

APPENDIX A
SEQRA Documentation

SCOPING DOCUMENT
For Preparation of a Draft Environmental Impact Statement
for
Lost Lake Resort
Town Forestburgh, Sullivan County, New York

Revised May 20, 2009 - Adopted June 11, 2009

PROJECT NAME: Lost Lake Resort - Planned Development

PROJECT LOCATION: St. Joseph's Road, Town of Forestburgh, Sullivan County, New York

SEQR CLASSIFICATION of ACTION: Type 1

LEAD AGENCY: Town of Forestburgh Town Board

INTRODUCTION

This Scoping Document applies to the preparation of a Draft Environmental Impact Statement (DEIS) for the Lost Lake Resort Planned Development pursuant to the New York State Environmental Quality Review Act (SEQRA), and will serve as the foundation for identifying all potentially significant adverse impacts anticipated from the proposed action and appropriate mitigation measures. This Scope is also intended to eliminate consideration of any impacts that are irrelevant or non-significant.

The purpose of preparing the DEIS is to evaluate the zoning and land use suitability of the subject property for the proposed action, to assess potential environmental impacts associated with development of the site as proposed, to evaluate alternatives to the proposed action, and to identify, and determine the adequacy of, proposed means by which the identified impacts would be mitigated.

DESCRIPTION of the PROPOSED ACTION

The proposed action is the application for approval of a planned resort development known as Lost Lake Resort that would provide an upscale recreational destination consisting of a gated community of up to 2,557 single family residence lots and 70 single family cottages and multifamily units, which will be individually described, together with on-site recreational amenities for residents and guests including an 18-hole championship golf course and driving range, inn, swimming pool and tennis courts, spa, amenity village, clubhouse and restaurant, conference center, and wilderness walking trails.

The project includes development of interior road systems, utilities and stormwater infrastructure, and community water supply and wastewater treatment facilities.

Site Description

The project site consists of ten tax parcels that total approximately 2,091.06 acres in the Town of Forestburgh, Sullivan County, New York. The tax parcels are listed as:

3-1-1.1	3-1-3	4-1-10.2	8-1-1.2	20A-1-1
3-1-2.1	4-1-7	7-1-1	8-1-2	20B-1-1

The property boundary on the north is coincident with the Town of Thompson / Town of Forestburgh town line. St. Joseph's Road (County Route 108) transverses the project site in a west-east orientation and Cold Spring Road (CR 102) borders the east side of the site. CR 102 and Forestburgh Road (NYS Route 42) connect the project site to the village of Monticello and NYS Route 17 to the north, and the City of Port Jervis and Interstate 84 to the South.

The natural setting of the project site consists of rugged, undulating topography and is almost entirely wooded, with a ±50-acre lake (known as Lost Lake on local maps and Trout Lake on USGS maps), in the northeastern portion of the property. The project site is generally bisected by a lowland/wetland corridor oriented in a NW/SE direction containing an unnamed stream that flows to the Bush Kill in the southeastern corner, and ultimately to the Neversink River.

GENERAL SCOPING CONSIDERATIONS

The DEIS will address all items in this scoping document and will conform to the general format set forth herein. Each impact category, such as traffic, land use and zoning, and water resources, will be presented in a separate subsection which includes a discussion of existing conditions, potential impacts anticipated from the proposed action, and proposed mitigation measures designed to avoid, or minimize, the identified impacts. If appropriate, issues listed separately in this document may be combined in the DEIS.

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 depicting the site, and elements of the project, should show adjacent properties, neighboring uses and structures, roads, and surface water resources.

All information should be presented in a manner that can be readily understood by the public. Efforts should be made to avoid the use of technical jargon. To the extent practical, the DEIS should be written in terms which a lay person can readily understand.

Discussion of mitigation measures in the DEIS should consider at least those measures identified in this Scope. Where reasonable and necessary, the measures should be incorporated into the proposed action. For any mitigation measures listed in this scoping document that are not incorporated into the proposed action, the reason why the applicant considers them unnecessary shall be discussed in the DEIS. The applicant may also suggest additional mitigation measures beyond those identified in this scope where appropriate. When no mitigation is needed, the DEIS should so indicate.

The document and any appendices or technical reports should be written in the third person, and 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.

DEIS CONTENT

I. INTRODUCTORY MATERIAL

Cover Page: The DEIS will begin with a cover sheet that identifies the following:

1. That the document is a Draft Environmental Impact Statement;
2. The name or descriptive title of the project;
3. The location of the project, including the street address, municipality, county and state, as well as the tax parcels that comprise the project site;
4. The Town of Forestburgh Town Board as the Lead Agency for the SEQRA review and the name and telephone number of the following person who can provide further information about the SEQRA review of the project:

Town Board
P.O. Box 114 – King Road
Forestburgh, New York 12777
Contact: James P. Galligan, Supervisor

5. The name and address of the applicant, and the name and telephone number of a contact person representing the applicant;
6. The name and address of the primary preparer of the DEIS and the name and telephone number of a contact person representing the preparer;
7. The date the DEIS was submitted to the Lead Agency and all revision dates;
8. The date of acceptance of the DEIS (to be inserted upon acceptance);
9. The date and location of the public hearing on the DEIS (to be inserted upon acceptance);
10. The date by which comments on the DEIS are due (to be inserted upon acceptance);
11. Following the cover page: List of consultants that have a role in the preparation of any part of the DEIS.

Table of Contents: All primary 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 shall include lists of figures, tables, appendices, and additional DEIS volumes, if any.

II. EXECUTIVE SUMMARY

The DEIS will include an Executive Summary. The summary will include only information found elsewhere in the main body of the DEIS and will be organized as follows:

1. Brief description of the proposed action
2. List of Involved and Interested Agencies and required approvals/permits.
3. Brief listing of the anticipated impacts and proposed mitigation measures for each potential adverse impact discussed in the DEIS. This presentation should be simple and concise.

4. Brief description of the project alternatives considered in the DEIS. A table should be presented which summarizes the quantifiable potential impacts in each impact category anticipated for each alternative considered.
5. Brief description of significant impact issues and potential controversy, if any.

III. DESCRIPTION OF THE PROPOSED ACTION

This chapter of the DEIS is to provide a detailed description of the proposed action and its component parts (including site access and road layout, lot layout, proposed open space and proposed utilities), and is to establish the context in which potential impacts have been assessed. The chapter will also document the site's location and provide a historical summary and background of the proposed action, including access, site usage, zoning, extent of prior site disturbance. The chapter will be organized as follows and contain the information specified:

- A. Introduction: The reasons for, and purpose of, the DEIS and the nature of the proposed action.
- B. Approvals and Involved Agencies: A complete listing of all Involved Agencies along with their addresses and required approvals/permits they may grant.
- C. Interested Parties: A listing of agencies, persons, and groups who have expressed interest in reviewing the DEIS.
- D. Project Purpose and Need.
 1. Describe purpose and need of proposed project including consideration of consistency with adopted policies and plans (with reference to the Land Use section for detailed discussion). Describe the project's target market, affordability, and ownership of the residential portion of the proposed development and describe the target market and membership details of the golf course and recreation amenities proposed on site.
 2. Objectives of the project sponsor
- E. Site Location and Environmental Setting.
 1. Description of the geographic boundaries of the site in the region and in the Town of Forestburgh.
 2. Description of access to the site relative to the surrounding area, roadways, and infrastructure.
 3. Brief description of the site and surrounding area including existing natural features, zoning, land use, topography, drainage, wetlands, watercourses, vegetation and existing improvements.
 4. History and past uses of the project site, prior project proposals, and prior approvals for use of the property.
 5. Identification of contiguous property owners, including a map identifying the location of said property owners.

