

DRAFT
Scope for Preparation of a Draft Environmental Impact Statement
For the “Gateway Commons at Stewart” Development
Routes 17K and Skyers Lane/I-84
Town of Newburgh, New York

Revised June 12, 2009

SEQR Classification of Action: Type 1

Lead Agency: Planning Board, Town of Newburgh, Orange County, New York

DESCRIPTION OF PROPOSED ACTION

This DEIS will identify and analyze the proposed action, a subdivision application for three commercial lots and an application for site plan for an approximately 69,000+ square foot (SF) supermarket proposed on Lot 1. This DEIS will also identify and analyze potential future development of the remainder of Lot 1 and Lots 2 and 3 based on a build out to include multiple retail buildings that will total about 69,000 SF; several restaurants including fast food operations; a bank; multiple office buildings totaling 225,000+ SF; four hotels with about 460 rooms; and indoor and outdoor recreation/entertainment uses. Site improvements for the initial and potential future uses will include parking, roads, pedestrian trails and walkways, landscaping and stormwater management facilities.

The project is on 84.4 acres of land that is mostly undeveloped south of NYS Route 17K and west of I-84. This development project is called “Gateway Commons at Stewart”.

Site Location

The site location is shown in Figure 1: location map. The project site is located on the corner of NYS Route 17K and Skyers Lane, along the south side of Route 17K and along the west side of I-84, nearly adjacent to the I-84 exit to 17K (exit 6), in the Town of Newburgh, Orange County, New York. The proposed commercial development will be located on land in the B (Business) zoning district.

Description of the Project

The proposed development will be constructed on approximately 84.4 acres of undeveloped land. The property presently consists of four tax parcels as shown in Table 1 below.

This DEIS will discuss specifically the impacts of the proposed supermarket at a level of detail consistent with the engineering plans for the supermarket. Impact evaluations for the development of the balance of the site will be discussed at a level of detail commensurate with the conceptual nature of those plans. The DEIS will include draft thresholds, setting the parameters under which the balance of the site will be reviewed, permitted and developed.

Summary of Lot Area	
Tax Lot	Acreage
Section 89 – Block 1 – Lot 25.22	67.377
Section 89 – Block 1 – Lot 26	9.923
Section 89 – Block 1 – Lot 30.2	6.285
Section 89 – Block 1 – Lot 31	0.847
Total Site Acreage	84.432

Of the 84.4 total acreage of the project site, approximately 11 acres are wetlands that will remain largely undisturbed. Approximately 57 acres will consist of roads, buildings and other paved surfaces, and 16 acres will consist of stormwater basins, lawn, landscaping and undisturbed wooded areas.

GENERAL GUIDELINES

The DEIS will address all items in this Scoping Document. Each impact issue (e.g., soils, surface water, traffic, etc.) will 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 will be accompanied by appropriate tables, charts, graphs, and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion will 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, roads, and water bodies.

Information shall be presented in a manner which can be readily understood by the public. Efforts should be made to avoid the use of technical jargon. However, technical appendices will include sufficient detail and technical information to allow a complete and thorough review.

Discussion of mitigation measures will indicate which measures have been incorporated into project plans.

The document and any appendices or technical reports will 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, will be identified as those of "the applicant."

Any assumptions incorporated into assessments of impact should be clearly identified. In such cases, the "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 prior to submission to the Planning Board for acceptance.

I. INTRODUCTORY MATERIAL

A. 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 Newburgh 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:

John Ewasutyn, Chairman
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, NY 12550
(845) 564-7804

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. Web link to the SEQR documents.
8. Date of acceptance of the DEIS (to be inserted later).
9. Date of public hearing (to be inserted later).
10. Deadline for comments on the DEIS (to be inserted later).

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

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

II. SUMMARY

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

- A. Brief description of the Proposed Action.
- B. Significant beneficial and adverse impacts.
- C. Issues of controversy specified.
- D. Proposed mitigation measures.
- E. Alternatives considered.
- F. Adverse impacts that cannot be avoided.
- G. Irreversible and irretrievable commitment of resources.
- H. Growth inducing aspects.
- I. Use and conservation of resources.
- J. Permits and approvals.
- K. List of involved agencies and interested parties.

