

APPENDIX I
SEQRA Evaluation Form

DRAFT
**SEQRA Evaluation Form for Site Plan Applications After Phase 1
Rock Hill Town Center Development**

This draft SEQRA Evaluation Form is prepared as an appendix for the FGEIS. This form will be finalized and adopted as an attachment to the SEQRA Findings for Rock Hill Town Center Development for use with Site Plan Applications subsequent to Phase 1.

Application / Phase Title:	
Applicant:	Date:
Parcel No(s) & Total Acreage:	
Proposed Use(s):	

The Site Plans for the Rock Hill Town Center Development / Phase 1 were approved by the Town of Thompson Planning Board following the thorough review of a site-specific Environmental Impact Statement for the Phase 1 area and a Generic Environmental Impact Statement for the remainder of the project site. These documents¹ are collectively referred to as the "FGEIS" hereinafter. The FGEIS evaluated the potential impacts of specific site plan design for the Phase 1 area and a conceptual (generic) design for future phases of development of the project site.

This SEQRA Evaluation Form establishes thresholds and criteria to be considered in the review of future site plan/subdivision applications when they are submitted to the Town of Thompson Planning Board. The purpose of this form, which is an attachment to the Findings Statement adopted for this project by said Board, is to provide a basis for determining if the submitted site plans fall within the thresholds that the Board has determined would mitigate adverse environmental effects of the overall project to the maximum extent practicable. Site plan elements such as location and design of buildings, and location and design of interior roads for both the commercial and residential uses may change from the concept development plans in the FGEIS without any additional environmental review, provided they substantially meet the specific development threshold established in the SEQRA process and specifically set forth in the Findings Statement.

If the proposed plans and any supplemental documentation submitted demonstrate that potential effects of the proposed use, design, size, and location of future development projects site plan fall substantially within the established thresholds as determined through use of this form, the Planning Board may complete site plan review as provided in 6 NYCRR 617.10 without any additional environmental review under the SEQRA regulations. *All questions herein are designed so that a Yes answer means that the established threshold will not be exceeded.*

If the established thresholds have been or will be exceeded, further SEQRA review will be required including the issuance of a SEQRA Determination of Significance. It is noted that the applicant may amend a proposed site plan or submit a new plan so that it substantially conforms to the thresholds. If such revised or new site plan submission does not substantially exceed the established thresholds, no additional environmental review will be required.

¹ Specifically, a Final Environmental Impact Statement / Final Generic Environmental Impact Statement (FEIS/FGEIS) and a Draft Environmental Impact Statement / Draft Generic Environmental Impact Statement (DEIS/DGEIS) incorporated therein.

DRAFT

**SEQRA Evaluation Form for Site Plan Applications After Phase 1
Rock Hill Town Center Development**

The SEQRA Findings establish thresholds in the following areas of concern, exceedence of which will trigger further mitigation or further environmental review:

1. Site Disturbance		
The FGEIS for the project indicated a maximum area of ground disturbance of 104.4 acres. The Phase 1 area encompassed ___ acres of ground disturbance. The Phase 2 area encompassed ___ acres of ground disturbance. The Phase 3 area encompassed ___ acres of ground disturbance.		
Plans approved to date indicate total ground disturbance of ____ acres.		
The submitted site plan indicates ___ acres of ground disturbance.		
<i>Does the submitted site plan reflect overall areas of site disturbance that are generally within the areas of disturbance shown in the plans accompanying the FGEIS and that do not significantly exceed the disturbance estimates described in the FGEIS?</i>	Yes	No
<i>If not, can the plan meet this requirement if minor revisions are made?</i>	Yes	No

2. Surface Water Resources		
The FGEIS for the project indicated with the exception of the STP outfall no portion of the site plan would fall within any flood prone area, nor would it disturb the bed and banks of any NYSDEC regulated watercourse.		
<i>Does the submitted site plan avoid site disturbance to any regulated wetland, flood prone area and the bed and banks of any regulated watercourse?</i>	Yes	No
<i>If not, can the plan meet this requirement if minor revisions are made?</i>	Yes	No

3. Groundwater Resources		
The FGEIS for the project indicated a well pump test was conducted that demonstrated adequate groundwater yield for Phase 1 of the project.		
Adequate water supply will need to be demonstrated for future project phases.		
<i>Does the site plan submission include a water supply report that demonstrates there is adequate water supply for the development proposed without adverse effects on existing wells?</i>	Yes	No
<i>If not, can the plan meet this requirement if minor revisions are made?</i>	Yes	No

