as well as central water and sewer facilities.

#### **B. Description of the Proposed Action**

1. Written and detailed description of the proposed action, including the proposed use, design, layout, phasing and construction schedule. Indicate whether the plan would preserve Camp Monroe facilities.
2. Identify zoning and describe existing land uses for the project site and adjoining properties. Include discussion of all Overlay zoning districts.
3. Discuss compliance with all Zoning and Subdivision Approval standards and other criteria set forth in the Town of Chester and Monroe codes. The DEIS will indicate the extent to which any modifications or waivers of such standards and other criteria or any variances from such regulations would be required to carry out the project as proposed and an evaluation of why such deviation is needed and would be appropriate.

#### **C. Project Purpose and Need**

1. Discuss the purpose or objective of the project sponsor.
2. Identify the public need for the proposed action, including consideration of consistency with adopted policies and/or plans as set forth within adopted local and regional 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 together with the status of each application, including the creation or expansion of water, sewer, drainage or other municipal districts as required by the project.
2. List all Involved and Interested Agencies for DEIS distribution.

### **III. ENVIRONMENTAL SETTING, 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. Special effort should be made to explain technical information in lay language with supporting tables and maps.

Proposed and potential mitigation measures for identified adverse environmental impacts should indicate which mitigation measures have been incorporated into the plans as well as those which have not, and the reasons therefore. Unavoidable adverse environmental impacts should also be identified.

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

***Environmental Setting***  
***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 and Topography**

1. The existing surficial geology and bedrock of the site will be described. A complete analysis of the onsite conditions should be included in a geologic report. This is essential given the steep slopes and potential for blasting or other forms of rock removal. A map of bedrock underlying the site should be provided with any annotations of rock type, mineral composition, structural geology configuration (strike, dip, folds, faults, etc.) as shown on the NYS Geological Survey's Geologic map (Hudson River sheet). A literature search should also be made to seek any further detailed mappings.
2. If prominent and/or unique features, including rock outcroppings are present at the site, these features should be included within the plan set. The design of the project should be accomplished to avoid and or minimize impacts to bedrock, ledge and disturbance of substantial rock outcroppings whenever and wherever possible.
3. If rock material is proposed to be removed to complete the grading process for this subdivision, the nature of the rock material likely to be encountered should be described, and method of rock removal should be clearly identified (i.e., ripping, blasting), with the impacts and mitigation measures discussed. Any permits and authorizations required prior to blasting within each town shall be clearly identified.
4. Soils will be mapped in accordance with the *Soil and Water Conservation District Soil Survey for Orange County, New York*. Evaluation of site soils will include the following:
  - a. Identification and mapping of soils groups and description of limitations on the use of soil groups as per the Town of Chester subdivision regulations.
  - b. Identification and evaluation of hydric and non-hydric soils. The relationship of any hydric soils shall be considered with respect to onsite and off-site delineated Federal, State Protected, and/or Town of Monroe Regulated Wetlands. The function of the wetlands and other water bodies, such as points of recharge, discharge, entrapped, low flow, etc., shall be defined with respect to surface water and groundwater flow.
  - c. Soil characteristics relating to soil texture, depth to water table; depth to groundwater; depth to bedrock; drainage characteristics; septic system suitability; erodibility factor; and structural stability.
  - d. Erosion impacts and estimated quantities and locations of increased long-term erosion.

- e. Construction methods and best management practices that will be employed to lessen erosion and to prevent sediment from migrating off-site or into nearby waterbodies and wetlands based on prevailing NYSDEC criteria and local regulations.
  - f. The DEIS will provide a soil erosion and sediment control plan that will consist of a text description and plan details of specific designs to be implemented during and post-construction.
5. A topographic survey based on a two-foot contour interval will be prepared at the subdivision scale. Existing and proposed topography will be mapped based on the following slope categories: 1-15%, 15-25%, and 25% and greater. Slope descriptions will include a listing of these slope categories as a percentage of the total site area (pre- and post-development). A comparison of existing and proposed topography will be evaluated. The following will be described:
- a. Prominent and/or unique features including mapped and identified rock outcroppings if present on the site.
  - b. A detailed cut and fill analysis, including an analysis of the disposal of excess cut or the import fill materials, if fill is required, as well as identification of areas where cut will reach the water table and contingency plans to detail with discharge of groundwater to the surface.
  - c. In areas identified for stormwater infiltration, test pits and percolation tests will be conducted to confirm the adequacy of the soils.

