

Appendix A
SEQRA Documentation

JUL-14-2008 10:16

COUNTY OF PUTNAM

075 010 3000

**PLANNING BOARD RESOLUTION
JULY 9, 2008**

**CONFIRMATION OF SEQR LEAD AGENCY,
DETERMINATION OF SIGNIFICANCE, POSITIVE DECLARATION,
NOTICE OF PUBLIC SCOPING SESSION
FOR THE
UNION PLACE DEVELOPMENT
MAHOPAC, TOWN OF CARMEL**

WHEREAS, the Planning Board of the Town of Carmel is conducting a coordinated SEQR Review of a Type I Action submitted by C&C Meadow Crest Holding, Baldwin Route 6 LLC and Baldwin Hills Realty LLC, for property located off Route 6 and Baldwin Place Road, Mahopac, in the Town of Carmel; and

WHEREAS, The proposal calls for the development of a mixed-use neighborhood focused around a village main street with 235,000 square feet of ground floor, small format retail space, 180 rental apartment units and 135,000 square feet of professional office space above the ground floor retail, 255,000 square feet of large retail space, 350,000 square feet of corporate office space, and a 90 room hotel. Adjacent to the village main street will be a residential housing community of 300 condominiums. Amenities for the village main street include an outdoor music stage, passive park, village green, market square, walking trails, a bike/jogging trail, a playground, gazebo, fishing dock and pond, dog run, community center and an outdoor ice skating rink; and

WHEREAS, on May 28, 2008, the Planning Board of the Town of Carmel designated its intention to serve as Lead Agency for the SEQR review of this Action; and

WHEREAS, the Lead Agency designation notice was circulated to all Involved and Interested Agencies, and the required 30 day comment period has expired; and

WHEREAS, the Planning Board hereby acknowledges that no other Agency has expressed a desire to serve as Lead Agency for the review of this Action.

NOW THEREFORE BE IT RESOLVED, that pursuant to Part 617 of the SEQR Regulations, Planning Board of the Town of Carmel confirms its designation to serve as the Lead Agency for the SEQR Review of this Type I action.

BE IT FURTHER RESOLVED, that pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law, the Lead Agency has determined that the proposed Type I Action may result in one or more significant adverse impacts on the environment as enumerated on the attached Positive Declaration Form.

JUL-14-2008 10:17

COUNTY OF PUTNAM

845 878 3260 P.03

BE IT FURTHER RESOLVED, that the Lead Agency is desirous of developing a scope for the Environmental Impact Statement that is thorough and that satisfactorily addresses all potential adverse impacts associated with the Action, and as such will hold a public scoping session on July 23, 2008, at which time the public will be afforded an opportunity to comment of the contents of the scoping document.

BE IT FURTHER RESOLVED, that the Lead Agency hereby directs the circulation of this notice, and the draft scoping document to all Involved and Interested Agencies listed on the attached Positive Declaration Form.

BE IT FINALLY RESOLVED, that pursuant to Section 617 of the SEQR regulations, the applicant is hereby directed to establish an escrow account in the amount of \$25,000.00 for the purpose of funding the technical review of the Environmental Impact Statement. At any time when this escrow account is drawn down to \$5,000, it shall be immediately replenished by the applicant to \$25,000.00 until the SEQR review process is completed.

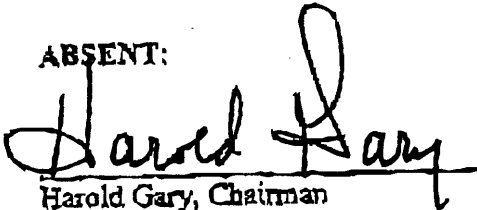
On the motion of _____, seconded by _____, it was adopted by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:


Harold Gary, Chairman

The resolution was thereupon duly adopted.

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.

Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project:

Part 1

Part 2

Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Name of Action

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

PART 1--PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action

Location of Action (include Street Address, Municipality and County)

Name of Applicant/Sponsor

Address

City / PO

State

Zip Code

Business Telephone

Name of Owner (if different)

Address

City / PO

State

Zip Code

Business Telephone

Description of Action:

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other

2. Total acreage of project area: acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	acres	acres
Forested	acres	acres
Agricultural (Includes orchards, cropland, pasture, etc.)	acres	acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	acres	acres
Water Surface Area	acres	acres
Unvegetated (Rock, earth or fill)	acres	acres
Roads, buildings and other paved surfaces	acres	acres
Other (Indicate type)	acres	acres

3. What is predominant soil type(s) on project site?

- a. Soil drainage: Well drained % of site Moderately well drained % of site.
 Poorly drained % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No

a. What is depth to bedrock (in feet)

5. Approximate percentage of proposed project site with slopes:

0-10% % 10- 15% % 15% or greater %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No

8. What is the depth of the water table? (in feet)

9. Is site located over a primary, principal, or sole source aquifer? Yes No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No

According to:

Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

Yes No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes No

If yes, explain:

14. Does the present site include scenic views known to be important to the community? Yes No

15. Streams within or contiguous to project area:

a. Name of Stream and name of River to which it is tributary

16. Lakes, ponds, wetland areas within or contiguous to project area:

b. Size (in acres):

