

FINAL SCOPING DOCUMENT

FOR

CASPERKILL COUNTRY CLUB

TOWN OF POUGHKEEPSIE

DUTCHESS COUNTY, NEW YORK

LEAD AGENCY: **TOWN OF POUGHKEEPSIE PLANNING BOARD**

1 OVEROCKER ROAD

POUGHKEEPSIE, NEW YORK 12603

CONTACT PERSON: **LAURA WOJTOWICZ, DIRECTOR OF PLANNING**

APPLICANT: **CASPERKILL I, LLC**

SCOPING
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FINAL SCOPE
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INTRODUCTION

This Final Scope of the Draft Environmental Impact Statement (DEIS) for Casperkill Country Club, has been approved by the Planning Board of the Town of Poughkeepsie as lead agency for the review of the proposed project. This Final Scope amends and expands the Draft Scope prepared by the Applicant's Consultant based on comments received at the public scoping session conducted on September 28, 2004, written comments received prior to October 8, 2004, and comments prepared by the Town's planning and engineering consultants.

Coordinated Review for Lead Agency status was initiated on June 18, 2004 by the Town of Poughkeepsie Planning Board and completed on July 17, 2004. All involved and Interested Agencies were contacted under this process. A listing of Involved and Interest Agencies is attached to this document.

This proposed Type 1 Action was the subject of a Positive Declaration issued by the Town of Poughkeepsie Planning Board on August 19, 2004, directing the applicant to prepare a DEIS. A copy of the Positive Declaration, which sets forth the potential significant impacts of the project, is attached to this Draft Scoping Document.

PROJECT DESCRIPTION

1. LOCATION AND DESCRIPTION

The Applicant, Casperkill I, LLC, is proposing 469 single-family homes on 347.67 (+/-) acres of land in the Town of Poughkeepsie, Dutchess County, New York. The proposed site is located on the east side of US Route 9, approximately 1,900 (+/-) feet south of the intersection of Route 9 and IBM Road, and contains two tax parcels identified as parcel numbers 6159-02-503995 (345.41 acres) and 6159-01-312843

(2.26 acres) on the Town of Poughkeepsie Tax Map. A detailed project description is included in Section 2.0 below.

The site is located in the R-20 Zoning District, which permits single-family homes on 20,000 square foot lots. A subdivision for residential purposes is a permitted use within the R-20 Zoning District. The applicant is proposing a cluster subdivision which will retain the existing golf course. As a necessary pre-requisite to the cluster subdivision review, the applicant has submitted a conventional subdivision plat which complies with the bulk requirements of the Town of Poughkeepsie Zoning Code. The conventional plan proposes 117 five-bedroom and 352 four-bedroom homes on lots ranging from 20,000 sq. ft. to 71,544 sq. ft.

According to a boundary survey, approximately 31.21(+/-) acres of land are located within the 100-year floodplain. The site contains both isolated and federally regulated wetlands, and part of the Casperkill Creek traverses the site from east to west.

2. REQUIRED APPROVALS

At this time it is anticipated that the following approvals and permits to authorize the proposed project will be required:

<u>Type of Approval</u>	<u>Agency</u>
Flood Plain and Aquatic Resources Permits	Town Planning Board
Subdivision Plat/Site Plan	Town Planning Board
Landmark Designation	Town Board
Exterior Alterations to Designated Landmark	Historic Presrvtn.Comm.
Possible Variances	Zoning Board of Appeals
Wastewater Tenancy Agreement	Town Board
Sewer/Water Connections	County Health Dept. Town Sewer/Water Depts
Utility Installation & Bridges	County DPW
Curb Cut Approval	NYS DOT
Stream Crossing/SPDES	NYS DEC
Wetlands Disturbance	USA Corps of Eng.

GENERAL GUIDELINES FOR THE DEIS

The applicant should closely examine the SEQR regulations for direction on the required content of a DEIS. Unless otherwise directed by the Final Scoping

Document, the provisions of 6 NYCRR 617.9(b) apply to the content of the DEIS and are incorporated herein by reference.

The DEIS will assemble relevant and material facts, evaluate reasonable alternatives, and be analytical but not encyclopedic. It will also be clearly and concisely written in plain language that can be easily read and understood by the public. Highly technical material will be summarized and, if it must be included in its entirety, referenced in the DEIS and included in an Appendix. Narrative discussions will be accompanied to the greatest extent possible by illustrative tables, charts, graphs, and figures. All figures will clearly identify the project area.

Full scale plans will be included with the DEIS as an appendix and where appropriate reduced copies of such plans will be included in the text of the DEIS.

The DEIS will be written in the third person without use of the terms I, we, and our. All assertions will be supported by evidence. Opinions that are unsupported by evidence will be kept to a minimum and shall be identified as such. Footnotes will be used as the form of citing references.

DEIS SCOPE AND CONTENT

1.0. EXECUTIVE SUMMARY

1.1 DEIS Cover Sheet. The Cover sheet will include the title of the project, project location (streets, town, county, state), contact persons, list of preparers and project consultants, name and address of Lead Agency, and telephone number of Lead Agency.

1.2 DEIS Table of Contents. The table of contents will include a list of all appendices, tables, figures, maps, charts, and any items that may be submitted under a separate cover (and identified as such). All pertinent SEQR documentation shall be included as appendices to the DEIS, including, but not limited to, the Part 1 of the Full Environmental Assessment Form, Positive Declaration/Circulation Notice, Final Scoping Document, and technical letters from Involved and Interested Agencies. All correspondence relating to the issues addressed in the DEIS such as technical studies and reports will also be included in the appendices.