F. Project Description and Layout

1. Description of the proposed development concept, proposed structures and site improvements, including descriptions of each proposed component in narrative format and depicted in plans, maps, drawings, or renderings, as appropriate, including the following:
 - Buildings and building layout
 - For proposed residential units - unit types, size of units, number of bedrooms
 - Concise description of the proposed range of lot sizes
 - Describe road layout
 - Provide a "Site Master Plan" showing locations of all the proposed developmental elements above ground, on a base map that shows existing topography and areas constrained by slopes >25%, wetlands, watercourses, open water, 100-year floodplain, and easements.
 - Define "Amenity Village" in plan and description
 - Identify all guestroom lodging proposed, anticipated users, and the anticipated occupancies: weekday, holiday, weekend, and seasonal.
 - Building floor area(s)
 - Building use(s)
 - Building style, architectural design, height, separation of buildings. Describe proximity of houses to the golf course and describe provisions to avoid damage to these homes such as window breakage.
 - Open space, including definition of "open space" as used in this document. Discuss open space in a narrative and show on a plan, and define permissible uses in the open space. Describe how the open space area was calculated, how it will be used and the acreages of each use.
 - Recreation facilities plan and description, including hours of operation and special events
 - Maintenance facilities in plan and description
 - Golf course routing plan and description
 - Parking area and traffic circulation layout including golf cart routing and emergency access
 - Identify all proposed trails, trail systems and their use
 - Describe and locate all proposed bridges and tunnels on the project site, and describe how these will relate to existing public roads.
 - Project phasing plan and description
 - Drainage and Stormwater Management Plan and description
 - Sanitary sewer and water system plans and descriptions
 - Golf course management plan including irrigation water recycling system, if proposed.
 - Landscaping Plan and description

- Lighting Plan and description
 - Erosion and Sediment Control Plan and description
 - Setbacks and Buffer treatments
 - Briefly describe proposed draft covenants and restrictions on home site development, including landscaping, above ground propane tanks versus below ground tanks, size of residential units.
 - Area of land to be cleared, new impervious surfaces to be constructed, including building coverage (acreages and percent of site)
 - Public access
2. Overview of the Town's PDD regulation as applies to this site (with reference to Land Use section for detailed discussion)
- conformance with PDD regulations
 - permitted density
 - overview of proposed density bonuses and how the bonuses were calculated.
 - list all special PDD waivers requested, if any, with a justification for each.
- G. Construction and Operation
1. Construction Period
- a. Total construction period anticipated
 - b. Schedule and sequencing of construction
 - c. Erosion and sedimentation controls, and dust controls to be implemented during construction
 - d. Construction equipment and staging area(s).
 - e. Potential blasting and construction vehicle impacts
 - f. Construction traffic, including routing on local area roads
 - g. Provisions for construction workforce and summary of Section I description of temporary and permanent work force impacts associated with the project.
2. Operation Period
- a. Hours of operation of proposed recreation facilities and rounds of golf per season
 - b. Lighting plan details including illumination of the golf course and/or driving range if proposed

IV. ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

The sub-headings below represent the impact categories that will be addressed in the DEIS. A discussion, and graphic representations, shall be provided under each item in each heading and will include a description of existing conditions, the analysis of potential impacts anticipated from the proposed action, and identification of the mitigation measures that are proposed to avoid, or minimize, any identified potential adverse impacts.

A. Geology, Soils and Topography

1. Existing Conditions

- a. Physiographic and geologic conditions on, and in the vicinity, of the site
- b. Existing topography and slope categories (0-15 percent, 15 to 25 percent, greater than 25 percent)
- c. Soils types (including any prime agricultural soils) and characteristics, based upon a United States Department of Agriculture soil survey.
- d. Identify visually prominent rock formations exceeding 10' height and 50' length that exist within 200' of a public road based on site observations and available topographic mapping.
- e. Limitations imposed by on-site soils, including erosion hazard, depth to groundwater, and shallow bedrock.
- f. Identify Marcellus shale formation relative to project site, based on publicly available information.

2. Potential Impacts

- a. Impacts on physiography and geologic conditions, including those from blasting.
- b. Changes in topography including acreage of soil disturbance by phase and total, grading plan and cut and fill estimates.
- c. Area of disturbance of each slope category.
- d. Total acreages of post-development cover types, including managed vegetated areas, impervious surface.
- e. Describe the sub-soils to be used for the golf course.
- f. Describe how rock formations on site may be preserved, disturbed, and created. Describe location and extent of rock removal, nature of rock material likely to be encountered, and method(s) of removal.
- g. Address potential use of Marcellus shale formation relative to natural gas exploration at the site.

3. Mitigation Measures

- a. Project specific Erosion and Sediment Control Plan including phasing and sequencing, temporary and permanent erosion and sediment controls, and a plan for monitoring and maintaining erosion and sediment controls during construction.
- b. Turf management operations/long-term stabilization measures, including scheduled maintenance, integrated pest management, and measures to control catastrophic failure.
- c. Discuss alternative methods for rock removal. Propose blasting mitigation measures.

B. Wetlands

1. Existing Conditions

- a. Delineate and map existing NYSDEC and federally regulated (ACOE) wetlands, all regulated adjacent areas (buffers), and vernal pools. All identified features shall be shown on a map of surface water resources and on project plans.

- b. For each wetland identified, provide descriptions of:
 - i. Wetland location and position in the landscape
 - ii. Wetland type and characteristics, including dominant vegetation, soils and hydrology
 - iii. Regulatory jurisdiction for each wetland
 - iv. Wetland and wetland buffer acreage
 - v. Wetland functions and values
 - vi. Wetland habitat value, including the value of any vernal pools
 - c. Relationship of the onsite wetlands to the Neversink River Unique Area
 - d. Describe the existing drainage patterns on, and contributing to, the site that affect the wetlands
2. Potential Impacts
- a. Describe the acreage of direct wetland and wetland buffer disturbances, as regulated by the NYSDEC
 - b. Describe the acreage of direct wetland disturbances, as regulated by the ACOE
 - c. Identify and detail wetland and wetland buffer disturbances for each phase
 - d. Assess potential indirect wetland and wetland buffer impacts
 - e. Identify all federal and State permits required to conduct regulated activities in wetlands, watercourses, and their buffers
 - f. Describe short-term and long-term impacts on identified wetland functions
 - g. Describe other impacts on wetlands and their buffers, including those associated with post construction changes in stormwater runoff
 - h. Describe potential indirect impacts on the Neversink River Unique Area
3. Mitigation Measures
- a. Describe any creation and enhancement of wetlands to compensate for loss of wetlands and their functions, or intrusion into the wetland buffers
 - i. Goals and effectiveness of mitigation
 - ii. The size and location of proposed created/enhanced wetlands
 - iii. Proposed maintenance and monitoring schedule for created/enhanced mitigation wetlands.
 - b. Provide an Erosion and Sediment Control Plan which specifies practices to control erosion and sedimentation during construction, and prevent sedimentation of wetlands, including:
 - i. Principle elements
 - ii. Implementation technique and responsibilities
 - iii. Monitoring and maintenance
 - c. Other special construction techniques
 - d. Other mitigation measures

C. Vegetation

1. Existing Conditions

- a. List of vegetation species found, or expected to be found, on-site (including any “endangered”, “threatened” or “special concern” plant species) based on existing information, contact with the New York State Natural Heritage Program, and field observations.
- b. Description and identification of vegetative communities on-site.
- c. Identify and describe species that are dominant in the forest community.
- d. Discussion of potential for State listed or exploitably vulnerable plant species inhabiting the site will be included.
- e. Utilize the following survey protocol(s) as accepted by NYSDEC:
 - i. Vegetation Survey Methodology (Attachment 1)

2. Potential Impacts

- a. Impacts on endangered or threatened species or species of special concern, and significant habitats on-site.
- b. Location, acreage and types of vegetation communities proposed to be cleared.
- c. Methods of tree removal and disposal.
- d. Extent of removal of species identified to be dominant in the forest community.
- e. Impact of conversion of woodland to residential development.