## **B. Surface Water Resources**

1. Surface water features will be mapped and described. The 100-year floodplain will be shown. A drainage study, defining existing and post-development peak rates and flow volume of stormwater runoff and stormwater quality treatment during the statistical 2-, 10-, 25-, and 100-year, 24-hour Type III storm events, will be submitted. 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.
2. Pre- and post-development stormwater runoff quality and outline of treatment methods per current NYSDEC Design Standards and local regulations shall be presented.
3. The DEIS will include a stormwater management plan for the subdivision. The Town of Chester has identified the Seely Brook and the contributing watershed as an area of environmental concern from a stormwater management perspective. The Town has commissioned a hydrologic study of the Seely Brook watershed and a hydraulic study of a portion of the Brook itself in the area of Able Noble Drive. The purpose of the study was to evaluate the existing flow conditions in the Brook and establish a base line condition. The study also identified existing adverse impacts in the form of flooding that currently exists along the study area.

Because of this concern, and to insure that further development in the watershed does not result in increased adverse environmental impacts along the entire length of the Brook, the applicant is required to coordinate all aspects of the Stormwater Management Plan with the Town of Chester's consultant, Schoor DePalma, to insure that such plan is in accordance with the Town's policy, objectives and standard procedures and NYSDEC Design Standards.

4. The access to, ownership of and responsibility for long term maintenance of any stormwater management facilities shall be discussed.
5. The location of intermittent seasonal streams characteristic of mountainous areas should be included in the mapped plans. They should also be included in all analysis of environmental impact to storm water runoff, plant and wildlife populations if development disturbs these areas.

### **C. Ground Water Resources/Water Supply System**

1. A central water supply system is proposed. A hydrogeological evaluation of the proposed well(s) and its supporting aquifer will be completed and the results summarized in the DEIS text. The intended hydrogeological evaluation will first be coordinated with the Lead Agency's hydrogeological consultant to insure completeness. The hydrogeological evaluation will identify the following:
  - a. Submission of applicable geologic maps.
  - b. An estimate of the water demand, irrigation requirements and/or restrictions.
  - c. Permit requirements for wells; including compliance of radius of ownership and sanitary control required by regulators.
  - d. The location and characteristics (e.g. well type, depth, pumping capacity, etc.) of the proposed supply well(s), including geologic logs and well completion reports. Proposed test well locations must be approved by the Orange County Health Department (OCHD) prior to drilling. The town's hydrogeologic consultant must be copied on this task for comment.
  - e. A minimum 72-hour pump test will be performed and demonstrate 6-hour stabilized yield and drawdown of the proposed supply wells(s). Aquifer testing shall be conducted in conformance with (1) New York State Department of Environmental Conservation: Recommended Pump Test Procedures for Water Supply Applications: Level One Protocol: Total well field pumping rate of 350 gallons per minute (gpm) or less. (2) New York State Department of Health: Appendix 5-D Special Requirements for Wells Serving Public Water Systems. (3) New York State Department of Health: Appendix 5-D Standards for Water Wells. To avoid "short circuiting", all pump water will be diverted beyond the cone of depression of the pumping wells. Property owners within the 1,500 feet radius of the proposed water supply will be contacted to volunteer to have their wells monitored. Those willing to have their wells monitored will be considered for potential inclusion in the water supply study based on finalization of a monitoring plan with the OCHD and Town's hydrogeologic consultant. A representative number of wells located within the affected aquifer of the proposed water supply wells which may be affected by the proposed use of the supply well(s) will be evaluated. The applicant will ascertain during the course of the pumping test whether the source well is under the influence of surface water. Piezometers must be installed in surface water/wetland features within 500 feet of the proposed onsite pumping test wells to determine any hydrogeologic interconnection, if any. The wells must be sampled for all parameters specified in NYSDOH Sanitary Code, Part 5, Subpart 5-1, including radon and MPA analysis (if required). The report must include an evaluation of the water quality and treatment requirements, if any. Include all well logs and pump test data in the appendices, including water quality test results of supply wells.

- f. An estimate of the existing supply capacity of the aquifer based on available information sources and its general physical extent. The study must include a water budget (recharge analysis) of the study parcel and watershed. Location and amount of current groundwater withdrawals in the watershed must be inventoried. Recharge must be estimated under normal and drought conditions and compared to estimated water demands of the project. If the sewer district(s) will be disposing of sewage effluent off site, include the removal of that water in the water budget analysis.
  - g. The analysis of ground water impacts will include an identification of mitigation measures to be implemented if necessary. Discuss water supply and adequacy to supply adjoining properties and/or properties impacted by withdrawals from the proposed wells (if any).
2. Depth to groundwater measurements should be taken in areas of proposed deeper cuts to help determine if groundwater will be encountered.
  3. Water Supply System: the proposed water supply system (water storage tank, delivery issues, pressure zones, distribution around the site, and any on-going upgrades planned by the water supplier) shall be clearly explained with provision for both domestic and fire flow capacities. Administrative issues relating to the water supply system and water district shall also be addressed, including the district expansion and procedures for the same.