17. Is the site served by existing public utilities? Yes No
- a. If **YES**, does sufficient capacity exist to allow connection? Yes No
- b. If **YES**, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
- a. Total contiguous acreage owned or controlled by project sponsor: acres.
- b. Project acreage to be developed: acres initially; acres ultimately.
- c. Project acreage to remain undeveloped: acres.
- d. Length of project, in miles: (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. %
- f. Number of off-street parking spaces existing ; proposed
- g. Maximum vehicular trips generated per hour: (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | | | | |
| Ultimately | | | | |
- i. Dimensions (in feet) of largest proposed structure: height; width; length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? tons/cubic yards.
3. Will disturbed areas be reclaimed Yes No N/A
- a. If yes, for what intended purpose is the site being reclaimed?
- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

Yes No

6. If single phase project: Anticipated period of construction: months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated (number)

b. Anticipated date of commencement phase 1: month year, (including demolition)

c. Approximate completion date of final phase: month year.

d. Is phase 1 functionally dependent on subsequent phases? Yes No

8. Will blasting occur during construction? Yes No

9. Number of jobs generated: during construction ; after project is complete

10. Number of jobs eliminated by this project .

11. Will project require relocation of any projects or facilities? Yes No

If yes, explain:

12. Is surface liquid waste disposal involved? Yes No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount

b. Name of water body into which effluent will be discharged

13. Is subsurface liquid waste disposal involved? Yes No Type

14. Will surface area of an existing water body increase or decrease by proposal? Yes No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? Yes No

16. Will the project generate solid waste? Yes No

a. If yes, what is the amount per month? tons

b. If yes, will an existing solid waste facility be used? Yes No

c. If yes, give name ; location

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No

e. If yes, explain:

17. Will the project involve the disposal of solid waste? Yes No

a. If yes, what is the anticipated rate of disposal? tons/month.

b. If yes, what is the anticipated site life? years.

18. Will project use herbicides or pesticides? Yes No

19. Will project routinely produce odors (more than one hour per day)? Yes No

20. Will project produce operating noise exceeding the local ambient noise levels? Yes No

21. Will project result in an increase in energy use? Yes No

If yes, indicate type(s)

22. If water supply is from wells, indicate pumping capacity gallons/minute.

23. Total anticipated water usage per day gallons/day.

24. Does project involve Local, State or Federal funding? Yes No

If yes, explain:

25. Approvals Required:

Type

Submittal Date

City, Town, Village Board Yes No

City, Town, Village Planning Board Yes No

City, Town Zoning Board Yes No

City, County Health Department Yes No

Other Local Agencies Yes No

Other Regional Agencies Yes No

State Agencies Yes No

Federal Agencies Yes No

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No

If Yes, indicate decision required:

Zoning amendment

Zoning variance

New/revision of master plan

Subdivision

Site plan

Special use permit

Resource management plan

Other

2. What is the zoning classification(s) of the site?

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

4. What is the proposed zoning of the site?

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed?

a. What is the minimum lot size proposed?

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

Yes No

a. If yes, is existing capacity sufficient to handle projected demand? Yes No

To be determined

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No

a. If yes, is the existing road network adequate to handle the additional traffic. Yes No

To be determined

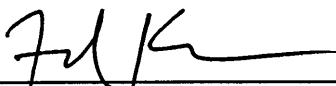
D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Refer to attached list. Date May 2, 2008

Signature Fred Koelsch, AICP 

Title Director of Realty Investments

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- ! In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.
- ! The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- ! The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- ! The number of examples per question does not indicate the importance of each question.
- ! In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be **any** impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

Impact on Land

1. Will the Proposed Action result in a physical change to the project site?

NO YES

Examples that would apply to column 2

C	Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.	Yes	No
C	Construction on land where the depth to the water table is less than 3 feet.	Yes	No
C	Construction of paved parking area for 1,000 or more vehicles.	Yes	No
C	Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.	Yes	No
C	Construction that will continue for more than 1 year or involve more than one phase or stage.	Yes	No
C	Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.	Yes	No

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

- | | | | |
|---|---|-----|----|
| C | Construction or expansion of a sanitary landfill. | Yes | No |
| C | Construction in a designated floodway. | Yes | No |
| C | Other impacts: | Yes | No |

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)

NO YES

- | | | | |
|---|----------------------|-----|----|
| C | Specific land forms: | Yes | No |
|---|----------------------|-----|----|

Impact on Water

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

NO YES

Examples that would apply to column 2

- | | | | |
|---|--|-----|----|
| C | Developable area of site contains a protected water body. | Yes | No |
| C | Dredging more than 100 cubic yards of material from channel of a protected stream. | Yes | No |
| C | Extension of utility distribution facilities through a protected water body. | Yes | No |
| C | Construction in a designated freshwater or tidal wetland. | Yes | No |
| C | Other impacts: | Yes | No |

4. Will Proposed Action affect any non-protected existing or new body of water?

NO YES

Examples that would apply to column 2

- | | | | |
|---|--|-----|----|
| C | A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease. | Yes | No |
| C | Construction of a body of water that exceeds 10 acres of surface area. | Yes | No |
| C | Other impacts: | Yes | No |

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

5. Will Proposed Action affect surface or groundwater quality or quantity?

NO YES

Examples that would apply to column 2

C	Proposed Action will require a discharge permit.	Yes	No
C	Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.	Yes	No
C	Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.	Yes	No
C	Construction or operation causing any contamination of a water supply system.	Yes	No
C	Proposed Action will adversely affect groundwater.	Yes	No
C	Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.	Yes	No
C	Proposed Action would use water in excess of 20,000 gallons per day.	Yes	No
C	Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.	Yes	No
C	Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.	Yes	No
C	Proposed Action will allow residential uses in areas without water and/or sewer services.	Yes	No
C	Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.	Yes	No
C	Other impacts:	Yes	No

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?