3. Mitigation Measures

- a. Preservation of portions of the existing vegetation.
- b. Proposed revegetation and landscaping.

D. Wildlife Ecology

1. Existing Conditions

- a. List of terrestrial, aquatic and avian species found, or expected to be found, on-site (including any “endangered”, “threatened”, “transient” or “special concern” animal species) based on existing information, contact with the New York State Natural Heritage Program, and field observations. Species of special concern to be evaluated will be identified using the *Comprehensive Wildlife Conservation Strategy* wildlife “species of greatest conservation need” lists.
- b. Description of existing habitat types on-site and discussion of potential for wildlife use by protected species. Description will include evaluation of potential wildlife corridors, including vernal pool connections and large species movements (including bear).
- c. Discussion will include presence or likelihood of presence of bog turtle, bald eagle, and timber rattlesnake.
- d. Presence/ absence surveys of fish in the regulated water bodies and water courses will be reported.

- e. Utilize the following survey protocol(s) as accepted by NYSDEC:
 - i. Bird Survey Methodology (Attachment 2)
 - ii. Vernal Pool Survey Methodology (Attachment 3)
 - iii. Vernal Pool Survey Data Sheet (Attachment 4)
 - iv. Timber Rattlesnake Survey Methodology (Survey Protocol Report to Natural Heritage Program 2007 by Randy Stechert)
- 2. Potential Impacts
 - a. Site disturbance by habitat type
 - b. Potential impacts on wildlife species and habitats identified in existing conditions surveys
 - c. Potential impacts on endangered, threatened or special concern animal species
 - d. Habitat loss, fragmentation, hydrological changes to water-dependent habitats, wildlife corridors, and biodiversity
 - e. Potential impacts to fish on site and on the Bush Kill and Neversink River
 - f. Potential impacts to transient migration of wildlife species
- 3. Mitigation Measures
 - a. Preservation/ protection of existing habitats
 - b. Restoration or enhancement of habitats
 - c. Mitigation of potential nuisance wildlife

E. Water Resources

- 1. Existing Conditions
 - a. Map and describe existing surface water resources on, and adjacent to, the project site. All identified features shall be shown on a map of surface water resources and on project plans.
 - b. Identify NYSDEC classifications of streams, wetlands and waterbodies, and describe general characteristics of all receiving streams, including seasonal low-flow.
 - c. Provide baseline surface water quality data. If water sampling is performed, identify locations of sampling, parameters tested, and purpose of the information collected.
 - d. Identify existing drainage patterns on the site, and full extent off-site of the drainage basin(s) contributing to the site, that affect the wetlands, waterbodies and watercourses on the site and watercourses downstream to the Bush Kill and Neversink River. Identify the direction of surface flow.
 - e. Identify any areas subject to flooding.
 - f. Identify existing points where stormwater discharges from the property.
 - g. Identify existing stormwater runoff quantity, including the existing volumes of stormwater runoff and peak discharge rates from the 2, 10, 25, 50, and 100-year storm events.

- h. Identify existing stormwater quality and pollutant loading at each discharge point from the site.
 - i. Describe existing groundwater resources, including information from available sources on the capacity and extent of the aquifer.
2. Potential Impacts
- a. Wastewater treatment
 - i. Estimate wastewater flows by facility and unit type
 - ii. Describe type of facilities proposed for wastewater treatment, including the location of treatment plant(s) and type of facilities for servicing individual residential lots. Provide a conceptual plan of the wastewater collection and treatment system, including proposed locations of effluent discharge.
 - iii. Describe the proximity of treatment facilities to existing and proposed residences in relation to potential noise and odor impacts.
 - iv. Identify NYSDEC effluent limitations that apply to receiving streams.
 - v. Describe potential direct and indirect effects of proposed sanitary sewer collection, treatment, and discharge on natural resources, including wetlands, streams and ecological communities on site and downstream on the Bush Kill and Neversink River. Identify the pollutant and nutrient loads associated with the wastewater discharges.
 - vi. Describe administrative structure including ownership and operations responsibilities for the wastewater collection and treatment system.
 - b. Stormwater
 - i. Prepare a drainage study with engineering calculations in accordance with NYSDEC regulations, comparing existing to post-construction stormwater runoff, for inclusion as an appendix to the DEIS.
 - ii. Prepare a drainage plan showing conceptual locations and sizes of stormwater management facilities to support the proposed project in accordance with NYSDEC regulations.
 - iii. Describe ownership of and responsibility for long term maintenance of proposed stormwater facilities.
 - iv. Identify construction-related impacts on surface water resources relating to stormwater runoff quantity and quality.
 - v. Identify post construction potential impacts on surface water resources relating to stormwater runoff quantity. Provide post construction volumes of stormwater runoff and peak discharge rates for the 2, 10, 25, 50, and 100 year storm events at each stormwater discharge point.
 - vi. Identify and describe post construction potential impacts on surface water resources (including the Bush Kill and Neversink River) relating to pollutant and nutrient loads from impervious surfaces, including golf cart and equipment storage areas, maintenance areas, storage areas for turf management chemicals, and from other managed landscape areas and residential lawns.

- c. Water reuse
 - i. Describe grey water reuse for golf course irrigation, if proposed. Address flooding potential related to surface effluent holding ponds.
 - ii. Examine use of alternative irrigation water source from surface water for golf course watering, if proposed, either from capturing existing water bodies or water courses on site or new holding ponds.
 - d. Ground water resources
 - i. Identify potential impacts on groundwater resources from post- construction increases in surface water pollutant loads.
 - ii. Describe/quantify potable groundwater demand, and demand for irrigation water if proposed from groundwater, and related potential impacts on groundwater resources.
 - iii. Describe and quantify the expected water demand in relation to expected yield.
 - iv. Prepare a pre- and post-construction water budget (recharge analysis) that includes recharge and evapotranspiration rates for the study parcel and watershed accounting for normal and drought conditions.
 - v. Conduct a pump test of proposed wells in accordance with NYSDEC's protocol while monitoring select existing wells to establish potential groundwater interference (72-hour pump test while monitoring select existing wells within ¼ mile of the test well sites demonstrating 6-hour stabilized yield, unless otherwise specified by the Health Department). Provide summary of pump test and groundwater quality testing results.
 - vi. Identify potential impacts on wells within ¼ mile of the proposed well sites from groundwater use.
 - vii. Identify potential impacts of geothermal systems, if proposed, on the aquifer.
 - viii. Identify potential impacts (fluctuations) of surface water within 500' from proposed wells.
3. Mitigation Measures
- a. Turf Management and Integrated Pest Management plans that include measures to mitigate potential impacts on groundwater and surface water associated with the use of turf management chemicals.
 - b. Stormwater Pollution Prevention Plan (SWPPP) for the first phase of the project that specifies practices to control post-construction changes in the peak rates and volume of stormwater discharged as well as increases in pollutant loads. The SWPPP shall meet the requirements of the NY State Pollutant Discharge Elimination System General Permit for Stormwater Discharges from Construction Activities (GP-0-08-001), including descriptions of:
 - i. Principle design elements
 - ii. Implementation techniques and responsibilities
 - iii. Monitoring and maintenance of stormwater management facilities
 - iv. General design guidelines for stormwater management for future phases

- v. Soil Erosion and Sediment Control Plan – provide conceptual plan and narrative description
- c. Mitigation measures for identified impacts to surface water resources, which may include water conservation to reduce discharge flows, location of components to minimize or avoid siting constraints, alternative technologies.
- d. Mitigation measures for identified impacts to groundwater resources.
- e. Other mitigation measures.

