

Scoping Document for Draft Environmental Impact Statement for the Proposed Crossroads 312, LLC Project

A. PROPOSED PROJECT

Crossroads 312, LLC (Crossroads) has petitioned the Town of Southeast for a Zone Change, Site Plan, and Special Permit Approval for the project known as Crossroads 312, LLC. The Crossroads project has three parts:

- A. Zone Change from RC to HC-1A
- B. Site Plan Approval
- C. Special Permit

The petition is to establish a new zone which is in compliance with the latest Town of Southeast Comprehensive Plan. The Comprehensive Plan recognized that this area of town had the potential to act as a critical economic generator. The Zone Change Petition proposes to change the zone from RC to HC-1A to reflect the Town Comprehensive Plan and to reflect the needs of the project sponsor. A Site Plan has been prepared which includes approximately 250,000 ± SF of mixed use retail / restaurant / office development, and associated parking and utilities. The proposal also includes a 200 room hotel / conference center.

The site is 50 ± acres and comprises five parcels of land for which Crossroads 312, LLC is the sponsoring partnership. The site is located on Route 312 opposite International Boulevard in the Town of Southeast, Putnam County, New York.

The Town of Southeast Town Board has declared itself to be the Lead Agency for purposes of State Environmental Quality Review Act (SEQRA) review. Based upon its review of an Environmental Assessment Form submitted for the project, the Town Board has designated the proposed project a Type 1 action under SEQRA. Separate findings statements would be made by each of the Involved Agencies whose approval is required for this project.

REQUIRED REVIEW/APPROVALS

- Zone Change from RC to HC-1A (Southeast Town Board)
- Site plan approval (Southeast Town Board* – proposed as part of Zoning amendment)
- Special permit approval for Large Retail Establishment, Restaurant, Office, and Hotel / Conference (Southeast Town Board)
- Local Wetland Buffer Disturbance Permit (Southeast Town Board)
- County Planning Board §239-m referral (Putnam County)
- New York City Department of Environmental Protection approval of stormwater and wastewater

- General SPDES Stormwater permit (New York State Department of Environmental Conservation)
- Putnam County Health Department

POTENTIAL ENVIRONMENTAL IMPACTS

The Environmental Assessment Form prepared for this proposed action identified potential environmental impacts in the following areas:

LAND USE, ZONING, AND PUBLIC POLICY

The proposed project would require zoning map and zoning text amendments and would increase the intensity of land use at the project site as a result of the proposed zoning amendments.

GEOLOGY, SOILS, AND TOPOGRAPHY

Construction of the proposed project would involve disturbance to slopes in excess of 15 percent, and more than 10 acres of land.

VEGETATION AND WILDLIFE

Construction of the proposed project would disturb vegetated areas.

WETLANDS AND WATER RESOURCES

Limited wetlands are located on the property. Stormwater drainage would flow from stormwater management basins into these wetlands. The project site is located within the Diverting Reservoir basin of New York City's drinking supply watershed. This basin is designated as Phosphorus-Restricted by NYCDEP. Water quality impacts of the proposed project will be evaluated.

SOCIOECONOMIC CHARACTER, FISCAL IMPACTS, AND COMMUNITY CHARACTER

Potential development would generate new employment for the Town, Putnam County, and New York State. New property taxes would be generated by the project.

COMMUNITY FACILITIES

The project would create a demand for additional community services such as police and fire.

CULTURAL AND AESTHETIC RESOURCES

The project site may have had the potential to host prehistoric or historic archaeological resources.

TRAFFIC

The proposed project would generate new traffic on the local roadway network. Intersections surrounding the project site will be evaluated to determine where, and to what extent, levels of service would be affected by trips generated by the new development.

AIR QUALITY

The potential for air quality impacts associated with additional traffic on the local roadway network will be evaluated.

NOISE

The potential for noise impacts associated with additional traffic on the local roadway network will be evaluated.

INFRASTRUCTURE AND UTILITIES

Additional demand on infrastructure and utilities (electricity and gas) could result with potential development.

CONSTRUCTION

Construction of the proposed project may have temporary impacts on neighboring properties and the roadway network.

B. REQUIRED ELEMENTS OF THE DEIS**GENERAL GUIDANCE**

The DEIS is intended to convey general and technical information regarding the potential environmental impacts of the proposed project to the Town of Southeast Town Board (as Lead Agency), the Town of Southeast Planning Board (as an interested and advisory agency), as well as several other agencies involved in the review of the proposed project. The DEIS is also intended to convey the same information to the interested public. The Preparer of the Draft Environmental Impact Statement is encouraged to keep this audience of the DEIS in mind as it prepares the document. Enough detail should be provided in each subject area to ensure that most readers of the document will understand, and be able to make decisions based upon, the information provided.