NO YES

Examples that would apply to column 2

- | | | |
|--|-----|----|
| C Proposed Action would change flood water flows | Yes | No |
| C Proposed Action may cause substantial erosion. | Yes | No |
| C Proposed Action is incompatible with existing drainage patterns. | Yes | No |
| C Proposed Action will allow development in a designated floodway. | Yes | No |
| C Other impacts: | Yes | No |

IMPACT ON AIR

7. Will Proposed Action affect air quality?

NO YES

Examples that would apply to column 2

- | | | |
|---|-----|----|
| C Proposed Action will induce 1,000 or more vehicle trips in any given hour. | Yes | No |
| C Proposed Action will result in the incineration of more than 1 ton of refuse per hour. | Yes | No |
| C Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour. | Yes | No |
| C Proposed Action will allow an increase in the amount of land committed to industrial use. | Yes | No |
| C Proposed Action will allow an increase in the density of industrial development within existing industrial areas. | Yes | No |
| C Other impacts: | Yes | No |

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species?

NO YES

Examples that would apply to column 2

- | | | |
|---|-----|----|
| C Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site. | Yes | No |
|---|-----|----|

1	2	3	
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change	

- | | | | | |
|---|---|--|-----|----|
| C | Removal of any portion of a critical or significant wildlife habitat. | | Yes | No |
| C | Application of pesticide or herbicide more than twice a year, other than for agricultural purposes. | | Yes | No |
| C | Other impacts: | | Yes | No |

9. Will Proposed Action substantially affect non-threatened or non-endangered species?

NO YES

Examples that would apply to column 2

- | | | | | |
|---|--|--|-----|----|
| C | Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species. | | Yes | No |
| C | Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation. | | Yes | No |
| C | Other impacts: | | Yes | No |

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will Proposed Action affect agricultural land resources?

NO YES

Examples that would apply to column 2

- | | | | | |
|---|--|--|-----|----|
| C | The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.) | | Yes | No |
| C | Construction activity would excavate or compact the soil profile of agricultural land. | | Yes | No |
| C | The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land. | | Yes | No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change	
			Yes	No
C The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).			Yes	No
C Other impacts:			Yes	No

IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)
 NO YES

Examples that would apply to column 2

C Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.			Yes	No
C Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.			Yes	No
C Project components that will result in the elimination or significant screening of scenic views known to be important to the area.			Yes	No
C Other impacts:			Yes	No

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?
 NO YES

Examples that would apply to column 2

C Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.			Yes	No
C Any impact to an archaeological site or fossil bed located within the project site.			Yes	No
C Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.			Yes	No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change	
			Yes	No

c Other impacts:

IMPACT ON OPEN SPACE AND RECREATION

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

NO YES

Examples that would apply to column 2

- | | | | | |
|---|--|--|-----|----|
| c The permanent foreclosure of a future recreational opportunity. | | | Yes | No |
| c A major reduction of an open space important to the community. | | | Yes | No |
| c Other impacts: | | | Yes | No |

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?

NO YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

- | | | | | |
|---|--|--|-----|----|
| c Proposed Action to locate within the CEA? | | | Yes | No |
| c Proposed Action will result in a reduction in the quantity of the resource? | | | Yes | No |
| c Proposed Action will result in a reduction in the quality of the resource? | | | Yes | No |
| c Proposed Action will impact the use, function or enjoyment of the resource? | | | Yes | No |
| c Other impacts: | | | Yes | No |

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?
 NO YES

Examples that would apply to column 2

- | | | | |
|---|--|-----|----|
| C | Alteration of present patterns of movement of people and/or goods. | Yes | No |
| C | Proposed Action will result in major traffic problems. | Yes | No |
| C | Other impacts: | Yes | No |

IMPACT ON ENERGY

16. Will Proposed Action affect the community's sources of fuel or energy supply?
 NO YES

Examples that would apply to column 2

- | | | | |
|---|---|-----|----|
| C | Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality. | Yes | No |
| C | Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use. | Yes | No |
| C | Other impacts: | Yes | No |

NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?
 NO YES

Examples that would apply to column 2

- | | | | |
|---|--|-----|----|
| C | Blasting within 1,500 feet of a hospital, school or other sensitive facility. | Yes | No |
| C | Odors will occur routinely (more than one hour per day). | Yes | No |
| C | Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures. | Yes | No |
| C | Proposed Action will remove natural barriers that would act as a noise screen. | Yes | No |
| C | Other impacts: | Yes | No |

