

*Draft Environmental Impact Statement*

**Hilltop Village at Wappinger  
Active Adult Community  
All Angels Hill Road  
Town of Wappinger, New York**

**Volume 2**

September 30, 2011  
*Revised February 21, 2012*



## Hilltop Village at Wappinger Active Adult Community Draft Environmental Impact Statement

**Location:** All Angels Hill Road  
Town of Wappinger, Dutchess County, New York

**Tax ID No.:** 6257-02-630770

**Lead Agency:** Town of Wappinger Planning Board  
Wappinger Town Hall  
20 Middlebush Road  
Wappingers Falls, New York 12590  
(845) 297-1373  
Planning Board Chair: Victor Fanuele

**Project Sponsor:** Toll Brothers, Inc.  
60 Merritt Blvd. Suite 100  
Fishkill, NY 12590  
(845) 897-8900  
Contact: Mr. James Fitzpatrick

**DEIS Prepared By:** Povall Engineering, PLLC  
25 Corporate Park Drive, Suite C  
Hopewell Junction, NY 12533  
(845) 897-8205  
Contact: William H. Povall, III, PE

**Date Accepted:** March 19, 2012

**Public Hearing Date:** April 16, 2012

**DEIS Comments Due:** May 7, 2012

**Internet Address:** <http://www.townofwappinger.us/>

## Owner, Applicant, and Project Consultants

<b>Owner:</b>	Contrail, LLC 25 Corporate Park Drive Hopewell Junction, NY 12533 (845) 897-2664 Contact: Frank Buyakowski
<b>Applicant:</b>	Toll Brothers, Inc. 60 Merritt Blvd. Suite 100 Fishkill, NY 12590 (845) 897-8900 Contact: James Fitzpatrick
<b>Engineering/Planning:</b>	Povall Engineering, PLLC 25 Corporate Park Drive, Suite C Hopewell Junction, NY 12533 (845) 897-8205 Contact: William H. Povall, III, PE
<b>Traffic Engineering:</b>	TRC Engineers, Inc. 7 Skyline Drive Hawthorne, NY 10532 (845) 592-4040 Contact: Brian Dempsey, PE, PTOE
<b>Landscape Architecture:</b>	ESE Consultants, Inc. 250 Gibraltar Rd., Suite 2E Horsham, PA 19044 (215) 914-2050 Contact: Tim Gibbon, AICP, RLA
<b>Archeological:</b>	Joseph E. Diamond, Ph.D. 290 Old Route 29 Hurley, NY 12443 (845) 338-0091 Contact: Joseph Diamond
<b>Ecological/Natural Resources:</b>	Ecological Solutions, LLC 1248 Southford Road Southbury, CT 06488 (203) 910-4716 Contact: Michael Nowicki
<b>Project Attorney:</b>	Keane & Beane PC 445 Hamilton Ave., 15th Floor White Plains, NY 10601 (914) 946-4777 Contact: Richard O'Rourke, Esq.

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### SEQRA Documentation

KEANE & BEANE, P.C.  
ATTORNEYS AT LAW  
445 HAMILTON AVENUE  
WHITE PLAINS, NEW YORK 10601  
(914) 946-4777  
FAX (914) 946-6868  
www.kblaw.com

200 WESTAGE BUSINESS CENTER  
FISHKILL, NEW YORK 12524  
(845) 896-0120

October 1, 2009

VIA HAND DELIVERY

RECEIVED  
OCT 06 2009  
TOWN CLERK

Town of Wappinger  
P.O. Box 324  
20 Middlebush Road  
Wappingers Falls, New York 12590  
Attention: Chris Masterson, Town Clerk

**Re: Application for a Change of Zone Hilltop Village at Wappinger  
All Angels Hill Road Wappinger, New York**

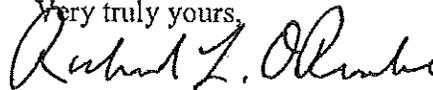
Dear Mr. Masterson:

Keane & Beane, P.C. represents Toll Brothers, Inc. in its capacity as authorized agent to file this Amended Petition, as directed by the Board at the July 13, 2009 meeting, for a change in zone of property owned by Contrail, LLC. The property is designated as Parcel # 13-5689-6257-02-630770 and located on All Angels Hill Road. Ten (10) copies of the following amended documents are enclosed in support of the amended submission.

- Amended Petition (dated September 30, 2009)
- Application for a Change of Zone
- Full Environmental Assessment Form (EAF).

We respectfully request this matter be placed on the next available Town Board agenda for consideration.

Very truly yours,



Richard L. O'Rourke

Enclosure

cc: Mr. Werner Thiessen, SVP - Toll Brothers, Inc.  
Mr. Dan Zalinsky, DSVP - Toll Brothers, Inc.  
Mr. Frank Buyakowski, Pres. - Contrail, LLC  
William Povall, PE - Povall Engineering

TOWN BOARD; TOWN OF WAPPINGER  
COUNTY OF DUTCHESS; STATE OF NEW YORK

----- X  
In the Matter of the Application of

TOLL BROTHERS, INC.

For Amendment of the Zoning Map of the Town of  
Wappinger to change the zoning designation of  
Certain Real Property known and designated on the  
Tax Assessment Map of the Town of Wappinger as  
part of Tax Map Grid Number  
13.5689.6257.02.630770 from the R-40 and COP  
Districts to the RMF-3 District.

**AMENDED PETITION**

----- X  
Toll Brothers, Inc. by their attorneys, Keane & Beane, P.C., hereby respectfully petitions  
the Town Board of the Town of Wappinger ("Town Board") as follows:

**I. PRELIMINARY STATEMENT**

1. This Amended Petition (originally dated 01/14/2008) seeks an amendment of the  
Zoning Map of the Town of Wappinger so as to change the zoning designation of approximately  
145.31 acres of a 149.35 acre parcel from 1-Family Residential (R-40) and Conservation Office  
Park (COP) to Multi-Family Residential (RMF-3). The remaining 4.04 acres are proposed to  
remain R-40 identical to the zoning of the abutting parcels.

2. Toll Brothers, Inc., as authorized agent for Contrail, LLC, seeks this amendment  
in relation to its residential development proposal ("Hilltop Village at Wappinger") which  
consists of approximately 228 age-restricted dwelling units (171 detached, 57 attached) for  
persons 55-years and older. Twenty-three (23) of the 76 attached dwelling units will be offered  
as "affordable senior housing" which equates to ten (10%) percent of the total number of  
dwelling units in the proposed residential community.

3. The residential development proposal also includes a community center, recreation amenities, preservation of natural areas as open space and the reconstruction of an existing private road to town road standards. The existing road will serve as access to the proposed residential development and the R&R Realty Associates parcel (Flavormatic) (Tax Grid Number 135689-6257-02-641904-0000).

4. Petitioner seeks to amend the Zoning Map to change the zoning designation of the real property subject to this petition to RMF-3 from its current zoning designation of R-40 and COP. The requested amendment is consistent with the uses of neighboring parcels and finds abundant support in the Town of Wappinger's draft Comprehensive Plan.

## **II. THE PROPERTY**

5. The real property which is the subject of this Petition consists of approximately 145.31 acres of a 149.35 acre parcel with frontage on All Angels Hill Road, Rich Drive and Sylvia Drive. The property is owned by Contrail, LLC and is known and designated on the Tax Assessment Map for the Town of Wappinger as Tax Map Grid Number 13.5689.6257.02.630770 (hereinafter referred to as the "Property"). The 4.04 acres of the parcel not subject to this petition would remain in its current zoning designation, R-40.

6. Approximately 71 acres of the Property is currently zoned R-40 and approximately 78.35 acres is currently zoned COP, however, most of the land lies vacant in a forested state and is surrounded mainly by residential land uses.

7. The 78.35 acres currently zoned COP stands as one of the only non-residentially zoned properties in the surrounding area. Accordingly, the Property's current zoning designation is inconsistent with surrounding zoning designations. Furthermore, the property has

retained the COP zone since the 1970's and yet remains vacant, clearly indicating that the COP zone is inappropriately applied to this property.

8. Changing the Property's zoning designation to RMF-3 would provide a more consistent zoning scheme in the area of the Town in which the Property is located.

### **III. THE DRAFT COMPREHENSIVE PLAN SUPPORTS THE PROPOSED USE**

9. The Town of Wappinger's draft Comprehensive Plan provides ample support for amending the Zoning Map to include the Property in the RMF-3 zoning district.

#### **A. Need for High Density Housing**

10. The draft Comprehensive Plan cites a need for more high density housing and smaller households as there is a "growing mismatch between the trend of smaller household sizes and the large three-or-more bedroom homes that have been built and will be built under current zoning." (draft Comprehensive Plan, p. 4, 25, 31).

11. The Town has acknowledged in its Master Plan that it "bears some responsibility" for this disparity. (draft Comprehensive Plan, p. 31). Under present zoning, ninety-six (96%) of all future residential growth will be single-family detached housing while only 80-100 additional multi-family units (of 2,000 total potential housing units) would be supported.

12. The Town is experiencing a critical need for smaller homes and multi-family dwelling units. (draft Comprehensive Plan, p. 25)

13. The residential development proposed by Toll Brothers, Inc. for the Property under the RMF-3 zone change will consist of the higher density, smaller households suggested by the draft Comprehensive Plan. Under present zoning only 39 residential single-family lots could be developed on the Property, whereas under the proposed zoning 321 residential dwelling units could be developed utilizing the same amount of land.

14. Furthermore, allowing for higher residential density will aid the Town in achieving its objective of “extending utilities at the lowest cost feasible by serving the highest number of users per linear distance of the utilities.” (Comprehensive Plan, p. 11). Higher density translates to a lower cost to the users of central utilities. Accordingly, changing the zoning designation of the Property to RMF-3 may result in lower utility bills for those serviced by Central Wappinger Water Improvement Area No. 1 and Rockingham Farms Sewer District (the public water and sewer districts in which the Property is located). Importantly, this result can be achieved without adding a significant impact on these services since smaller households use less potable water and produce less wastewater than typical single-family homes.

**B. Need for a Variety of Housing Types and Sizes,  
Including Senior and Workforce Housing**

15. Regarding population and housing stock, the Town’s stated goal in the draft Comprehensive Plan is to “[i]mprove housing choice in the Town by encouraging a balance of housing types and sizes that meet the needs of existing and future Wappinger residents and employees.”

16. To achieve this goal, the Town’s stated objectives include encouraging a sufficient supply of affordable and workforce housing as well as requiring a variety of housing types and sizes.

17. “The housing mismatch also makes it difficult for small families, seniors and young adults to remain in the community...(draft Comprehensive Plan, p. 25)

18. “A majority of Wappinger residents responding to the 2004 survey (58% of preliminary results) supported a greater diversity of housing types and sizes to meet the changing needs of the community. Thirty-five percent of residents responded that they would prefer to live (either now or in the future) in well designed, low maintenance housing such as townhouses,

condominiums or apartment if such housing was available in the Town.” (See, draft Comprehensive Plan, p. 31).

19. Adequate housing stock to serve its demographics is a vital component to any municipality. The Town has recognized in its draft Comprehensive Plan that the “senior population is projected to grow considerably over the next 20 years.” (Comprehensive Plan, p. 26). Changing the Property to RMF-3 will allow the development of smaller, age-restricted dwelling units in a low maintenance community setting that will be in high demand as the Town’s senior population increases. Therefore, the requested zone change will contribute to correcting the disparity between the needs of a changing demographic and the production of suitable housing. (See, Comprehensive Plan, p. 31).

20. An RMF-3 zoning designation will allow for a variety of housing types and will encourage a variety of architectural styles by permitting multi-family structures.

21. The residential development proposed by Toll Brothers, Inc. for the Property includes a healthy mix of detached and attached age-restricted dwelling units, of which twenty-three (23) of the attached units shall be available as senior affordable housing.

22. The creation of workforce housing will encourage business and economic development within the Town as the high cost of housing has been a limiting factor in achieving this goal. (Comprehensive Plan, p. 33). Amending the Zoning Map to change the Property’s designation to RMF-3 will allow for the creation of affordable housing thereby “provid[ing] opportunities to local businesses to expand and for new business to locate in the region, thereby improving the local economy.” (Comprehensive Plan, p. 34).

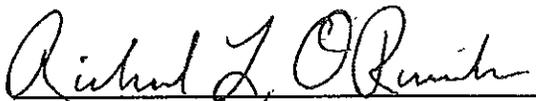
**IV. CONCLUSION**

23. As confirmed by its draft Comprehensive Plan, the Town of Wappinger recognizes a need to change its present zoning to allow for more multi-family, smaller households to accommodate its growing senior population. Amending the Zoning Map to change the zoning designation of the Property from R-40 and COP to RMF-3 would allow the Town to achieve the goals and objectives set forth in its draft Comprehensive Plan.

**WHEREFORE**, Petitioner Toll Brothers, Inc. respectfully requests that after due deliberation, the Town Board of the Town of Wappinger grant the Zoning Map amendment described herein.

Dated: White Plains, New York  
September 30, 2009

**KEANE & BEANE, P.C.**

By:   
Richard L. O'Rourke  
Attorneys for Petitioner Toll Brothers, Inc.  
445 Hamilton Avenue, 15<sup>th</sup> Floor  
White Plains, New York 10601  
(914) 946-4777

To: Chris Masterson, Town Clerk  
Albert Roberts, Esq., Town Attorney



## TOWN OF WAPPINGER

P.O. BOX 324 ~ 20 MIDDLEBUSH ROAD  
WAPPINGERS FALLS, NY 12590

### Town Board

Office: 845.297.2744 ~ Fax: 845.297.4558

### Town Clerk

Office: 845.297.5771

www.townofwappinger.us

## Application for a Change of Zone

**INTRODUCTION:** A request for rezoning requires review by various agencies. First, the Town Board is specifically required by law to conduct a detailed environmental analysis of your requested zone change. Second, your request must be referred to the Town of Wappinger Planning Board and various other Town Officials for their review. Your request may also require referral to the Dutchess County Planning Department. In order to minimize delays, and process your application as expeditiously as possible, we ask that you carefully fill out the attached application for a change of zone, and submit the required exhibits listed at the end of the application.