F. Zoning, Land Use, and Public Policy

1. Existing Conditions - Zoning
 - a. Describe the existing zoning for the project site and surrounding area in the Town of Forestburgh. Include information on allowed uses, setbacks, bulk and area requirements.
 - b. Describe PDD regulations applicable to the project site
2. Potential Impacts to Zoning
 - a. Describe how the proposed project would conform to the applicable zoning regulations with respect to use, setbacks, bulk and area requirements, or describe waivers or variances that would be required.
 - b. Provide computation of the number of units being proposed and compliance with the PDD regulations as relates to Constrained Land, and Open Space provided.
 - c. Describe proposed density bonuses. Provide analysis of how the density bonuses were calculated and rationale for each bonus.
3. Mitigation Measures - Zoning
4. Existing Conditions - Land Use
 - a. Existing land use conditions on the project site and in the vicinity of the project.
5. Potential Impacts to Land Use
 - a. Relationship of the proposed project with adjoining uses and discuss the effects of the proposed project on the general land use pattern within the vicinity of the project site.
6. Mitigation Measures – Land Use
7. Existing Conditions - Public Policy
 - a. Brief description of adopted public policy documents with respect to the proposed development, including the *Town of Forestburgh Master Plan (2007)*, *Sullivan 2020 Toolbox (2005)*, *Sullivan County Open Space Conservation and Growth Plan (2008)*, and *NYS Open Space Plan (2006)*. List specific provisions within these Plans that are relevant to the proposed development
8. Potential Impacts to Public Policy
 - a. The compatibility of the proposed project with relevant public policy documents
9. Mitigation Measures – Public Policy

G. Historical and Archeological Resources

1. Existing Conditions
 - a. A Phase 1A Archeological Survey is to be conducted and a recommendation made as to whether further analysis should be conducted (a Phase 1B). The Phase 1A report will be sufficient for completeness of the DEIS. If a Phase 1B is recommended it should be provided in the FEIS.
 - i. Identify location of 'Old Train Depot' building (a.k.a. "Gilman's Station")
 - ii. Identify the location and course of the old rail line.
 - iii. Identify the location and course of the old stage coach route.
 - b. Coordinate historic and archeological investigation with New York State Office of Parks, Recreation and Historic Preservation.
2. Potential Impacts
 - a. Effect of proposed site improvements with respect to the location and extent of any found historic and/or cultural resources.
 - b. Disturbance or removal of existing stonewalls.
 - c. Identify the intended use of the old rail line.
 - d. Identify the intended use of the old stage coach route.
3. Mitigation
 - a. Measures proposed to avoid or minimize impacts to any found historic and/or cultural resources.

H. Transportation

1. Existing Conditions
 - a. A description of the area roadways including pavement width, pavement conditions, number of lanes, posted speed limits, types of roadways, and traffic controls.
 - b. Manual traffic movement surveys at the following intersections for existing weekday p.m. peak hour and Saturday midday peak periods. Traffic volumes should reflect conditions on typical days.
 - St. Joseph's Road CR 108 and Forestburgh Road NYS Route 42
 - St. Joseph's Road CR 108 and Cold Spring Road CR 102
 - Cold Spring Road CR 102 and Rose Valley Road
 - Rose Valley Road and E. Broadway CR 42 (Monticello)
 - St. John Street CR 102 and Broadway CR 42 (Monticello)
 - Forestburgh Road NYS Route 42 and W. Broadway CR 42 (Monticello)
 - Cold Spring Road CR 102 and Waverly Avenue
 - c. Capacity analyses should be completed for conditions at each intersection noted above following procedures from the Highway Capacity Manual (latest computer program).

- d. Capacity analysis of the site main access(es).
- 2. Future Transportation conditions without the project.
 - a. Background traffic volume for the design year, including a general growth factor and any planned developments in the immediate vicinity of the site.
 - b. Capacity analysis based on future background traffic conditions for each intersection for the proposed design year conditions.
- 3. Future Transportation conditions with the project.
 - a. Site generated added to peak hour traffic
 - b. Estimation of distribution of additional site-generated traffic on area roads.
 - c. Capacity analysis of combined conditions for each intersection (including proposed development of site plus future background traffic).
 - d. Description of interior circulation on proposed trails, sidewalks, and cart paths.
 - e. Discussion of transportation services to be provided from the site.
 - f. Discussion of internal traffic circulation.
 - g. Discussion of special events traffic and parking requirements, such as conferences and tournaments.
 - h. Describe and identify facility-related maintenance operations and building locations.
 - i. Describe any public parks proposed on the site and public use and/or access to the site.
 - j. Sight distance evaluation at the proposed access drives.
 - k. Emergency access to the site.
 - l. Impact on condition of area roads.
 - m. Description of the impact of construction traffic on local roads and traffic. Identify construction traffic routing.
- 4. Mitigation Measures
 - a. Transportation improvements, relative to each phase
 - i. Identify types of improvements needed to mitigate traffic impacts, such as traffic control at intersections, road widening, intersection improvements, additional lanes, and surface improvements.
 - ii. Responsibility for improvements
 - iii. Methods of funding improvements, as appropriate. Identify additional costs to the Town for these improvements.
 - b. Other

I. Fiscal & Employment

- 1. Existing Conditions - Taxes
 - a. Current level of taxes generated from project site.
 - i. Sullivan County

- ii. Town of Forestburgh
 - iii. Monticello School District taxes
 - iv. Other special district taxes
2. Potential Impacts - Taxes
- a. Property taxes after development
 - i. Sullivan County
 - ii. Town of Forestburgh Town taxes
 - iii. Monticello School District taxes
 - iv. Other special district taxes
 - b. Comparison of future taxes generated by the project to existing taxes
3. Mitigation - Taxes
4. Existing Conditions - Employment
5. Potential Impacts & Mitigation - Employment Opportunities
- a. Short-term construction jobs – identify and describe impacts and benefits.
 - b. Describe construction workforce housing and temporary and permanent work force impacts.
 - c. Long-term employment

J. Community Services

1. Existing Conditions - The proposed project may potentially create the need for additional community services in the Town of Forestburgh, and possibly Sullivan County. Describe each existing service area in terms of its existing capacity, projected changes in service levels in the future without the project, including the following services. Information will be based on personal communications with service providers and/or review and confirmation of available information.
- a. Police
 - b. Fire protection
 - c. Emergency medical services
 - d. Public education
 - e. Public recreation facilities
 - f. Utilities (availability of public services for electric, natural gas, water supply and wastewater disposal)
 - g. Solid waste disposal.
2. Potential Impacts - The impact of the proposed project on each service area identified above will be estimated, according to generally accepted practices. In order to estimate impacts, this section will include a demographic analysis to project the number of persons that would occupy the new development. This analysis will use standard multipliers reported by such sources as Urban Land Institute and the Rutgers University

Center for Urban Policy Research (Burchell and Listokin), as well as the applicant's historical data from other comparable built projects.