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety?
 NO YES

- | | | |
|---|-----|----|
| <p>C Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.</p> | Yes | No |
| <p>C Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)</p> | Yes | No |
| <p>C Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.</p> | Yes | No |
| <p>C Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.</p> | Yes | No |
| <p>C Other impacts:</p> | Yes | No |

**IMPACT ON GROWTH AND CHARACTER
OF COMMUNITY OR NEIGHBORHOOD**

19. Will Proposed Action affect the character of the existing community?
 NO YES

Examples that would apply to column 2

- | | | |
|--|-----|----|
| <p>C The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.</p> | Yes | No |
| <p>C The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.</p> | Yes | No |
| <p>C Proposed Action will conflict with officially adopted plans or goals.</p> | Yes | No |
| <p>C Proposed Action will cause a change in the density of land use.</p> | Yes | No |
| <p>C Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.</p> | Yes | No |
| <p>C Development will create a demand for additional community services (e.g. schools, police and fire, etc.)</p> | Yes | No |

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

- | | | | |
|---|--|-----|----|
| C | Proposed Action will set an important precedent for future projects. | Yes | No |
| C | Proposed Action will create or eliminate employment. | Yes | No |
| C | Other impacts: | Yes | No |

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?
 NO YES

If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3

Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions (If you need more space, attach additional sheets)

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- ! The probability of the impact occurring
- ! The duration of the impact
- ! Its irreversibility, including permanently lost resources of value
- ! Whether the impact can or will be controlled
- ! The regional consequence of the impact
- ! Its potential divergence from local needs and goals
- ! Whether known objections to the project relate to this impact.

Final Scoping Outline
For the Preparation of a Draft Environmental Impact Statement (DEIS)
For Union Place,
U.S. Route 6 and Baldwin Place Road, Town of Carmel, New York

Name of Project: Union Place

Location of Project: Located at the intersection of U.S. Route 6 and Baldwin Place Road, Town of Carmel, Putnam County

Classification: Type I Action

Lead Agency: Town of Carmel Planning Board
Town Hall, 60 McAlpin Avenue
Mahopac, NY 10541

DESCRIPTION OF THE PROPOSED ACTION

The Union Place project involves the construction of a mixed-use neighborhood focused around a walkable community center. The project site is 302.8 acres consisting of tax parcels 75.19-1-1.12, 86.10-1-2, 86.10-1-3, 86.11-1-1, 86.14-1-7, and 86.6-1-4 located in the commercial and commercial business park zoning districts. The project parcel contains 42 acres of regulated wetlands.

The project will include a village main street with 235,000 square feet of ground floor, small format, retail space, 180 rental units and 135,000 square feet of professional office space above the ground floor retail, 255,000 square feet of large retail space, 350,000 square feet of corporate office space, and a 90 room hotel. Adjacent to the village main street will be a residential housing community of 300 condominiums. Amenities for the village main street include outdoor music stage, passive park, village green, market square, walking trails, a bike/jogging trail, a playground, gazebo, fishing dock and pond, dog run, community center, and outdoor ice skating rink.

The Action will require zoning text amendments to allow mixed use development through a special permit, floating zone or other zoning alternative such as a planned unit development. Depending on which zoning alternative is used, the Action may include a rezoning petition.

GENERAL GUIDELINES:

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

Narrative discussions should be accompanied by appropriate tables, charts, graphs, and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the site should include adjacent properties (if appropriate), neighboring uses and structures, roads, and water bodies. Information should be presented in a manner which can be readily understood by the public. Efforts should be made to avoid the use of technical jargon.

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

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

Any assumptions incorporated into assessments of impact should be clearly identified. In such cases, the “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.

I. Introductory Material

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

1. That it is a Draft Environmental Impact Statement.
2. The name and description of the project.
3. The location of the project.
4. The Town of Carmel Planning Board as the Lead Agency for the project and the name and telephone number of the following entity to be contacted for further Information: Town of Carmel Planning Board
5. The name and address of the project sponsor, and the name and telephone number of a contact person representing the applicant.
6. The name and address of the primary preparer(s) of the DEIS and the name and telephone number of a contact person representing the preparer.
7. Date of acceptance of the DEIS (to be inserted later).
8. Deadline for comments on the DEIS (to be inserted later).

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

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

II. EXECUTIVE SUMMARY

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

1. Brief description of the action.
2. List of Involved and Interested Agencies and required approvals/permits, including status of these approvals.
3. Brief listing of the anticipated impacts and proposed mitigation measures for each impact issue discussed in the DEIS. The presentation format should be simple and concise.

4. Brief description of the project alternatives considered in the DEIS. A table should be presented which assesses and compares each alternative relative to the various impact issues.
5. Brief description of issues and potential controversy, if any.