Note: THE APPLICATION AND EXHIBITS SHOULD BE SUBMITTED TO

Chris Masterson Town Clerk

1. RECORD OWNER: Contrail, LLC
2. OWNER'S ADDRESS: 1906 Rte. 52, Hopewell Junction, NY 12533
3. OWNER'S TELEPHONE: (days) 845-897-2664 (evenings) \_\_\_\_\_
4. APPLICANT'S ADDRESS: (If other than Owner): Toll Brothers, Inc.
5. APPLICANT'S ADDRESS: (If other than Owner): 60 Merritt Blvd., Suite 100  
Fishkill, NY 12524
6. APPLICANT'S TELEPHONE: (days) 845-897-8900 (evenings) \_\_\_\_\_
7. PROPERTY ADDRESS (if different): All Angels Hill Road  
Wappingers Falls, NY 12590
8. TAX MAP GRID NUMBER OF PROPERTY: 13.5689.6257.02.630770
9. PRESENT ZONE OF PROPERTY: R-40 & COP
10. REQUESTED ZONE OF PROPERTY: RMF - 3 (AGE RESTRICTED TO 55 YRS & OLDER)
11. TOTAL AREA OF PROPERTY: \_\_\_\_\_ square feet or ±145 of 149.35 acres
12. DIMENSIONS OF PROPERTY: Various

Town of Wappinger Town Board  
Application for a Change of Zone

13. LIST ANY ROAD FRONTAGES ON YOUR PROPERTY;

780 FOOT OF FRONTAGE ON All Angels Hill ROAD.  
50 FOOT OF FRONTAGE ON Rich Drive ROAD.  
50 FOOT OF FRONTAGE ON Sylvia Drive

14. IS PROPERTY VACANT LAND? YES

15. IF NOT, IDENTIFY ANY STRUCTURES PRESENTLY ON THIS PROPERTY: N/A

16. DESCRIBE THE PRESENT USE(S) OF THE PROPERTY: Vacant

17. IS PROPERTY NOW SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENT(S) IN FAVOR OF OTHER PROPERTIES? Yes (13,5689,6257,02,641904)

18. IS THE PROPERTY PRESENTLY WITHIN A PUBLIC OR PRIVATE WATER DISTRICT? Yes (Public)  
WHICH ONE? Central Wappinger Water Improvement Area No. 1

19. IS PROPERTY PRESENTLY WITHIN A PUBLIC OR PRIVATE SEWER DISTRICT? Yes (public)  
WHICH ONE? Rockingham Farms Sewer District (WST/TIA Phase 2)

20. DESCRIBE THE PURPOSE OF YOUR REZONING REQUEST AND THE GENERAL NATURE OF DEVELOPMENT PLANS: See attached

21. DESCRIBE PROPOSED SIZE OF ANY BUILDINGS TO BE CONSTRUCTED, E.G.:

278 RESIDENTIAL UNITS OF APPROX. 1800 SQ. FT. EACH

N/A SQ. FT. RETAIL SPACE

N/A SQ. FT. OFFICE SPACE

N/A SQ. FT. INDUSTRIAL SPACE

22. LIST OWNERS AND ADDRESSES OF ABUTTING PROPERTY AND EXISTING USES OF PROPERTY: See Attached

NORTH OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PROPERTY USE: \_\_\_\_\_

EAST OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PROPERTY USE: \_\_\_\_\_

SOUTH OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PROPERTY USE: \_\_\_\_\_

WEST OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PROPERTY USE: \_\_\_\_\_

Town of Wappinger Town Board  
Application for a Change of Zone

23. IS THERE ANY STATE OR COUNTY OWNED PROPERTY WITHIN 500 FEET OF PROPERTY?  
Yes. All Angels Hill Road (CR94)

24. DESCRIBE THE NATURE OF YOUR PROPERTY: Wooded, Wetland

WHAT TYPES OF SOILS DOES YOUR PROPERTY CONTAIN? See attached EAF

DOES IT CONTAIN ANY PONDS? No

DOES IT CONTAIN ANY STATE DESIGNATED WETLANDS OR ADJACENT AREAS? Yes

DOES IT CONTAIN ANY FLOODWAY OR FLOODPLAIN LANDS? No

DOES IT CONTAIN ANY SLOPES IN EXCESS OF 15%? Yes

TO YOUR KNOWLEDGE, HAS THE PROPERTY EVER BEEN USED AS A WASTE SITE OR DUMP  
No IF SO, WHEN? \_\_\_\_\_

NUMBER OF WELLS ON PROPERTY: 0 (zero)

DEPTH OF WELLS ON PROPERTY: N/A

NUMBER OF SEPTIC SYSTEMS ON PROPERTY: 0 (zero)

HAVE ANY WELL TESTS INDICATED UNSATISFACTORY WATER QUALITY? N/A

25. ANY ADDITIONAL COMMENTS OR INFORMATION YOU WOULD LIKE INCLUDED WITH  
YOUR APPLICATION? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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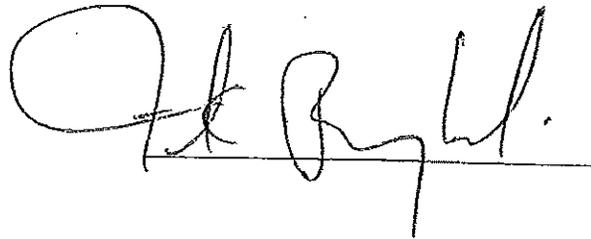
**ATTACHMENTS**

THE FOLLOWING MUST BE SUBMITTED WITH YOUR WRITTEN APPLICATION:

1. PARTS I & II (AND PART III, IF APPLICABLE) OF THE LONG-FORM ENVIRONMENTAL ASSESSMENT FORM. NOTE THAT THE E.A.F. SHOULD CONCENTRATE ON THE BROAD IMPACTS OF THE REZONING AND NOT JUST ON THE SITE-SPECIFIC IMPACTS OF YOUR PROPOSED PROJECT.
  2. IF APPLICANT DIFFERENT FROM OWNER, A WRITTEN STATEMENT FROM OWNER, AUTHORIZING YOU TO MAKE THE APPLICATION SHOULD BE ATTACHED.
  3. MAP OR SKETCH SHOWING LOCATION OF YOUR PROPERTY AND THE SECTION(S) OF IT THAT YOU WISH TO HAVE REZONED.
  4. COPY OF OWNERS DEED.
- 

DATE OF SUBMISSION: \_\_\_\_\_

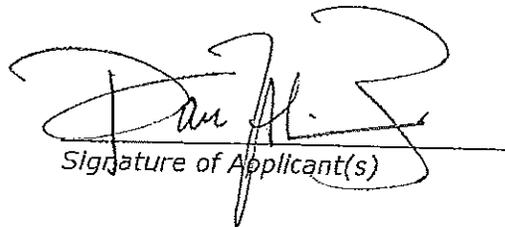
DATE RECEIVED BY TOWN CLERK: \_\_\_\_\_



Frank Buyakowski, President  
Contrail, LLC

*Signature of Owner(s)*

Dan Zalinsky  
Division Senior Vice President  
Toll Brothers, Inc.



*Signature of Applicant(s)*

**Application for a Change of Zone  
Contrail, LLC**

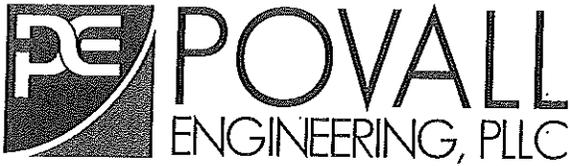
**20. DESCRIBE PURPOSE OF YOUR REZONING REQUEST AND THE GENERAL NATURE OF DEVELOPMENT PLANS:**

Change the zoning designation of approximately 145 acres of an existing 149.35 acre parcel to accommodate a proposed residential development. The action will change the present R-40 (1-Family Residence) and C.O.P (Conservation Office Park) zoning designations to entirely RMF-3 (Multi-Family Residential). The surrounding property is predominantly residentially zoned.

The proposed development will consist of 228 age-restricted dwelling units for persons 55-years and older, consisting of 171 detached dwelling units and 57 attached units. Twenty-Three (23) of the attached dwelling units will be offered as senior affordable housing. This equates to ten percent (10%) of the total number of dwelling units in the proposed community.

The project includes reconstruction of the existing private road to town road standards. This road will serve as access to the proposed community and the R & R Realty Associates (Flavormatic) parcel (#135689-6257-02-641904-0000). The internal road system within the community will be privately owned and maintained by HOA's (Homeowners Associations).

A community center and recreation amenities are proposed for the community. These too will be owned and maintained by a HOA.



p: 845.897.8205 25 Corporate Park Drive, Suite C  
f: 845.897.0042 Hopewell Junction, N.Y. 12533  
www.PovallEngineering.com

William H. Povall III, P.E.  
Professional Engineer: NY, PA, VT, WV, OH, KY & WY  
Certified Professional in Erosion & Sediment Control (CPESC)

May 5, 2010

Town of Wappinger Planning Board  
Wappinger Town Hall  
20 Middlebush Road  
Wappingers Falls, NY 12590

Re: **Hilltop Village at Wappinger**  
**All Angels Hill Road**  
**Town of Wappinger, Dutchess County, NY**  
**Parcel No. 13-5689-6257-02-630770**  
**Job No. 0552**

Dear Chairman Fanuele and Board Members:

On behalf of the owner, {Conrail, LLC} and the applicant, {Toll Brothers, Inc.}, we are submitting the following applications for project entitled "Hilltop Village at Wappinger" located on the west side of All Angles Hill Road. In support of these applications please find the following:

- 1 copy of Application for Change of Zone.
- 18 copies of the long form EAF, Parts 1 & 2
- 18 copies of Application for Preliminary Subdivision Plat Approval.
- 1 check for Subdivision Application fees in the amount of \$58,750.00
- 18 copies of Application for Site Plan Approval.
- 1 check for Site Plan Application fees in the amount of \$2,860.00
- 1 check for Escrow fees in the amount of \$52,500.00
- 18 copies of Conceptual Plan for 228 units.

Additionally as requested by Ms. Barbara Roberti, enclosed are the following for circulation for lead agency:

- 10 copies of Conceptual Plan for 228 units..
- 10 copies of long form EAF, Parts 1 & 2.

The attached materials are consistent with the project as presented to the board at the March 1, 2010 Planning Board meeting.

Town of Wappinger Planning Board  
Wappinger Town Hall  
20 Middlebush Road  
Wappingers Falls, NY 12590

**Re: Hilltop Village at Wappinger  
All Angels Hill Road  
Town of Wappinger, Dutchess County, N.Y.  
Parcel No. 13-5689-6257-02-630770  
Job No. 0552**

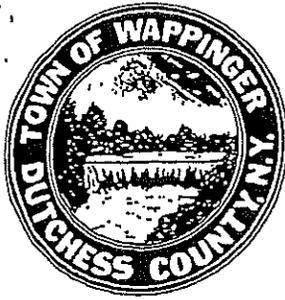
We respectfully request to be placed on your first available Planning Board agenda upon completion of circulation for lead agency. Thank you for your time and consideration in this matter, if there are any questions and/or comments, please do not hesitate to contact this office.

Very truly yours,  
Povall Engineering



James F. Bedore

cc: James Fitzpatrick – Toll Brothers, Inc.  
Richard O'Rourke, Esq.  
Frank Buyakowski



# TOWN OF WAPPINGER

P.O. BOX 324 ~ 20 MIDDLEBUSH ROAD  
WAPPINGERS FALLS, NY 12590

Planning Board  
Office: 845.297.1373 ~ Fax: 845.297.4558  
Zoning Enforcement Officer  
Office: 845.297.6257  
www.townofwappinger.us

## Application for Preliminary Subdivision Plat Approval

Application # \_\_\_\_\_

Dated: \_\_\_\_\_

Application Fee: \_\_\_\_\_

Escrow: \_\_\_\_\_

\*Note: This application shall conform in all respects to the Land Subdivision Regulations of the Planning Board of the TOWN OF WAPPINGER.

1. Proposed Name of Subdivision: BILL'S VILLAGES AT WAPPINGER

2. Location of Property: \_\_\_\_\_

Tax Section: \_\_\_\_\_ Block \_\_\_\_\_ Lot (2) \_\_\_\_\_

3. Name and Address of Record Owner: \_\_\_\_\_

Phone # \_\_\_\_\_

4. A statement of liens, mortgages, or other encumbrances are attached hereto -  
(If none, so state) \_\_\_\_\_

5. A statement of any easements relating to the property is attached hereto -  
(If none, so state) \_\_\_\_\_

6. Deed or deeds recorded in County Clerk's Office:  
Date: \_\_\_\_\_ Liber: \_\_\_\_\_ Page: \_\_\_\_\_

7. I own or have an interest in abutting property as stated on the attached sheet.  
(If none, so state) \_\_\_\_\_

8. Name, address, and license number of Engineer of Land Surveyor: \_\_\_\_\_

9. According to the Dutchess County Soil Survey, the following soil types are found on the property: \_\_\_\_\_

SEE ATTACHED →

This property is in the \_\_\_\_\_ Zone.

Preliminary Layout covers \_\_\_\_\_ acres.

Approximate number of lots \_\_\_\_\_.

Does owner propose to submit Final Subdivision Plat to cover entire Preliminary Layout, or file same in sections? \_\_\_\_\_

Does the Preliminary Layout cover the entire holding of the applicant? \_\_\_\_\_

Does the applicant propose to dedicate to the public all streets, highways, and parks shown on the Preliminary Layout? \_\_\_\_\_

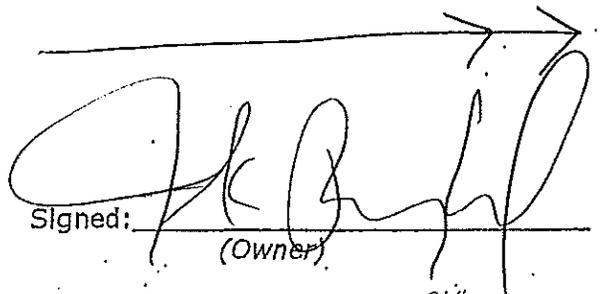
Give number of acres which applicant proposes to dedicate to public use for parks and/or playground purposes. \_\_\_\_\_

Does owner intend to request any waivers of the requirements of the Land Subdivision Regulations of this Board upon the submission of the Final Plat for approval? \_\_\_\_\_

If any waivers of any requirements are to be requested, list them and give reasons why such requirements should be waived.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SEE ATTACHED

Signed:   
(Owner)

By: Frank Buyakowski  
Contrail, LLC

DATED: \_\_\_\_\_

**APPLICATION FOR SUBDIVISION PLAT APPROVAL**

**May 3, 2010**

1. Proposed Name of Subdivision: Hilltop Village at Wappinger
2. Location of Property: West side of All Angels Hill Road, approximately 6,500' north of Old Hopewell Road intersection. Grid No. 13-5689-6257-02-630770
3. Name & address of Record Owner: Contrail, LLC, 25 Corporate Park Drive, Suite C, Hopewell Junction, New York 12533 Telephone No. {845} 897-2664
4. Statement of liens, mortgages: Included with "Application for a Change of Zone", dated October 1, 2009.
5. Statement of easements relating to the property: Included with "Application for a Change of Zone", dated October 1, 2009.
6. Deed recorded in County Clerk's Office: Included with "Application for a Change of Zone", dated October 1, 2009.
7. I own or have an interest in abutting property: Included with "Application for a Change of Zone", dated October 1, 2009.
8. Name & address of Engineer & Land Surveyor:  
  
    Engineer: William H. Povall III  
                  Povall Engineering  
                  25 Corporate Park Drive – Suite C  
                  Hopewell Junction, New York 12533  
                  License No. 075020-1  
  
    Surveyor: Robert V. Oswald, L.S.  
                  175 Walsh Road  
                  LaGrangeville, New York 12540  
                  License No. 050031
9. Dutchess County Soil: See Exhibit "A".
10. The property is in ? zone: R-40 & COP
11. Preliminary layout covers ? acres: 149.35 acres
12. Approximately number of lots: 228

171 detached dwelling units  
57 attached dwelling units

APPLICATION FOR SUBDIVISION PLAT APPROVAL {cont}

13. Does owner propose to submit Final Subdivision Plat to cover preliminary layout: Toll Brothers, Inc. will submit Final Subdivision Layout to covering entire preliminary layout, which will be constructed in 4 phases.
14. Does preliminary layout cover the entire holding of the applicant: Yes
15. Does the applicant propose to dedicate to the public all street, highways and parks: The roads and community center will be owned and maintained by the Homeowners Association {HOA}and will not be dedicated to the Town of Wappingers.
16. Number of acres which will be donated to the public: The applicant {Toll Brothers, Inc.}are proposing to donate a 51.72 +/- acre parcel of land, located northerly of and abutting the existing Town of Wappinger recreation center on Robinson lane, see Exhibit "B", to fulfill recreation obligations..
17. Does owner intend to request any waivers of the requirements of the Land Subdivision Regulations. No waivers will be requested upon submission of Final Plat for approval.
18. If any waivers of any requirements are to be requested, No waivers, currently seem to be required or requested.