1.3 Description of the Proposed Action. This section will include a description including location (streets, town, county, state), parcel identification numbers, acreage, any easements affecting the site, existing zoning, existing access, existing site character, and a description of the applicant's proposed activities to take place on the site or on any abutting

parcels. The applicant is proposing that the proposed cluster plan be treated as the “proposed action,” and that the conventional plan be discussed as one of the alternatives to be considered. However, the conventional plan shall be designed in sufficient detail to support the number of dwelling units proposed in the cluster plan.

1.4 Purpose, Need, and Public Benefit. The purpose or objective of the proposed action will be described as well as the public need for and public benefit(s) from the implementation of the proposed action.

1.5 Potential Significant Impacts. A summary of the potential impacts of the proposed action will be listed.

1.6 Mitigation Measures. A summary of the measures to be implemented to mitigate potential impacts.

1.7 Project Alternatives Considered. A summary of the alternatives considered will be provided.

1.8 Required Approvals. An identification of the various approvals and permits needed to implement the proposed action (e.g. Federal, State, and Local) will be listed. An assessment of current zoning requirements and conditions will also be included.

1.9 List of Involved Agencies. A complete listing of all Involved Agencies, their addresses, and the required approvals and permits they are responsible for granting.

1.10 List of Interested Agencies. A complete listing of all Interested Agencies and their addresses.

2.0. DESCRIPTION OF THE PROPOSED ACTION

The Description of the Proposed Action shall be a detailed presentation of the proposal, supported as necessary with graphic materials. The description shall address the following issues:

2.1 Site Location. A description of the regional and local location of the site and its context shall be presented. The presentation of the site location shall include an identification of the site’s position relative to adjacent roadways, adjacent land uses, water resources, and any significant national, state, or local historic features, including the Abraham Fort House, within 1,000 feet of the project site.

2.2 Site History. Discussion of the prior and present use of the project site and a discussion of existing deeds, covenants, and restrictions on the subject property.

2.3 Description of Action. A detailed description of the action will be provided including:

- a. The proposed activities to take place, including but not limited to, the proposed number of buildings, type of dwelling units, number or range of numbers of dwelling units, number or range of numbers of bedrooms per unit, type or types of ownership proposed and locations and purpose of auxiliary facilities.
- b. The future status of the golf course shall be explained including ownership, management, modifications to layout and measures to establish permanent status as open space. An Integrated Pest Management (IPM) Plan will be prepared for the golf course that proposes a sustainable approach to managing pests by combining biological, cultural, physical and chemical tools in a way that minimizes economic health risks, including safe storage and handling of pesticides and fertilizers.
- c. Typical building floor plans and representative building elevations illustrating typical colors and materials.
- d. The various types and relative amounts of impervious surfaces consequential to the proposed development.
- e. Proposed areas of disturbance and grading plans including extent and quantities of cut and fill.
- f. Vehicular access, including school buses and public transit, internal roads, circulation, parking facilities and pedestrian and bike routes, including ownership and maintenance.
- g. Description of on-site and off-site utility plans and drainage facilities.
- h. Proposed signage, including location, size, and materials.
- i. Landscaping plans and natural vegetation to be retained.

- j. A Lighting Plan, which will include a description of the proposed lighting fixtures and projected illumination levels.
- k. A discussion of conformance to the existing zoning as described in the Town of Poughkeepsie Zoning Code and other applicable local laws including, but not limited to flood plain, wetlands, etc.
- l. Relocation or removal of existing easements.

2.4 Phasing and Construction Schedule. This section will discuss:

- a. The proposed phasing of on-site and off-site construction, construction schedules, expected year of project completion, construction access routes, type of construction, hours of construction, and the location of construction vehicles and parking during phasing and construction.
- b. Construction techniques including methods of grading, blasting, material storage and other major site work will be described.
- c. The relative timing for the start and completion of key milestone tasks such as site clearing, grading and fill placement, infrastructure, foundations, and site amenities.

2.5 Purpose/Need/Public Benefit. The Applicant's goals and objectives will also be discussed along with the socioeconomic benefits offered under the project, including added tax revenues for the Town, School District, and other taxing jurisdictions. A housing market assessment (for supply and demand) will be presented in the DEIS along with a discussion of the types of overall markets envisioned to be served under the project. Measures to serve a range of income groups will be discussed.

3.0 EXISTING CONDITIONS/POTENTIAL ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

This section of the document will describe the existing environmental conditions on the site, potential impacts due to the proposed project, and relevant mitigation measures. Sufficient detail will be provided so that reviewers are able to gain an understanding of current conditions and the context in which potential impacts will be assessed. For each issue, existing site conditions will be defined, potential

impacts will be characterized, and on-site and off-site mitigation measures, designed to avoid or minimize potential impacts, will be proposed. The following issues are to be addressed in the DEIS:

3.1 Soils and Geology

a. Existing Soils and Geologic Conditions. This section will include:

- 1) The identification and evaluation of on-site soils according to the United States Department of Agriculture Dutchess County Soil Survey. Verification of identified soils by a qualified professional via soil tests may be requested. The extent and characteristics of residue from the former shooting ranges on the site will also be investigated.
- 2) A description of soils that will be disturbed by the proposed project. A table of on-site soils will identify the construction limitations, permeability, erosion hazard, depth to bedrock, and seasonal high water table for each soil.
- 3) The identification and location of existing prominent and/or unique features including ledges and rock outcrops.
- 4) Slopes ranging from 0-10%, 10-15%, 15-25% and greater than 25% will be identified. Slope descriptions will include a listing of the slopes as a percentage for the total site area (pre- and post-development).
- 5) An evaluation of the constraints imposed by existing soils, geology, and topographic conditions, including the limitations of and suitability for construction of structures, driveways, plantings, and stormwater control structures.

b. Potential Soils and Geologic Impacts. This section will include:

- 1) A discussion of the proposed Grading Plan for the site. This discussion will include an estimate of proposed cut and fill projections and discussion of whether or not blasting is necessary. If cut and fill projections cannot be balanced on the site, the anticipated volume of earth/rock to be imported to, or exported from, the site shall be defined. A discussion of the number of truck trips associated with such import/export shall be estimated, and the anticipated routing of such truck trips will be identified.
- 2) If necessary, the anticipated location and potential impacts of blasting will be identified.

- 3) A slopes analysis will be completed and discussed to identify the amount of disturbance within each slope category.
- 4) Potential soil erosion impacts and estimated quantities and locations of increased long-term erosion will be identified. The methods of construction and the effects of construction on soils will be identified.

c. Soils and Geologic Mitigation Measures. This section will include:

- 1) A summary of the preliminary Storm Water Pollution Preservation Plan (SWPPP) prepared in conformance with the New York State Department of Environmental Conservation (NYSDEC) regulations. The preliminary SWPPP will be included in the appendix of the DEIS.
- 2) A discussion of construction methods and Best Management Practices that will be employed to reduce erosion and control off-site sedimentation.
- 3) If blasting is necessary, a Blasting Mitigation Plan will be prepared. This Plan will include measures to be implemented to protect existing structures and nearby residential groundwater wells located near blasting locations. The Plan will be included in the appendix of the DEIS and its contents described within this section.

3.2 Surface Water Resources

a. Existing Surface Water Resources. This section will include:

- 1) A description of pre-development conditions including on-site and off-site watershed mapping, hydrologic characteristics of the watershed, drainage patterns, location, size and capacity of existing storm drainage facilities, and identification and classification of on-site or adjacent streams and wetlands in accord with federal, state and Town laws.
- 2) A discussion of the existing stormwater patterns and run-off quantities for 2, 10, 25, and 100 year storm events, using TR-55 curve numbers.
- 3) A discussion of any mapped Federal Emergency Management Agency (FEMA) delineated 100 year floodplains and floodways and determination of base flood elevations where not previously calculated.
- 4) A discussion of the existing stormwater characteristics.

- 5) A Wetland Delineation Report of federal, state and local wetlands will be prepared and discussed within this section including the extent of all contiguous and hydrologically connected wetlands beyond the site boundaries.

b. Potential Surface Water Impacts. This section will include:

- 1) An evaluation of potential impacts associated with anticipated changes in surface water and runoff quantity and quality, both on-site and off-site.
- 2) A description of post-development conditions including watershed mapping; stormwater quality, total volume of runoff, and peak discharge rates for 2, 10, 25, and 100 year storm events.
- 3) A Hydrologic analysis will be performed using “*Hydrocad*,” a stormwater hydrograph routing model that builds upon the techniques developed by the U.S. Soil Conservation Services.
- 4) An analysis of post-development stormwater runoff quality using appropriate techniques in conformance with DEC Phase 2 Regulations. This analysis will be prepared by a certified licensed NYS Professional Engineer.
- 5) A discussion of the ability of the on-site and off-site receiving surface water bodies to assimilate additional runoff.
- 6) An analysis of the potential impacts (if any) to floodplains due to re-grading, change in runoff conditions or roadway crossings and discussion of compliance with the Town Flood Damage Prevention Law.
- 7) A discussion of the potential impacts (if any) to wetlands due to recharging, change in runoff conditions, or change in long-term use of the site.
- 8) A discussion of the potential construction related impacts to water resources as well as long-term potential impacts relative to the occupation of the site.
- 9) A report describing impacts to wetlands and buffers will be prepared and discussed within this section, including the extent of filling any designated wetlands, if applicable, and discussion of compliance with the Town Aquatic Resources Law.

c. Mitigation Surface Water Measures. This section will include:

- 1) A discussion of the preliminary SWPPP, and compliance with the NYSDEC Phase II Stormwater Regulations, including description of all components such as ponds, embayment, etc. Copies of the SWPPP, and any other plans will be included in the Appendix.
- 2) A discussion of the mitigation measures to attain a zero increase in the peak rate of runoff flow from the subject property after development. Any impacts from sheet flow runoff will be addressed.
- 3) Proposed mitigation of floodplain impacts.
- 4) Proposed mitigation of stream and wetland impacts.

3.3 Ground Water Resources

a. Existing Groundwater Conditions. This section will include:

- 1) A description of the existing groundwater conditions including the presence, quality, quantity, extent, and present use and rate of withdrawal of groundwater resources, including seasonal variations and fluctuations.
- 2) A discussion of the locations of groundwater resources including any aquifers and recharge areas.
- 3) A description of off-site wells on properties adjacent to the project site.

b. Potential Groundwater Impacts. This section will include a discussion of potential impacts on groundwater recharge and to groundwater quality and quantity. As the proposed development will use a public water source, and the existing irrigation system is not proposed to change, groundwater impact is not expected to be adverse.

c. Groundwater Mitigation Measures. As required.