III. DESCRIPTION OF THE PROPOSED ACTION

- A. Introduction. The reasons for and purpose of the DEIS and the nature of the proposed action.
- B. Project Purpose, Needs, and Benefits.
 1. A description of public need and benefits to be fulfilled by the project.
 2. Objectives of the project sponsor and compatibility.
 3. Prior projects of applicant and development history of site.
- C. Project Location and Environmental Setting.
 1. Description of the geographic boundaries of the project in the region and Town.
 2. Description of access to the site, including any special features unique to the site.
 3. Description of the site including existing zoning, topography, site characteristics, and land use.
 4. Description of surrounding area land uses, topography and environmental characteristics.
- D. Project Description and Layout.
 1. Characteristics of the site and surrounding area.
 2. Structures and Site, including a description of proposed:
 - a. Building layout(s)
 - b. Floor area(s)
 - c. Building use(s)
 - d. Drainage and stormwater management plans
 - e. Parking area and traffic circulation layout
 - f. Landscaping plan
 - g. Lighting plan
 - h. Erosion and sedimentation control plan
 - i. Setbacks and buffer treatments
 - j. Sidewalk/Streetscape/Pedestrian treatments
 - k. Internal traffic controls
 - l. Building elevations/architecture
 - m. Project amenities
- E. Construction and Operation.
 1. Construction.
 - a. Total construction period anticipated.
 - b. Schedule of construction (sequencing).
 - c. Erosion and sedimentation control to be utilized during construction.
 - d. Construction equipment and staging area.
 - e. Truck traffic.
 - f. Dust suppression.

2. Operation.
 - a. Hours of operation.
 - b. Deliveries.
 - c. Lighting and security.

3. Maintenance

IV. Required Permits and Approvals, Involved and Interested Agencies

- A. List and describe all Town, County, State and Federal permits and approvals required for the Project.
- B. List all Involved and Interested Agencies, along with their addresses.

V. IMPACT ISSUES

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

A. Soils and Topography

1. Existing Conditions
 - a. Existing topographic and slope conditions, including history of past modifications of the property from available information
 - b. Existing site soils types and characteristics
 - c. Identification of erosion-prone soils, poorly drained soils and soils unsuitable for development
 - d. Existing subsurface/geologic conditions
2. Potential Impacts
 - a. Impacts on physiography and geologic conditions; cut and fill estimates.
 - b. Need for rock removal and blasting, including location of general areas which will require blasting, blasting procedures, monitoring and duration of blasting and storage of explosives.
 - c. Steep slopes disturbance (15 - 25% and greater than 25% categories).
 - d. Total acreage of soil disturbance including a conceptual clearing and grading plan.
 - e. Proposed acreage of impervious surfaces based on full build-out of site.
3. Mitigation Measures
 - a. Impacts on physiography and geologic conditions; cut and fill estimates.
 - b. Sedimentation and erosion control plan
 - c. Blasting/rock removal plan
 - d. Sequencing and phasing plan to reduce erosion potential
 - e. Other mitigation measures

B. Wetlands and Watercourses

1. Existing Conditions.
 - a. Delineation, survey and mapping of existing Town of Carmel, New York State and Federally regulated wetlands and watercourses, and delineation of all appropriate setback areas.
 - b. For each wetland or watercourse identified, indicate:
 - (1) Location

- (2) Wetland or watercourse type
- (3) Wetland, watercourse and associated buffer acreage
- (4) Description of wetland, watercourse and buffer function

2. Potential Impacts.

- a. Acreage (or linear footage) of direct and indirect wetland, watercourse and buffer/adjacent area disturbances, as regulated by the Town of Carmel, New York State Department of Environmental Conservation and the US Army Corps of Engineers, as applicable.
- b. Short-term and long-term modifications of wetland, watercourse and/or buffer functions.
- c. Description of any permits required.
- d. Qualitative analysis of construction-related impacts.
- e. Other potential impacts.

3. Mitigation Measures.

- a. Replacement and enhancement of wetlands and watercourses for loss of wetland areas watercourse channel and/or functions, or intrusion into the wetland buffer areas, if applicable.
 - (1) On-site mitigation
 - (2) Potential off-site mitigation
 - (3) Wetland mitigation plan including monitoring and maintenance.
- b. Use of erosion and sedimentation control best management practices (BMPs) during construction to avoid impacts to resources.
 - (1) Principle elements
 - (2) Implementation technique
 - (3) Proposed monitoring and maintenance
- c. Special construction techniques.
- d. Other mitigation measures

C. Terrestrial and Aquatic Ecology

1. Existing Conditions

- a. Existing habitat types and typical associated wildlife.
- b. Identify important stands of trees, unusual species or specimens warranting preservation.
- c. Potential for use by rare, endangered or protected species.

2. Potential Impacts

- a. Site disturbance by habitat type.
- b. Potential impact to wildlife and wildlife habitats.
- c. Potential impact to rare or endangered species.
- d. Methods of tree removal / disposal.
- e. Other potential impacts

3. Mitigation Measures

- a. Preservation of a portion of the existing vegetation including preservation of individual trees or stands of trees.
- b. Proposed revegetation and landscaping.
- c. Plan modifications or limitations to protect significant trees and wildlife habitats.
- d. Other mitigation measures

D. Surface Water Resources

1. Existing Conditions.

- a. Document existing drainage patterns on the site, and provide a description of the watershed.
- b. Identify all subbasins of the Croton Watershed associated with the subject site.
- c. Discharge points of existing drainage.