#### **D. Wastewater / Sewage Disposal**

1. Estimate the potential sewage generation from the proposed project. Identify the sewer district(s) which include(s) the site and the location where the sewage is treated and discharged.
2. Site is not wholly located within an existing sewer district, and the applicant seeks to have the sewer district boundary modified to include the entire site. Explain what permits and authorizations are needed to extend the sewer district, and address what pre-conditions, if any, must be met in order for the district bounds to be extended. Include an analysis of the impacts to existing district properties and users who have been paying debt service on the initial capital improvements that the Bellevalle out of district properties will be using.
3. Address whether there is any excess capacity available at the existing wastewater treatment plant serving the site to handle the additional effluent generated by the project. Address any limitations on the use of same, such as any limitation on the number of units that may be permitted annually. Analysis of sewer treatment capacity should include an accounting of currently approved applications and applications already under plan review for which allocation of plant capacity is proposed, for all projects contributing to the sewer treatment plant proposed to receive the project's effluent.
4. Address any other potential sewerage limitations that may apply to the project in addition to capacity of the receiving sewer treatment facility, including capacity of the existing collection lines and mains, pump stations, and other necessary equipment to convey effluent to the treatment facility.
5. Discuss mitigation measures including water conservation to reduce sewage flows.
6. Consider and address the feasibility of alternatives for the proposed sanitary waste collection system for the project, including other regional alternatives that have been proposed in the Town of Chester. If a new disposal system is proposed, then WAC analyses and other studies may be



required, and the DEIS would then need to address its compliance with the Town of Chester Comprehensive Plan (assuming the same were to be located in the Town of Chester) and also with existing and pending Town of Monroe Master Plan - Comprehensive Update. This alternative should also address any other collection lines and mains, pump stations, and any other necessary improvements to convey effluent to the treatment facility, and any environmental impacts that may be associated with such ancillary infrastructure. If an alternative treatment plant is proposed, its ownership must be discussed in light of the fact that all of the requisite municipal plans frown upon privately owned treatment plants.

## **E. Terrestrial and Aquatic Ecology**

### **1. Vegetation**

- a. Contact the NYSDEC and Federal Fish and Wildlife Service to identify and evaluate the possible presence of unique, rare and/or endangered, threatened or proposed for listing as either protected species, or species of special concern. This evaluation shall also consider vegetative communities including the pitch pine-oak-heath rocky summit, Appalachian oak-hickory forest, hemlock-northern hardwood forest, chestnut-oak forest, Atlantic white cedar species.
- b. Conduct a primary field survey by trained professionals to determine existing vegetation and provide a description of the findings. The field survey should cover, where appropriate, the full growing seasons of the year. Mapping of all significant areas of vegetation and specimen vegetation in areas of disturbance should be provided.
- c. Evaluate the potential impacts on the resources identified, including a quantitative assessment of potential loss and/or reduction of function, and necessary mitigation measures designed to offset, reduce, or eliminate such losses.
- d. Address any municipal tree laws (Town of Monroe Zoning Art XX and Subdivision Regulations, and Town of Chester Subdivision Regulations Section 83-24-C)) and tree planting requirements. Tree plantings should incorporate native species. In addition, the impact on existing trees within the limits of potential site disturbance on and adjacent to the applicant's property should be presented.

### **2. Fish and Wildlife**

- a. Contact the NYSDEC and Federal Fish and Wildlife Service to identify and evaluate the possible presence of listed unique, rare, endangered, threatened or species of special concern, or species proposed for listing. This section shall include an evaluation of the potential presence of the timber rattle snake (U.S. Fish & Wildlife Services lists the ridge of Bellevale mountain as an area known for timber rattlesnakes). Discussion should include the ecological features that occur on Bellevale Mountain (a B3-high biodiversity significance rating from the Federal Fish and Wildlife Service) and the probability of occurrence of far-reaching impact to these resources due to construction of this proposed project.
- b. Conduct a primary field survey by trained professionals to identify existing species that may utilize the site and provide a description of the findings. Address habitat suitability for unique, rare and/or endangered, threatened and special concern species and assess likelihood of their presence if not observed. The field survey should cover, where appropriate, the active seasons of the year. Applicant should identify the presence of

likelihood of any wildlife movement patterns, potential wildlife corridors (known as dispersal corridors) or other potentially critical connections to open spaces beyond the project site. Analysis should specifically address any proposed woodlands fragmentation on the ridge top and higher slopes of Bellevale Mountain and include any proposed or potential impact on wildlife dispersal corridors along the ridge due to development fragmentation under the plans.