As the DEIS will become, upon acceptance by the Lead Agency, a document supporting objective findings on approvals requested under the application, the Preparer is requested to avoid subjective statements regarding potential impacts. The EIS should contain objective statements and conclusions of facts based upon technical analyses. Subjective evaluations of impacts where evidence is inconclusive or subject to opinion should be prefaced by statements indicating that "It is the applicant's opinion that..." The Town of Southeast Town Board reserves the right, during review of the document, to request that subjective statements be removed from the document or otherwise modified to indicate that subjective statements are not necessarily representative of the findings of the Board.

Narrative discussions should be accompanied by appropriate tables, charts, graphs, and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the site should include adjacent properties (if appropriate), neighboring uses and structures, roads, and water bodies.

REQUIRED ELEMENTS

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 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), 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 exist. 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 the existing conditions throughout the technical analyses. The analysis of the future without the project should be based upon conditions projected in the build year for the proposed project. The analysis of the future without the proposed project (the “No Build” condition) shall include, at a minimum, the following projects in the vicinity of the proposed project and any approved mitigation measures (such as road improvements) for the projects:

- Stateline Retail Center, Route 6, Town of Southeast, NY;
- Putnam Seabury, Town of Southeast, NY (the traffic analysis shall include separate analyses for potential impacts of the project with and without the Putnam Seabury project); and
- Other, smaller projects on Route 312 recently approved or pending approval by the Town of Southeast (list of projects to be confirmed through Town of Southeast and Town Planner).

The Applicant shall contact surrounding communities to identify any other large projects that should be added to this list.

ORGANIZATION AND EXPECTED CONTENT OF DEIS*COVER SHEET AND GENERAL INFORMATION*

The Cover Sheet shall identify: the proposed project; its location; the name, address, and phone number of the Lead Agency; the name, address, and phone number of the Preparer of the DEIS including a Contact Person; the document as a Draft Environmental Impact Statement; the Date of Acceptance of the DEIS by the Lead Agency; the internet address at which the DEIS is posted; and the date of the Public Hearing and the closing of the Public Comment Period.

Additional information, to be provided on pages following the Cover Sheet, shall list: the name(s) and address(es) of the applicant and its representatives; the name(s) and address(es) of all consultants involved in the project and their respective roles.

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.

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

EXECUTIVE SUMMARY

- A. Introduction
- B. Description of the proposed action
- C. Description of prior approvals and site work completed
- D. List of all local, County, State, and other approvals required
- E. List of all Interested and Involved Agencies
- F. Summary of significant impacts identified in each subject area
- G. Summary of mitigation measures proposed for significant project impacts
- H. Description of alternatives analyzed

CHAPTER 1: PROJECT DESCRIPTION

- A. Introduction
 - 1. The introduction should identify the document as the Draft Environmental Impact Statement for the proposed action and describe the location of the proposed action and development program proposed.
- B. Project Description
 - 1. Location and Site Definition - include local and regional geographic descriptors, tax map designation(s), size of parcel(s) affected by proposed action, existing and proposed zoning designation(s), adjoining streets and land uses, and natural features or habitats on-site or contiguous (physically, hydrologically, or otherwise) to the site.
 - 2. Project Description - include all information necessary to describe the project and its component parts. Information to be provided should include a description of: the proposed site layout, proposed buildings; operational information including vehicular access, parking, and loading requirements and typical hours of operation; site improvements including grading, roadways, parking areas, drainage features, and pedestrian improvements; programmatic information describing the anticipated use of the facility; a description of improvements to be undertaken by the applicant and improvements to be undertaken by the Town of Southeast; and the construction/phasing schedule for the proposed project.
 - 3. Building Design- Include description of architectural features of the proposed buildings, including graphic depictions of each of the buildings, façade treatment for all building sides, building materials, screening for HVAC equipment, and integration of green building practices such as those suggested by the United States Green Building Council's Leadership in Energy and Environmental Design (LEED) program.
- C. Summary of Approvals Required
- D. Project Purpose and Need

CHAPTER 2: LAND USE, ZONING, AND PUBLIC POLICY

A. Introduction

B. Land Use

1. Existing Conditions - Describe existing conditions on the project site and in the vicinity of the project. The study area for the land use survey shall include all land uses within ¼ mile of the project boundaries.
2. Potential Impacts as a Result of the Proposed Project - Describe the relationship of the proposed project with adjoining uses and discuss the effects of this facility on the general land use pattern within the study area.
3. Mitigation Measures Proposed.

