

PROPOSED GATEWAY SUMMIT AND THE FAIRWAYS PROJECTS

DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT

VOLUME 2

ROUTE 6

Town of Carmel, New York

Lead Agency: Carmel Planning Board

Carmel Town Hall

60 McAlpin Avenue

Mahopac, New York 10541

Contact: Peggy Moore, Planning Board Secretary

(845) 628-1500

Project Sponsor:

Hudson Valley Realty Corp.

1699 Route 6, Suite 1

Carmel, NY 10512

Contact: Paul A. Camarda

(845) 228-1400

Prepared By: TIM MILLER ASSOCIATES, Inc.

10 North Street

Cold Spring, New York 10516

Contact: Tim Miller, AICP

(845) 265-4400

Project Engineer: Putnam Engineering, P.L.L.C.

102 Gleneida Avenue

Carmel, NY 10512

Lead Agency Acceptance Date: January 5, 2005

Public Hearing Date : February 2, 2005

Deadline for Comments: 10 days after close of public hearing
or as determined by Planning Board

~~October 15, 2004~~

Revised January 3, 2005

GATEWAY SUMMIT AND THE FAIRWAYS
Draft Generic Environmental Impact Statement

Volume 2 Table of Contents
List of Drawings

<u>Drawing Number</u>	<u>Title</u>
1 of 15	The Fairways Existing Conditions Plan
2 of 15	The Fairways Overall Site Layout Plan
3 of 15	The Fairways Overall Grading and Drainage Plan
4 of 15	The Fairways Road Profiles
5 of 15	The Fairways Road Profiles (Cont.)
6 of 15	The Fairways Road Profiles (Cont.)
7 of 15	The Fairways Road Profiles (Cont.)
8 of 15	Gateway Summit Existing Conditions Plan
9 of 15	Gateway Summit Conceptual Overall Site Plan
10 of 15	Gateway Summit Conceptual Overall Grading Plan
11 of 15	Gateway Summit Proposed Road Profile
12 of 15	Deep Test Plan Gateway Summit
13 of 15	Deep Test Plan The Fairways
14 of 15	NYCDEP Watercourse Plan
15 of 15	NYCDEP Watercourse Plan

Appendices

Appendix A	SEQR Documentation
Appendix B	Correspondence
Appendix C	Senior Housing Market Survey
Appendix D	Water Supply Facilities Report
Appendix E	Wastewater Collection System Report
Appendix F	Traffic Analysis Capacity Calculations
Appendix G	PART Bus Schedules
Appendix H	No Build Project Trip Generation
Appendix I	Mid Hudson South Region Bicycle/ Pedestrian Master Plan Projects
Appendix J	Traffic Distribution and Generation of Proposed Site
Appendix K	Stormwater Management and Pollution Prevention Plan - The Fairways
Appendix L	Stormwater Management and Pollution Prevention Plan - Gateway Summit
Appendix M	Site Photographs for Wetland and Ecology Sections
Appendix N	Wetland Report prepared by Paul Jaehnig
Appendix O	Peak Hours of Traffic
Appendix P	Alternative Trip Generation
Appendix Q	Elevations
Appendix R	Fiscal Analysis Worksheets
Appendix S	Fracture Trace Analysis
CD-ROM	Stormwater Management Calculations and Pollutant Loading Analysis

Stormwater Management and Pollution Prevention Plan Drawings

<u>Drawing Number</u>	<u>Title</u>
1 of 7	The Fairways Pre-Development Watershed Area Plan
2 of 7	The Fairways Post-Development Watershed Area Plan
3 of 7	The Fairways Soil Classifications
4 of 7	Gateway Summit Pre-Development Watershed Area Plan
5 of 7	Gateway Summit Pre-Development Watershed Area Plan With Soil Boundaries
6 of 7	Gateway Summit Post-Development Watershed Area Plan
7 of 7	Gateway Summit Post-Development Watershed Area Plan With Boundaries