III. DESCRIPTION OF THE PROPOSED ACTION

Describe proposed subdivision and site development. Discuss the following to a level of detail as per the site development drawings:

A. Location

1. Establish geographic boundaries and general conditions of the project site, including regional and local maps.

B. Project Design and Layout

1. Site Characteristics

- a. Tax lots, zoning and general overview of site and surrounding land use
- b. Overview of amount of land on site of various cover types, i.e. woodland, meadow, etc.
- c. Describe wetlands onsite
- d. Anticipated impervious surface area (roofs, parking roads)
- e. Amount of land to be cleared by type, i.e. woodland, meadow, etc.
- f. Amount of undisturbed land or landscaped areas to remain

2. Structures and Infrastructure

- a. Description of proposed uses and layout, including area of buildings and uses, enclosed as well as outdoor facilities
- b. Discussion of architectural styles and elevations for various uses
- c. Location of parking areas, including shared parking facilities, and number of spaces; total pavement area
- d. Pedestrian facilities, picnic, park and/or plaza/common areas
- e. Storm water management/drainage and erosion and sedimentation control plans.
- f. Utility plan, water and sewer, including options for ownership and maintenance of any such facilities
- g. Discuss walls, fences or other physical barriers for certain uses or improvements
- h. Describe landscaping plan, including buffers, tree plantings and berms

- i. Describe lighting plan, including shielded and down-directed lamps
- 3. Access
 - a. Discuss main and secondary access from NYS Route 17K
 - b. Describe internal access layout and related traffic controls
 - c. Discuss private ownership and maintenance of proposed roads
 - d. Discuss potential pedestrian access and pathways
 - e. Discuss possible emergency access with crash gate from I-84
- 4. Landscaping
 - a. Describe landscape plans
 - b. Describe buffers to be provided between site and adjacent properties
 - c. Description of screening of buildings and parking from adjacent properties and Route 17K
- 5. Zoning and Regulations
 - a. Describe project design conformance with Town of Newburgh zoning regulations
 - b. Discuss proposed revision to Town of Newburgh zoning regulations to permit extended stay hotels with kitchen facilities in individual rooms as part of a business park development
 - c. Describe project design in relation to Town of Newburgh subdivision and other pertinent regulations
 - d. Describe project design in relation to Town of Newburgh Design Guidelines (refer to detailed discussion of conformance in land use section E).

C. Construction and Operation

- 1. Construction
 - a. Anticipated construction period
 - b. Schedule of construction
 - c. Sequencing of construction including erosion and sediment control measures, construction equipment and materials staging areas, truck traffic, dust suppression.
 - d. Discussion of project phasing, stabilization between phases, and bonding related to phasing
- 2. Operation
 - a. Hours of operation, including the entertainment center and outdoor recreation center
 - b. Deliveries
 - c. Lighting and security, including hours of lighting
 - d. Maintenance responsibilities (i.e., drainage, roads, wetland mitigation)

D. Project Purpose, Need and Benefits

- 1. Public need for the project, including social and economic considerations, and municipality objectives on adopted county and local development plans.
- 2. Objectives of the project sponsor and compatibility.

E. Permits and Approvals Provide a list of all required permits and approvals including the following:

1. Local
 - a. Sewer (and Water) Service – Town of Newburgh Town Board & City of Newburgh City Council
 - b. Zoning amendment with regard to extended stay hotel, if proposed – Town of Newburgh Town Board
 - c. Subdivision and Site Plan Approval – Town of Newburgh Planning Board
 - d. Street Excavation Permit – Town of Newburgh Town Clerk
 - e. Describe anticipated variances, if any – Town of Newburgh Zoning Board of Appeals
 - f. Other applicable local permits (i.e., demolition permit, clearing and grading, blasting, MS4 approval for SPDES permit and disturbance greater than 5 acres)
2. County
 - a. Referral for 239 Review - Orange County Planning Department
 - b. Water Main Extension supply – Orange County Health Department
3. State
 - a. Highway access permit - NYS Department Transportation
 - b. Stormwater and Wastewater SPDES permit, Sewer Main Extension and possible Water Quality Certification – New York State DEC
4. Federal
 - a. United States Army Corps of Engineers (ACOE) wetland permit, if needed