3.4 Vegetation

a. Existing Vegetative Conditions. This section will include:

- 1) A discussion of the vegetative communities (both wetland and upland) on the site including location, extent, acreage, dominant species, and age. Particular emphasis will be given to those communities in the areas of proposed disturbance. This work will be done by a qualified biologist.

- 2) Findings and pertinent information from a review of the the NYSDEC Natural Heritage Program files, and the U.S. Fish and Wildlife Services database.
- 3) In coordination with the Town, and its professional consultants, all trees of special significance, because of size, species or condition, will be tagged and their size, species and condition will be noted and mapped in all areas of proposed disturbance.

b. Potential Vegetative Impacts. This section will include:

- 1) A discussion of the amount of existing vegetative cover likely to be removed or modified and the nature of that modification (e.g. pavement, landscaping, etc.) due to the proposed action.
- 2) The potential impacts associated with a reduction of existing vegetative cover and existing habitats will be assessed from the perspective of soil erosion, evapotranspiration, precipitation recharge and providing food and cover for wildlife.
- 3) A discussion of the extent, location and dominant trees and shrub types to be retained and removed.

c. Vegetative Mitigation Measure. This section will include:

- 1) A discussion of applicable mitigation measures identified as necessary or required by the NYSDEC, U.S. Fish and Wildlife Services or USACOE.
- 2) Mitigation measures with respect to restrictive clearing in areas of particular ecological concerns will be addressed and may include recommendation of fencing or signage in order to avoid significant impacts to plant communities. Specific, detailed tree protection and wetland protection plans will be provided including, as appropriate, clearing limits, fencing prior to construction and measures to protect specific threatened plants.

3.5 Fauna

a. Existing Faunal Conditions. This section will include:

- 1) Discussion and identification of known onsite animal species; review of NYSDEC Natural Heritage Program files, US Fish and Wildlife Services

Databases and; field surveys for currently listed rare, threatened, endangered, or special concerns species..

- 2) This inventory will also include all species of animal, reptiles and amphibians that might reasonably be found on-site; a qualified biologist will conduct field surveys during different seasons.
 - 3) This work should appropriately reflect the migration and breeding patterns in the development of the census of fauna along with references to existing data sources cited above. The nature and extent of existing wildlife habitat will be evaluated.
- b. **Potential Faunal Impacts.** Discussion of potential impacts of the project, including wetland disturbance and reduction and fragmentation of habitat supporting relevant indigenous fauna due to change in habitat and migration patterns. The Biodiversity Manual for the Hudson River Estuary Corridor (2001) will be used as a reference to evaluate impacts due to land development.
- c. **Faunal Mitigation Measures.** As necessary including conservation easements, wildlife crossings, tree and understory preservation, replanting native species and establishment of wildlife corridors, as well as timing to avoid impacts on breeding and migration.

3.6 **Cultural Resources**

- a. **Existing Cultural Resources Conditions.** This section will include:
- 1) An examination of the existing cultural resources to determine the potential for historic and prehistoric activity on the site. A Phase IA Cultural Resource Survey will be completed, and a Phase 1B Report will be completed in areas of the site involving significant ground disturbance. The Phase 1A and 1B reports will be summarized within this section and included as part of the Appendix.
 - 2) A Historic and Architectural Report focusing on the Abraham Fort House will be included in the Appendix and discussed in this section.
 - 3) A Phase 2 Report will be completed in immediate proximity to the Abraham Fort House and any other sensitive areas identified in the Phase IB report.
- b. **Potential Cultural Resources Impacts.**

- 1) Potential impacts as a result of development within or adjacent to culturally sensitive areas identified in the Phase IA Cultural Resource Survey and Phase IB Report.
- 2) Examination of the impacts discussed in the Phase 1B Report.
- 3) Examination of the impacts discussed in the Historic and Architectural Report (Abraham Fort House).
- 4) Discussion of impacts found in the Phase 2 Report.

c. Cultural Resources Mitigation Measures.

- 1) A plan to implement mitigation measures as needed or required by the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) will be prepared.
- 2) A plan to implement recommendations established in the Phase 1A Cultural Resource Survey and Phase 1B Report.
- 3) A plan to implement recommendations found in the Historic and Architectural Report and Phase 2 Report.

3.7 Visual

a. Existing Visual Conditions. This section will include:

- 1) The identification of existing conditions and visual character of the project site from critical receptor points identified after preparation of a viewshed map for a five mile radius of the site illustrating areas from which the site may be visible based on existing topography. Critical receptors are generally those where the visual environment is an important aspect of the enjoyment or appreciation of the site and include public parks, historic sites, nature preserves, scenic roads, waterways and similar features and may also include local receptors deemed to be significant. A narrative accompanied by photographs will describe the visual character of the surrounding area and the visual relationship between the project site and the surrounding area and identified critical receptors. Following preparation of the viewshed map, the applicant will consult with the Planning Board to determine which critical receptors will be the subject of further analysis.