C. Zoning

1. Existing Conditions - Describe the existing zoning for the project site. Include information on allowed uses and building bulk and setbacks required within the district. Describe the history of previous zoning designations for the site including the history of applications made under the previous HC-1 zoning.
2. Potential Impacts as a Result of the Proposed Project - Describe the proposed zoning amendment. In particular, the allowable uses, bulk and setback requirements, design standards, steep slopes protection, and change in review process.
3. Mitigation Measures Proposed.

D. Public Policy

1. Existing Conditions - Outline relevant policies contained in the Town of Southeast Comprehensive Plan (dated June 2002) and the Town of Southeast Croton Plan with respect to the project site and large-scale commercial development in general. Identify specific provisions within the Comprehensive Plan of relevance to commercial development.
2. Potential Impacts of the Proposed Project - Assess the compatibility of the proposed project with relevant policies contained in the Comprehensive Plan and Croton Plan, particularly focusing on commercial development and the Town's highway commercial areas. Provide specific references to the full text of relevant Comprehensive Plan policies.
3. Mitigation Measures Proposed.

CHAPTER 3: COMMUNITY SERVICES

A. Introduction

B. Police - Describe existing police protection in the area. Describe any changes to service levels in the future without the project. Assess potential impacts of the proposed project on police protection on- and off-site.

C. Fire - Describe existing fire protection in the area. Describe any anticipated changes to service levels in the future without the project. Assess potential impacts of the proposed

project on fire protection. In particular, assess the ability of existing fire apparatus to service the heights of the proposed structures.

- D. Emergency Services - Describe existing emergency services in the area. Describe any anticipated changes to service levels in the future without the project. Assess potential impacts of the proposed project on emergency service provision on-and off-site.
- E. Public Works - Describe existing level of Town of Southeast public works services. Describe changes to demands on Town of Southeast services resulting from development in the future without the proposed project. Describe potential impacts to Town public works services with the proposed project.
- F. Mitigation Measures Proposed.

CHAPTER 4: ECONOMIC CONDITIONS

- A. Introduction
- B. Construction Period - Quantify the expected economic impacts to the local economy during the construction period. Identify the number of jobs (in person-years) to be generated directly and indirectly as a result of construction. Calculate income to the local economy from sales of construction material, construction labor, and sales tax.
- C. Operation Period - Identify approximate number of employees that would be generated by the proposed project, including information with regard to type and salary level. Using available Census and Department of Labor data on employment, identify anticipated residence for the employees. Indicate whether employees would be likely to relocate to the Town of Southeast or surrounding communities to fill jobs. Calculate existing and estimated property, sales, and hotel room tax revenues to the Town of Southeast, Putnam County, and New York State from the project site as a result of operation of the proposed project. Coordinate with the Town of Southeast tax assessor to obtain relevant data for the analysis.
- D. Economic Impact Analysis - Complete an economic impact analysis of the proposed project based on the specific types of stores known or anticipated to be included in the retail mix at the Crossroads Route 312 Project and including other existing or proposed retail projects in Southeast, Patterson, and Danbury. Specifically, complete the following analysis:
 - Determine the primary trade area for the proposed project;
 - Develop a profile of shoppers within the primary trade area;
 - Develop a profile of the retail/entertainment sector within the trade area;
 - Develop a profile of the most potentially competitive stores within the Town of Southeast and surrounding towns (i.e., Patterson and Danbury) in terms of variety of goods and services offered;
 - Develop an expenditure profile of the primary trade area shoppers, as well as sales generated by existing stores in the trade area;
 - Compare expenditures with sales to determine whether the trade area is currently saturated with retail uses or whether there is an outflow of expenditures from the trade area;

- Determine whether any factors would emerge that would affect conditions within the trade area by the project Build year;
- Identify any significant neighborhood character impacts, based on how the proposed project would affect businesses that define or substantially contribute to defining the character of the Town of Southeast, or if a substantial number of businesses or employees would be displaced that collectively define the character of the Town of Southeast.

F. Mitigation measures proposed.

CHAPTER 5: VISUAL RESOURCES AND COMMUNITY CHARACTER

A. Existing Conditions - Describe through text and photographs visual character of the project site within the context of its surrounding area. Include a description of prevalent land-forms and vegetative cover. Identify any significant views of the project site from adjoining properties, Route 312, and I-84.