- c. Evaluate the potential impacts on the resources identified, including a quantitative assessment of potential removal or disturbance of existing wildlife and habitat areas, and necessary mitigation measures designed to offset, reduce, or eliminate such losses. In addition to endangered or threatened species, also address Responsibility Species as per the Audubon Society's publication "Important Bird Areas of New York". Address potentially harmful or nuisance interactions between future residents and wildlife species and identify mitigation measures to minimize or avoid same.

### 3. Wetlands and Waterbodies

- a. Delineate and flag the boundary of all on-site State and Federal Jurisdictional Wetlands in accordance with New York State criteria and the methodology provided in the 1987 Army Corps of Engineers Wetlands Delineation Manual. Delineate and flag the boundary of Town of Monroe-regulated wetlands in accordance with Chapter 56 of the Town Code. Describe on-site wetlands and waters, listing codes and classifications for state regulated wetlands, streams and waterbodies. ACOE Jurisdictional Determination shall be provided. All proposed disturbance of any wetland or other surface hydrology areas should be clearly noted on the plans and described in the DEIS. The historic hydro periods, ordinary high water marks, and seasonal water elevations should be noted for all on-site wetlands.
- b. Calculate the area of proposed wetland disturbance based on grading plans, calculate stream disturbances and identify any surface water discharges including stream siltation.
- c. Assess wetland functions and values and potential impacts at the subdivision, project and any other appropriate scales and describe proposed mitigation.
- d. Discuss any special mitigation measures that will be implemented to prevent soil erosion and sedimentation of wetlands during construction.
- e. Identify permits required from the NYSDEC, Army Corps of Engineers, and/or Town of Monroe to implement the proposed project.

## **F. Land Use and Zoning**

### 1. Land Use

- a. Describe existing land uses of the subject property and adjoining properties.
- b. Discuss the compatibility of the proposed project with the character of the adjoining area.
- c. Discuss potential impacts on adjacent land uses.

- d. Describe the construction schedule. Discuss impacts on adjacent land uses associated with proposed construction activities, including access to the site for construction vehicles, effects of construction traffic on adjacent roadways, construction staging and material stock piling, erosion and sedimentation control.

## 2. Zoning

- a. Describe existing zoning of the project site and adjoining properties.
- b. Discuss conformance of the proposed action with the most recent comprehensive plans for the Towns of Chester and Monroe, and pending plans where applicable. Proposed open spaces should include a discussion how the proposal complies with the requirement that spaces be contiguous and accessible as well as interconnected to adjoining subdivisions to maximize habitat value and integrity of the open space.
- c. Demonstrate compliance with all zoning requirements and subdivision approval standards and other criteria set forth by the Town Codes. The qualifications and requirements of the site for clustering pursuant to Town of Chester Code Section 98-25 shall be addressed. Included with the clustering alternatives will be a yield map demonstrating conformance with .98-25 C.(3) and D.(3). Zoning and subdivision regulation compliance demonstration shall clearly indicate the extent to which any modifications or waivers of such standards and other criteria or any variances from such regulations would be required to carry out the project as proposed, and an evaluation of why such deviation would be appropriate.
- d. Address impacts on Chester RPOD and locations that may be visually impacted by the proposed development. Address the visual impact of grading and clearing for the roads, and address the future permitting of houses for lots proposed to be created within the same; determine where re-vegetation, siting and construction guidelines may be developed to streamline the process for future homeowners in a way that is compatible with SEQR and Town law, and protects the visual resource. (Tie into the Aesthetic Resources section).

## G. Transportation

- 1. A Traffic Study will be conducted which will evaluate existing traffic conditions compared to conditions that would be anticipated from implementation of the proposed action at the subdivision and project scales. 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 designed to lessen the impact of the project on the adjacent road network. Such study will include ability of existing roadway structures (i.e., pavement section, width, geometry, etc.) to accept additional traffic and consideration of traffic calming designs to reduce speeding within project and adjacent area roadways. Methodologies from the latest version of the Highway Capacity Manual will be used to conduct intersection analyses. All of the data collected and analyzed will be summarized in maps or tables.

Project maps must show the proposed Henry Farms main drive and commercial/emergency drive to Lakes Road from the Henry Farms preliminary plans.