DRAFT

**SEQRA Evaluation Form for Site Plan Applications After Phase 1
Rock Hill Town Center Development**

4. Stormwater Management		
The FGEIS for the project incorporated a Stormwater Pollution Prevention Plan (SWPPP) for Phase 1 specifying stormwater management measures that would meet or exceed applicable New York State requirements for treatment of runoff from developed areas (NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity).		
<i>Does the site plan submission include a SWPPP prepared in accordance with applicable and current NYSDEC requirements?</i>	Yes	No
<i>Does the submission include a soil erosion and sedimentation control plan prepared in accordance with NYSDEC requirements?</i>	Yes	No

5. Wastewater Management		
The FGEIS for the project evaluated a maximum discharge of 426,000 gallons per day (GPD) of treated effluent from the on-site sewage treatment plant (STP) to Fowlwood Brook for the fully built project. The STP would be designed to be expanded as future phases are developed, and built in stages to optimize its operation.		
The current plan would discharge effluent from the proposed STP to Fowlwood Brook in accordance with an approved NYSDEC SPDES permit that would stipulate the approved limits on discharge quantity and quality.		
<i>A NYSDEC SPDES permit has been obtained for up to _____ gpd of treated discharge. Plans approved to date would discharge _____ gpd.</i>		
<i>The submitted site plan would discharge _____ gpd.</i>		
<i>Does the submitted site plan specify the maximum discharge such that the total permitted for the project will not be exceeded?</i>	Yes	No
<i>If not, can the plan meet this requirement if minor revisions are made?</i>	Yes	No

6. Wetlands		
The FGEIS for the project evaluated effects to wetlands on the site. The Phase 1 plan will not affect any wetlands on the site.		
<i>Does the submitted site plan application determine that no regulated wetland on the site will be affected?</i>	Yes	No
<i>If not, can the plan meet this requirement if minor revisions are made?</i>	Yes	No

DRAFT
SEQRA Evaluation Form for Site Plan Applications After Phase 1
Rock Hill Town Center Development

7. Traffic		
The Traffic Impact Study in the FGEIS for the project indicated that with the completion of recommended traffic improvements, the traffic generated by this project can be accommodated on the roadway system, preserving acceptable levels of service in the future build condition in the study area. Under the approved Phase 1 plan, certain off-site traffic improvements are proposed based upon trip generation milestones during site development, as listed below. Future improvements beyond Phase 1 were recommended in the Traffic Study as a result of reaching trip generation milestone 4 during future phases of construction. All traffic improvements will be completed prior to reaching milestone 5.		
Phase 1 off-site traffic improvement mitigation measures were proposed in the Traffic Study for four locations on the local road network. Trip Generation Milestones necessitating the implementation of these mitigation measures have been established as indicated below. Trip generation monitoring of as-built conditions will be conducted upon completion of certain construction of project components. As long as the trip generation projections are substantiated by the trip generation monitoring studies, no further environmental review will be necessary. Should the trip generation monitoring exceed the trip generation projections, level of service analyses at specific intersections, as identified by the Town, will be conducted to determine that the Threshold Performance Measures, stipulated in the letter from Adler Consulting, dated May 25, 2009, have not been exceeded.		
In addition to the aforementioned, at the completion of construction of Phase 1 and all related traffic mitigation measures, per the request of the NYS DOT, a follow-up Traffic Study of all intersections included in the Traffic Impact Analysis for the proposed project, shall be conducted to assess the adequacy of the Phase 1 traffic improvements.		
<i>Peak hour traffic generation for submitted site plan (trips): PM Peak Hour Trips _____</i>		
<i>Have the results of the follow-up Traffic Study conducted after completion of Phase 1 been submitted that demonstrate the adequacy of the Phase 1 traffic improvements?</i>	Yes	No
<i>Have off-site traffic improvements needed before reaching the next trip generation milestone been completed? (Refer to table below.)</i>	Yes	No

Traffic Monitoring Milestones				
Rockhill Town Center Development				
	Milestone	Peak Hour Trips		
		AM	PM¹	Saturday
Phase 1	1	100	200	300
	2	200	450	600
	3	300	700	850
Phase 2	4	530	975	1,100
Phase 3	5	650	1,110	1,230

Source: Adler Consulting, 2009
¹ Since the PM peak hour has been found to be the most critical, the PM peak hour shall be the criteria for determining when the milestone has been reached.