- d. Stormwater runoff quantity. The peak discharge rates for the one (1), two (2), ten (10), twenty-five (25) and one hundred (100) year storms using the Soil Conservation Service (SCS) model. Use local precipitation data as appropriate.
 - e. Qualitative discussion of existing stormwater quality.
 - f. Presence of New York City Department of Environmental Protection (NYCDEP) regulated watercourses, if applicable.
 - g. FEMA flood zones, if applicable.
 - h. Provide clear pre-development drainage mapping.
 - i. Discuss and evaluate the relationship of the project site to all applicable subbasins.
2. Potential Impacts.
- a. Stormwater runoff quantity. The peak discharge rates for the one (1), two (2), ten (10), twenty-five (25) and one hundred (100) year storms resulting from the project.
 - b. Stormwater runoff water quality impacts
 - c. Increased pollutant runoff from roads, parking areas, and other impervious surfaces and landscaped areas.
 - d. Impact on surface water quality of the New York City receiving waters and its tributary watercourses and reservoirs including those relating to phosphorous and other pollutants of concern.
 - e. Analyze the project based on the subbasin of each development area constituting the project.
 - f. Description of any permits required from State agencies and NYCDEP, including a Stormwater Pollution Prevention Plan (SPPP).
 - g. Pesticide, fertilizer, road salt and traction sand use
 - h. Groundwater recharge impacts.
 - i. Provide clear post-development drainage mapping.
 - j. Examine project related drainage patterns and their impacts on wetlands, surface waters and groundwater on and off site.
 - k. Compare pre- and post-development phosphorous levels from the project site.
 - l. Other potential impacts.
3. Mitigation Measures.
- a. Mitigation based on the subbasin of each development area constituting the project.
 - b. Erosion and sedimentation control measures.
 - (1) Principle elements.
 - (2) Type and location of proposed treatments.
 - (3) Effectiveness.
 - (4) Proposed monitoring and maintenance.
 - c. Stormwater Management Plan
 - d. Stormwater runoff quality control measures
 - e. Maintenance of stormwater control systems.
 - (1) Type of maintenance
 - (2) Frequency of maintenance.
 - (3) Responsible parties providing short and long term maintenance.
 - (4) Parties liable for potential failure of stormwater control systems and associated detrimental impacts that may occur downstream from the site.
 - f. Compliance with NYSDEC SPDES General Permit No. GP-0-08-001.
 - g. Compliance with the NYCDEP Rules and Regulations, and the need for the preparation of an appropriate Stormwater Pollution Prevention Plan (SPPP).
 - h. Other mitigation measures

E. Groundwater Resources

- 1. Existing Conditions
 - a. Location and description of aquifer and recharge areas
 - (1) Depth to water table

- (2) Fracture Trace Analysis
 - (3) Define area contributing to recharge of the site
 - (4) Discuss history of recorded groundwater contamination and failed wells in the area and relationship of these matters to the project site.
 - b. Identification of present uses and level of use of groundwater
 - (1) Location of existing wells
 - (a) Discuss number of wells and water usage within area contributing to recharge of the site
 - (b) Public/private water supply
 - (c) Other existing uses
 - (2) Well test protocol
 - (a) Conduct simultaneous 72-hour continuous pump test to determine the best well and potential water-level interference between wells. Prior to conducting the test a plan shall be prepared describing the test parameters and submitted to the Putnam County Health Department and Carmel Planning Board, as lead agency. The test parameters shall include monitoring of select adjacent residential wells.
 - (b) Near the end of the test, samples will be collected from each well for analysis of the water-quality parameters to be determined by Putnam County Health Department and the Carmel Planning Board as lead agency.
2. Potential Impacts
 - a. Describe loss of recharge area.
 - b. Identify effect, if any, on neighboring wells from well-yield test.
 - c. Discuss potential impacts to groundwater resources from construction.
 - d. Identify the relationship between the site and Baldwin Place Critical Environmental Area and potential project related impacts, if any.
 - e. Other potential impacts
 3. Mitigation Measures
 - a. Discuss, if warranted, the potential use of surface water as a potable source to mitigate groundwater impacts.

F. Zoning and Surrounding Land Uses

1. Existing Conditions
 - a. Description of the existing land use and zoning on and in the vicinity of the project site and the surrounding area including a discussion of the land use patterns in the area. Analysis shall include a primary study area within ¼ mile of the site and a secondary study area within ½ mile of the site.
 - b. Discussion of applicable zoning and other land development regulations for the Town of Carmel and the relating to the site and surrounding areas including Special Permit requirements for the Town of Carmel.
 - c. Discussion of the Town of Carmel Subdivision Regulations.
 - d. Discussion of the Town of Carmel Wetlands Ordinance.
 - e. Discussion of the Town of Carmel and Comprehensive Plan recommendations and those in other local policy documents, if any.
 - f. Discussion of the NYCDEP Watershed regulations.
 - g. Discussion of past and recent agricultural uses.
 - h. Discussion of development trends in the Town of Carmel.
 - i. Compliance with regional planning initiatives including:
 - (1) Putnam County Vision 2010
 - (2) Patterns for Westchester, the Land and the People, 1996
 - (3) Westchester 2025
 - (4) Draft Croton Watershed Plan
 - (5) Third Regional Plan for New York/New Jersey/Connecticut Metropolitan Area, RPA, 1996.