# TOWN OF WAPPINGER

P.O. Box 324 ~ 20 MIDDLEBUSH ROAD  
WAPPINGERS FALLS, NY 12590

## Planning Board

Office: 845.297.1373 ~ Fax: 845.297.4558

Zoning Enforcement Officer

Office: 845.297.6257

www.townofwappinger.us

## Application For Site Plan Approval

Application # \_\_\_\_\_

Dated: \_\_\_\_\_

Fee Received: \_\_\_\_\_

Escrow Received: \_\_\_\_\_

TITLE OF PROJECT: Willow Village at Wappinger  
NAME & ADDRESS OF OWNER: \_\_\_\_\_

Street \_\_\_\_\_ Town \_\_\_\_\_ State Zip \_\_\_\_\_ Phone No. \_\_\_\_\_

NAME & ADDRESS OF APPLICANT (if different from owner): \_\_\_\_\_

Street \_\_\_\_\_ Town \_\_\_\_\_ State Zip \_\_\_\_\_ Phone No. \_\_\_\_\_

Grid No. \_\_\_\_\_

Please specify use or uses of building and amount of floor area devoted to each:

Existing Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Existing Sq. Footage: \_\_\_\_\_ Use: \_\_\_\_\_  
Use: \_\_\_\_\_

Location of Property: \_\_\_\_\_

Zoning~District: \_\_\_\_\_

Acreage: \_\_\_\_\_

Anticipated No. of Employees: \_\_\_\_\_

Proposed No. of Parking Spaces: \_\_\_\_\_

Existing No. of Parking Spaces: \_\_\_\_\_

Signed: \_\_\_\_\_

*Applicant*

Dated: \_\_\_\_\_

Note: \*The applicant is responsible for the cost involved in publishing the required legal notice in the local newspaper;

\* If Special Use Permit for the above use has been applied for, please check

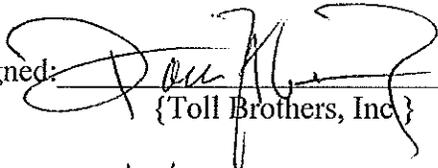
\* Application Fees are non-refundable.

*SEE ATTACHED* →

**APPLICATION FOR SITE PLAN APPROVAL**

**May 3, 2010**

1. Title of Project: Hilltop Village at Wappinger
2. Name & Address of Owner: Conrail, LLC, 25 Corporate Park Drive,  
Suite C, Hopewell Junction, New York 12533 Telephone No. {845} 897-2664
3. Name & Address of Applicant: Toll Brothers, Inc., 60 Merritt Blvd., Fishkill,  
New York 12524 Telephone No. {845} 897-8900
4. Grid Number: 13-5689-6257-02-630770
- 5a. Existing Use: Currently the site is a vacant parcel.
- 5b. Proposed Use: 171 detached dwelling units, 57 attached dwelling units & a  
community center.
- 5c. Existing Sq. footage: Zero, as no structures presently exist.
6. Location of Property: West side of All Angles Hill Road, approximately 6,500  
north of Old Hopewell Road intersection.
7. Zoning District: Currently zoning of parcel is R-40 & COP, proposed zoning  
change to RMF-3.
8. Acreage: 149.35
9. Anticipated No. of Employees: 100 {100} during construction phases, five {5}  
+/- upon completion.
- 10a. Existing No. of Parking Spaces: Zero {0}
- 10b. Proposed No. of Parking Spaces: Four Hundred Ninety {490}

Signed:   
\_\_\_\_\_  
{Toll Brothers, Inc.}

Dated: 5/5/10

617.20  
Appendix A  
State Environmental Quality Review  
FULL ENVIRONMENTAL ASSESSMENT FORM

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

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

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

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

---

**THIS AREA FOR LEAD AGENCY USE ONLY**

**DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions**

Identify the Portions of EAF completed for this project:



Part 1



Part 2



Part 3

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



A.

The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a negative declaration will be prepared.



B.

Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in Part 3 have been required, therefore a **CONDITIONED** negative declaration will be prepared.\*



C.

The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a positive declaration will be prepared.

\* A Conditioned Negative Declaration is only valid for Unlisted Actions

Hilltop Village at Wappinger

Name of Action

Town of Wappinger Planning Board

Name of Lead Agency

Victor L. Fanuele

Print or Type Name of Responsible Officer in Lead Agency

Planning Board Chairman

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Prepared (If different from responsible officer)

May 3, 2010

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 Hilltop Village at Wappinger

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

All Angels Hill Road, Wappinger, NY, Dutchess County

Name of Applicant/Sponsor Toll Brothers, Inc.

Address 60 Merritt Blvd. Ste. 100

City/PO Fishkill State NY Zip Code 12524

Business Telephone 845-897-8900

Name of Owner (if different) Contrail, LLC

Address 25 Corporate Park Drive, Suite C

City/PO Hopewell Junction State NY Zip Code 12533

Business Telephone 845-897-2664

Description of Action:

Change the zoning designation of approximately 145 acres of an existing 149.35 acre parcel to accommodate a proposed active adult residential development. The action will change the present R-40 (1-Family Residence) and C.O.P. (Conservation Office Park) zoning designations to entirely RMF-3 (Multi-Family Residential). The surrounding property is predominantly residentially zoned.

The proposed development will consists of 288 age-restricted dwelling units for persons 55 years and older, consisting of 171 detached dwelling units and 57 attached units. Twenty three (23) of the attached dwelling units will be offered as affordable senior housing. This equates to ten percent (10%) of the total number of dwelling units in the proposed community.

The project includes resurfacing of the existing private road and maintaining a right-of-way (R.O.W.) for full access to Lot No. 1 (R & R Realty Associates [Flavormatic] Parcel No. 13-5689-6257-02-641904). This road will serve as access to the proposed community internal road system and will be privately owned and maintained by the Homeowner's Association (HOA).

A community center and recreation amenities are proposed for the community which will also be owned and maintained by the HOA.

A proposed parcel of land has been set aside and will be offered for dedication to the town for a Town Senior Center.

A 51.7+/- acre parcel of land adjacent to the existing Town Recreation Center on Robinson Lane is offered for dedication to the town for recreation purposes.

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: 149.35+ acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>14.0+/-</u> acres	<u>0.0+/-</u> acres
Forested	<u>99.1+/-</u> acres	<u>30.0+/-</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	<u>35.2+/-</u> acres	<u>35.2+/-</u> acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	<u>1.05+/-</u> acres	<u>25.1+/-</u> acres
Other (Indicate Type) <u>Lawn &amp; landscaping</u>	_____ acres	<u>59.05+/-</u> acres

3. What is predominant soil type(s) on project site? \*See additional information

- a. Soil drainage:  Well drained 53 % of site  Moderately well drained \_\_\_\_\_ % of site  
 Poorly drained 47 % of site

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

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

a. What is the depth to bedrock? >5' (in feet) As per the Dutchess County Soil Survey (1991) \*See additional information

5. Approximate percentage of proposed project site with slopes:

- 0-10% 69 %  10-15% 17 %  15% or greater 14 %

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

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

8. What is the depth of the water table? \* (in feet) As per the Dutchess County Soil Survey (1991)  
\*See additional information

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:

N.Y.S.D.E.C.

Identify each species:

Blandings Turtle may exist within 0.6 miles of the site.

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

Yes  No

Describe:

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

Yes  No

If yes, explain:

14. Does the present site include scenic views known to be important to the community?

Yes  No

15. Streams within or contiguous to project area?

Yes  No

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

N/A

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

N.Y.S.D.E.C. Freshwater Wetland WF 6, USACE jurisdictional wetlands & unnamed Town of Wappinger wetlands

b. Size (in acres):

35.2+/- acres

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

**B. Project Description**

1. Physical dimensions and scale of project (fill in dimensions as appropriate).

- a. Total contiguous acreage owned or controlled by project sponsor: 149.35+/- acres.
- b. Project acreage to be developed: 149.35+/- acres initially; 149.35+/- acres ultimately.
- c. Project acreage to remain undeveloped: 0.0+/- acres.
- d. Length of project in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. N/A %.
- f. Number of off-street parking spaces existing: 0 ; proposed: 490
- g. Maximum vehicular trips generated per hour: 55\* (upon completion of project)? \* See additional information
- h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	<u>0</u>	<u>                    </u>	<u>0</u>	<u>                    </u>
Ultimately	<u>171</u>	<u>                    </u>	<u>57</u>	<u>                    </u>

- i. Dimensions (in feet) of largest proposed structure: 35+/- height; 71+/- width; 210+/- length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 1,025+/- ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from site? 0 tons/cubic yards.

3. Will disturbed areas be reclaimed?  Yes  No  N/A

a. If yes, for what intended purpose is the site being reclaimed?

Grading / landscaping

- 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? 25.1+/- 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 phased project: Anticipated period of construction: N/A months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated 4 number

b. Anticipated date of commencement phase 1: 10 month 2012 year, (including demolition)

c. Approximate completion date of final phase: 10 month 2016 year.

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

8. Will blasting occur during construction?  Yes  No

9. Number of jobs generated: during construction: 100+/- ; after project is complete: 5+/-

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

Sanitary Sewer

b. Name of water into which effluent will be discharged Hudson River

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

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

If yes, explain:

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

16. Will the project generate solid waste?  Yes  No

a. If yes, what is the amount per month? 30 tons.

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

c. If yes, give name Dutchess Co. Res. Recov. ; location Poughkeepsie, NY

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

e. If yes, explain:

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

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

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

18. Will project use herbicides or pesticides?  Yes  No \* See additional information

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)

Fossil fuels / electricity

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

23. Total anticipated water usage per day 54,720 gallons/day \*See additional information

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

If yes, explain:

25. Approvals Required:

			Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Change in zoning designation	_____
				_____
				_____
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Site Plan Approval	_____
			Subdivision Approval	_____
			Wetland Disturbance	_____
City, Town Zoning Board	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		_____
				_____
				_____
City, County Health Department	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Water distribution & sewage collection	_____
			Realty Subdivision & Pool	_____
Other Local Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		_____
				_____
				_____
Other Regional Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	DCDPW - Entrance Permit	_____
				_____
				_____
State Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	NYSDEC Stormwater	_____
			SPDES	_____
				_____
Federal Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	USACE wetland NWP	_____
				_____
				_____

C. Zoning and Planning Information

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

If yes, indicate decision required:

- Zoning amendment    
  Zoning variance    
  New/revision of master plan    
  Subdivision  
 Site Plan    
  Special Use Permit    
  Resource management plan    
  Other

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

R-40 1 Family Residence District (71 acres)  
C.O.P. Conservation Office Park District (78.35 acres)

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

R-40 = 34 Lots (Acreage in R-40 - wetlands/40,000 sq. ft.)  
C.O.P. = 463,914 sq. ft. commercial space

4. What is the proposed zoning of the site?

RMP-3 Multi Family Residence

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

321 residential dwelling units (acres of net lot area x 3 dwelling units/acre)

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 1/4 mile radius of proposed action?

Land Use(s)	Zoning Classifications
Single Family Residential	R-40 1-Family Residential
Multi Family Residential	R-20 1-Family Residential
Light Manufacturing	COP Conservation Office Park
Place of Worship	

8. Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile?

Yes

No

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

See Description of Action

\_\_\_\_\_

a. What is the minimum lot size proposed?