B. Potential Impacts of the Proposed Project - Describe any changes to the surrounding landscape as a result of the proposed project. Describe visibility of the project from I-84 and surrounding local roads. Provide topographic maps indicating potential visibility of the project site from locations within a one-mile radius of the site. A balloon test and/or crane test shall be utilized to confirm potential visibility of the proposed hotel structure. Provide color perspective renderings and line-of-sight drawings showing the proposed buildings in the context of the site from any location from which substantial views of the site are possible but from the following sites at a minimum:

- A location on I-84 north of the site;
- A location on I-84 south of the site;
- Representative locations along Route 312 (north, south, and directly in front of the site);
- Lake Tonetta;
- John Simpson Road; and
- Brewster Hill.

Provide cross-section drawings through each of the proposed buildings showing proposed grading and improvements running from I-84 to the eastern property line, and also through each of the proposed buildings and stormwater management features from Route 312 through the southern property line. Identify portions of the project that would protrude above the ridgeline as defined by the Zoning Code.

Describe any proposed signs and site lighting and impacts on near and far views. Include photosimulations of night lighting from I-84, west and east of the project site. Identify any impacts to the visual character of the area resulting from the proposed project.

C. Mitigation Measures Proposed.

CHAPTER 6: CULTURAL RESOURCES

- A. Archaeological Resources - Prepare a preliminary assessment of the project site's potential for archaeological sensitivity. A Phase IA documentary study should be prepared that will address the project site's potential to have hosted prehistoric and historic resources of significance as well as the likelihood that such resources have survived the subsurface disturbances concomitant with construction episodes, infrastructure systems, landscaping, and agricultural practices. Sufficient information must be gathered to compare the prehistoric past, the historic past, and the subsurface disturbance record. This assessment will take into consideration known archaeological sites in the area and cite file information from the New York State Office of Parks, Recreation, and Historic Preservation, the New York State Museum, and local sources.

If the Phase IA analysis identifies potential sensitivity for cultural resources on the project site, a Phase IB site survey, including a subsurface investigation, should be completed to determine the presence or absence of cultural resources on the project site.

- B. Historic Resources - Identify any designated or eligible historic resources on the project site and on adjacent properties. Assess potential project-related impacts on any identified resources.
- C. Mitigation Measures Proposed.

CHAPTER 7: NATURAL RESOURCES

- A. Introduction - This chapter shall include an overall depiction of the natural conditions found on the project site and shall serve as a means for assessing cumulative impact on natural resources on the project site and for assessing impacts to terrestrial habitat and wildlife. Detailed discussions of potential impact to specific areas of environmental concern are to be included in subsequent chapters.

- B. Existing Conditions - Identify vegetative communities and habitat types on the project site and in the vicinity of the site, including a description of species presence and abundance, age, size, distribution, dominance, community type, productivity and value as habitat for wildlife. Include both migratory and resident wildlife species. Identify any protected native plants, State-listed threatened or endangered plant and animal species, unique or locally rare plants and animals, and significant habitat areas on or in the vicinity of the project site. An on-site investigation should be completed and discussed in this section.

Provide graphic figures of existing onsite slopes, soil types, vegetation, wetlands and streams and other relevant resources separately. Provide a single graphic depicting all natural resources or constrained lands with the outline of proposed improvements shown for reference. Where the environmental features continue beyond site boundaries into neighboring properties, indicate this graphically.

Data provided shall be based on actual field data collected by experienced personnel at the appropriate time of year and studies shall follow accepted protocols for completing natural resource inventories.

- C. Potential Impacts of the Proposed Project - Assess the potential impacts to existing vegetative communities or habitat as a result of the proposed project. Describe the proposed method for tree removal and disposal and measures to protect trees to remain.

Discuss and evaluate additional features of the proposed site plan that reflect steps taken to avoid, minimize or mitigate potential impacts on existing vegetation, wildlife and ecology.

CHAPTER 8: GEOLOGY

A. Introduction

B. Existing Conditions

1. Soils—Describe on-site soils and their suitability for urban development and on-site stormwater management. Identify depth to groundwater at locations on the project site. Identify any soils known to be highly erodible or significant areas of soil with a high clay fraction. The subsurface investigation plan shall be prepared and approved by the Town Engineer prior to completion. All tests shall be witnessed by representatives of the Town and New York City Department of Environmental Protection. The investigation shall include borings, test pits, percolation test, and permeability tests.
2. Topography—Describe the topography of the site and include a topographic map with information about the following slope categories: 0-15 percent, 15-25 percent, and greater than 25 percent.
3. Bedrock—Describe the depth to bedrock on the project site and the amount, if any, of any bedrock removal and the means and methods anticipated to be used for removing bedrock.