IV. IMPACT ISSUES

A. Soils and Topography

1. Existing conditions:
 - a. List of soil types and their distribution
 - b. Composition and thickness of subsurface material
 - c. Depth to water and depth to and nature of bedrock formations and impermeable layers
 - d. Usefulness as construction material
 - e. Topography and environmentally sensitive lands
 - f. Describe result of any soil testing, if completed
2. Anticipated Impacts
 - a. Grading, potential cuts and fills
 - b. Land disturbance and clearing; potential for erosion
 - c. Temporary effects of construction
 - d. Ongoing use and maintenance of the site
 - e. Potential need for rock removal and blasting

3. Mitigation Measures

- a. Use of excavated material on site
- b. Describe grading, erosion and sedimentation control, phasing (including stabilization between phases) and landscaping.
- c. Mitigation necessary for rock removal/blasting

B. Wetlands

1. Existing Conditions.

- a. Discussion of delineation, survey and mapping of Federally regulated wetlands
- b. For each portion of the wetland identified, indicate:
 - (1) Location
 - (2) Wetlands type
 - (3) Wetland acreage
 - (4) Description of wetland function
 - (5) Description of wetland upland areas' function

2. Potential Impacts.

- a. Disturbances of wetlands regulated by the Army Corps of Engineers.
- b. Describe potential impacts on wetland and upland areas' functions.
- c. Address potential effects of impervious surfaces, stormwater, erosion and sedimentation on wetlands during and after construction.
- d. Discuss location of snow removal areas in relation to wetlands.
- e. Description of any permits required.

3. Mitigation Measures.

- a. Discuss mitigation, as applicable, for impacts on wetland areas and/or function.
- b. Mark wetland boundaries and employ disturbance and stormwater protection measures during construction.
- c. Incorporate "low impact development" measures into stormwater management plan (bioretention filtration and permeable pavement), including long term maintenance.
- d. Marking of snow stockpile areas in the field prior to winter plowing.
- e. Incorporate a landscape maintenance plan into the proposal.

C. Terrestrial and Aquatic Ecology

1. Existing Conditions

- a. Site vegetation characteristics, wildlife habitats and typical associated wildlife based on actual field investigations.
- b. Tree cover, tree species and wooded areas.
- c. Potential for use of the site by rare, endangered or protected species.
- d. Include correspondence from the NYS DEC Natural Heritage Program

2. Potential Impacts

- a. Site disturbance by habitat type.
- b. Describe the anticipated disturbance to vegetation including the loss of significant trees

- c. Potential impact to wildlife and wildlife habitats.
 - d. Potential impact to rare or endangered species .
3. Mitigation measures
- a. Discuss provision of plans for phasing
 - b. Describe conceptual landscaping plans, including plant list and measures to sustain the plantings.
 - c. Tree protection

D. Water Resources

1. Existing Conditions.
- a. Existing drainage patterns on the site and within a 1/4-mile radius of the site
 - b. Discharge points of existing drainage.
 - c. Existing surface water quantity and quality
 - d. Describe tributary to Orange Lake and possible NYSDEC Class C designation
2. Potential Impacts.
- a. Stormwater runoff increases from increased impervious surfaces
 - b. Stormwater runoff water quality impacts
 - (1) Potential increased pollutant runoff from impervious surfaces.
 - (2) Potential turbidity and sedimentation impacts from construction and operation of the project.
 - c. Description of required permits. Address DEC Stormwater SPDES requirements and Town of Newburgh requirements. Prepare Stormwater Pollution Prevention Plan (SWPPP)
3. Mitigation Measures.
- a. Grading and erosion/sedimentation control measures.
 - b. Stormwater Management Plan
 - c. Stormwater runoff quality control measures
 - d. Incorporate "low impact development" measures into stormwater management plan (bioretention filtration and permeable pavement)
 - e. Potential reuse of storm water such as for irrigation
 - f. Maintenance of stormwater control systems.
 - (1) Type of maintenance
 - (2) Frequency of maintenance.
 - (3) Responsible parties for short and long term maintenance.
 - g. Landscaping plans