See Description of Action

\_\_\_\_\_

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

[Empty rectangular box for response to question 10]

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

Yes  No

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

[Empty rectangular box for response to question 11a]

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

[Empty rectangular box for response to question 12a]

**D. Informational Details**

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

**E. Verification**

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

Applicant/Sponsor Name DAN ZALINSKY Date 5/5/10

Signature [Handwritten Signature]

Title DIVISION PRESIDENT

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

## PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

### Responsibility of Lead Agency

**General Information (Read Carefully)**

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

**Instructions (Read carefully)**

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

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

#### IMPACT ON LAND

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

No       Yes

**Examples that would apply to column 2**

- |  |                                     |                          |                              |                             |
|--|-------------------------------------|--------------------------|------------------------------|-----------------------------|
| • Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where the depth to the water table is less than 3 feet.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction of paved parking area for 1,000 or more vehicles.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction that will continue for more than 1 year or involve more than one phase or stage.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Excavation for mining purposes that would removed more than 1,000 tons of natural material (i.e., rock or soil) per year.                        | <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		
• Construction or expansion of sanitary landfill.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
• Construction in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
• Other Impacts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
Existing wooded area to be converted to road, homes and driveways					

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:	<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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
• Dredging more than 100 cubic yards of material from channel of a protected stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
• Extension of utility distribution facilities through a protected water body.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
• Construction in a designated freshwater or tidal wetland.	<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

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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
• Construction of a body of water that exceeds 10 acres of surface area.	<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

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

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

No     Yes

Examples that would apply to column 2

- |  |                                     |                          |                              |                             |
|--|-------------------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action will require a discharge permit.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction or operation causing any contamination of a water supply system.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will adversely affect groundwater  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action would use water in excess of 20,000 gallons per day.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • 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. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow residential uses in areas without water and/or sewer services.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.                              | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other Impacts  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Re-grading and increased impervious areas will increase stormwater run-off

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

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

No     Yes

Examples that would apply to column 2

- |  |                                     |                          |                              |                             |
|--|-------------------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action would change flood water flows.                  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • 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  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

**IMPACT ON AIR**

7. Will Proposed Action affect air quality?

No     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 |

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

**IMPACT ON PLANTS AND ANIMALS**

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

No       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 the 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 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 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 |

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

No       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 |
| • Propose Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation. | <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 |

**IMPACT ON AGRICULTURAL LAND RESOURCES**

10. Will Proposed Action affect agricultural land resources?

No       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.)                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction activity would excavate or compact the soil profile of agricultural land.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • 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. | <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	
• 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).	<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

**IMPACT ON AESTHETIC RESOURCES**

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

No     Yes

Examples that would apply to column 2

• Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	<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

**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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Any impact to an archaeological site or fossil bed located within the project site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

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

- Other Impacts   Yes  No

**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.   Yes  No
- A major reduction of an open space important to the community.   Yes  No
- Other Impacts   Yes  No

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

- No  Yes

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

Examples that would apply to column 2

- Proposed Action to locate within the CEA.   Yes  No
- Proposed Action will result in a reduction in the quantity of the resource.   Yes  No
- Proposed Action will result in a reduction in the quality of the resource.   Yes  No
- Proposed Action will impact the use, function or enjoyment of the resource.   Yes  No
- Other Impacts   Yes  No

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

**IMPACT ON TRANSPORTATION**

15. Will there be an effect to existing transportation systems?

No       Yes

Examples that would apply to column 2

- |  |                          |                          |                              |                             |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Alteration of present patterns of movement of people and/or goods. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in major traffic problems.             | <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 |

**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.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • 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. | <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 |

**NOISE AND ODOR IMPACT**

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

No       Yes

Examples that would apply to column 2

- |  |                          |                          |                              |                             |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Blasting within 1,500 feet to a hospital, school or other sensitive facility.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Odors will occur routinely (more than one hour per day).   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will remove natural barriers that would act as a noise screen.   | <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 |

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

**IMPACT ON PUBLIC HEALTH**

18. Will Proposed Action affect public health and safety?

No       Yes

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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • 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.   | <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 |

**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%.                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will conflict with officially adopted plans or goals.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will cause a change in the density of land use.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Development will create a demand for additional community services (e.g. schools, police and fire, etc.)                                | <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 will set an important precedent for future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Proposed Action will create or eliminate employment.	<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

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?

No     Yes

If Any Action in Part 2 is identified as a Potential Large Impact or if you Cannot Determine the Magnitude of impact, Proceed to Part 3.

## PART 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

### Responsibility of Lead Agency

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

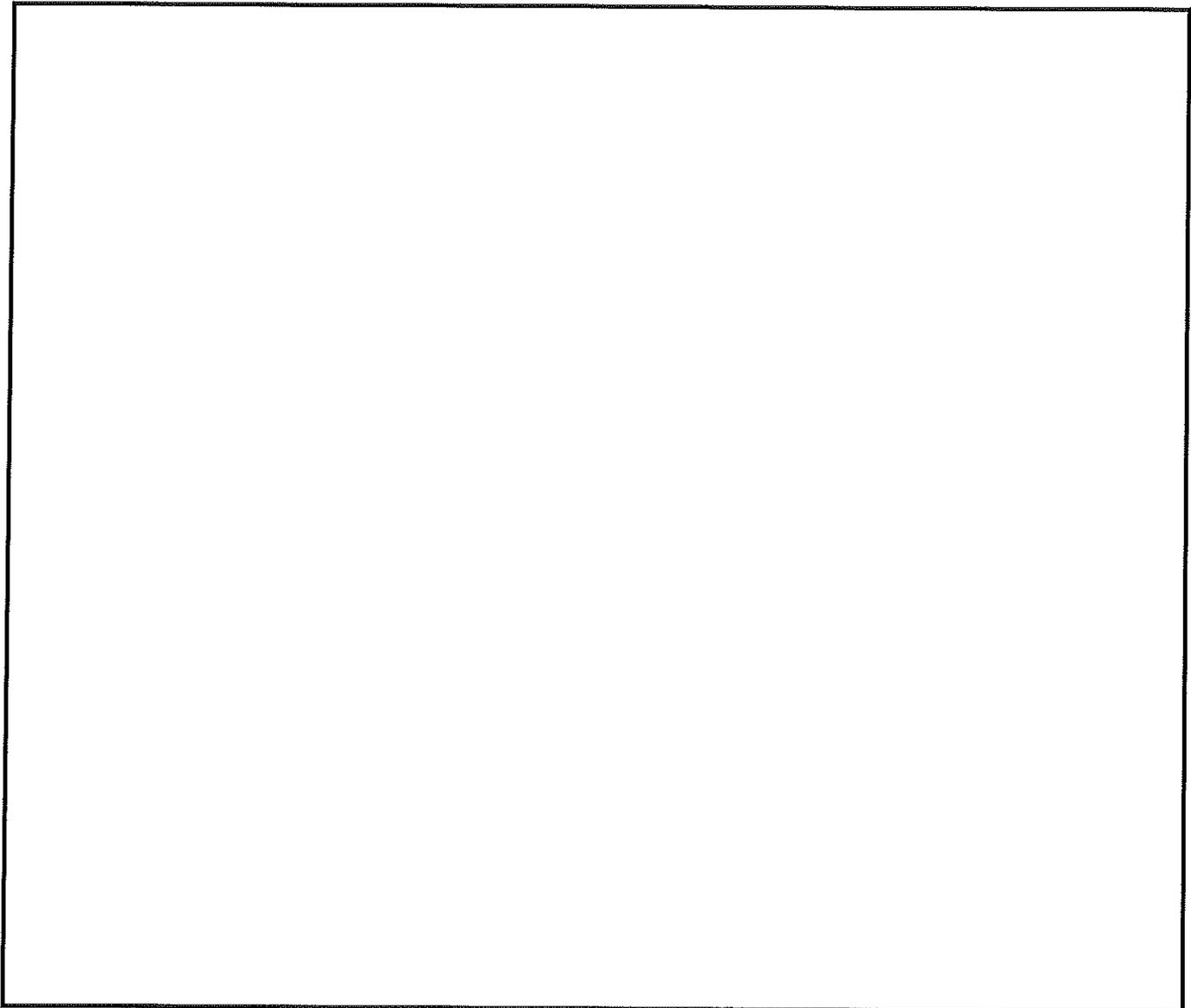
**Instructions** (If you need more space, attach additional sheets)

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

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

To answer the question of importance, consider:

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



**FULL EAF**

**ADDITIONAL INFORMATION**

**May 3, 2010**

**Hilltop Village at Wappinger  
Town of Wappinger, Dutchess County, NY  
Parcel No. 135689-6257-02-641904-0000  
Job No. 0552**

**A. Site Description:**

3. See Hilltop Village Soil Conditions.
- 4a. See Hilltop Village Soil Conditions.
8. See Hilltop Village Soil Conditions.

**B. Project Description:**

- 1g. Maximum vehicular trips generated per hour {55} will occur in PM peak hour, based on rates provided in "Trip Generation" 8<sup>TH</sup> edition, the institute of Transportation Engineers, 2008.
23. Total anticipated water usage per day. As per NYSDEC Design Standards for Wastewater Treatment Works – 1988, a two {2} bedroom usage is 300 GPD with a 20% reduction for water-saving fixtures; consequently the total daily consumption per unit is 300 x 0.80 or 240 gallons per day. Therefore, 171 detached dwelling unit at 240 GPD + 57 attached units at 240 GPD equals 54,720 gallons per day.

## HILLTOP VILLAGE SOIL CONDITIONS

<u>SOIL TYPE</u>	<u>DEPTH TO BEDROCK</u>	<u>DEPTH TO WATER TABLE</u>	<u>CLASS</u>
Ca - Canandaigua Silt Loam	>5'	+1.0-1.0 ft (Nov.-May)	7
Cc - Carlisle Much	>5'	+0.5-1.0 ft (Sept.-June)	6
PzB - Punsit Silt Loam	>5'	0.5-1.5 ft (Feb.-Apr.)	6
HsA - Hoosic Gravelly Loam, Nearly Level	>5'	>6'	3
HsC - Hoosic Gravelly Loam, Rolling	>5'	>6'	6
BeD - Bernardston Silt Loam (15-25% slopes)	>5'	Perched at 1.5 to 2.0 ft (Feb.-Apr.)	6
BeB - Bernardston Silt Loam (3-8% slopes)	>5'	Perched at 1.5 to 2.0 ft (Feb.-Apr.)	2
BeC - Bernardston Silt Loam (8-15% slopes)	>5'	Perched at 1.5 to 2.0 ft (Feb.-Apr.)	5
PwB - Pittstown Dilt Loam	>5'	Perched at 1.5 to 3.0 ft (Nov.-Apr.)	3
DwB - Dutchess Cardigan Complex	>5'	>6'	3

Information as per Dutchess County Soil Survey (1991)

**FREDERICK P. CLARK ASSOCIATES, INC.**  
Planning/Development/Environment/Transportation  
Rye, New York and Fairfield, Connecticut

350 Theodore Fremd Avenue  
Rye, New York 10580

(914) 967-6540 • FAX (914) 967-6615

*David H. Stolman, AICP, PP*  
*Michael A. Galante*

*Joanne P. Meder, AICP*

*David J. Portman, FAICP*

**MEMORANDUM**

---

To: Victor Fanuele, Chairman, and the Town of Wappinger Planning Board

Date: June 18, 2010

Subject: **Hilltop Village at Wappinger - SEQRA**  
**Tax Lot 6057-02-630770**

At your request, we have prepared the attached **Resolution** Acknowledging Lead Agency Status, Issuing a Positive Declaration and Setting a Date for Public Scoping Session, as well as the attached **Positive Declaration** itself, for the above captioned project.

We look forward to discussing this resolution with you at the upcoming Planning Board meeting.

David H. Stolman, AICP, PP  
President

Attachments

cc: Graham Foster  
Robert J. Gray, PE  
Barbara Roberti  
Albert P. Roberts, Esq.  
William H. Povall III, PE, for Applicant (via fax 845-897-0042)

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6/21/10

RESOLUTION  
TOWN OF WAPPINGER PLANNING BOARD

RE: **HILLTOP VILLAGE AT WAPPINGER**  
**RESOLUTION ACKNOWLEDGING LEAD AGENCY STATUS,**  
**ISSUING A POSITIVE DECLARATION AND SETTING A DATE FOR**  
**A PUBLIC SCOPING SESSION**

At a regular meeting of the Planning Board of the Town of Wappinger, Dutchess County, New York, held at Town Hall, 20 Middlebush Road, Wappingers Falls, New York on the \_\_\_\_\_ of June 2010 at 7:00 P.M.

The meeting was called to order by Chairman Victor Fanuele and upon roll being called, the following were:

- PRESENT: Chairman - Victor Fanuele
- Boardmembers - Angela Bettina
- William Kickham
- Marsha Leed
- Francis Malafronte
- Constance Smith
- Robert L. Valdati

The following resolution was moved by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**WHEREAS**, the Town Board of the Town of Wappinger has received an application from Toll Brothers Inc. (the "Applicant") on behalf of Contrail LLC (the "Owner") to change the zoning of approximately 145 acres of an existing 149.35-acre parcel of land so as to permit a project known as Hilltop Village at Wappinger which would contain 228 age-restricted dwelling units for persons 55-years and older consisting of 171 detached units and 57 attached units, with twenty-three of the attached units proposed to be affordable senior housing (the "Proposed Action"); and

**WHEREAS**, the Planning Board of the Town of Wappinger has received an application, including a conceptual site plan, from the Applicant for site development plan approval as well; and

**WHEREAS**, the subject property is located on the westerly side of All Angels Hill Road and designated 135689-6257-02-630770 on the Town tax maps (the "Subject Property" or "Site"); and

HILLTOP VILLAGE AT WAPPINGER  
RESOLUTION ACKNOWLEDGING LEAD AGENCY STATUS, ISSUING A  
POSITIVE DECLARATION AND SETTING A DATE FOR A PUBLIC SCOPING SESSION

**WHEREAS**, the applications have been accompanied by a Full Environmental Assessment Form ("EAF"); and

**WHEREAS**, on May 18, 2010, the Planning Board circulated a Declaration of Intent to be Lead Agency to all the Involved Agencies for this Project in accordance with SEQRA; and

**WHEREAS**, no Involved Agency has objected to the Planning Board acting as Lead Agency for the Project and the 30 calendar days in which to voice such an objection under SEQRA have expired.

**NOW THEREFORE, BE IT RESOLVED**, that the Planning Board makes the following determinations:

1. The Planning Board designates itself as the Lead Agency for this Project.
2. The Planning Board has given full consideration to the EAF and accompanying documentation addressing the Project.
3. The Planning Board has reviewed and considered Part 617.7(c) of the SEQRA regulations which contains the criteria for determining significance with respect to the Project.
4. The Planning Board determines that the subject project may have a significant adverse impact on the environment and, therefore, the Planning Board hereby issues a Positive Declaration for the Project, thereby requiring the preparation of a Draft Environmental Impact Statement (DEIS) for the reasons stated in the attached Positive Declaration.
5. The Planning Board directs that the Positive Declaration shall be filed and published in accordance with Part 617.12 of the SEQRA regulations.
6. The Planning Board determines that in accordance with Part 617.8 of the SEQRA regulations, a public Scoping session shall be held by the Planning Board on \_\_\_\_\_, 2010, at 7:00 p.m.
7. The Planning Board directs that the Draft Scope for the DEIS which has been prepared by the Applicant shall be circulated as required by Part 617.8(b) of the SEQRA regulations.

HILLTOP VILLAGE AT WAPPINGER  
RESOLUTION ACKNOWLEDGING LEAD AGENCY STATUS, ISSUING A  
POSITIVE DECLARATION AND SETTING A DATE FOR A PUBLIC SCOPING SESSION

The question of adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Victor Fanuele, Chairman	Voting: _____
Angela Bettina	Voting: _____
William Kickham	Voting: _____
Marsha Leed	Voting: _____
Francis Malafronte	Voting: _____
Constance Smith	Voting: _____
Robert L. Valdati	Voting: _____

The resolution is hereby duly declared adopted.

Dated: \_\_\_\_\_  
Wappingers Falls, New York

\_\_\_\_\_  
Victor Fanuele, Chairman  
Town of Wappinger Planning Board

\_\_\_\_\_  
Date

Attachment: Positive Declaration

SEQR

State Environmental Quality Review  
**POSITIVE DECLARATION**  
Notice of Intent to Prepare a Draft EIS  
Determination of Significance

Date: \_\_\_\_\_, 2010

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Wappinger Planning Board, acting as Lead Agency, has determined that the Proposed Action described below may have a significant adverse effect on the environment and that a Draft Environmental Impact Statement (DEIS) will be prepared.

**Name of Action:** Hilltop Village at Wappinger

**SEQR Status:** Type I

**Scoping:** The Lead Agency will conduct a public scoping session(s) on \_\_\_\_\_, 2010 at 7:00 p.m. at Town Hall, 20 Middlebush Road, Wappingers Falls, New York.