Critical receptor points will include, but not be limited to the following areas:

- a. US Route 9 in the area of Neptune Road
- b. King George Road
- c. Collette Drive
- d. Existing golf club facility
- e. IBM Conference Center

b. Potential Visual Impacts. This section will include:

- 1) A visual impact analysis of the proposed development, based on the viewshed map, as seen from critical receptors identified by the Planning Board. The visual impact analysis will include photographs of the existing conditions during leaf off conditions and photographic simulations of the built conditions will be prepared from each critical receptor point identified by the Planning Board. A description through the use of narrative text, photographs, and graphic representations of proposed conditions will be used. Further, the visual relationship between the project site and the surrounding area will be discussed.
- c. **Visual Mitigation Measures.** As necessary or recommended based on the results of the visual impact analysis, mitigation measures will be proposed. These might include use of natural colors in architectural elevations; supplemental landscaping or other screening and relocation of proposed buildings, as appropriate.

3.8 Transportation

a. Existing Transportation Conditions. This section will include:

- 1) A description of all available traffic data from the New York State Department of Transportation (NYSDOT), Dutchess County Department of Public Works (DCDPW), and the Town of Poughkeepsie.
- 2) Existing public transportation systems (bus and rail) which serve the site will be described. Both existing and future plans for extending bus or pedestrian/bicycle paths through the project site, will be discussed as well as connections to the rail line along the Hudson River.

- 3) Roadways and roadway conditions directly serving the site will be described and will include the number of lanes, roadway conditions, traffic controls and signal timing.
- 4) Existing traffic volume data will be collected in the study area for the weekday AM and PM peak hours and Saturday peak hour in the form of turning movement counts at the following strategic intersections:
 - a. U.S. Route 9 & entrance to the Casperkill Country Club/Anthony Drive and from the proposed southern entrance.
 - b. U.S. Route 9 and the eastbound ramp to Spackenkill Road.
 - c. Spackenkill Road and the southbound ramp to U.S. Route
 - d. U.S. Route 9 and South Gate Drive.
 - e. U.S. Route 9 and IBM Road/Kingwood Park.
 - f. U.S. Route 9 and Spring Road.
 - g. U.S. Rt. 9 and Neptune Drive
 - h. U.S. Rt. 9 and Vassar Road
 - i. Vassar Road and Spring Road
 - j. Vassar Road and Jackson Road
 - k. Spackenkill Road and Cedar Avenue
 - l. Spackenkill Road and Vassar Road
 - m. Spackenkill Road and Mill Bank Road
 - n. Spring Road and Kerr Road
- 5) Discussion of the proposed internal road network including the amount of impervious surfaces generated from the roadways and the proposed type of ownership.

- 6) A Traffic Impact Study (TIS) will be completed for the project. Roadways, intersections, and issues to be addressed in the TIS will be determined in consultation with the Town.
- 7) The TIS should consider school bus activity in identification of peak hours for intersections specified in the scope and should count bus movements separately from other vehicular traffic at these intersections.
 - a. Existing numbers and general schedule and routing of school buses should be discussed.
 - b. In coordination with the School District Transportation coordinator, existing problems associated with drop-off, pick-up and student parking will be discussed and impacts as a result of the project identified.
 - c. The ability to use project roads for school buses will be discussed and the need and locations for school bus shelters will be evaluated, in coordination with the School District Transportation Coordinator.

b. Potential Traffic Impacts.

- 1) Impacts associated with the use of public transportation systems will be presented, along with the need to address system expansions. An evaluation of the need to extend bus service to the site as well as extend nearby pedestrian/bicycle pathways and greenway trails through the site will be presented. Increased use of the rail service in New Hamburg will be evaluated and impacts addressed.
- 2) Capacity analyses will be performed to determine roadway conditions at all of the above intersections prior to development of each phase of the project. This analysis will include an annual growth rate and incorporate traffic generated by previously approved but not completed projects, as provided by the Town of Poughkeepsie.
- 3) Average daily and peak hour trip generation volumes of the project will be estimated based on generation rates published in Trip Generation 6th Edition (Institute of Transportation Engineers, 1997). Distribution of project generated trips on the area roadway system will be estimated and explained. Traffic distribution should consider possible alternate distribution scenarios. This project generated traffic will be used to complete capacity analyses of

roadway conditions at each of the study area roadway intersections for the Build condition upon completion of each major stage of the project and upon completion of the entire project. Where project generated traffic will add less than 10% to the total “no build” volumes at an intersection, further analysis is not required unless requested by the Planning Board.

- 4) Sight distances at the site entrance and conformance of these distances with published standards (e.g., American Association of State Highway and Transportation Officials, AASHTO) will be evaluated.
- 5) The routes, frequency and duration of construction vehicle traffic will be identified and impacts on traffic operation and surrounding residential neighborhoods evaluated.
- 6) The need for additional school buses or routing/scheduling changes should be evaluated, in coordination with the District Transportation Coordinator.
- 7) The need for pedestrian paths to potential school bus stop locations will be evaluated.

c. Traffic Mitigation Measures.

- 1) Public transportation system expansions necessary to mitigate expected project needs will be identified. Arrangements for incorporating bus, pedestrian/bicycle pathways and greenway trails through the project site will be presented.
- 2) Measures to mitigate traffic impacts, if required, should include, but not be limited to roadway and intersection improvements (e.g., widening and restriping), intersection signalization improvements, emergency access and site distance improvements. The presentation of mitigation measures shall include an identification of the anticipated levels of service to exist following their implementation. Measures to mitigate impacts of construction traffic on surrounding areas will also be identified including route changes and specified hours of operation.