DRAFT

**SEQRA Evaluation Form for Site Plan Applications After Phase 1
Rock Hill Town Center Development**

Phasing of Traffic Mitigation Measures Rock Hill Town Center Development					
Location	Mitigation Measures				
	Milestone 1	Milestone 2	Milestone 3	Milestone 4	Milestone 5
Glen Wild Road and Rock Hill Drive	Install a new traffic signal and coordinate it with the new signal at Katrina Falls Road	Interconnect traffic signal with the new signal at the Route 17 westbound ramps	Widen the eastbound Rock Hill Drive approach to Katrina Falls Road to three lanes (an eastbound through-right lane and two westbound receiving lanes).		All work shall be completed prior to Milestone 5
			Widen the westbound Rock Hill Drive approach to Glen Wild Road to three lanes (a westbound through lane, a westbound through/right turn lane and an eastbound receiving lane).		
			Widen the southbound Glen Wild Road approach to Rock Hill Drive to three lanes (southbound left-turn lane, a southbound right-turn lane and a northbound receiving lane).		
Rock Hill Drive and Route 17 WB Ramps		Install a new traffic signal and interconnect it with the Glen Wild Road traffic signal.	Widen the westbound Rock Hill Drive approach to provide a left turn lane and two receiving lanes	Widen the northbound Rock Hill Drive approach to the NY Route 17 westbound on/off-ramp to provide three lanes (a westbound left turn lane, a westbound through-right turn lane, and an eastbound receiving lane).	All work shall be completed prior to Milestone 5
Katrina Falls Road and Rock Hill Drive	Install a new traffic signal and coordinate it with the new signal at Glen Wild Road	Interconnect traffic signal with the new signal at the Route 17 eastbound ramps.	Widen the eastbound Rock Hill Drive approach to provide one approach lane and two receiving lanes.		All work shall be completed prior to Milestone 5
			Widen the northbound Katrina Falls Road approach to provide a left-turn lane, a left/right turn lane and one receiving lane.		
Katrina Falls Road and Route 17 EB Ramps		Install a new traffic signal and coordinate with the signal at Rock Hill Drive.			All work shall be completed prior to Milestone 5

Table compiled by Tim Miller Associates, Inc., and Adler Consulting. June 3, 2009

DRAFT

**SEQRA Evaluation Form for Site Plan Applications After Phase 1
Rock Hill Town Center Development**

NOTES:

- a. The Applicant, at its discretion and with approval of NYS DOT, may chose to do more mitigation than the minimum required (as it may be more cost effective to implement more than one mitigation).
- b. If the Applicant believes that it would be beneficial to reduce or re-order improvements for reasons owing to different traffic patterns than projected, the Applicant may submit a study to the Town Engineer and, if the Town Engineer concurs with the Applicant, the changes may be made as a minor amendment to the approval.
- c. If the Town Engineer determines that the milestones have been exceeded, he may require the Applicant to implement the next mitigation measure prior to the completion of any further development.
- d. If any specified mitigation measure is installed by another party, this Applicant's obligation for such improvement will be satisfied.

8. Community Facilities and Services

The FGEIS for the project indicated a maximum population of 3,825 persons, including 432 school age children. For Phase 1, the projected population was 1,149 persons, including 139 school age children. The gradual construction of the project and occupancy of units over time (four to five years for Phase 1 and up to twenty years for the entire project) would allow for a gradual increase in population in the project, thus potential increases in demand for community services would be introduced gradually over time. Similarly, tax revenues generated would also increase as the project is developed. The analyses indicate that, to the extent that the proposed project results in impacts to community services, tax revenues generated by the built project can be expected to offset a portion if not all the public costs for those services.

The DGEIS did not project any significant impact to the available police protection by the Sullivan County Sheriff's Department and the NYS Police for the fully built project.

The DGEIS noted that the fire district would ultimately require additional equipment to provide adequate fire protection services for the fully built project.

<i>Does the submitted site plan application include information indicating that implementation of the currently proposed site plan will not exceed the District's ability to provide adequate fire protection services?</i>	Yes	No
--	------------	-----------

The DGEIS noted that the Rock Hill Volunteer Ambulance Corps would require additional personnel and facilities to provide adequate emergency services to the fully built project.

<i>Does the submitted site plan application include information indicating that implementation of the currently proposed site plan will not exceed the Corps' ability to provide adequate emergency services?</i>	Yes	No
--	------------	-----------

<i>If No to any of above responses, can the application meet these requirements if minor revisions are made?</i>	Yes	No
---	------------	-----------

DRAFT

**SEQRA Evaluation Form for Site Plan Applications After Phase 1
Rock Hill Town Center Development**

Conclusion:		
<i>Does this site plan application substantially conform with the thresholds outlined above as established by the FGEIS and the Findings Statement for the project?</i>	Yes	No
<i>If yes, as proposed or modified, no further SEQRA review is required.</i>		
<i>If no, the Planning Board will conduct additional SEQRA review, specifically limited to the potentially significant adverse environmental impacts arising from the site plan exceeding the above described specific thresholds or creating impacts not previously evaluated.</i>		

This form, as completed for the subject Site Plan Application, is accepted as part of the SEQRA record for Rock Hill Center Development by resolution of the Town of Thompson Planning

Board adopted on _____:

Planning Board Chairman

Date