**Description of Action:** The rezoning of approximately 145 acres of an existing 149.35-acre parcel of land so as to permit a project known as Hilltop Village at Wappinger which would contain 228 age-restricted dwelling units for persons 55-years and older consisting of 171 detached units and 57 attached units, with twenty-three of the attached units proposed to be affordable senior housing.

**Location:** Westerly side of All Angels Hill Road  
Town of Wappinger, Dutchess County  
Designated on the tax map of the Town of Wappinger as 135689-6057-02-630770

## SEQR Positive Declaration

Page 2

**Reasons Supporting This Determination:**

Based on the criteria outlined in Part.617.7(c) of the State Environmental Quality Review law and based upon a review of the Full Environmental Assessment Form (Parts 1, 2 and 3) and all other application materials that were prepared to-date for the proposed application, the Town of Wappinger Planning Board has determined that the Proposed Action may have the following significant adverse impacts on environment:

1. "A substantial adverse change in ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, or drainage problems" resulting from potential impact upon regulated freshwater wetland areas; requirement of a SPDES permit; potential alteration of the quantity and quality of surface runoff; generation of 30 tons of solid waster per month; use of water in excess of 20,000 gallons per day; potential construction on slopes of 15% or greater, or where the general slopes in the project area exceed 10%; and alteration of present patterns of movement of people and/or goods.
2. "The removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources" resulting from the possible on-site existence of Blandings Turtles and the potential reduction/removal of possible Blanding Turtle habitat; removal of 83.1 acres of vegetation including trees, shrubs and groundcover; and potential construction that will continue for more than 1 year or involve more that 1 phase or stage.
3. "The creation of a material conflict with a community's current plans or goals as officially approved or adopted" resulting from the fact that the Proposed Action would require alteration to the Town Zoning Law.
4. "A major change in the use of the quantity of energy" resulting from the potential increase in energy consumption associated with the permanent occupancy/use of the new development.
5. "A substantial change in the use, or intensity of use of land" and "the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action" resulting from the proposed development of a project containing 228 age-restricted dwelling units for persons 55-years and older consisting of 171 detached units and 57 attached units, with twenty-three of the attached units proposed to be affordable senior housing.
5. "Changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment."
6. "Two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision."

**SEQR Positive Declaration**

The above-described potential impacts are not intended to represent a scope of the Draft Environmental Impact Statement, but describe the reasons for requiring that a DEIS be prepared for the Proposed Action. The subject matter to be addressed in the DEIS will be described in greater detail in the Final Scope for the DEIS prepared and adopted by the Town of Wappinger Planning Board.

**For Further Information:**

Contact Person: Barbara Roberti, Zoning Administrator

Address: Town Hall  
Town of Wappinger  
20 Middlebush Road  
Wappingers Falls, New York 12590

Telephone Number: (845) 297-1373

**A copy of this notice must be sent to:**

- Town of Wappinger Town Board
- Dutchess County Department of Health
- Dutchess County Department of Public Works
- Dutchess County Department of Planning and Development
- New York State Department of Environmental Conservation
- U.S. Army Corps of Engineers
- The Applicant
- Environmental Notice Bulletin



## FREDERICK P. CLARK ASSOCIATES, INC.

PLANNING, TRANSPORTATION, ENVIRONMENT AND DEVELOPMENT  
RYE, NEW YORK                      FAIRFIELD, CONNECTICUT

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### MEMORANDUM

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To: Victor Fanuele, Chairman, and the Town of Wappinger  
Planning Board

Date: March 22, 2011

Subject: Hilltop Village at Wappinger -- SEQRA  
Tax Lot 6257-02-630770

At your request, we have prepared the final version of the attached **Amended Final Scoping Outline** for the Draft Environmental Impact Statement (DEIS) for the above captioned project, as adopted by the Planning Board at its meeting last evening.

I look forward to discussing this matter with you.

David H. Stolman, AICP, PP  
President

#### Attachment

cc: Walter R. Artus, CPESC  
Graham Foster  
Robert J. Gray, PE  
Barbara Roberti  
Albert P. Roberts, Esq.  
Richard L. O'Rourke, Esq. (via email)  
William Povall, P.E. (via email)  
Involved and Interested Agencies

J:\DOCS2\500\Wappinger\Hilltop Village at Wappinger\scoping outline cov.slb.doc

**Proposed Hilltop Village at Wappinger Project  
Amended Final Scoping Outline  
Draft Environmental Impact Statement (DEIS)**

**Location:  
All Angels Hill Road  
Tax Grid # 6257-02-630770  
Town of Wappinger  
Dutchess County, New York**

**Lead Agency:  
Town of Wappinger Planning Board  
Wappinger Town Hall  
20 Middlebush Road  
Wappingers Falls, New York 12590**

**Applicant:  
Toll Brothers, Inc.  
60 Merritt Blvd. Suite 100  
Fishkill, NY 12590**

**Owner:  
Contrail, LLC  
1906 Rte. 52  
Hopewell Junction, NY 12533**

**Date: March 21, 2011**

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I – INTRODUCTION

**A. Proposed Action**

1. Toll Brothers, Inc., (“Applicant”), contract vendee for the property currently owned by Conrail, LLC (“Owner”), has submitted a petition to amend the zoning designation for a parcel of land located at tax grid number Section 6257, Block 02, Lot 630770 (149.35 acres) on All Angels Hill Road in the Town of Wappinger, County of Dutchess, and State of New York. The Applicant petitions the Town Board to change the zoning on the property from 1-Family Residence (R-40) District and Conservation Office Park (COP) District to Multifamily Residence (RMF-3) District to permit the development of 225 age-restricted dwelling units for persons 55 years of age and older with 132 detached units and 93 attached units. Ten (10) percent of the total development (or 23 units) will be for affordable (to be specifically defined) senior housing. The 23 affordable senior housing units will be included as part of the 93 attached units proposed.

The proposed project is shown on the sheet entitled *A-7, Alternative Layout (4.C, 4.D.2, 4.D.4, 4.D.5, & 4.D.6), Hilltop Village at Wappinger, Town of Wappinger, Dutchess County, New York* prepared by Povall Engineering, PLLC and dated March 2, 2011. The project now incorporates three gated access points respectively for the townhomes near All Angels Hill Road; for the larger portion of the project; and for the emergency access proposed to connect to the Shamrock Subdivision. A roadway built to Town standards and proposed to be offered in dedication to the Town would connect All Angels Hill Road and the Flavomatic property. Townhomes are proposed to be mixed with single-family detached units, and below-market rate units are proposed throughout the project.

2. If the property is rezoned, the Applicant proposes that the ownership of the project would be as a condominium.
3. The southwestern portion of the site has approximately 780 feet of frontage along All Angels Hill Road. Two points of access to the site are proposed to be from All Angels Hill Road and Shamrock Hills Drive (emergency access only) along an existing private road that will be reconstructed to Town road standards. The roadway will access the proposed community and the R&R Realty Associates parcel (#135689-6257-02-641904-0000). The internal road system within the community will be privately owned and maintained by a Homeowners Association. Cross easements and use agreements for access as well as agreements regarding maintenance will be implemented.
4. A community center and recreation amenities are proposed for the community which will also be owned and maintained by the Homeowners Association. A proposed parcel of land has been set aside and is offered for dedication to the town for a Town Senior Center. A parcel of land, approximately 51.7 acres, adjacent to the existing Town Recreation Center on Robinson Lane is offered for dedication to the Town for recreation purposes.

**Proposed Hilltop Village at Wappinger Project – Amended Final Scoping Outline – DEIS**

**B. SEQRA History**

1. The Applicant submitted a Part 1 Full Environmental Assessment Form dated May 3, 2010 which detailed the Proposed Action together with preliminary site plans. The Planning Board determined that the project was a Type I Action under SEQRA and stated its intent to serve as Lead Agency. The Board circulated its intent to serve as Lead Agency to all Involved Agencies listed in the EAF Part 1. The Planning Board received no objection to its declaration of intent to be Lead Agency within the 30 calendar day response period after circulation.
  
2. On June 21, 2010, by resolution, the Town of Wappinger Planning Board declared themselves Lead Agency. In the same resolution the Planning Board determined that the action has a potential to have a significant adverse impact on the environment and that a Draft Environmental Impact Statement (DEIS) would be prepared.

Discussions subsequent to the June 21, 2010 resolution directed the Applicant to prepare a draft scoping document for the lead agency's consideration.

**C. Anticipated Approvals, Permits and Reviews**

<b>Approval/Permit</b>	<b>Reviewing Agency</b>
Zoning Change to RMF-3	Town of Wappinger Town Board
Subdivision Approval	Town of Wappinger Planning Board
Site Plan Approval	Town of Wappinger Planning Board
Water Distribution and Connection Approval	Dutchess County Department of Health, CAMO, Town Engineer
Sewer Connection Approval	Dutchess County Department of Health, CAMO, Town Engineer
GML § 239-m Review	Dutchess County Department of Planning
SPDES Permit (Stormwater)	NYSDEC
Section 401 Water Quality Certification	NYSDEC
Cultural Resource Review	NYSOPRHP
Entrance Permit	Dutchess County Department of Public Works
Wetland Permits	USACOE, Town of Wappinger Planning Board
Sprout Creek tributary crossing	NYSDEC and USACOE

Note: The SWPPP will have to be accepted by the Town of Wappinger before the developer submits the NOI. A maintenance agreement between the HOA and the Town will have to be established to describe maintenance of the stormwater system after the developer submits the NOI.

**D. Summary of Potentially Significant Environmental Impacts**

1. Construction on slopes of 15% or greater or where general slopes in the project area exceed 10%.
2. Construction will continue for more than 1 year or involve more than one phase or stage.
3. Existing wooded areas to be converted to road, homes and driveways.
4. Proposed Action would use water in excess of 20,000 gallons per day.
5. Re-grading and increased impervious areas will increase stormwater runoff.
6. Proposed Action will alter drainage flow patterns and surface water runoff.
7. Proposed Action may cause substantial erosion or an increase in storm water runoff resulting from creation of impervious surfaces.
8. Proposed Action is incompatible with existing drainage patterns.
9. It would also be located within an area that may contain species of plant and animal life identified as rare, threatened or endangered by the New York State Department of Environmental Conservation (NYSDEC).
10. Proposed land uses, or project components are obviously different from or in sharp contrast to current surrounding land use patterns, whether man made or natural.
11. Traffic – Alteration of present patterns of movement of people and/or goods.
12. The Proposed Action will increase the quantity of traffic on the area's roads.
13. Proposed Action will generate noise, odor and vibration during construction activities, which are scheduled to last 2 years.
14. Development will cause a change in the density of the land.
15. Development will create a demand for additional community services (e.g., police, emergency medical services and fire protection).
16. Proposed Action will set a precedent for future projects.
17. Proposed Action will create employment.

II – THE DEIS

**A. General Guidelines.**

1. The DEIS is intended to convey general and technical information regarding the potential environmental impacts of the proposed project to the Town of Wappinger Planning Board (as Lead Agency) as well as other agencies involved in the review of the proposed project. The DEIS is also intended to convey the same information to the interested public.
2. The DEIS shall cover all items in the Scoping Document. Each impact issue (e.g., soils, surface water, traffic, etc.) shall be presented in a separate subsection which groups the existing conditions, potential impacts, and any mitigation measures designed to minimize the identified impacts, with a separate group for each impact issue.
3. The DEIS shall contain objective statements and conclusions of fact based upon technical analyses. Narrative discussions shall be accompanied by appropriate maps, tables, charts, graphs, and/or figures that illustrate and support the narrative. All graphics shall be of sufficient size and quality to be legible. Full size plans should be at a scale no smaller than 1" = 100' and where necessary shall be at a larger scale sufficient to convey the detail required by the subject of the plan. All subjects covered in the DEIS shall be fully described in the narrative and illustrated graphically where appropriate. Site plans and maps shall include adjacent properties, neighboring uses and structures, roads, landforms, wetlands, streams and water bodies. Information shall be presented in a manner that can be readily understood by the public. Efforts should be made to avoid the use of technical jargon.
4. The project should be designed to avoid potential adverse environmental impacts. However, where adverse environmental impacts cannot be avoided, discussions of mitigation measures shall clearly indicate the impacts to be mitigated, the mitigation measures that have been incorporated into project plans, and measures that may mitigate impacts, but have not been incorporated into project plans. Mitigation measures that are not incorporated into the proposed action should be discussed as to why the applicant considers them unnecessary.
5. The document and any appendices or technical reports should be written in the third person (i.e., the terms "we" and "our" should not be used). The applicant's conclusions and opinions, if given, should be identified as those of "the applicant." The entire document should be carefully checked to ensure consistency with respect to the information presented in the various sections, as well as for spelling, grammar, and word usage.
6. The DEIS shall contain an analysis of environmental impacts in the subject areas outlined below and an identification of any significant adverse environmental effects that cannot be avoided if the proposed project is implemented. Information

**Proposed Hilltop Village at Wappinger Project – Amended Final Scoping Outline – DEIS**

for each of the subject areas shall be provided in individual chapters describing existing conditions, conditions in the future without the proposed project (the “No Build” condition), how the project is designed to avoid potential impacts, the potential impacts of the proposed project, and mitigation measures for any significant adverse impacts identified. Each chapter shall include a brief introduction identifying the major topics to be considered, relevant methodology used, and thresholds for determining if significant adverse impacts will result. An Executive Summary describing the proposed project and all significant adverse impacts identified shall also be included. The current conditions on the site shall be considered as the “existing conditions” throughout the technical analyses.

7. The level of detail provided shall be sufficient to ensure that the DEIS will be adequate to support the SEQR findings of all Involved Agencies and shall include all existing and any pending Federal, State and local rules and regulations which may impact the project.
8. Any assumptions incorporated into the assessment of an impact shall be clearly identified. In such cases, the “worst case” scenario analysis shall be identified and discussed.

**B. Cover Sheet and General Information.**

1. The Cover Sheet shall clearly identify the document as a Draft Environmental Impact Statement and shall identify: the name of the Proposed Project; the date submitted; the project location; the name, address, and telephone number of the Lead Agency; the name, address, and telephone number of the primary Preparer of the DEIS including the name, address and telephone number of a contact person representing the applicant; the Date of Acceptance of the DEIS by the Lead Agency (to be inserted later); the internet address at which the accepted DEIS is posted; and the date of the Public Hearing and the closing of the Public Comment Period.
2. Additional information, to be provided on pages following the Cover Sheet, shall list:
  - a. Name(s) and address(es) of the applicant and its representatives, including a contact person; the name(s) and address(es) of all consultants involved in the project and their respective roles.
  - b. The DEIS shall include a list of all Involved and Interested Agencies, Town Departments, and Town Consultants to whom copies of the DEIS and supporting material will be distributed.