E. Zoning and Surrounding Land Uses

1. Existing Conditions
- a. Description of the existing land use on and in the vicinity of the project site.
 - b. Discuss character of the surrounding community
 - c. Description of the existing zoning on and in the vicinity of the project site and related local development regulations (subdivision regulations; and design guidelines).

- d. Description of Town of Newburgh Comprehensive Plan Update and other pertinent planning documents and policies as they relate to the project site and the surrounding area.
- e. Description of Orange County Comprehensive Plan as it relates to the project site and the surrounding area.

2. Potential Impacts of proposed development

- a. Compatibility of proposed project changes with surrounding land use patterns.
- b. Discuss effects on character of the surrounding community with regard to the nature of proposed uses, hours of operation.
- c. Compliance with zoning and other land development regulations.
- d. Compatibility with Town Comprehensive Plan Update and other pertinent planning documents and policies
- e. Compatibility with County plan
- f. Describe project conformance to Town of Newburgh Design Guidelines. Discuss rationale for any waivers requested from the Design Guidelines.

3. Mitigation Measures

- a. Screening for visual, lighting and noise impacts
- b. Creation of pedestrian spaces and amenities to enhance community character
- c. Architecture and landscape character of the project in relation to surrounding community
- d. Proposed interim mitigation measures to effects on community character between phases

F. Vehicular Traffic and Roadways

1. Existing Conditions

- a. A description of the local area roadways including size, capacity, pavement width and conditions, number of lanes, posted speed limits, types of roadways, parking and traffic controls and bus routes and stops.
- b. Manual traffic movement surveys at study intersections listed below for existing PM peak hour and Saturday midday peak periods. Traffic volumes should reflect conditions on typical days. Other peak hours may be included for sensitivity analysis if so warranted by the traffic data collected and/or by a change in land use mix. These dates and studies will be discussed with the town's traffic consultants prior to completion.

- (1) NYS Route 17K and Colden Hill Road/Arbor Drive
- (2) NYS Route 17K and Rock Cut Road
- (3) NYS Route 17K and Racquet Road
- (4) NYS Route 17K and Lakeside Road
- (5) NYS Route 17K and I-84 Eastbound on/off Ramps (Exit 6)

- (6) NYS Route 17K and I-84 Westbound on/off Ramps (Exit 6)
- (7) NYS Route 17K and Stone Castle Road/NYS Route 747
(International Road; relocated Drury Lane)
- (8) NYS Route 17K and East Coldenham Elementary/Exeter Site
Driveway
- (9) NYS Route 17K and Governor Driveway/Homewood Avenue
- (10) NYS Route 17K and Fleetwood Drive

- c. If new access points are proposed other than the primary and secondary noted above, the Planning Board and its consultants may review the proposal and request that additional intersections be added to the scope as needed to address the alternative access point(s).
- d. Capacity analyses should be completed for existing conditions at each intersection noted above.
- e. Discuss safety concerns regarding existing roadways, including accident study.
- f. Discuss existing pedestrian pathways

2. Potential Impacts

- a. Determine site generated peak hour traffic using standard Institute of Transportation Engineers practices. Discuss potential traffic volumes related to passenger cars, buses and trucks. An estimate of daily trips to the site for an average weekday and weekend will also be included. Provide a tabular summary with a breakdown of traffic generated by the following: Lot 1 uses; Lots 2 and 3 Buildout; Each individual use; and, Justification of pass-by rates.
- b. Evaluate distribution of project generated traffic for each proposed use (uses with similarly distribution patterns may be grouped together)
- c. Background traffic volume for two design years: one for Lot 1 development; and another for the remainder of the site, including a general growth factor and any pending or approved projects in the immediate vicinity of the site.
- d. Capacity analysis based on No-build future background traffic conditions for each intersection for two design years conditions (one for Lot 1; and another for the remainder of the site), incl. evaluation of driveway geometry.
- e. Capacity analysis of combined conditions for each intersection for two proposed design years (including proposed development of site plus future background traffic).
- f. Analysis of site accesses and specified alternative potential access configurations, including road conditions, size, capacity, sight distance and traffic controls.