- a. Costs and/or benefits to the Town from proposed recreational amenities will be evaluated, including clubhouse uses and other community spaces available for residents and the public. Discuss whether any facilities (roads, walks, drainage facilities, recreation areas, etc.) will be offered for dedication to the Town of Forestburgh, and if so, identify maintenance/management responsibilities.
 - b. Evaluate current town resources and capabilities for fire protection and need for enhanced fire protection. Describe all existing mutual aid agreements and possible changes to those agreements necessitated by the project.
 - c. Identify additional costs to the Town to hire Police, Fire or other Town employees and project-generated revenues that offset such costs.
 - d. Identify additional costs to the school district to add or expand educational facilities and project-generated revenues that offset such costs.
 - e. Identify impact (for example, as tons per year) of solid waste generation and potential effects on capacity of receiving facility.
3. Mitigation - Mitigation measures will be discussed, including increasing the capacity of any community service area that may be needed as a result of the proposed action.

K. Noise

1. Existing Conditions
 - a. Current ambient noise levels in vicinity of project site;
 - b. Compliance with local noise ordinance.
 - c. Any changes of noise buffering due to loss of trees.
2. Potential Impacts
 - a. Construction noise including noise impacts from blasting activities
 - b. Operational noise
 - c. Truck and automobile traffic
 - d. Delivery and loading
 - e. Identify applicant's prohibitions on use of open space by ATVs, snowmobiles.
 - f. Describe all lake access and lake use by motorized and non motorized water craft.
3. Mitigation Measures

L. Visual Quality

1. Existing Conditions
 - a. Views of the site from public areas including public roads surrounding the project site
 - b. Views of the site from identified public vantage points

- c. Identify and describe any significant view sheds known to be on the project site.
 - d. Identify visually prominent rock formations that may be visible from public roads.
 - e. Describe the site as relates to a public open space/visual resource.
2. Potential impacts
- a. Analysis of impacts on existing views of the project site using photographs, sight line diagrams and/or cross-sections, as appropriate.
 - b. Analysis of potential impacts from proposed site lighting including project visibility at night, direct glare and night sky, particularly with respect to public roads in the immediate vicinity of the site.
 - c. Analysis of potential visual impacts along existing area roadways from the construction of the proposed development.
 - d. Analysis of potential visual impacts on public roadways and identified public vantage points
 - e. Describe preservation of rock outcrops visible from public roads.
3. Mitigation
- a. Tree preservation - Describe the protocol used to preserve trees on the site both during and after construction.
 - b. Streetscape, lighting design, and building site landscaping program.
 - c. Other

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 be a level of detail sufficient to permit a comparative assessment of the alternatives discussed and shall be analyzed in summary and matrix format. Identify the number of residence units, lots, and range of lot sizes in each alternative and provide a conceptual layout plan for each. This section should clearly describe each of these alternative layouts and provide clear rationale as to why they may or may not be practicable for development by this applicant.

- A. No Action Alternative
- B. Conventional Residential Subdivision Alternative
- C. Cluster residential subdivision without the amenities
- D. Discuss Hotel expansion alternatives available to the applicant under the PPD regulation.
- E. A PDD subdivision layout of 735 units (2.25 acres density), with zero bonus units
- F. A PDD subdivision layout of 1,235 units, with 500 bonus units.

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

VII. OTHER ISSUES

A. Irreversible and Irretrievable Commitments of Resources

1. Identify the natural and manmade resources consumed, converted or otherwise made unavailable for future use as a consequence of the proposed action.

B. Growth Inducing Impacts

1. Identify short term, long term, primary, and secondary (indirect) growth inducing impacts generated by the project.
2. Identify cumulative impacts from other pending development projects in the site vicinity, including a map showing project locations.

C. Effects on the Use and Conservation of Energy Resources

1. Identify energy sources for the proposed action, related to both construction and operation of the project.
2. Discuss consideration of Leadership in Energy and Environmental Design (LEED) Green Building Rating System certification criteria in developing building plans and site plans for this project.
3. Assessment of Energy Use and Greenhouse Gas Emissions.¹ In response to a NYSDEC initiative, the DEIS shall evaluate qualitatively the potential greenhouse gas (GHG) emissions relative to energy use for the proposed project. The DEIS shall describe the effects on the short and long term energy use and opportunities for conservation of energy resources, including ways to reduce inefficient or unnecessary energy consumption during construction and operation. The DEIS shall discuss the following:
 - a. energy use resulting from construction activities, including the manufacture and transport of construction materials.
 - b. energy use during the operation phase of the proposed development, including production of materials and fuels that would be used.
 - c. direct emissions from stationary sources post construction that typically result from the combustion of fossil fuels for heat, hot water, etc.
 - d. direct emissions from non-stationary sources, if applicable.
 - e. indirect emissions from stationary sources, i.e. off-site production of electricity and other fuels that would be used onsite (most often this is dependency on electricity purchased through a utility).
 - f. indirect emissions from non-stationary sources as relates to vehicle trips generated associated with the proposed project, i.e. personal vehicles of future residents, employees and customers/users of the project, suppliers'/vendors' vehicles, as well as the transportation of waste.
 - g. emissions from waste generation, if applicable.

¹ Source: New York State Department of Environmental Conservation. "Guide for Assessing Energy Use and Greenhouse Gas Emissions in Environmental Impact Statements." New York State Department of Environmental Conservation Technical Guidance. Draft September 9, 2008.

- h. measures taken to minimize emissions to the maximum extent practicable relative to off-site energy generation and vehicle trips generated by the project.
4. Mitigation Measures and Discussion of Alternatives – Mitigation measures that can increase energy efficiency and reduce energy demand, thereby reducing GHG emissions from the proposed project, will be discussed. Describe and evaluate the alternatives presented in this DEIS (identified in Section V. of this scope) with respect to their implications on energy use. This section of the document will discuss energy dependency reductions from mitigation measures, and compare the proposed action without mitigation measures to the proposed action with mitigation measures and the alternatives presented in this DEIS.

VIII. SOURCES AND BIBLIOGRAPHY

IX. APPENDICES

- A. All SEQRA documentation, including a copy of the filed Environmental Assessment Form (EAF), the Positive Declaration, and the accepted DEIS Scoping Outline.
- B. Copies of all official correspondence pertaining to issues discussed in the DEIS.
- C. Copies of all technical studies, in their entirety, including the following:
 1. Wetland Report
 2. Habitat Study
 3. Wastewater Study
 4. Stormwater Pollution Prevention Plan
 5. Groundwater Study
 6. Archaeology Study
 7. Traffic Impact Study

(4 Attachments)

Vegetation Survey Methodology Lost Lake Site

Purpose

- To provide qualitative information regarding the diversity of the plant communities of a site, and generalized quantitative characterization expressed as apparent species dominance.
- Vegetation field survey utilizes a random walk technique that visits all habitat types on the site and concentrates work within the habitats where subject targets might be located.