- C. Table of Contents.** A Table of Contents followed by a List of Tables and List of Figures shall be provided.

**III – ORGANIZATION AND CONTENT OF DEIS**

**Chapter 1 – Executive Summary**

- A. Introduction.
- B. Description of the Proposed Project, including a description of the location and the expected year of completion.
- C. List of all Involved Agencies and corresponding permits and/or approvals required.
- D. List of all Interested Agencies and parties.
- E. Summary of significant impacts identified in each subject area.
- F. Summary of how the Proposed Action is designed to avoid potential adverse impacts and what measures are proposed to mitigate adverse impacts.
- G. A summary discussion of project alternatives, including a description of all alternatives analyzed presented in tabular format which compares the potential impacts in each impact category anticipated from each alternative.

**Chapter 2 – Description of the Proposed Action**

**A. Introduction.**

- 1. The introduction shall include:
  - a. Identification and description of regional and area location, including a location map.
  - b. Tax map parcel numbers, geographic boundaries and total area of the site.
  - c. Description of existing land uses, zoning and other projects, in the planning phase, in the Town of Wappinger within ½ mile of the site.
  - d. Description of existing land uses and zoning of site.
  - e. Description of site access and the surrounding road network in the Town of Wappinger.
  - f. Description of the character of the site, including any natural features, and the nature of the surrounding area.
- 2. Project purpose, public need and benefit to the Town.
- 3. Objectives of the project sponsor.

**Proposed Hilltop Village at Wappinger Project – Amended Final Scoping Outline – DEIS**

4. Project background and site history.
  5. Conformance with the Town Comprehensive Plan and Zoning Law.
- B. Market Analysis.** Description and analysis of the market demand for the type of project proposed.
- C. Project Description.** The discussion of the proposed plan for the site shall include narrative and graphic descriptions for:
1. Site layout and building design including:
    - a. Proposed building plans, including gross areas, building heights, uses, number of residential units, elevations, roof, basement and floor plans, and exterior lighting.
    - b. Site layout plans, including a topographic survey describing existing conditions, and plans showing proposed grading, drainage, setbacks, erosion and sediment control, tree preservation and protection, site lighting, signage, construction management, and a landscape plan.
    - c. Proposed access rights for the Existing Lot 1 and changes or abandonment of easements.
    - d. Proposed lot line realignment with Parcel C and development potential of Parcel C after the realignment.
    - e. Plans for the “Future Development” area.
    - f. Parking plans, including the number of parking spaces and the location and layout of parking areas.
    - g. Plans for any remaining vacant Conservation Office Park (COP)-zoned property.
  2. Open space plans, including a survey of existing trees indicating trees to be removed, trees and vegetation to be preserved, buffer areas, amount of impervious surface area proposed, and the amount of open space to remain under the control of the Homeowners Association.
  3. Preservation of historic resources, if present.
  4. Site access, and internal and through routes for automobiles and service vehicles.
  5. Vehicular circulation, emergency access and alternate routes, including how and where emergency access ways will be closed off, what measures will be taken to assure that access ways will be available when needed (gates and keys). This

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should include, but not be limited to, parked cars or trailers blocking the access way, litter and trash removal in access way, maintenance (including snow plowing) of access way, construction of access ways to reach Shamrock Hills Drive and Rich Drive.

6. Pedestrian access, safety and circulation.
7. Building design, including:
  - a. Type of construction, and provisions for parking, basements, garages, and storage.
  - b. Fuel and energy sources, including energy conservation measures.
  - c. Architectural style, including architectural renderings of all building elevations, unit sizes, bedroom distributions, and special features.
8. Landscape Plan, including:
  - a. Site landscape plan, including a standard plant schedule, street trees, new screen and buffer plantings, existing trees and vegetated buffer areas to be preserved, trees and vegetation to be removed, typical building landscape plans, and new site features (i.e. walls, water features, recreation areas, stormwater ponds, etc.).
  - b. Signage, including locations, types, sizes, heights, illumination.
  - c. Lighting Plan, including proposed fixture specifications for building and site lighting, and a photometric plan.
9. Utilities, to include stormwater management, sanitary sewer, potable and fire protection water. Show as general layout only, details to be provided with site and subdivision plans and construction plans.
  - a. Water Supply System.
    - (1) Description of connection.
    - (2) Anticipated use requirements.
    - (3) Description of existing capacity.
  - b. Sewage Disposal System.
    - (1) Description of system.
    - (2) Anticipated sewage flows.

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10. Wetlands and floodplains, including layout and description of existing conditions, proposed alterations, mitigation and management.
11. The proposed off-site recreation parcel on Robinson Lane.
12. Policies with respect to age restrictions and children at the project.
13. Proposed definition of “affordable” in below-market-rate portion of project.

**D. Construction Operations.** This section describes the construction of the Proposed Action shall include a narrative description and graphic illustrations of:

1. Conformance with Town and other regulations regarding construction.
2. A potential schedule (sequencing) and phasing of construction, including a map showing proposed phasing and expected year of completion of each phase.
3. Equipment and materials storage and/or staging areas, and locations of construction trailers and worker parking. Include a map illustrating the construction management plan.
4. Hours and days of operation.
5. Anticipated construction traffic, including potential routes, arrival and departure times, the daily number and types of trucks and worker vehicles entering and leaving the site.
6. Winter operations.
7. Noise control, erosion control and dust control measures proposed, including but not limited to:
  - a. Scheduling construction for “normal business” hours to minimize noise impacts during sensitive times (early morning, evening, night, holidays, and weekends). Adherence to construction noise standards.
  - b. Discussion and evaluation of the potential impacts related to excavation, including potential blasting, chipping, stone crushing, and a potential schedule for and the number of dump truck trips to and from site.
  - c. Provision of proposed measures for erosion and dust control. Detailed grading and detailed sediment and erosion control plans are not required with the EIS, but shall be submitted for approval with site plan, plat and other construction plans.

**E. Involved Agencies and Required Approvals.**

**F. Interested Agencies and Parties.**

**Chapter 3 – Environmental Setting, Impacts and Mitigation**

The sub-headings below represent the impact categories that will be addressed in the DEIS. A discussion 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. Graphs, charts, reports, tables, technical studies, illustrations, etc., that help clarify and support the narrative shall be included within the narrative itself or within the appendix, as appropriate. All supporting information provided shall be referenced in the narrative as to its location in the document so that it may be easily found.

**A. Geology and Soils.**

**1. Existing Conditions.**

- a. Identify and describe soil types for the site based on the Soil Survey of Dutchess County based upon soil mapping unit and hydrologic soil group. The distribution of these soil groups shall be provided for the site (include map).
- b. Identify and describe site-specific soil investigations completed to verify site soil conditions. Describe the composition and thickness of on-site soils. Identify and discuss the suitability and limitations of on-site soils for development and adequacy for on-site stormwater management.
- c. Identify and provide acreage of erosion-prone soils, poorly drained soils, hydric soils, soils with shallow depth to bedrock, soils with high or seasonably high water table and other soils unsuitable for development (include map).
- d. Identify and describe bedrock geology (include map). Identify and discuss depth to bedrock (include map).
- e. Identify, describe and evaluate the presence of surface or sub-surface hazardous materials, if present.

**2. Potential Impacts of the Proposed Action.**

- a. Identify and analyze acreage of each soil type to be impacted based upon a proposed clearing and grading limit line (include map), and evaluate effect of such impacts.

**Proposed Hilltop Village at Wappinger Project – Amended Final Scoping Outline – DEIS**

- b. Identify and analyze the amount and location of earthwork anticipated (preliminary cut and fill analysis), and evaluate effect of such earthwork. Quantify amount of any soils to be exported from or imported to the site.
  - c. Identify acreage of the site that may be cleared at any one time, and evaluate effect of such amount of clearing.
  - d. Evaluate potential effect of soil limitations on implementation of the Proposed Action, including impacts on poorly drained soils, hydric soils, erosion-prone soils, soils with shallow depth to bedrock, soils with a high or seasonally high water table and other soils unsuitable for development (include maps depicting proposed site features in relation to the preceding soil conditions).
  - e. Provide the amount of impervious surface coverage to be added to the site in acres and as a percentage of the site.
  - f. Describe the suitability of on-site soils for the proposed stormwater basins.
  - g. Identify and describe the amount, if any, of any bedrock removal and the means and methods anticipated to be used for removing bedrock. Discuss likelihood of blasting and, if needed, identify areas that will require blasting and quantity amount/extent and evaluate effects.
  - h. Identify and discuss blasting procedures to be followed. (i.e. prior notification, pre-blast surveys, days of week, times of day, etc) and conformance with Town and other regulations.
  - i. Identify and analyze extent of construction in areas with shallow depth to bedrock and evaluate effect of such construction.
  - j. Identify, analyze and discuss impacts related to disturbance of surface or sub-surface hazardous materials, if present.
  - k. Identify, analyze and discuss impacts related to disturbance associated with the “Future Development” area.
3. Mitigation Measures.
- a. Discuss methods for minimizing the adverse effects of impervious surface coverage, such as incorporation of permeable pavement, maximizing recharge through the use of rain gardens, vegetated swales, infiltration areas, etc.
  - b. Identify and describe measures for controlling erosion and preventing sediments from migrating from the disturbed areas of the site to water bodies, undisturbed areas of the site, or off-site.

**Proposed Hilltop Village at Wappinger Project – Amended Final Scoping Outline – DEIS**

- c. Discuss the maintenance plan for erosion control measures and responsibility for sedimentation and erosion controls.
- d. Discuss and evaluate plan modifications to avoid disturbance to sensitive soils.
- e. Provide and discuss sequencing and phasing plans for site development to reduce erosion potential.
- f. Provide a hazardous materials mitigation plan, if appropriate.
- g. Discuss and evaluate avoidance of construction in areas with shallow depth to bedrock.
- h. Discuss and evaluate alternatives to blasting.
- i. Discuss the blasting mitigation plan. Include alternate methods of rock removal, and blasting protocols and notification/claim procedures to/for neighbors.
- j. Provide mitigation for additional impacts that may be identified for the “Future Development” area.

**B. Topography and Steep Slopes.**

1. Existing Conditions.

- a. Identify and discuss site topography and its relationship to surrounding topography. Identify and describe special topographic features and include a topographic map of the site and 100 feet beyond the site perimeter prior to construction based on a 2-foot contour survey. The topographic map shall be referenced and shown to the same USGS elevation datum as the FIRM.
- b. Provide a slope analysis quantifying existing slope categories: 0-15%, 15-25%, 25+% (include a map) and describe slope conditions by category.

2. Potential Impacts due to Proposed Action.

- a. Identify, discuss, and analyze impacts to topography, and evaluate the effects of such impacts. Identify and quantify creation of new steep slope areas and disturbance of existing slopes (include a map).
- b. Discuss and quantify cut and fill proposed, including export of cut material and import of fill material to the site. Include discussion

**Proposed Hilltop Village at Wappinger Project – Amended Final Scoping Outline – DEIS**

regarding conformance to local and other code requirements regarding the quality of fill material and proper disposal of cut material.

- c. Identify the total acreage impacted by construction on the following slope categories: 0-15%, 15-25%, 25+% (include a map) and evaluate the effects of such impacts.
- d. Describe grading and excavation plans with respect to changes in drainage patterns and potential soil erosion.
- e. Identify, analyze and discuss impacts related to disturbance associated with the “Future Development” area.

3. Mitigation Measures.

- a. Discuss and evaluate site and building design that avoids construction on existing steep slope areas and the creation of new steep slopes.
- b. Discuss site design to reduce cut and fill, and quantify reduction of impacts from removal of cut material and importation of fill material.
- c. Discuss slope stabilization and protection of steep slopes, including construction techniques to minimize the impacts of construction on sloped areas. Techniques proposed to minimize soil erosion and slope failure should be described.
- d. Provide mitigation for additional impacts that may be identified for the “Future Development” area.

**C. Vegetation and Wildlife.**

1. Existing Conditions.

- a. Provide a report describing plant and animal species found or expected to be found on the site, including any endangered (e.g. Indiana Bats), threatened (e.g. Bald Eagles), or special concern species, and significant habitats (e.g. vernal pools) based on field surveys completed by a qualified biologist and using procedures and/or guidelines approved by New York State Department of Environmental Conservation (NYSDEC) Natural Heritage Program and the United States Fish and Wildlife Service (USFWS). Include any updated existing information from these agencies in the report.
- b. Identify and discuss, each vegetative community on site (include map), include the function of the community (e.g. wildlife corridors, breeding/foraging habitat) as well as the wildlife species that use the community and provide the total acreage of each community.

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- c. Identify and discuss significant vegetation on the site and provide a tree survey, including information on size, species and health of trees greater than 12 inches DBH for the proposed area of disturbance and an area 50 feet beyond the proposed limits of disturbance.
2. Potential Impacts Due to Proposed Action.
    - a. Identify and analyze potential direct and indirect impacts on endangered, threatened or special concern species and significant habitats based on methods provided by NYSDEC and USFWS. Discuss and evaluate the effects of such impacts.
    - b. Identify and analyze the location, amount of acreage and types of vegetative communities and wildlife corridors proposed to be cleared (include a map). Discuss and evaluate the effects of such impacts. Identify the wildlife species that use these communities or corridors.
    - c. Identify and analyze potential impacts on wildlife, and evaluate the effects of such impacts, including indirect and cumulative impacts. Identify and analyze the impacts of habitat fragmentation.
    - d. Identify the number, species and health of regulated trees greater than 12 inches DBH proposed to be removed. Calculate the total diversity and total DBH of trees greater than 12 inches DBH proposed to be removed.
    - e. Identify, analyze and discuss impacts related to disturbance associated with the “Future Development” area.
  3. Mitigation Measures.
    - a. Discuss and evaluate preservation of natural areas (other than regulated wetland areas) designed to protect each of the vegetative community types and vegetated corridors identified on the site.
    - b. Describe any mitigation measures required by NYSDEC and USFWS.
    - c. Discuss and evaluate plan modifications that avoid direct and indirect impacts to threatened and endangered species as well as significant wildlife habitat areas.
    - d. Discuss and evaluate site design and plan modifications that minimize tree removals and protect significant vegetation and trees greater than 12 inches DBH. Include a tree preservation and protection plan. Include a landscape plan that replaces trees removed and calculate the total number of caliper inches of new trees to be planted.

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- e. Discuss and evaluate use of tree preservation techniques, such as minimizing grading and use of tree wells to preserve existing trees.
- f. Discuss and evaluate tree protection measures to be employed during construction.
- g. Provide mitigation for additional impacts that may be identified for the “Future Development” area.