3.9 Land Use and Zoning

a. Existing Zoning and Land Use. This section will include:

- 1) Discussion of the existing zoning, subdivision regulations, master plan, Greenway Connections policies and land uses associated with the project site and the surrounding area.

b. Potential Impacts to Zoning and Land Use. This section will include:

- 1) A discussion of the project's consistency with zoning, subdivision and other local laws; master plan, and land use policies, including Greenways Connections and compatibility with the surrounding neighborhood and land uses.
- 2) The need for any variances or waivers shall be identified.

c. Zoning and Land Use Mitigation Measures. This section will include a discussion of any applicable and appropriate mitigation measures. The applicant will discuss the extent to which the implementation of a cluster alternative will address and mitigate impacts that would otherwise result from a conventional plan. Mitigation may also include mitigation of visual impacts as discussed above.

3.10 Police, Fire, and Ambulance Services

a. Existing Police, Fire, and Ambulance Services. This section will include:

- 1) A discussion of the applicable county, state, and local facilities, station locations, and schedule of patrol activities in the project area. Information will be based on personal communications with service providers and/or review and confirmation of available pertinent literature.
- 2) A discussion of current staffing, number and type of apparatus, average response time to the site, existing water supply, and capacity for fire flow.

b. Potential Impacts to Police, Fire, and Ambulance Services. This section will include a discussion of the project's impact to county, state, and local services including impact on staffing, facilities and response time..

c. Police, Fire, and Ambulance Services Mitigation Measures. This section will include a general discussion of any applicable and appropriate mitigation measures.

3.11 School District Services

a. Existing School District Services.

- 1) Description of existing school facilities, existing capacities and uses of District buildings. Capacity analysis will be provided by an updated District-wide enrollment and utilization study by a consultant agreed upon by the School District and the applicant. This capacity analysis will inventory all instructional spaces of all schools and buildings and will be discussed with each principal and appropriate District administrators. This analysis will reflect District policy regarding class size, special program needs and any other special space needs the District has. Further, functional capacity may be adjusted to reflect any potential instructional program changes the District may be considering in future years, such as those related to class size, expanded kindergarten programs or other needs based on state and federally mandated programs, contractual obligations, etc.
- 2) The extent to which changes in policies or programs noted above may affect the per pupil educational cost to be raised by local property taxes will be discussed.
- 3) The extent to which the SUFSD currently uses recreational facilities on the Casperkill site will be discussed.

b. Potential Impact to School District Services:

- 1) School children multipliers will be developed in consultation with the District and Town based on several sources, including the Urban Land Institute, locally derived multipliers from comparable projects and from recent sales (to ensure the District's reputation for educational excellence is considered), and the applicant's experience with their products in other communities. The number of projected residents that will attend private schools will also be estimated considering local and regional data sources.
- 2) Potential for secondary effect of houses within the new project being occupied by those already residing within the District and the potential differences in occupancy characteristics (including student generation) of residents purchasing both the new and old units will be discussed.
- 3) Special needs students generated from the project will be projected based on existing proportions of such students in the District.
- 4) In addition to analyzing the average per pupil cost of educating the school children generated by the proposed project, a marginal cost analysis will also be provided based on the capacity analysis and based

on coordination with the District. Further, a number of alternatives will be evaluated for accommodating the increase in enrollment projected, in consultation with the District. As part of this analysis, the School District will provide generalized cost estimates of capital improvements necessitated to accommodate the projected increase in enrollment under the alternatives analyzed. The number of students that could be absorbed by the District without significant capital costs will be projected.

- 5) Projects within the SUFSD that are approved, but not yet occupied, or are in the approval process, will be identified and will be used for the cumulative impact analysis based on the school children multiplier derived above.

- c. **School District Services Mitigation Measures.** This section will include a discussion of appropriate mitigation measures.

3.12 **Utilities-Wastewater**

- a. **Existing Wastewater Conditions and Proposals.** This section will include:

- 1) A description of existing wastewater collection/conveyance/disposal capacity and condition of existing Town infrastructure. Included in the analysis will be a summary of the daily average flows, and peak hourly flows.
- 2) A summary of the peak hourly discharges to the collection system and existing current peak hourly flows and capacity of the collection system.

- b. **Potential Wastewater Impacts.** This section will include:

- 1) A discussion of the anticipated wastewater generation volume, flow rate and route as it relates to the Town's capacity for wastewater collection/conveyance/ treatment/disposal including all off-site improvements to connect to the Town System.
- 2) The need for on-site or off-site pump stations and the size and locations of such facilities.
- 3) Discussion of public ownership of utilities in private roads and methods to provide access, repair and funding of improvements and maintenance including metering.

- c. **Wastewater Mitigation Measures.** This section will include applicable wastewater mitigation measures including the approved sewer agreement.

3.13 **Utilities-Water**

- a. **Existing Water System.** This section will include:

- 1) A description of existing municipal water capacity and condition of the existing infrastructure. Further, a summary of the average daily demand and peak hourly demand for the project will be discussed.
- 2) A description of the fire flow requirements based on National Fire Protection Agency (NFPA) guidelines will be discussed.

- b. **Potential Impacts to the Water System.** This Section will include:

- 1) Proposed connection points to the Town system and their capacity.
- 2) A discussion of potential impacts to the municipal water distribution and treatment system, as well as a discussion of whether the anticipated water demand for the project site will reach or exceed the systems capacity.
- 3) A Hardy-Cross pressure analysis with fire flows and peak demand will be prepared and the need for booster pumps, pressure reducers, storage tanks and other facilities identified.
- 4) Discussion of public ownership of utilities in private roads and methods to provide access, repair and funding of improvements and maintenance including metering.