- a. Study Area Intersections. Data collection will include counts and turning movements at the following existing intersection locations:

- **Lakes Road/Route 17M (also consider its effect on High Street operations)**
- **Lakes Road/Laroe Road**
- **Lakes Road/School Road**
- **Lakes Road/Camp Monroe Road**
- **Lakes Road/Washington Road**
- **Gibson Hill Road/Laroe Road**
- **Gibson Hill Road/Road "A"**
- **Trout Brook Road/Laroe Road**
- **School Road/Cedarcliff Road**
- **Reynolds Road/Stage Road**
- **Stage Road/Pine Tree Road**
- **Lakes Road/Cromwell Hill Road, High St. & Gilbert St.**
- **Camp Monroe/Pickerel Road**
- **Trout Brook Road/Sunfish**
- **Laroe Road/Sunfish**
- **Kings Highway/Route 17M**
- **Proposed New Road/Lakes Road**

Also take into consideration the Rye Hill Road GEIS improvements at the intersections of Reynolds Road/Rye Hill Road and Mine Road/Rye Hill Road.

- b. Peak Hours. The AM (6:30 to 9:00) and PM (3:00 to 6:30) peak hour traffic volume counts and analysis of intersections and turning movements will be conducted on Tuesday, Wednesday or Thursday to accurately measure the commuter, as well as considerable school bus traffic in these areas. Weekend traffic analysis also to be conducted; weekend counts will be conducted during the Saturday midday time periods (11:00 a.m. to 2:00 p.m.) only for those intersections determined, based on ATR data to be within 20 percent of the highest weekday counts, or higher. Data will be collected when public schools are in session, and ATR's placed for one continuous week will be used to verify the peak hour periods.
- c. Roadway analysis. Existing streets will be inventoried to determine street widths, shoulder conditions, speed limits, prevailing speeds, number of travel lanes, sight distance measurements at intersections with restrictive conditions, traffic control devices, signs, and markings. Speed measurements will be conducted to determine the off-peak 85<sup>th</sup> percentile speeds that will be used in the sight distance analysis. Accident reports for the most recent three years of data will be utilized to calculate accident rates and compare them to applicable statewide rates. High accident locations will be evaluated in further detail to determine the attributing causes and determine the impact that project generated traffic will have on roadway and roadside safety. Sight distance and intersection conditions of other intersections that are within the study area but not analyzed for Level of Service shall be included, such as Lakes Road/Jefferson Road, Sunfish Lane/Laroe Road.

- d. Analysis of Impacts. The analysis will include evaluation of other known area projects at the time that the traffic study is undertaken. The study will include applicable development projects under construction, and development projects approved and not yet under construction (this shall specifically include, but not be limited to, the Henry Farms project, and shall consider for traffic volumes and turning movements as well as road alignment, intersections and other considerations). The build year at which time the project will be completed, 2010, will be analyzed. 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 Institute of Transportation Engineer's most recent *Trip Generation Manual* and will include the trips generated from the potential park uses on the site. The parking demand generated by the proposed park uses will also be considered in the development of adequate parking areas. A reasonable worst-case scenario will be developed for the on-site park uses as to their impact on traffic operations and parking. Weekend traffic analysis to be included. Trip distribution assignments used for impact analysis to be made based on Census data f, existing travel patterns and the O-D study results discussed in section g. below.
- e. Other considerations. The analysis will include a discussion of the ownership status and abandonment of McGinnesburg Road. Sight distance and other impacts of proposed retaining walls at future intersections and driveways shall be addressed. Sight distance analysis needed for several lots on Lakes Road and Camp Monroe Road. Address Town of Chester policy towards retaining walls in/adjacent to the road ROWs. Address pedestrian environment (existing and proposed); sidewalks required. Any requested waivers shall be specifically identified. Traffic Study shall include an accident history, including: location of accident, type of accident, number of injuries, probable cause, road conditions, number of vehicles involved. Address the proposed classification of the proposed streets pursuant to the Town of Chester Subdivision Regulations Section 83-20. Evaluate the Camp Monroe/Trout Brook Road intersection and the possibility of establishing a 90-degree intersection.
- f. Mitigation. Mitigation in the form of recommendations for roadway and intersection improvements, traffic controls, signal modification, timing revision, future monitoring shall be discussed. The need for sidewalks within the proposed subdivision will be discussed as will mitigation measures at high accident locations that will be affected by project-generated traffic. A signal warrants analysis will be performed for any intersections where the installation of a new traffic signal is being considered.
- g. Origin-Destination Study. To evaluate the impacts and benefits of the cut-through road and alternative roadway layouts, an origin-destination (O-D) study will be performed during the weekday and weekend peak hours. The survey locations will be reviewed and approved by the Town, but will be focused on determining the change in travel patterns associated with the road layouts presented in the Alternatives section. The method of collecting the O-D patterns will also be reviewed and approved by the Town.