Background Review

Preliminary site assessment includes in-office review of available soils, habitat and wetlands mapping information and aerial photographs to identify target areas where seasonally flowering or non-flowering vegetation might be located, i.e. woodlands for springtime ephemeral flowering plants, but typically the more open field and wetland marsh areas for summer and fall-flowering plants. If there are any NHP plants listed for the site, we will also target habitats specific to those specific plants.

General Survey Methodology

On-site observations are then conducted, visiting all identified habitat types and target areas previously identified and recording observations in handwritten notes or tape recorded. We also take specimen photographs of any unusual or less common specimens found and take representative photos of the variety of habitats on the site. GPS coordinates are recorded for select specimen or habitat locations, if possible.

Approximately five mandays of summer surveys (2008) have been performed to date. Three additional days of surveys in spring 2009 will be performed for spring flowering species.

The survey product is a list of tree, shrub and herbaceous species observed and species expected to inhabit the project site and a narrative description of each habitat type. Observed species are noted.

A sampling of references that may be utilized to identify plants observed during field survey follows. This is not an exhaustive list, and other technical as well as general guides may also be utilized as practicable.

USDA PLANTS online database for nomenclature;
Gray's Manual of Botany;
Wildflowers in the Field and Forest by Clemants, S. and Gracie, C.;
Newcomb's Wildflower Guide;
Peterson Field Guides for trees, shrubs, wildflowers;
Wild Flower Guide by Wherry, E.;
The New Field Book of American Wildflowers by Rickett, H.;
Ferns of the Vicinity of New York by Small, J.

March 2009

Lost Lake Resort

Bird Survey Methodology

Lost Lake Site

Purpose

- To identify and record the species of birds occurring or utilizing habitats available on the project site.
- To determine if any federal or state-listed endangered or threatened, state-listed special concern, or uncommon bird species utilize the project site.

Breeding Bird Atlas Review

Data from both the 1980-1985 and the 2000-2005 Breeding Bird Atlases of New York State will be reviewed for records of breeding birds that were observed within the breeding blocks that cover the project site. Any records of rare, special concern, threatened or endangered species occurring within those blocks will be noted and, if appropriate habitat exists for these species on the project site, the general survey will include survey routes or survey points within these communities.

General Survey Methodology

Bird surveys will be conducted between mid-April through the end of June. Surveys will be conducted during the day from one hour of dawn to one hour before dusk to maximize the opportunity to observe as many birds as possible. Residents, breeding birds and migrant birds on, and in the vicinity of, the project site will be observed. The surveys will be conducted when the weather is fair, including at least one day of sunny weather.

Ecological communities on the site will be identified by inspection of topographic maps, wetlands maps and aerial photographs. Representative survey points will be selected across the project site within or near each of the ecological communities identified to collect data that represents bird use in all habitat types found on the property. Survey routes will be chosen to access multiple ecological communities, with the surveyors stopping at established points within differing communities along the route to make stationary observations for a period of up to fifteen minutes. If birds are approached at any time along the survey route, the surveyors will stop and record what species are present and may choose to add a stationary observation point if warranted.

Point counts will be performed at each identified location for up to fifteen minutes. Surveyors will record all birds heard and/or seen during the point counts. Observations of birds and other indicators, including nests and feathers, will be documented. Incidental observations will be recorded as surveyors travel between identified survey points and on days environmental staff is on-site for purposes other than bird surveys. Breeding behavior, if observed, will be noted.

Approximately seven mandays of surveys have been performed to date (June, Sept., Oct. 2008). Two to three days of surveys will be performed in spring 2009 for breeding birds.

Call-back Survey Methodology

Mobbing call recordings may be used sparingly to determine bird use of particular areas. Other recordings may be used as appropriate to attempt to identify specific species.

Breeding Raptor Methodology

The survey method for locating breeding raptors on the project site will be based partially on observations made during the general bird survey. In areas where raptors are observed along survey routes, their behavior will be noted and nest searches conducted in potentially suitable nesting areas near the location.

Nest searches will be conducted in habitats likely to support nesting of particular species based on observations during walking of survey routes. Nest searches will be performed before leaf out in the spring to allow for increased visibility of nests. Multiple surveyors will walk through potential nesting habitat and visually scan the tree canopy for potential nests or nesting cavities. Other indicators of raptor presence (i.e. feathers, droppings, pellets) will be noted. If any potential nests or nesting cavities are located, their GPS coordinates will be logged and the locations will be revisited during any subsequently scheduled surveys to identify if the nests are active and to what species they belong.

The bald eagle is a State listed threatened species known to nest near the project site. Particular attention will be given to potential eagle nesting and roosting habitat on the project site (i.e. Lost Lake, large wetland corridor) during the breeding raptor survey.

March 2009

Vernal Pool Survey Methodology Lost Lake Site

- Initial identification of potential vernal pool sites has been completed (Fall 2008), boundaries are within delineated wetland boundaries that have been surveyed
- Six (6) visits to each vernal pool location will be made, starting when snow has disappeared at site, through May 2009
- Surveys will be undertaken between dawn and dusk (nighttime surveys are considered unsafe due to the rugged site conditions and remoteness of survey areas)
- Presence/absence of characteristic species will be observed and recorded
- Characteristics of identified vernal pool areas will be recorded in narrative to the extent that the general ecological value can be characterized for each area. Observed date that a pool area dries out will be recorded.
- Data sheets will be used, using the attached format
- Data will be recorded via handwritten notes and/or transcribed tape recordings
- A site map will be prepared showing locations, boundaries and sizes of vernal pool areas

February 2009

Vernal Pool Survey

Location: _____

Pond/wetland name: _____ Property owner: _____

County: _____ Town: _____

(Lat) North: _____ (Long) East: _____

Elevation: _____ M or Ft.

Weather and Temperature: _____

Form completed by (names): _____

Date: _____ Time: _____

CHECK SPECIES OBSERVED: NOTE ADULT, EGG MASS OR LARVAE AND NOTE THE NUMBER OF EGG MASSES, LARVAE OR ADULTS OBSERVED.

Jefferson Salamander: _____ Four toed Salamander: _____

Blue-spotted Salamander: _____ N Red Salamander: _____

Spotted Salamander: _____ E. Red-spotted Newt: _____

Marbled Salamander: _____ N. Redback Salamander: _____

Northern Slimy Salamander: _____ N. Spring Salamander: _____

Wood Frog: _____

Spring Peeper: _____

American Toad: _____

Pool Origin: Natural Man-made

Perimeter of site: _____ M or Paces

Primary Substrate: Silt/Mud Sand/Gravel Cobble Bedrock Leaf Litter Other

Max. depth: <1 M 1-2 M >2 M _____

Description (circle one): Permanent lake/pond Temporary lake/pond Marsh/Bog Swamp forest

Other:

% of Water Margin with Emergent Vegetation: 0 1-25 25-50 50-75 >75

Within Forest? Yes No **If yes, Distance to Forest Edge:** _____ M or Ft.

Forest Tree Species: _____ **Photograph of site attached?** Yes No

OBSERVATIONS: _____

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 un-measurable. It is also understood that those who determine significance may have little or no formal knowledge of the environments 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.