- c. **Mitigation Measures.** This section will include a discussion of appropriate mitigation measures.

3.14 **Utilities-Solid Waste**

- a. **Existing Solid Waste Services.** This section will include a discussion of the existing solid waste services, including current generation, collection, and removal processes.

- b. **Potential Impacts to Solid Waste Services.** This section will include a discussion of potential impacts associated with the anticipated solid waste generated from the project site and method of removal.

- c. **Solid Waste Services Mitigation Measures.** This section will include applicable solid waste mitigation measures.

3.15 **Recreation and Open Space Resources**

- a. **Existing Recreation and Open Space.** This section will include:

- 1) A discussion of the site's existing recreational amenities and facilities and open space resources, including the groups and agencies which currently use the site and the extent of such use.

- b. **Potential Impacts to Recreation and Open Space.** This section will include:

- 1) Discussion of National Recreation and Park Association Standards for the project population; additional users of existing facilities; potential reuse, alteration or loss of facilities. This discussion will also address the relative impacts of providing land for recreational use as opposed to the payment of fees in lieu of recreational space by the applicant.
- 2) A discussion of the potential impacts relating to the site's recreational amenities and open space. This discussion will include the potential impacts to the goals established in existing Town and regional recreational plans.
- 3) A discussion of the adequacy of existing Town and area wide recreational opportunities in the context of demand resulting from the proposed action.
- 4) A discussion of the impacts of the development to on-site open space including golf course maintenance and operation and existing ball fields.
- 5) Based on extent of existing use by the District of recreation facilities on the Casperkill site, the extent of the loss of these recreational resources will be analyzed in terms of impact on other District facilities. Cost and difficulties in providing replacement recreational capacity, on or off-site, for lost facilities should be addressed.

- c. **Recreation and Open Space Mitigation Measures.** This section will include a discussion on appropriate mitigation measures related to recreation and open space.

3.16 **Noise and Air Resources**

- a. **Existing Conditions.** A list and description of sensitive noise receptors which currently exist in close proximity to the boundaries of the project site and along the Route 9 corridor south of the City of Poughkeepsie will be prepared. A noise screening assessment will be performed to provide an indication of existing noise levels at six pre-selected locations along the boundaries of the site (two at the north, two at the east and two at the south). The assessment will be performed during morning and afternoon hours at the site entrance and in proximity to existing residential communities which abut the project site. Noise levels recorded at these locations (Level Equivalents – L_{eq}) will be compared to Town of Poughkeepsie noise ordinance thresholds.

Existing air quality at the site and key intersections will be summarized based on NYSDEC monitoring data for the most recent five year period. All intersections will be screened for carbon monoxide (CO) utilizing traffic data in accord with NYSDOT screening procedures.

- b. **Potential Impacts.** Impacts resulting from phased construction activities will be assessed using information obtained during the noise screening assessment process. Expected noise levels produced by typical earth moving equipment will be reviewed against existing noise levels, as well as applicable Town Code thresholds. The NYSDEC program policy document entitled “Assessing and Mitigating Noise Impacts” will be used to report on expected noise levels. Distance, topography, vegetation, noise source duration and weather conditions will be evaluated for expected noise impacts associated with construction activities, construction traffic, and traffic flow upon project completion. Analysis of impacts upon project completion from proposed noise producing facilities such as generators shall be provided.

The air quality analysis should be conducted for the full build out year of the project for the No-build and Build conditions including the peak hour periods studied in the traffic analysis. The Consultant shall define the worst case meteorological conditions in the project area using the information contained in the NYSDOT Environmental Procedures Manual (EPM) as a guide. Based on the procedures outlined in the EPM, the intersections that do not screen out from requiring a detailed air quality analysis should be ranked and prioritized and the “three” worst case intersections should be modeled. If these three intersections comply with the ambient air quality standards, it can be assumed that any other intersections would also comply with the standards.

Based on the size of the proposed development, the criteria for projects requiring a mesoscale air quality analysis should be reviewed as per the

EPM. If applicable, a mesoscale analysis should be conducted. If not required, the report should include a statement indicating that the criteria was reviewed and does not meet the criteria.

The Consultant shall summarize the results of the air quality analysis in a report which includes a comparison to State and Federal Air Quality Standards.

Impacts on air quality due to construction activities, site preparation and construction traffic will also be evaluated and compared to established air quality parameters.

- c. **Mitigation Measures.** Based on the results of the noise screening assessment and evaluation of expected impacts, the Applicant will evaluate mitigation measures to reduce identified noise impacts and comply with applicable Town Codes. Means to alleviate air quality impacts will be proposed including fugitive dust control during construction and measures to improve traffic flow and intersection level of service.

3.17 **Fiscal Impact Analysis**

- a. **Existing Fiscal Conditions.** This section will include a discussion of the existing revenues and taxes generated from the site and any existing municipal costs related to the site for all applicable jurisdictions – Town, County, School District and any special districts affected. The property tax portion of the school costs will be analyzed.
- b. **Potential Fiscal Impacts.** A discussion of the projected costs and revenues associated with the project utilizing the methodology identified in the Urban Land Institute, Development Impact Assessment Handbook, 1994, will be prepared for each taxing jurisdiction. The assumptions on which costs and revenues are based shall be clearly presented and, where appropriate, high and low ranges discussed. Both average cost and marginal cost approaches will be undertaken as part of the analysis of fiscal impacts on the School District. The loss of income to the School District of revenue producing facilities that may require reutilization for school purposes will be discussed.
- c. **Fiscal Mitigation Measures.** As required.