- g. Analysis of internal traffic circulation and pedestrian circulation and their relationship and impact. Discuss pedestrian circulation within the site and pedestrian connections to and within the community. Describe public transportation to and from the site.
- h. Sight distance evaluation at the proposed access drive(s).
- i. Discuss parking layout, visitor amenities and pedestrian circulation
- j. Description of the impact of construction traffic on local roads and traffic.

3. Mitigation Measures

- a. Describe potential alternate access configuration
- b. Roadway improvements (as needed)
 - (1) Types of improvements
 - (2) Responsibility for improvements
 - (3) Methods of funding, as appropriate
- c. Internal signage for traffic management purposes
- d. Discuss thresholds and schedule for traffic improvements as determined to be needed before subsequent phases.

G. Air Quality

1. Existing Conditions:

- a. Summarize air quality at the site based on latest available NYSDEC data for the most recent 5-year period.

2. Potential Impacts:

- a. Screen all intersections in traffic analysis to determine need for microscale and mesoscale analyses based on NYSDOT's Environmental Procedures Manual (EPM) for the Build Year.
- b. If a detailed analysis is needed, for the intersections that fail the screening process, the assessment will be conducted for the full build out year for the No-Build and Build conditions for the peak hours assessed in the traffic study. The intersections needing a detailed analysis will be ranked and prioritized and the worst-case intersections will be modeled. If the worst-case intersections comply with the ambient air quality standards, it can be assumed that any other intersections would also comply with the standards.
- c. Based on EPM procedures a particulate matter assessment shall be conducted to address the impacts of PM10 and PM2.5. As part of the assessment, the consultant shall define the worst case meteorological conditions based on NYSDOT Project Level Particulate Matter Analysis Final Policy, September 2004 or the latest New York State methodology.
- d. The project should be screened for the need for a mesoscale analysis base on the procedures outlined in the EPM.
- e. Summarize air quality analyses, including a comparison to State and Federal air quality standards, and include technical reports as appendices.
- f. Construction related impacts: The air quality impacts shall be discussed qualitatively.

- g. Ongoing project related impacts

3. Mitigation measures

H. Noise

1. Existing Conditions.

- a. Current ambient noise levels in vicinity of project site in residential areas as detected on local streets in area. This will include airport traffic, noise and frequency. Measure and document peak noise levels.
- b. Address local noise law. Compare existing noise levels to Town noise law (Chapter 125) and applicable New York State standards.

2. Potential Impacts

Prepare noise analysis focused on critical receptor sites at site boundaries, including areas close to adjacent residential properties. Use existing noise data, supplemented by actual measurements from other similar uses (i.e., "The Castle" in the Village of Chester) if feasible, as basis for determining future noise levels as a result of full site development with all uses in operation. Summarize analysis in DEIS and include analysis as appendix.

- a. Construction Noise: Use standard references. Address expected noise levels from construction traffic, typical earth-moving equipment and/or blasting. Evaluate effects of distance, topography, vegetation, noise source duration and weather conditions on expected noise impacts.
- b. Operational Noise: Compare future noise to Town noise law and State standards. Consider effect of loss of site vegetation between I-84 and Windwood Drive. Address the following noise sources:
 - (1) Operation of proposed uses, including outdoor recreation uses, indoor recreation center use, and hours of operation
 - (2) Air conditioning, heating and ventilation noise
 - (3) Truck and automobile traffic
 - (4) Schedule of truck traffic and loading, and garbage pickups

3. Mitigation Measures based on results of noise analysis

- a. Location of uses in relation to adjacent land uses
- b. Buffer areas
- c. Screening for noise impacts
- d. Typical construction noise mitigation