## **H. Aesthetic Resources**

1. Describe through the use of narrative text, aerial photographs, plans, sections, visual sight lines, including a viewshed map showing important viewing points within the Towns from which this site can be viewed using the NYS DEC Program Policy, Assessing and Mitigating Visual Impacts, DEP-00-2, with particular specificity placed upon any development within the RPOD

due to the number of homes proposed in this viewshed protected area, or other graphic representations, the visual character of the proposed action and its environs. The analysis will describe:

- a. The existing visual character, including all structures on the site (including the O&R and Con Ed power lines).
  - b. The change in visual character resulting from implementation of the proposed action, including any impact on the viewshed in the RPOD areas and the viewshed of the pre-existing power lines to adjacent properties due to tree clearing.
  - c. Mitigation measures proposed to lessen the visual impact of the proposed action including but not limited to such matters as architectural design, landscaping, preservation of existing vegetation and woodlands, and preservation of existing topography and preserving the screening of the existing power lines for adjacent properties.
  - d. If mitigation is necessary, describe the landscaping/revegetation elements to be integrated into the subdivision plan to mitigate potential visual impacts.
  - e. The DEIS will describe potential visual impacts to the Town of Chester Ridge Preservation Overlay District. (see the zoning section comments). Specific attention shall be paid to visual effects during both day and night time conditions. Site lighting, including street lighting and also individual lot lighting, shall be considered, and any mitigation measures such as a lighting plan for lots or requested waivers to street lighting requirements shall be specifically identified. The applicant should professionally investigate the latest planning tool measures available that will visually support a position that any homes in or near the RPOD will not have a negative impact.
  - f. The DEIS will demonstrate compliance with Code Section 98-26 C(1)(b) utilizing the methodology described in the NYSDEC visual impact assessment policy.
2. Where backs of lots face Lakes Road, a comprehensive and coordinated buffer and screen plan along the road shall be provided. Coordinated fencing, planting requirements to be included, also including replacement/replanting requirements.

#### **I. Historic and Archaeological Resources**

1. Contact the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) to determine the potential impact on historic and archaeological resources that may be located on the project site, as well as the Chester and Monroe Historical Societies.
2. Describe the findings of any cultural resource investigation if same is required by OPRHP.
3. Discuss mitigation measures proposed or alternatives considered as deemed advisable by the professional archaeologist or OPRHP.
4. Seek input from Town Historian on the location and nature of any cemeteries on site and the requirements of the Town's Cemetery Laws.

## **J. Community Facilities and Services**

1. The Proposed project will create the need for additional community services including police and fire protection, emergency services, education, utilities, recreation, open space and solid waste disposal. Each existing service area will be described as to its existing capacity. (Water and sewer supply services and distribution are addressed separately in other categories above).
2. The impact of the proposed project on each service area will be estimated, according to generally accepted practices.
3. Mitigation measures will be discussed including increasing the capacity of each of the community service areas as a result of the proposed action.
4. This section will describe the proposal to dedicate existing on-site camp facilities to the Town of Chester for recreational purposes. Included in this description should be a complete inventory, description, approximate age and condition of every structure or major pieces of machinery intended to be dedicated to the Town.
5. Special attention will be given to the impact of the proposed project on the representative school districts. This will include an evaluation of the number of children that may be added to the districts from the proposed project. A fiscal analysis will be undertaken, based on generally accepted planning practices, of what the project impacts will be on the delivery of educational services and whether the tax revenues from the project will be lesser or greater than the cost of educating the additional children generated by the buildout of the proposed project.
6. Schools: address impacts other than fiscal impacts to the two different school districts; consider school bus routing and school bus transportation impacts relative to proposed road system and phasing plan. Particular consideration shall be paid to any lots that might be divided by the school district boundary. Consideration of all plans and alternatives or sub-alternatives shall incorporate specific evaluation of the different effects of the layouts on the school districts and school bus routing, with a special focus on the efficiency of routing and safety considerations. As part of the school district impact evaluation process in this DEIS, the School Districts should be invited to consider evaluating their boundaries for potential modification, with the understanding that this is the option of the Districts to consider and is not under the purview of either the applicant or the Lead Agency.
7. Utilities: address how the public utilities are proposed to be distributed within the site, both physically and administratively. The following should be analyzed:
  - a. The potential impact of biodegradable and thermal loading on Trout Brook Stream/Lake.
  - b. Estimates of both water and wastewater volumes generated by a full build-out of the project and their concomitant impact on water (including firefighting capabilities and dead-end water main being kept clear of rust and sediment, will flushing be required and would it burden public works staff, is this a routine program that is currently performed by Town staff, are there environmental impacts related to potential flushing) and wastewater quantity and quality.
  - c. The number of required or provided hydrants for fire protection, if any.