**D. Wetlands.**

1. Existing Conditions.

- a. Identify, delineate and field verify all wetlands on-site and within 100 feet of the site. Include delineations for each jurisdiction using the definition appropriate to that jurisdiction.
- b. For each wetland discuss the wetland acreage, its location, type, vegetation, soils and hydrology. Include a calculation of the total acreage and percent of the site covered by wetland and wetland buffer (respectively and in combination). Discuss the regional abundance or rarity of each wetland type.
- c. Submit a wetland functional analysis of the wetland and Town regulated 100-foot wetland buffer. Functions to be evaluated include, but are not limited to, floodwater storage, water quality maintenance, wildlife (including rare species and amphibians) habitat value, nutrient, pollution and sediment processing, carbon storage, groundwater recharge and groundwater discharge.

2. Potential Impacts Due to Proposed Action.

- a. Identify and discuss direct impacts to each wetland and wetland buffer due to the Proposed Action. Include the total acreage of each impact and impacts to structure and function of the resource in each jurisdiction. Total acreage, structural and functional impacts due to the Proposed Action should be included.
- b. Identify and discuss indirect impacts to each wetland and wetland buffer due to alterations in stormwater flow due to the Proposed Action, including but not limited to, the alteration due to the stormwater management plan, impacts from sewage treatment facility and any groundwater extraction.
- c. Identify the permits required for impacts. Submit all relevant correspondence from Involved Agencies.

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- d. Identify, analyze and discuss impacts related to disturbance associated with the “Future Development” area.

3. Mitigation Measures.

- a. Identify avoidance and minimization actions that would reduce the impacts to wetlands, including using bridge crossings and/or other measures that avoid and minimize impacts to the wetland areas.
- b. Propose mitigation measures that will compensate for direct and indirect impacts to the acreage, structure and function of wetland and wetland buffers. Identify mitigation measures for each jurisdiction. Include a plan and the location of each mitigation area proposed.
- c. Provide mitigation for additional impacts that may be identified for the “Future Development” area.

**E. Surface Waters.**

1. Existing Conditions.

- a. Describe and map existing drainage patterns on the site. Identify, classify and map each stream on-site and identify the appropriate regulating jurisdiction. Identify watersheds (include a map).
- b. Describe existing ground and surface water resources on and within 100 feet of the project site. Identify and map existing flood zones on the site and downstream of the site.
- c. Identify existing point(s) where stormwater discharges to the water body.
- d. Identify the classification and functional capacity of all streams.

2. Potential Impacts Due to Proposed Action.

- a. Identify and discuss changes to streams, including rate of flow, drainage patterns and discharge points (include a map). Identify all water pollution sources.
- b. Identify and discuss Federal, State and local permits that will be required for any watercourse impact, including an analysis of the effects of site development on the hydrology of on- and off-site watercourses.
- c. Identify, analyze and discuss impacts related to disturbance associated with the “Future Development” area.

3. Potential Mitigation Measures.

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- a. Identify and analyze avoidance and minimization actions that would reduce the impacts to surface waters including using bridge crossings and/or other measures that avoid and minimize impacts to surface waters.
- b. Propose mitigation measures that will compensate for direct and indirect impacts to watercourses. Describe the incorporation of standard stormwater best management practices. Describe mitigation through provisioning of watercourse buffers.
- c. Provide, discuss and evaluate a monitoring and maintenance plan, and responsibility for stormwater control systems.
- d. Discuss and evaluate limitations on the use of potential sources of water pollution, and to what degree mitigation measures will limit pollutant discharge into the streams.
- e. Describe runoff reduction techniques incorporated into the site plan. Discuss the inclusion of the following green infrastructure practices: (1) conservation of natural areas; (2) preservation of naturally vegetated buffers; (3) reduction in the amount of clearing and grading; (4) provision of open space and its design; (5) reduction of impervious surface coverage (i.e., roadways, sidewalks, driveways, parking areas, building footprints, etc.); (6) tree conservation and new tree plantings; (7) rooftop and overland flow disconnection; (8) vegetated open channels; (9) volume reduction through use of rain gardens, green roofs, stormwater planters, cisterns and permeable paving.
- f. Provide mitigation for additional impacts that may be identified for the “Future Development” area.

**F. Community Services and Facilities.**

1. Police Protection.
  - a. Identify and discuss current staff size and the organization of the service provider(s).
  - b. Identify and discuss the locations of stations.
  - c. Identify and discuss the average response time to an incident.
  - d. Discuss the adequacy of access to site.
  - e. Evaluate and discuss the increased demand for services created by the Proposed Action.

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- f. Evaluate and discuss increased cost of the increased services required.
  - g. Identify and discuss State Police Department concerns and provide all correspondence regarding the project to and from the department.
  - h. Analyze and discuss tax revenues.
  - i. Identify and discuss impacts related to development of the “Future Development” area.
  - j. Discuss and evaluate mitigation measures proposed for all impacts identified.
2. Fire Protection.
- a. Identify and discuss current staff size and the organization of the service provider(s).
  - b. Identify and discuss the locations of stations and distances from the Proposed Action.
  - c. Identify and discuss the average number of emergency calls per year.
  - d. Identify and discuss the average response time to emergency calls.
  - e. Discuss the adequacy of access to site based on review of the site plan (include access to Siamese connections for sprinklers, all weather hardened driveways, adequate turning radius for the largest anticipated fire department apparatus) and emergency water supply access by the fire protection service provider(s).
  - f. Analyze the water supply (municipal, fire pond or combination of sources) and its capacity for fire-fighting purposes.
  - g. Evaluate and discuss increased demand for services created by the Proposed Action and provide an assessment of whether the currently available equipment (i.e., ladder trucks, pumper trucks, etc.) would be adequate for the heights and sizes of the buildings proposed. Include an evaluation by the fire protection service provider(s).
  - h. Evaluate and discuss the increased cost to provide fire protection for the Proposed Action. Include an evaluation by the fire protection service provider(s).
  - i. Identify and discuss Fire Department concerns and provide all correspondence regarding the project to and from the fire protection service provider(s).

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- j. Analyze and discuss tax revenues.
  - k. Identify and discuss impacts related to development of the “Future Development” area.
  - l. Discuss and evaluate mitigation measures (permanent pond with dry hydrant and level area or a temporary pool to supply multiple trucks, convenient water system hydrants, or combination of sources) proposed for all impacts identified.
3. Emergency Medical Services.
- a. Identify and discuss existing staff sizes and the organization of the service provider(s).
  - b. Identify and discuss the locations of stations and hospitals, and the distance if each from the Proposed Action.
  - c. Identify and discuss currently available emergency equipment.
  - d. Identify and discuss the average number of emergency calls per year.
  - e. Identify and discuss the average response time to emergency calls.
  - f. Discuss the adequacy of access to site based on review of the site plan and building access by the emergency medical services provider(s).
  - g. Evaluate and discuss the increased demand for services created by the Proposed Action. Include an evaluation by the emergency medical services provider(s).
  - h. Evaluate and discuss the increased cost to provide emergency medical services for the Proposed Action. Include evaluations by all emergency medical services provider(s).
  - i. Identify and discuss the emergency medical provider(s) and hospital concerns. Provide correspondence regarding the project to and from the emergency medical services provider(s) and hospitals.
  - j. Identify and discuss impacts related to development of the “Future Development” area.
  - k. Discuss and evaluate mitigation measures proposed for all impacts identified.
4. Schools.

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- a. Identify and discuss locations of schools.
  - b. Evaluate and discuss potential impacts to schools.
  - c. Identify and discuss impacts related to development of the “Future Development” area.
  - d. Analyze and discuss tax revenues.
5. Parks, Recreation, and Library Facilities.
- a. Describe and evaluate existing libraries, public and private parks, and recreation facilities, including Town, County, State and Federal facilities, and their proximity of each to the Site.
  - b. Discuss and evaluate the expected population growth due to the project and the park, recreation and library needs of the new residents.
  - c. The need for additional on-site or off-site parks, recreation, and library facilities, personnel and equipment, and the anticipated cost of these items shall be identified.
  - d. The proposed on-site recreational resources and the availability of these resources to the general public including access and limitations to access shall be identified (provide a map).
  - e. Identify, quantify, and discuss all proposed open space resources and include a calculation and analysis of what portions of the resources that are usable open space and the portions that are comprised of constrained lands (i.e. wetlands, wetland adjacent areas, steep slopes, etc.) (Provide a map).
  - f. A qualitative discussion regarding the anticipated number of users of these resources shall be included.
  - g. Identify and discuss impacts related to development of the “Future Development” area.
  - h. Discuss mitigation measures proposed for all impacts identified.

**G. Land Use, Zoning and Community Character.**

1. Identify and discuss the existing zoning of the site and the surrounding area within ½ mile of the boundaries of the subject site. (Provide a map.)

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2. Identify and discuss existing land uses and the character on the site and within ½ mile of the subject boundaries of the subject site. (Provide a map.)
3. Identify and analyze relevant recommendations of the existing and proposed Town *Comprehensive Plans* and conformance of the Proposed Action with those recommendations.
4. Identify and analyze compatibility of Proposed Action with Dutchess County Master Plan, *Directions*, and “Greenway Connections.”
5. Identify and describe all easements and restrictions affecting the property and the effect of such easements and restrictions on future site activities and uses. (Provide a map.)
6. Discuss the compatibility of proposed project with existing surrounding land uses, zoning and community character.
7. Identify, discuss and evaluate all potential impacts to surrounding land uses, zoning and community character.
8. Identify and discuss impacts related to development of the “Future Development” area.
9. Discuss and evaluate proposed measures to eliminate or minimize potential impacts to surrounding land uses, zoning and community character.
10. Discuss and evaluate the proposed project relative to recommendations of the Town’s *Recommended Model Development Principles* (2006).

**H. Socioeconomic Issues.**

1. Quantify and evaluate tax revenues generated prior to development of the site.
2. Quantify and evaluate anticipated tax revenues generated after development of the site.
3. Analyze and discuss the increased costs to the Town and the Wappinger Central School District generated by development of the Proposed Action, including consideration of one-time costs and ongoing future costs.
4. Quantify and evaluate the economic benefits of the Proposed Project to the Town and the Wappinger Central School District.
5. Analyze whether or not the anticipated tax revenues will meet or exceed the anticipated cost for the increase in community services (i.e., police protection, fire protection, emergency medical services, libraries, parks, and recreation facilities).

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6. Identify any government grants, loans and/or tax incentives that shall apply to the project.
7. Identify and discuss impacts related to development of the “Future Development” area.
8. Discuss and evaluate mitigation measures proposed, to address increase in cost of services provided by the Town and School District that may not be met by anticipated tax revenues generated by the Proposed Action.

**I. Cultural Resources.**

1. Historic and Archeological Resources.

- a. Identify and discuss archaeological and historic resources (to include maps, reports, and photographs, as appropriate). Locate and describe areas or structures listed on the State or National Register, or designated by the Town.
- b. Identify and discuss historic resources as part of a Phase IA cultural resource inventory (to include a report, maps and photographs, as appropriate). Locate and identify areas on the site and/or on adjoining sites that have potential significant historic and archaeological value.
- c. Identify and discuss potential impacts to identified archaeological and historic resources, and evaluate the effects of such impacts on the resources (to include maps and photographs, as appropriate).
- d. Identify, analyze and discuss impacts related to disturbance associated with the “Future Development” area.
- e. Identify and evaluate proposed measures to mitigate potential impacts to identified archaeological and historic resources.

2. Visual Resources.

a. Existing Conditions

1. Describe, and discuss the scenic and visual character of the built environment on the site and in the surrounding community, including, night lighting, signage, the ornamental landscape, and architecture.
2. Prepare a viewshed analysis along All Angels Road.
3. Describe, evaluate and discuss natural areas of significant scenic value on the site and in the surrounding community, including

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naturally occurring elements such as topography, vegetation and views.

4. Identify, evaluate and discuss specific structures of significant architectural design.

b. Potential Impacts of Proposed Action.

1. Identify, evaluate and discuss potential impacts to views of the site from nearby roads and highways.
2. Identify, evaluate and discuss potential impacts to views of the site from adjacent and other residential areas from which the site is visible.
3. Identify, evaluate and discuss potential impacts to the scenic and visual character of natural areas of significant scenic value on the site and in the surrounding community.
4. Identify, evaluate and discuss potential impacts to the scenic and visual character of the built environment in the surrounding community.
5. Identify, evaluate and discuss potential impacts from site signage to views along roadways where such signage is located.
6. Identify, evaluate and discuss potential impacts from site and site entrance lighting to nighttime views from area roadways and residential properties.
  - a. Discuss impacts from different types of lighting (i.e., metal halide, low pressure sodium and high pressure sodium).
  - b. Include a photogrammetric map depicting the light levels at the property lines of the project and extending outward from the property for a distance of 200 feet.
  - c. Address up-lighting controls and “dark sky” mitigation.
7. Identify, analyze and discuss impacts related to disturbance associated with the “Future Development” area.

c. Mitigation Measures.

1. Discuss and evaluate the site layout and preservation of existing views, naturally occurring vegetation, buffers and open space.

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2. Discuss and evaluate the design and installation of new landscape plantings, screen plantings, fencing and buffers.
3. Discuss and evaluate the architectural design of new buildings and site features that are complimentary to the architectural character of the community.
4. Discuss and evaluate the design and placement of signage.
5. Discuss and evaluate selection of light fixtures, light sources, light levels, fixture locations and hours of operation. Address up-lighting controls and “dark sky” mitigation.
6. Provide mitigation for additional impacts that may be identified for the “Future Development” area.

**J. Stormwater Management.**

1. Existing Conditions.
  - a. Describe existing stormwater flow rates and drainage patterns on the site, identify existing watersheds (include a map).
  - b. Describe existing ground and surface water resources on and adjacent to the project site. Identify and map existing flood zones on site and downstream of the site.
  - c. Identify existing point(s) where stormwater discharges from the project site.
  - d. Provide stormwater peak flows using methodologies in “Urban Hydrology for Small Watersheds,” Technical Release Number 20 or 55, by the United States Department of Agriculture, Natural Resource Conservation Service, or those required by NYSDEC for compliance with regulatory programs. Peak flow rates shall be provided for the 1, 10, 25 and 100-year storm events using site-specific runoff coefficients. Include the 90% probability event (first flush). Include discussion of project with regard to requirements found in Chapter 213 of the Town Code.
2. Potential Impacts of the Proposed Project.
  - a. Describe and identify features of the site plan that preserve natural features and reduce impervious cover. Discuss the use of low impact design (LID) techniques including rain gardens, pervious pavers, bioswales and filter strips.