I. Community Services/Socioeconomic

1. Taxes

- a. Existing Conditions. Current level of taxes generated from project site.
 - (1) Property taxes.
 - (a) Orange County
 - (b) Town of Newburgh

- (c) School District
 - (2) Other taxes (special districts)
 - b. Potential Impacts
 - (1) Property taxes after development.
 - (a) Orange County
 - (b) Town of Newburgh
 - (c) School District
 - (2) Other special district taxes
 - (3) Other taxes after development such as sales taxes
 - c. Mitigation Measures
2. Employment
 - a. Existing Conditions
 - b. Employment Opportunities
 - (1) short term construction jobs
 - (2) long term employment
 - (3) local housing availability and needs, source of employees
 - c. Mitigation Measures
3. Police/Fire/EMS Protection
 - a. Existing Conditions
 - b. Potential demand for additional police/fire/emergency medical services and related impacts. Include correspondence with service providers. Compare to police services at other similar developments (i.e., the Galleria in Middletown or Woodbury Commons).
 - c. Mitigation Measures:
 - (1) Discuss on-site security
 - (2) Discuss building heights, lengths, widths and accessibility for fire apparatus and personnel.
4. Solid Waste
 - a. Existing Conditions
 - b. Potential Impacts, location of compactors and storage relative to surrounding land uses and recycling provisions.
 - c. Mitigation Measures, incl. screening, buffering, pest management.
5. Water Service
 - a. Existing Conditions
 - b. Potential demand and related impacts, including water flow and pressure analysis and evaluation of water supply to multi-story building
 - c. Mitigation Measures
6. Sewage Disposal
 - a. Existing Conditions
 - b. Potential Impacts
 - c. Mitigation Measures

J. Visual Quality

1. Existing Conditions
 - a. Views of the site from area roads.
 - b. Views of the site from adjacent residential neighborhoods.
 - c. Discuss visual character of the surrounding community.
2. Potential Impacts
 - a. Describe proposed architecture, themes and potential colors
 - b. Main and supplemental sign locations
 - c. Provide a graphic analysis of the potential viewshed of the project (including the multi-story building) using line-of-sight profile analysis or other method, and identify potential effects of the project on local visual resources in accordance with NYSDEC visual assessment methodology.
 - d. Evaluation of altered views using photographs, sight line diagrams and/or cross-sections, as appropriate.
 - e. Discuss night lighting including lighting from upper-story building windows and from outdoor recreation activities, especially as it relates to nearby residences.
 - f. Discuss effects on views from adjacent roadways and residential areas in relation to the visual context of project site, including effects during site grading operations and between phases
 - g. Discuss effects on the visual character of the surrounding community.
 - h. Identify visual impacts that relate to the Town Design Guidelines (refer to detailed discussion of conformance in land use section E).
3. Mitigation Measures
 - a. Landscaping
 - b. Screening for visual impacts
 - c. Lighting plan, including shielded and downward-directed fixtures, that describes type, location, and timing of exterior lighting fixtures.
 - d. Pedestrian spaces and amenities, architecture and landscape features to enhance community character
 - e. Proposed interim mitigation measures to effects on visual character between phases

K. Archaeological Resources

1. Existing Conditions
 - a. Conduct a Phase 1A and, as needed, Phase 1B Historic and Archaeological Analysis of the site in accordance with procedures specified by the NYS Office of Parks, Recreation and Historic Preservation.
 - b. Describe prior land use(s)
 - c. Describe other historic sites adjacent to site
 - d. Describe any potential culturally sensitive areas on the Project Site and any cultural items found
2. Anticipated Impacts of site disturbance and coverage

3. Mitigation Measures

- a. Describe avoidance or recovery of cultural items found

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.

- A. No Action
- B. Site design alternative (building orientation)
- C. Hamlet Layout/Design Guidelines alternative
- D. Partial Residential Development alternative (in area near existing residential)
- E. Other Alternatives

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:
 1. The energy sources to be used if the Proposed Action is implemented.
 2. Increased energy consumption.
 3. Energy conservation measures.

VIII. SOURCES AND BIBLIOGRAPHY

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.