2. Potential Impacts

- a. Proposed development.
 - (1) Compatibility of proposed project with surrounding land use patterns
 - (2) Compliance/non-compliance with zoning and other land development regulations
 - (3) Evaluate zoning text amendments to best allow the proposed mixed use development
 - (4) Compatibility with the Town Comprehensive Plan(s)
 - (5) Compatibility with Putnam County plans.

3. Mitigation Measures

G. Vehicular Traffic and Roadways

1. Existing Conditions.

- a. A description of the following local area roadways including general descriptions of pavement width/conditions, number of lanes, posted speed limits, types of roadways, parking and traffic controls.
 - (1) U.S. Route 6 and Mahopac Avenue;
 - (2) U.S. Route 6 and Somers Commons Access;
 - (3) U.S. Route 6 and Baldwin Place Road (C.R. 37)/NYS 118;
 - (4) U.S. Route 6 and A&P Access;
 - (5) U.S. Route 6 and Miller Road/Jonathan Drive;
 - (6) U.S. Route 6 and Union Valley Road;
 - (7) Baldwin Place Road and Stillwater Road;
 - (8) Baldwin Place Road and Mahopac High School;
 - (9) Baldwin Place Road and Maple Drive;
 - (10) Baldwin Place Road and Kennards Drive;
 - (11) Grand Meadow Drive/Site Entrance and Baldwin Place Road;
 - (12) New York State Route 118 and Miller Road;
 - (13) New York State Route 118 and U.S. Route 202;
 - (14) New York State Route 118 and Overhill Road.
- b. Manual traffic movement surveys at the study intersections for existing weekday AM and PM peak hour periods and Saturday peak hours. Traffic volumes should reflect conditions on typical school days and during appropriate weather conditions. Peak hour volumes will be shown graphically. All manual traffic data will be included with the DEIS.
- c. Automatic Traffic Recorder data will be collected over a minimum of two weekdays, one Friday and one Saturday at the following intersections:
 - (1) U.S. Route 6 near the site frontage;
 - (2) New York State Route 118, south of U.S. Route 6;
 - (3) Mahopac Avenue, south of U.S. Route 6;
 - (4) Baldwin Place Road north of U.S. Route 6.
- d. Capacity analyses should be completed for existing conditions at each intersection noted above, following procedures from the 2000 Highway Capacity Manual (latest computer program). Results should be presented in tabular format and include level of service, average vehicle delay and volume to capacity ratios for each lane group and for an overall condition as appropriate.
- e. Accident history and analyses for a minimum of a three-year period for all intersections listed above. Accident data should be summarized for U.S. Route 6 between the intersections of Mahopac Avenue and Baldwin Place Road/New York State Route 118.
- f. School bus traffic should be identified
- g. Heavy vehicle truck traffic
- h. Pedestrian and bicycle facilities
- i. Public transportation availability/use

2. Potential Impacts.
 - a. Determine site generated peak hour traffic using standard Institute of Transportation Engineers practices, including supplemental data from “destination” shopping centers, if applicable. Provide modal split of passenger cars, buses and trucks. Estimate site-generated traffic for each proposed land use. Detail credits, pass-by credits and/or diversion factors.
 - b. Evaluate distribution of project generated traffic.
 - c. Background traffic volume for the design year, 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 the proposed design year conditions, including evaluation of driveway geometry. Results should be presented in tabular format and include level of service, average vehicle delay and volume to capacity ratios for each lane group and for an overall condition as appropriate.
 - e. Capacity analysis of combined conditions for each intersection, including proposed development of site plus future background traffic. Results should be presented in tabular format and include level of service, average vehicle delay and volume to capacity ratios for each lane group and for an overall condition as appropriate.
 - f. Analysis of site accesses and all potential access configurations, including road conditions and sight distance, queue lengths, storage capacity and character.
 - g. Analysis of internal traffic circulation and pedestrian circulation and their relationship and impact. Pedestrian circulation within the site and pedestrian connections to and within the community. For example, the potential need for sidewalks to connect to other places within the community, to possibly be built in conjunction with roadway improvements.
 - h. Emergency access to the site
 - i. Description of the impact of construction / delivery traffic on local roads and traffic.
 - j. Description of public transportation to and from the site on a local level and on a regional scale. If this project will be a regional shopping hub, the need for bus or pedestrian connections should be studied.
 - k. Analysis of site accesses, including existing road conditions and sight distance, queue lengths, storage capacity and character.
 - l. Analysis of internal traffic circulation.
 - m. Conduct a parking accumulation study for the Proposed Action.
3. Mitigation Measures.
 - a. Roadway improvements (as needed).
 - (1) Types of improvements (e.g., traffic control at intersections, road widening, intersection improvements, drainage improvements, surface improvements, etc.). Include a detailed summary and schematics, as appropriate, to show the recommended mitigation plan to offset roadway impacts resulting from the proposed action.
 - (2) Responsibility for improvements.
 - (3) Methods of funding, as appropriate.
 - b. Internal signage for traffic management purposes.
 - c. Project modifications.
 - d. Other mitigation measures