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- b. Calculate volume and peak discharge from the site. Using the methodology and storm events analyzed in the existing conditions assessment, quantitatively describe the expected stormwater peak flows with the Proposed Project and related improvements for the 1, 10, 25 and 100-year storm events. Include the 90% probability event (first flush). Describe measures to ensure that post-development stormwater peak flows will meet NYSDEC requirements. Include alternate drainage collection system designed to capture and convey the runoff from the 100-year storm to stormwater management areas and provided proper management per the Phase 2 requirements. If the drainage collection and conveyance system is not designed to capture and convey the runoff from the 100-year storm, the drainage analysis must show that runoff that is not captured directly by the drainage collection system nevertheless finds its way to the stormwater management areas and there is not an uncontrolled increase in runoff from the site. However, all ponding areas on-site must be clearly defined and shown on the development plans.
1. Note that stormwater management areas designed for the 100-year storm runoff do not provide proper mitigation if the stormwater does not get to the stormwater management areas. Therefore, in the second alternative above, the SWPPP must show that all runoff either reaches the stormwater management facilities by an alternate (overland) path or is temporarily stored on-site until the drainage system can again function (or that the site discharges to a 4<sup>th</sup> order or higher stream, but the subtributaries on-site are not 4<sup>th</sup> order streams or higher). If the drainage design will use this option, the inlets, grates, pipes, basins and manholes could be designed to capture and convey only a 25-year or even higher probability storm.
  2. Runoff calculations shall be based on TR-55 modeling and not “rational method” computations.
- c. Describe any impacts to adjacent wetlands and waterbodies.
- d. Describe all stormwater practices to be used to detain and treat stormwater runoff. Describe the type and quantity of vegetation proposed for the proposed stormwater basins.
- e. Describe the use and impact of de-icing materials, fertilizers, and pesticides on the quality of surface runoff.
- f. Identify and evaluate potential thermal impacts on receiving water bodies.
- g. Describe how project regrading and the drainage system will change the divide between the Sprout Creek and Wappinger Creek watersheds.

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g. Evaluate the use of sub-surface detention/infiltration.

3. Mitigation Measures.

- a. Discuss provisions for stormwater detention to manage the peak rate of flow and stormwater quality measures in accordance with the NYSDEC Stormwater Management Design Manual. Include provisions to minimize soil loss by utilizing temporary and permanent erosion and sediment control systems for construction and post-construction activities including operation and maintenance (O&M), which meet New York State Standards and Specifications for Erosion and Sediment Control guidelines with respect to design and installation. The plan for O&M of all stormwater facilities shall be attached to the DEIS and shall include the necessary O&M activities, frequency and responsible party(ies) for each O&M task. Include a discussion of compliance with all requirements imposed by NYSDEC SPDES General Permit for Construction Activity (GP-0-10-001).
- b. Describe the construction phasing of the drainage and stormwater management systems. Show how these systems will be constructed in stages as the project site is developed. Include a phasing plan for both stormwater treatment and erosion control.
- c. Discuss and evaluate avoidance and minimization of impacts to waterbodies. A Preliminary Stormwater Pollution Prevention Plan (SWPPP) that meets the requirements of the NYSDEC regulations under GP-0-10-01 shall be prepared as part of the DEIS.
- d. All stormwater measures proposed for the project will be designed in accordance with the SPDES Stormwater General Permit Stormwater Discharges from Construction Activities (GP-0-10-001) and the requirements of Chapter 213 of the Town Code. Identify any additional Best Management Practices (BMPs) based on updates to the NYS Stormwater Management Design Manual that could reduce phosphorus exported from the developed site.
- e. Describe measures to ensure that stormwater runoff from the site in the post development condition will not adversely affect adjacent and downstream properties and existing off-site drainage facilities.
- f. Include description of the proposed maintenance for all stormwater management facilities. Include an agreement with the Town which will meet the requirements of the MS4 permit.
- g. Include description of stormwater system maintenance agreement between HOA and the Town of Wappinger.

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- h. Evaluation of the use of best practices on NYSDEC’s Construction Stormwater Tool Box website as possible mitigation measures.
- i. Construction on a limited amount of the site at any one time, revegetation of opened areas, and a phasing plan for exposing areas of the site.
- j. Use of sedimentation basins during construction other than the permanent detention basins.

**K. Vehicular and Pedestrian Circulation.**

1. Existing Conditions

- a. A description of the area roadways identified in 1.b. (below), including pavement width and conditions, number of lanes, posted speed limits, types of roadways and jurisdiction, parking and traffic controls. Provide Traffic Signal Timing Plans and verify Timing Plans in the field.
- b. Determine existing peak hour traffic volumes and existing levels of service for each of the intersections listed below. Make manual traffic movement counts at the following intersections for existing AM and PM peak commuter periods. Counting for the AM peak period shall be from 6:30 a.m. to 9:30 a.m.; counting for the PM peak period shall be from 3:30 p.m. to 6:30 p.m. All counts shall be done while local schools are in session and during appropriate weather conditions. Traffic volumes should reflect conditions on typical days, and shall be seasonally adjusted per applicable factors as provided by either the Dutchess County Department of Public Works (DCDPW) or the New York State Department of Transportation (NYSDOT).

- 1. All Angels Hill Road and Myers Corners Road.
- 2. All Angels Hill Road and Kent Road/Cider Mill Loop.
- 3. All Angels Hill Road and Hilltop Drive.
- 4. All Angels Hill Road and Brown Road.
- 5. All Angels Hill Road and Old Hopewell Road.
- 6. All Angels Hill Road and NY Route 82.
- 7. All Angels Hill Road and New Hackensack Road.
- 8. All Angels Hill Road and Route 376.

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9. Old Hopewell Road and Balfour Drive.
  10. Old Hopewell Road and Cedar Hill Road.
  11. Myers Corners Road and Kent Road.
  12. All Angels Hill Road and Widmer Road.
  13. All Angels Hill Road and Pye Lane.
- c. Capacity and Level of Service analyses should be completed for existing conditions at each intersection noted above, following procedures from the latest version of the “Highway Capacity Manual.” The latest version of the Synchro Model shall be used for the analysis.
  - d. Analysis of the site access point (main road access on All Angels Hill Road) including existing road conditions and available intersection and stopping sight distances.
  - e. Provide an accident history at the intersections listed in 1.b. above and the roadways between the listed intersections, for the past three years of record, determine existing accident rates and compare those rates to Statewide accident statistics.

2. Potential Impacts

- a. Estimate the background traffic volumes for the design year, including a general growth factor (2%) per year to the design year, and include traffic from other planned or on-going developments that would add traffic to the study area within the same development timeframe as that assumed for the Project. Each of these steps shall be graphically illustrated.
- b. Provide an estimate of Site generated traffic to be added to the peak hour traffic in the design year. The basis for that estimate shall be the data available in the Institute of Transportation Engineers publication “Trip Generation,” Eighth Edition, 2008. Traffic generation rates may be adjusted by applying independent trip data from existing active-adult communities that compare favorably to the proposed Project.
- c. Estimate the expected distribution of project generated traffic to the adjacent street system and assign the Project generated traffic to the study intersections.
- d. Capacity and Level of Service analyses are to be completed for future background and future “Build” traffic conditions for each intersection for the proposed design year conditions. Synchro Model shall be used to analyze the study area. The results shall be shown in tabular format

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including measure of effectiveness (LOS, V/C Ratio and Queue Length) and impact assessment.

- e. Provide a description of the impact of construction traffic on local roads and traffic conditions.
- f. Discuss if project roads are anticipated to be private or public and means of maintenance if private.
- g. Identify, analyze and discuss impacts related to development of the “Future Development” area.
- h. Evaluate pedestrian circulation and safety. Describe the proposed internal sidewalks and paths and evaluate the option of sidewalks on both sides of all proposed roads.

**3. Mitigation Measures**

- a. Roadway improvements (as needed).
  - 1. Types of improvements (e.g., traffic control at intersections, road widening, intersection improvements, drainage improvements, surface improvements, etc.).
  - 2. Responsibility for improvements.
- b. Improvements associated with development of the “Future Development” area.
- c. Appropriate pedestrian circulation system.

**4. Construction Traffic.**

A traffic section shall be provided which provides a discussion of anticipated construction traffic, scheduling, number of workers, schedule and phase and the type of vehicles for each phase of construction. This section should include a discussion of where construction workers will park, hours of operation for each phase of construction, and where and when materials will arrive and depart based on this construction schedule.

**L. Air Quality and Noise.**

- 1. Existing Conditions.
  - a. Provide qualitative discussion of existing conditions for noise and air quality.

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- b. Provide qualitative discussion of existing conditions.
  - c. Discuss sensitive noise receptors in proximity to the proposed project (i.e., schools, etc.).
2. Potential Impacts of the Proposed Action.
- a. Identify, analyze and evaluate potential impacts of blasting.
  - b. Identify, analyze and evaluate potential impacts of dust.
  - c. Identify, analyze and evaluate potential impacts from additional vehicular traffic.
  - d. Identify, analyze and evaluate potential impacts related to development of the “Future Development” area.
3. Mitigation Measures.
- a. Discuss and evaluate control measures for dust.
  - b. Discuss and evaluate measures for properly maintaining construction equipment and vehicles.
  - c. Discuss and evaluate alternatives to blasting.
  - d. Discuss mitigation associated with impacts related to development of the “Future Development” area.
- M. Infrastructure and Energy, Utilities and Services.**
1. Existing and Proposed Conditions.
- a. Sanitary Sewage.
    - (1) Describe existing connections to sanitary sewage. Identify existing wastewater treatment facilities and discuss their ability to accept additional waste.
    - (2) Identify and discuss potential for connection to the sewer district.
  - b. Water Supply.
    - (1) Describe the existing water supply to the project site. Identify the location of the water main and other associated components of the system.

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- (2) Identify the nearest point of connection to the existing system.
  - c. Electrical Supply. Identify service providers and existing energy infrastructure.
  - d. Solid Waste Management. Identify service providers and discuss availability of services.
  - e. Gas and Telephone.
    - (1) Discuss availability of services.
    - (2) Identify easements and restrictions associated with any of these utilities.
2. Potential Impacts of the Proposed Action.
  - a. Sanitary Sewage.
    - (1) Describe the anticipated flow volumes from the Proposed Action.
    - (2) Describe inclusion of the sanitary sewer collection system to accommodate the anticipated flow volumes from the Proposed Action. Include a conceptual sewage plan.
    - (3) Describe any potential stream and wetland impacts related to system construction, conveyance of sewage, and discharge.
    - (4) Describe any potential impacts associated with development of the “Future Development” area.
  - b. Water Supply.
    - (1) Describe how water will be supplied to the Proposed Action. Include a conceptual water supply plan. Include any upgrades to existing facilities and showing water mains, meter pits and hydrants, if applicable.
    - (2) Estimate the usage for all residences.
    - (3) Discuss availability and feasibility for fire-fighting flow.
    - (4) Assess diminution of water capacity and estimate post development capacity available.
    - (5) Identify and evaluate potential impacts.

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- (6) Describe any potential impacts associated with development of the “Future Development” area.
  - c. Electrical Supply. Evaluate anticipated energy demand and ability of providers to service the Proposed Action, including but not limited to, a discussion of the use of energy efficient appliances, lighting and all other measures of energy conservation. Identify the anticipated heating fuel type.
  - d. Solid Waste Management.
    - (1) Include a solid waste management plan that identifies service providers, recycling collection, and frequency of pick-up.
    - (2) Identify how solid waste will be collected and transported from the site.
  - e. Gas and Telephone. Identify and evaluate impacts of any easements on development of the site.
3. Mitigation Measures.
- a. Sanitary Sewage. Describe measures that can be incorporated into the Proposed Action to reduce water usage in toilets and urinals (e.g. low-flow toilet fixtures and waterless urinals), including “Future Development” area.
  - b. Water Supply. Describe measures that can be incorporated into the Proposed Action which will reduce water demand (e.g. rainwater harvesting, low-flow fixtures), including “Future Development” area.
  - c. Electrical Supply. Describe measures that can be incorporated into the Proposed Action which will reduce electricity demand (e.g. Energy Star appliances, natural lighting), including “Future Development” area.
  - d. Solid Waste Management. Describe measures that can be incorporated into the Proposed Action which will reduce solid waste volume (e.g. composting onsite, recycling), including “Future Development” area.
  - e. Gas and Telephone. Describe measures that can be incorporated into the Proposed Action that will reduce natural gas consumption, including “Future Development” area.

### **Chapter 4 – Alternatives**

A narrative description of each impact issue above shall be provided for each alternative identified below. Provide a comparable level of analysis for each potential impact area to allow

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the Lead Agency to evaluate the Proposed Project in relation to potential alternatives. Summarize the comparative analysis in tabular format. The following alternatives shall be discussed and analyzed qualitatively and quantitatively:

- A. No Action Alternative.
- B. Construction Under the Existing R-40 and COP Zoning.
  - 1. Conventional Subdivision.
  - 2. Average Density Subdivision.
  - 3. Conservation Subdivision.
- C. Alternate Zoning Techniques to Accomplish Age-Restricted Project.
- D. Alternative Site Plans for the Proposed Action that Reduce Impacts Including:
  - 1. More than one means of gated non-emergency vehicular access into and out of the site (e.g., regular vehicular access connected to the Shamrock subdivision).
  - 2. Reorientation of Units T54 through T62 so that the back of these units do not face the main roadway.
  - 3. A private road connecting All Angels Hill Road and the Flavormatic property.
- E. Alternative Policies Regarding Children.
- F. Alternative Policies Regarding “Affordable” Portion of Project (e.g., 80% of median family income (MFI) of County, 120% of MFI, etc.).
- G. Tax impact analysis of fee simple ownership of project using same density and layout as currently proposed.

**Chapter 5 – Adverse Environmental Impacts That Cannot Be Avoided.**

- A. Long Term Impacts.
- B. Short Term Impacts.

**Chapter 6 – Irreversible and Irretrievable Commitment of Resources.**

Identify any natural and human resources that will be consumed, converted or made unavailable for future use.

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**Chapter 7 – Growth Inducing and Cumulative Impacts.**

- A. Assess potential growth inducing impacts of the Proposed Project in terms of potential for new commercial development in the Town of Wappinger seeking to benefit from the Proposed Project.
- B. Discuss the cumulative impacts of the proposed project, together with other planned, proposed or approved projects. Include the impact on stormwater management.

**Chapter 8 – Effects on the Use and Conservation of Energy Resources.**

**V – APPENDICES**

- A. All SEQRA documentation including a copy of the Full Environmental Assessment Form, the Positive Declaration and the DEIS Final Scoping Statement.
- B. All official correspondence related to issues discussed in the DEIS.
- C. All technical reports in their entirety, including:
  - 1. Stormwater Management Plan and Stormwater Pollution Prevention Plan including analysis of drainage conditions and proposed treatment/detention.
  - 2. Traffic Impact Analysis.
  - 3. Parking Analysis.
  - 4. Visual Assessment Report.
  - 5. Phase 1A Archeological Study.
  - 6. Wildlife Report and Endangered and Threatened Species Studies.
  - 7. Wetland Delineation and Functional Assessment Report.
  - 8. Water and Sewer Capacity Analyses.
  - 9. Water Main Extension Report (including system storage, flow capacity and pressure).
  - 10. Wastewater Collection and Treatment Report (including WAC analysis, tertiary treatment, noise and odor control in normal and emergency situations).