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 of 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

Lost Lake Resort PDD

Name of Action

Town of Forestburgh Town Board

Name of Lead Agency

James P. Galligan

Town Supervisor

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: Lost Lake Resort PDD		
LOCATION OF ACTION: St. Joseph's Road (CR 108) and Cold Spring Road (CR 102), Town of Forestburgh, Sullivan County, New York		
NAME OF APPLICANT/SPONSOR: Double Diamond Companies Attn: Randy Gracy, Senior Vice President of Construction	BUSINESS TELEPHONE 214-706-9801	
ADDRESS: 10100 N. Central Expwy, Suite 600		
CITY/PO: Dallas	STATE TX	ZIP CODE 75231
NAME OF OWNER (if different):	BUSINESS TELEPHONE	
ADDRESS		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION: A planned resort development known as Lost Lake Resort that would provide an upscale recreational destination consisting of a gated community of up to 2557 single family residence lots, single family cottages and multi-family units (approx. 70 du) and on-site recreational amenities for residents, their guests, and the public, including an 18-hole championship golf course, clubhouse, restaurant and driving range, inn, conference center, spa, swimming facilities and tennis courts, amenity village, equestrian center and riding trails, and wilderness walking trails.		

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: 2,091.06 (incl. CR-108 ROW)

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Bushland (Non-agricultural)	<u>4</u> Acres	<u>73</u> Acres
Forested / Early Successional Woodland (upland)	<u>1735</u> Acres	<u>1043</u> Acres
Agricultural (Includes orchards, cropland, pastures, etc.)	<u>0</u> Acres	<u>0</u> Acres
Wetland (Freshwater or tidal as per Articles 24, 25 or ECL)	<u>266</u> Acres	<u>266</u> acres
Water Surface Area	<u>52</u> Acres	<u>52</u> acres
Unvegetated (Rock, earth or fill)	<u>30</u> Acres	<u>5</u> acres
Roads, buildings and other paved surfaces	<u>5</u> Acres	<u>213</u> acres
Other (Indicate type) <u>Landscape, lawn, golf course</u>	<u>0</u> Acres	<u>440</u> acres

3. What is predominant soil type(s) on project site? WIC Wellsboro and Wurtsboro, WuB Wurtsboro, AIC Arnot-Lordstown complex

- a. Soil drainage: Well Drained 15 % of site Moderately well drained 70 % of site
 Poorly Drained 15 % 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? N.A. Acres. (See 1 NYCRR 370).

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

- a. What is the depth to bedrock? Varies (0 to >8') (in feet)

5. Approximate percentage of proposed site with slopes: 0-10% 75 % 10-15% 13 %
15% or greater 12 %
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? Varies (0 to >8') (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 NYSDEC Natural Heritage Program
Identify each species Bald Eagle identified in the vicinity of the project site
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations.)
 Yes No Describe Rock cliffs, caves, and rock outcrops
13. Is the project site presently used by the community or neighborhood as an open space or recreational 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: Bush Kill, tribs and subtribs of Bush Kill
a. Name of Stream and name of River to which it is tributary Bush Kill is tributary to Neversink River
16. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name Lost Lake (aka Trout Lake on USGS) b. Size (In acres) 52
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 +/- 2091 (incl. CR-108 ROW, 10 ac.)
- b. Project acreage to be developed: +/- 387 acres initially; +/- 730 acres ultimately.
- c. Project acreage to remain undeveloped +/- 1361 acres.
- d. Length of project, in miles: NA (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed? NA %
- f. Number of off-street parking spaces existing 0 ; proposed TBD
- g. Maximum vehicular trips generated per hour TBD
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|----------------|------------|-----------------|-------------|
| Initially | <u>+/- 400</u> | <u>0</u> | <u>0</u> | <u>0</u> |
| Ultimately | <u>2587</u> | <u>0</u> | <u>40</u> | <u>0</u> |
- i. Dimensions (in feet) of largest proposed structure 50' Height; 150' Width; 260' Length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? +/- 8,726 ft.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? Expected to be zero Tons/cubic yards?
3. Will disturbed areas be reclaimed Yes No
 - a. If yes, for what intended purpose is the site being reclaimed? Project development
 - 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? +/- 700 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? NA Months
7. If multi-phased:
 - a. Total number of phases anticipated? 6 to 8 (number)
 - b. Anticipated date of commencement phase 1 _____ Month 2010 Year
 - c. Approximate completion date of final phase _____ Month 2020 Year
 - d. Is phase 1 functionally dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No Possible
9. Number of jobs generated during construction? TBD After project is complete: TBD
10. Number of jobs eliminated by this project? 0
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. Treated wastewater effluent
 - b. Name of water body into which effluent will be discharged. Bush Kill
13. Is subsurface liquid waste disposal involved? Yes No
14. Will surface area of an existing water body increase or decrease by proposal? Yes No
Explain _____
15. Is project or any portion of project located in 100 year flood plain? Yes No
16. Will the project generate solid waste? Yes No
 - a. If yes, what is the amount per month TBD Tons
 - b. If yes, will an existing solid waste facility be used? Yes No
 - c. If yes, give name Sullivan County Landfill ; location Monticello
 - d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
 - e. If yes, explain Recyclables
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 (In accordance with an IPM program)
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) Electricity, heating fuels
22. If water supply is from wells, indicate pumping capacity TBD gallons/minute.
23. Total anticipated water usage per day Est. 262,700 gallons/day. (potable water)
24. Does project involve Local, State or Federal funding? Yes No
If yes, explain _____

25. Approvals Required:

- 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

Type

- Approval of Planned Dev't District PDD**
- Sewer and Water District Formation**
- Subdivision, Site plan**
-
- County Highway: Access permit**
- County Planning: §239 review**
-
- NYSDEC: SPDES Stormwater & Wastewater Discharge, Wetlands, Stream Disturbance, Water Supply, WQ Certification**
- NYSDOH: Water supply & Wastewater systems**
- NYS OPRHP**
-
- US Army Corps Of Engineers: Wetlands**

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 special use permit subdivision site plan
 new/revision of master plan resource management plan other Approval of PDD
2. What is the zoning classification (s) of the site? Rural Residential RR-1
3. What is the maximum potential development of the site if developed as permitted by the present zoning?
Approx. 735 single family residences on 100,000 sf lots
4. What is the proposed zoning of the site? Application of PDD standards
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
Up to 2,719 residences with extensive recreational amenities and open space preservation
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?
Rural Residential
8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? Yes No
9. If the proposed action is the subdivision of land, how many lots are proposed? 2,557 SF lots
 a. What is the minimum lot size proposed? Approximately 8,000 square feet
10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
11. Will the proposed action create demand for community services (ie, recreation, education, police, fire protection)? Yes No
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 TBD

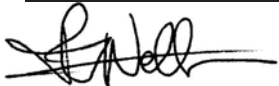
D. Informational Details

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 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 Double Diamond Companies Date July 25, 2008

Signature  Title: Frederick P. Wells, RLA Planner for Applicant

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)

- Answer each of the 20 questions in PART 2. Answer **Yes** if there will be **any** impact.
- Maybe** answers should be considered as **Yes** answers.
- 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.
- 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.
- If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- 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.

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

- Any construction on slopes of 15% or greater, (15 foot riser per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involved more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts: Temporary construction disturbance prior to stabilization with improvements and permanent landscaped areas.

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

• Specific land forms: _____

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> 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

- Developable area of site contains a protected water body.
- Dredging more than 100 cubic yards of material from channel of a protected stream.
- Extension of utility distribution facilities through a protected water body.
- Construction in a designated freshwater or tidal wetland.
- Other impacts: Construction of wetland and stream crossings.