3.18 **Demographics**

- a. **Existing Conditions.** Existing demographics of the Town of Poughkeepsie relative to target market demands for the housing units proposed under the

project, will be presented. Available census information for the Town of Poughkeepsie will be used to describe existing population characteristics, age, distribution, household size, income, and composition. In addition, population projections will be provided to determine future demands for housing. Using current source material, a description of local and area-wide housing conditions will be provided.

- b. **Potential Impacts.** The affect of project population on existing demographics and housing markets will be analyzed in terms of changes in the income levels, age composition and other characteristics of the population of the Town of Poughkeepsie.
- c. **Mitigation.** Means to address any significant negative impacts will be discussed.

3.19 **Cumulative Impacts**

- a. **Existing Conditions:** The Town will provide a list of projects in the Town, south of the City of Poughkeepsie, proposed (for which applications have been filed) or already approved but not yet complete that must be considered in the analysis of off-site impacts.
- b. **Potential Impacts:** An evaluation of the cumulative potential impacts of the proposed project and projects identified above on streams and tributaries, stormwater, wetlands, steep slopes, wildlife and wildlife habitat, traffic, schools, utilities, emergency services and recreational facilities will be provided.
- c. **Mitigation Measures:** As necessary.

4.0 **SIGNIFICANT ADVERSE UNAVOIDABLE IMPACTS**

A discussion of the adverse environmental impacts identified in Section 3.0 that can be expected to occur regardless of the mitigation measures proposed.

5.0. **ALTERNATIVES**

The following alternatives to the proposed project will be considered. With the exception of Item 5.2, the level of detail of each alternative may be conceptual in nature but sufficient to provide an adequate comparison of relative impacts to enable the Planning Board to evaluate the positive and negative effects of each as opposed to the preferred plan:

5.1. The “No Build” alternative will be addressed as required under 6 NYCRR 617.9.b.5.

5.2. Conventional subdivision alternative (469 units). This alternative must be in sufficient detail to demonstrate that the number of units proposed in the preferred (cluster) alternative are feasible under existing Town regulations. The plan shall include:

- a. Analysis to demonstrate that all lots that include environmental constraints – wetlands and buffers, flood plain, steep slopes, etc. – are buildable in conformance with the Standards of the Town Zoning Law, Subdivision Regulations and other applicable laws.
- b. Plans that establish that all proposed roads comply with Town Standards for grades, curvature and cul-de-sac design.
- c. Plans that demonstrate the feasibility and conceptual design of storm drainage facilities.
- d. Plans that demonstrate compliance with floodplain laws and aquatic resource laws.
- e. Plans that demonstrate the feasibility of utility systems including the size and location of sewage pump stations and water booster pumps.
- f. Documentation that crossing, relocation or elimination of existing utility easements is feasible or that such easements and utilities are unaffected.

5.3. A plan which retains the golf course and develops the remainder of the site with a conventional subdivision that conforms to the basic requirements of the zoning district.

5.4 A cluster plan that retains the golf course but develops the remainder of the site primarily with detached and semi-detached single family homes using a “new urban” development pattern (i.e., narrow lots and a concentrated “village” street” layout with larger perimeter open space. This plan will include proposals to include local retail/service facilities of a scale and design to serve site residents and fit into the new urban development pattern.

5.5 Plan(s) developed to mitigate significant impacts identified during analysis performed in the DEIS; for example, connection to adjacent streets to mitigate traffic impacts or alternative sewer system routing to relieve

capacity impacts or a reduction in the number of housing units or an alternate mix of housing types of design to mitigate impacts on the school system due to additional students generated by the proposed project.

5.6 A plan which provides on-site sewage treatment facilities.

5.7 A plan which may be based on one or more of the preceding alternatives, which demonstrates designs and financing techniques to provide housing opportunities for first-time home buyers and/or senior citizens with moderate incomes.

6.0. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Identification of the natural and human resources listed in Section 3.0 that will be consumed, converted, or made unavailable for future use.

7.0. GROWTH INDUCING ASPECTS

Discussion of potential growth inducing aspects as a result of the proposed project.

8.0. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

Discussion of the energy sources to be used, anticipated levels of energy consumption, and any applicable energy conservation measures proposed.

9.0 APPENDICES

- 9.1. Correspondence (including all SEQR documentation).
- 9.2. Wetland Delineation Report
- 9.3. Ecological Assessment Report
- 9.4. Spackenkill School District Analysis
- 9.5. Stage IA Cultural Resource Survey
- 9.6. Stage IB Report
- 9.7. Phase 2 Cultural Resource Report (Abraham Fort House area)

- 9.8. Historic and Architectural Analysis of the Abraham Fort House
- 9.9. Visual Impact Analysis
- 9.10. Traffic Impact Study
- 9.11. Blasting Mitigation Plan (if necessary)
- 9.12. Preliminary Storm Water Pollution Prevention Plan
- 9.13. Engineering Drawings
- 9.14. Consultant Qualifications

Maps: All maps necessary to illustrate subject matter, including but not limited to:

- Boundary Survey
- Site Plan
- Floor Plans and Elevations
- Grading Plan
- Erosion and Sediment Control Plan
- Utility Plan
- Landscaping Plan