- d. The responsibility for the ownership and maintenance, as well as the abatement of any noise or odor, of any pump stations associated with the proposed project.
  - e. The need and cost of upgrades to the Town water and wastewater systems, together with a quantified analysis of the potential environmental effects of electrical failures, malfunctions, leaks of the systems.
  - f. The ability of any proposed water tank(s) to meet the needs of the Town, including firefighting, especially if several homes would be at or above the tank elevations.
  - g. The siting of necessary utility service for the project (including transformers, holding tanks, utility stations, meter boxes, etc.).
8. Address intermunicipal service and administrative concerns:
- a. for police: Town of Chester has a local police force, but Town of Monroe uses state police. For the components of the project that are in the Town of Monroe, how will they understand that they are in a different service area even though they are part of the same project?
  - b. for highways: cul de sac "N" begins in Chester but terminates in the Town of Monroe. Address how this will be maintained, consider impacts to both highway departments
  - c. address any other intermunicipal service delivery concerns including central water, fire protection, and ambulance. If cable service or other services are affected by the municipal boundary, then this should also be addressed. Library access and service shall also be considered.
  - d. address any other intermunicipal administrative issues, such as any lots crossing municipal boundaries, etc. if applicable.

Consideration of all plans and alternatives or sub-alternatives shall incorporate specific evaluation of the different effects of the street layouts and driveways on intermunicipal service and administrative concerns, with a special focus on the efficiency of routing, emergency services access and safety considerations.

9. Recreation: Describe the existing facilities in Camp Monroe and the type and intensity of use which has taken place there. List any improvements needed to bring buildings up to code for public recreational use, such as access, sprinklers, restrooms, etc. [check with building inspector]. Address whether Camp is to continue being used during this land use application process. Address what is proposed to be retained via clustering and proposed future use of facilities for parkland purposes and the timing of and responsibility for any demolition within the project phasing plan. Conduct an Environmental Audit of the existing camp recreational facilities, including a structural analysis of the buildings to be offered to the Town, as well as the condition and capacities of existing roadways, water, electrical and sewer services. The analysis will provide historic information on costs of capital repairs, as well as an annual cost estimate for maintenance of all facilities to be offered. Address the potential recreational benefits for providing hiking trails to eventually link this property through the Chester Golf Project site to the Goosepond Mountain State Parkland. Address preservation of the existing Highlands Trail through the project site. All site impact analyses (including but not limited to traffic, sewer/water, EMS) should incorporate consideration of some reasonable level of future use of retained facilities for public park and recreational purposes.



## **K. Fiscal Impact Analysis**

1. A fiscal impact analysis will be undertaken to ascertain the potential fiscal impacts associated with the increased demand generated by the project.
2. The fiscal impact analysis will be on the cost and revenue implications of the population change in each Town and for each service taxing district that results from the proposed action. The fiscal impact analysis will be based on generally accepted methods and their application. The market value for proposed homes will be described, as it is the basis for property tax revenues.
3. Mitigation measures, if necessary, will be presented that minimize the fiscal impact of the proposed action.

## **L. Noise and Air Resources**

1. The DEIS will evaluate the potential construction-related impacts to noise levels and air resources and will identify appropriate mitigations to reduce it, including the noise to be generated by site clearing, truck traffic, jack-hammering, any proposed pumping station, blasting, stone or wood chipping and the potential post-development noise from environmental impacts to the surrounding neighborhood, if any.
2. Address effect on existing areas of changed traffic patterns and road connections.
3. Discussion should include any potential for adverse odors related to specified wastewater treatment sites and present mitigation measures.

## **M. Environmental Health**

1. The DEIS will include a current evaluation of the condition of the existing dam.
2. The DEIS will evaluate the condition of the existing Camp Monroe buildings; and will address whether there are any existing or potential environmental contaminants that might affect future use of the buildings and site. E.g, asbestos, mold/moisture, underground storage tanks, spills of any sort.

## **IV. UNAVOIDABLE ADVERSE IMPACTS**

This section of the DEIS will identify impacts that are likely to occur despite mitigation measures, and will compare the beneficial and adverse implications of these unavoidable impacts. Such impacts will include a discussion of Construction Impacts as follows:

1. Potential environmental impacts anticipated due to the construction of the proposed project, hours of construction operations, including noise and traffic, air quality, dust blasting, chipping and its impact on the surrounding area should be described, including the potential damage (and remedial measures to be taken to correct damage) to Town roads from construction traffic, and the prevention of project mud and gravel from being tracked onto Town roads. Estimates of the tons and truck trips necessary to carry out construction related to both the initial construction of the subdivision, as well as the construction of the subsequent homes should be set forth.
2. The plans presented indicate that blasting may be a significant environmental impact. The discussion of blasting should not only include mitigation measures that address ways in which blasting will take place, it should also address ways of reducing and avoiding the need for

blasting. If significant blasting will likely occur, alternatives involving changing the plans to reduce or avoid blasting should be a requirement.