4. Will proposed action affect any non-protected existing or new body of water?
 NO YES

Examples that would apply to Column 2

- A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.
- Construction of a body of water that exceeds 10 acres of surface area.
- Other impacts: _____

5. Will Proposed Action affect surface or groundwater quality or quantity?
 NO YES

Examples that would apply to Column 2

- Proposed Action will require a discharge permit.
- Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.
- Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.
- Construction or operation causing any contamination of a water supply system.
- Proposed Action will adversely affect groundwater.
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.
- Proposed Action would use water in excess of 20,000 gallons per day.
- 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.
- Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.
- Proposed Action will allow residential uses in areas without water and/or sewer services.
- Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.
- Other impacts: Project will require permits for new sewer and water systems.

6. Will proposed action alter drainage flow or patterns, or surface water runoff?
 NO YES

Examples that would apply to Column 2

- Proposed Action would change flood water flows.

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
• Proposed Action may cause substantial erosion.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Proposed Action is incompatible with existing drainage patterns..	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Proposed Action will allow development in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Other impacts: Project will alter drainage patterns with stormwater treatment systems for no net change in run off from the site. _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<hr/>				
IMPACT ON AIR				
7. Will proposed action affect air quality? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES Examples that would apply to column 2				
• Proposed Action will induce 1,000 or more vehicle trips in any given hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Proposed Action will result in the incineration of more than 1 ton of refuse per hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Proposed action will allow an increase in the amount of land committed to industrial use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Proposed action will allow an increase in the density of industrial development within existing industrial areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Other impacts: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<hr/>				
IMPACT ON PLANTS AND ANIMALS				
8. Will Proposed Action affect any threatened or endangered species? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Examples that would apply to Column 2				
• Reduction of one or more species listed on the New York or Federal list, using the site, over or near site or found on the site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Removal of any portion of a critical or significant wildlife habitat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Other impacts: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<hr/>				
9. Will Proposed Action substantially affect non-threatened or non-endangered species? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Examples that would apply to column 2				
• Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<hr/>				
IMPACT ON AGRICULTURAL LAND RESOURCES				
10. Will the Proposed Action affect agricultural land resources? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES Examples that would apply to column 2				

- The proposed action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.).

- Construction activity would excavate or compact the soil profile of agricultural land.
- 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.
- 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).
- Other impacts: _____

IMPACT ON AESTHETIC RESOURCES

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

Examples that would apply to Column 2

- Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.
- 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.
- Project components that will result in the elimination or significant screening of scenic views known to be important to the area.
- Other impacts: Removal of substantial areas of forest scenery.

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

- 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.
- Any impact to an archaeological site or fossil bed located within the project site.
- Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.
- 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

- The permanent foreclosure of a future recreational opportunity.
- A major reduction of an open space important to the community.
- Other impacts: _____

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> 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 6 NYCRR 617.14(g)?
 NO YES

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

Examples that would apply to Column 2

- Proposed Action to locate within the CEA? _____
- Proposed Action will result in a reduction in the quantity of the resource? _____
- Proposed Action will result in a reduction in the quality of the resource? _____
- Proposed Action will impact the use, function or employment of the resource? _____
- Other impacts: _____

IMPACT ON TRANSPORTATION

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

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods. _____
- Proposed Action will result in major traffic problems. _____
- Other impacts: *Potential impact to the functionality of near-by road intersections.* _____

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

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality. _____
- 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. _____
- Other impacts: _____

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
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NOISE AND ODOR IMPACTS

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

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts: _____

IMPACT ON PUBLIC HEALTH

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

Examples that would apply to Column 2

- 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.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e., toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.
- 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.
- Other impacts: _____

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

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g., schools, police and fire, etc.).
- Proposed Action will set an important precedent for future projects.
- Proposed Action will create or eliminate employment.
- Other impacts: _____

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

20. Is there, or is there likely to be, public controversy related to potential adverse environmental 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.

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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

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.

(Continue on attachments)

Part 2 of the EAF has been completed based on the Project Sponsor's conceptual site plan and project description narrative. The Project Sponsor has indicated its intention to prepare and submit a Draft Environmental Impact Statement (DEIS). The Lead Agency expects that there will likely be potentially large impacts that will need to be fully identified and mitigated during the EIS process and during the development of the detailed project plans.

The Project Sponsor has also requested that the Lead Agency conduct scoping of the DEIS, and has previously submitted a proposed draft scope.

For the purposes of making a determination of the potential significance of the impacts associated with this project, the Lead Agency acknowledges that further discussion and evaluation of the importance of impacts in EAF Part 3 is not necessary given that the relevant areas of concern have been preliminarily identified in the draft scope. The scoping process will provide a more refined evaluation and guidance regarding the analyses that will be conducted for inclusion in the DEIS.

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Attn: Susan Hawvermale, Chairwoman
332 King Road - P O Box 114
Forestburgh, New York 12777

Town of Forestburgh Conservation Advisory Board
332 King Road - P O Box 114
Forestburgh, New York 12777

Sullivan County Division of Planning and
Environmental Management
Attn: Dr. William J. Pammer, Jr., Commissioner
100 North Street
Monticello, New York 12701

Sullivan County Division of Public Works
Attn: Robert A. Meyer, PE, Commissioner
100 North Street - PO Box 5012
Monticello, New York 12701

NYS Department of Environmental Conservation
Region 3, Division of Environmental Permits
Attn: John Petronella
21 South Putt Corners Road
New Paltz, New York 12561-1696

NYS Department of Environmental Conservation
Attn: Alexander B. Grannis, Commissioner
625 Broadway
Albany, New York 12233-3508

NYS Department of Health - Monticello District
Attn: Mark Knudsen, District Director
50 North Street, Suite 2
Monticello, New York 12701-1171

New York State Office of Parks, Recreation and
Historic Preservation - Field Services Bureau
Attn: Ruth L. Pierpont, Director
Peebles Island, P.O. Box 189
Waterford New York 12188-0189

NYS Department of Transportation
Region 9
Attn: Ms. Christine Klein, AICP
44 Hawley Street
Binghamton, New York 13901-3200

Delaware River Basin Commission
PO Box 7360
25 State Police Drive
West Trenton, NJ 08628-0360

Department of the Army Corps of Engineers
NY District, Western Permits Section
Attn: Mr. Brian Orzel
26 Federal Plaza, Rm 1937
New York, NY 10278-0090

US Fish & Wildlife Service
New York Field Office
Attn: Miss Robyn Niver
3817 Luker Road
Cortland, New York 13045

Town of Thompson
Attn: Donald S. Price, Town Clerk
4052 Route 42
Monticello, New York 12701

Sullivan County Sheriff's Department
Attn: Michael Schiff, Sheriff
8 Bushnell Avenue
Monticello, New York 12701

Forestburgh Fire Company # 1
Attn: Chris Bastone, Chief
2674 Route 42
Forestburgh, New York 12777

Monticello Central School District
Attn: Dr. Patrick Michel, Superintendent
150 Wood Avenue
Monticello, NY 12701
(845) 794-8840

Crawford Public Library
393 Broadway
Monticello, NY 12701-1353
(845) 794-4660

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[or The Merriewold Club, Inc.]
c/o Ms. Nancy Orr
284 Godwin Avenue
Ridgewood, NJ 07450-3606

The Hartwood Club
Attn: Jace Day, President
195 Baer Road
Forestburgh, NY 12777

Lake Joseph Homeowners Association, Inc.
PO Box 97
Forestburgh, NY 12777

Forestburgh Civic and Taxpayers Association, Inc.
Attn: Ruthmary Weinger
PO Box 69
Forestburgh, NY 12777