H. Community Services

1. Schools
 - a. Existing Conditions, including local school capacity, staffing and budgets.
 - b. Potential Impacts including school children generation and effects on school capacity and future staff requirements.
 - c. Mitigation Measures including increased tax revenues to the school district from the project.
2. Police/Fire Protection/Emergency Medical Services
 - a. Existing Conditions

- b. Potential Impacts: Show emergency access points. Document compliance with applicable Building and Fire Codes. Discuss impacts such as costs of responding to both fire and non-fire related calls, fees to reset alarms, potential impacts to emergency service providers (staff and equipment).
 - c. Mitigation Measures: Discuss mitigation impacts relative to b. above including potential private security measures. Also, discuss building heights, lengths, widths and accessibility for fire apparatus and personnel. Provide details related to fire safety features to be implemented.
3. Solid Waste
- a. Existing Conditions
 - b. Potential Impacts: Identify the location of compactors and storage relative to surrounding land uses. Identify projected quantities of solid waste generated by the project. Identify solid waste disposal locations.
 - c. Mitigation Measures: Provide details related to screening and buffering of waste storage areas and pest management. Address recycling.
4. Water Service
- a. Existing Conditions: Provide information on existing local groundwater usage and water supply infrastructure.
 - b. Potential Impacts: Document options for water supply and the potential impacts resulting from each option.
 - c. Mitigation Measures: Investigate potential connection to surrounding water systems. Include approvals required.
5. Sewage Disposal
- a. Existing Conditions: Provide information on existing wastewater disposal infrastructure.
 - b. Potential Impacts: Document options for wastewater disposal and the potential impacts resulting from each option.
 - c. Mitigation Measures: Investigate potential connection to surrounding wastewater systems. Include approvals required.

I. Socioeconomic

1. Demographics
- a. Existing Conditions: Document existing population conditions in the Town of Carmel using 2000 census data along with private data sources (i.e. Claritas data) where feasible.
 - b. Potential Impacts: Document project related impacts on population trends with focus on seniors and school aged children.
 - c. Mitigation Measures
2. Taxes.
- a. Existing Conditions. Current level of taxes generated by the project site.
 - (1) Property taxes.
 - (a) Putnam County
 - (b) Town of Carmel
 - (c) Mahopac Central School District
 - (d) Per capita costs of providing municipal services
 - (2) Other taxes (sewer taxes, real estate taxes, special districts)
 - (3) Existing demographic characteristics
 - b. Potential Impacts
 - (1) Property taxes after development.
 - (a) Putnam County
 - (b) Town of Carmel
 - (c) Mahopac Central School District

- (2) Other taxes after development (e.g. sales tax)
 - (3) Discuss revenues versus increased costs of providing municipal services.
 - c. Mitigation Measures
3. Employment
- a. Existing Conditions
 - b. Employment Opportunities
 - (1) short-term construction jobs
 - (2) long-term employment (on-site)
 - (3) secondary multiplier effect employment (off-site)
 - (4) Potential employee housing.
 - c. Mitigation Measures
4. Market Study
- a. Existing Conditions: Document current market conditions for the various uses included in the Project
 - b. Potential Impacts: Demonstrate that a suitable market exists for the Project.
 - c. Mitigation Measures

J. Noise

- 1. Existing Conditions
 - a. Current ambient noise levels in vicinity of project site in residential areas as detected on local streets.
 - b. Local noise ordinance.
- 2. Potential Impacts
 - a. Construction Noise.
 - b. Operational Noise.
- 3. Mitigation Measures: Improvements required to mitigate significant noise impacts will be documented including the resulting noise levels.

K. Visual Quality

- 1. Existing Conditions
 - a. Views of the site from area roads.
 - b. Views of the site from adjacent residential properties.
- 2. Potential Impacts
 - a. Analyze altered views using appropriate visual simulation methodologies.
 - b. Address (qualitatively) lighting, especially as it relates to nearby residences.
 - c. Address project design, mass, scale and architecture on surrounding area.
 - d. Project signage.
- 3. Mitigation Measures
 - a. Landscaping Plan
 - b. Provide representative examples of concept architecture depicted on elevation drawings of key buildings.
 - c. Lighting plan that describes type, location, and timing of exterior lighting fixtures.
 - d. Project design elements that mitigate visual impacts.
 - e. Other mitigation measures

L. Cultural Resources

- 1. Existing Conditions

- a. Review existing on-site or adjacent structures on state or national historic registers.
 - b. Summarize any applicable studies.
 - c. Conduct a Phase 1A assessment, and if necessary a Phase 1B assessment.
2. Potential Impacts
 3. Mitigation Measures: Improvements required to mitigate significant impacts to cultural resources will be documented.

VI. 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 Alternative.
- B. Alternative Consistent with Current Zoning - Retail Supercenter and Senior Housing.
- C. Corporate Use Alternatives.
- D. Alternative Design Configurations.

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

VIII. 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.
- D. Unavoidable Impacts

IX SOURCES AND BIBLIOGRAPHY

X. 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.