3. The potential that blasting may disrupt adjacent wells and the Town's water supply should be addressed. An investigation and description of prior disturbances to wells and Town water by prior blasting in the Town should be discussed.
4. An off-site pre-blasting inspection program should be described, as well as proposed reconstruction and/or compensation if off-site blasting impacts occur.
5. There should be a description of methods of recycling waste and natural materials on site during construction.
6. Describe the construction schedule and any limitation to the amount of acreage of disturbed soil exposed at any one time.

## **V. ALTERNATIVES**

This section of the DEIS will evaluate and compare alternatives to the proposed action, which are listed below. The evaluation and comparison will include a conceptual subdivision plan and a tabular comparison of quantified impacts in addition to text. Explicitly indicate the alternative(s) that would preserve Camp Monroe or eliminate it for use as a Town recreational facility and specifically address the consistency of such actions with the Town of Chester Plan.

The following alternatives will be studied:

- A. The "No Action" Alternative as required under 6 NYCRR 617.9.b.5.
- B. Conventional Subdivision. A conventional plan layout consisting of 135 lots in Chester, and 8 lots in Monroe, will be analyzed as an alternative to the proposed action.
- C. Evaluate new alternative that would either close off or limit traffic on Camp Monroe Road from Lakes Road and provide a new access through access connection through the site to Lakes Road at the south end of the site. For example, eliminate the Washington Road interconnection with Camp Monroe Road and make Road "I" intersect with Lakes Road (Co. Hwy. #5). Evaluate to determine if it is a viable alternative; consider possible restrictions on the Camp Monroe/Lakes Road intersection. Such a layout would affect a local wetland buffer in Monroe and would require local permit, but could provide a much better road alignment with Lakes Road and possibly improve safety. As part of this alternative, evaluate the specific problems and traffic issues at the Camp Monroe/Lakes Road intersection.
- D. The question of a through road connection over the hill to the Gibson Hill Road area should be carefully considered as to need and visual impact. This will involve the need for Origin/Destination studies to determine current traffic directional flows from land uses on both sides of the ridge. Input from the school districts would be needed, since the school district boundary is at the top of the hill, and we do not know if school buses would use the route or if it is otherwise needed for emergency services.
- E. Alternative Cluster Subdivision. During the course of the DEIS analyses, it may become evident that an alternative cluster plan would result in an overall improved design that would avoid increasing the density in the ridge area, or environmental impacts in ecologically sensitive areas, etc., e.g., alternative access, alternative building lot locations, etc. Some of the lots that are shown in the current cluster plan are not ideal, with some being laid out on grades that are

steeper than the conventional plans. A typical objective of a cluster layout is to place houses on land more suitable to development, and these lots will still have to meet basic subdivision regulations. Furthermore, the road length in the cluster is not much shorter than in the conventional plans. The DEIS may include an alternative cluster subdivision which documents the benefits of an alternative layout.

The alternatives will be developed to the degree that they can be compared on an equal basis with the proposed action. Clearing limits for all alternative plans will be provided, and the proposed levels of disturbance for each alternative quantified. The school district boundary must be shown in all mapping of alternatives, and the effects on school districts, layout, access, and circulation must be considered for all alternatives, among other things. Provision should be made for concept stormwater management in all plan alternatives as well as water and sewer supply, as needed.

Complete cultural resources study is to be carried out for the applicant's preferred plan (as it may be modified in response to data that is developed in the SEQR review process). If an alternative plan is ultimately chosen, then the additional cultural resource study would be done at a later phase, and the plans re-evaluated according to the results.

#### **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**

Potential growth-inducing aspects, from the extension of sewer and water districts, as well as new roadway systems, including short and long term, and primary, secondary and indirect impacts, generated by the project will be described and mitigation measures discussed, if necessary.

#### **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 background information relevant to the proposed action such as this Scoping Document and other relevant SEQR documents, a list of involved and interested agencies, and relevant correspondence with involved agencies and persons. These include but are not limited to:

1. SEQRA Documentation
2. Correspondence
3. Wetland Delineation Report
4. Stormwater Management Report
5. Traffic Calculations and Traffic Report
6. Pump Test
7. Geotechnical Report (including depth to bedrock and groundwater measurements)

8. Visual Resources Analysis (include photosimulation)
9. Cultural Resources Study