C. Potential Impacts of the Proposed Project

1. Soils—Describe the suitability of on-site soils to support stormwater basins; quantify the amount of cut-and-fill and the amount of any soils to be exported from or imported to the site. Provide information on use of excavated soils and materials, and describe procedures for removal of excess material from the Site, if applicable. Provide anticipated source of fill, and describe quality of fill, if applicable.
2. Topography—Changes to the site's topography resulting from project grading should be identified and the techniques proposed to minimize soil erosion and slope failure should be described. Identify and analyze impacts to topography, and evaluate effect of such impacts.
3. Bedrock—Discuss likelihood of blasting and, if needed, identify areas that will require blasting and quantity amount/extent.
4. Erosion and Sediment Control Plan—Describe grading and excavation plans with respect to changes in drainage patterns and potential soil erosion. Identify and describe measures for controlling erosion and preventing sediments from migrating off site.
5. Identify and describe proposed grading for the Site (with reference to a map showing 2-foot contour intervals and proposed Clearing and Grading Limit Lines).
6. Identify and analyze the amount and location of earthwork anticipated (preliminary cut and fill analysis), identify total amount of disturbance, and evaluate effect of such earthwork.

7. Identify and analyze acreage impacted by construction including quantification of existing steep slopes to be disturbed and new steep slopes to be created and an evaluation of the effect of such impacts.
- C. Mitigation Measures Proposed
1. Provide and discuss the Erosion and Sediment Control Plan prepared in accordance with the latest edition of the New York Guidelines for Erosion and Sediment Control and the latest edition of the New York State Department of Environmental Conservation publication, Stormwater Management Design Manual.
 2. Discuss and evaluate additional features of the proposed site plan that reflect steps taken to avoid, minimize or mitigate potential impacts on existing topography and steep slopes.

CHAPTER 9: WATER RESOURCES AND WETLANDS

A. Introduction

B. Existing Conditions:

- Describe and identify graphically all watercourses and wetlands on the project site and in the vicinity of the site. The description should include the existing drainage patterns on the site, a description of the watershed, and discharge points of existing drainage.
- Identify any regulations or regulated activities within Town of Southeast Town Code and NYCDEP watershed regulations.
- Provide delineation, field verification, survey and mapping of Town of Southeast, NYSDEC, and U.S. Army Corps of Engineers wetlands and wetland buffers on and within 150 feet of the site, using definition appropriate to each jurisdiction (with reference to a map). Surface water resources within ¼ mile of the Site's boundary will be identified based on existing resource data (e.g. Soils Survey, National Wetland Inventory maps, with reference to a map). Vernal pools that do not meet these definitions shall also be identified. Town of Southeast mapping shall be based upon criteria in Chapter 78 of Town Code.
- For each wetland, including vernal pools, indicate and discuss the location, type (including soils), vegetation, hydrology, acreage (approximate for off-site wetlands), pertinent jurisdiction, wetland function and quality based upon the Hollands-Magee Method, total wetlands acreage and percent of site occupied by wetlands and respective Town wetland buffer areas, and value to wildlife.
- For each respective wetland buffer identify type and percent cover of vegetation (with references to a map). Identify and describe the function of buffer areas.
- Describe groundwater resources and existing state- and federally-designated aquifers, if applicable.
- Describe the interconnectivity between wetlands and water resources on the site and in the area.
- Discuss the existing drainage patterns.

- Discuss the project site's location within the NYCDEP watershed.
 - Describe flooding issues and any identified 100-year floodplains in the vicinity of the project site.
 - Identify any applicable regulatory authorities including Town officials, NYCDEP, NYSDEC, and the US Army Corps of Engineers (USACOE).
- C. Potential Impacts of the Proposed Project:
- Assess the potential impacts to existing watercourses and wetlands, including the NYC receiving water and its tributary watercourses and reservoirs. Evaluate wetland and wetland buffer impacts (including any associated with construction of stormwater management facilities) with Section 78-4.G of Southeast Town Code. Identify and analyze proposed measures to mitigate any disturbance to the Town and NYCDEP buffers. Identify how on-site drainage patterns will be altered including an assessment of the resulting impacts to wetlands and streams.
 - Identify, discuss and analyze direct and indirect disturbances to wetlands, including vernal pools, and respective wetlands buffer areas as regulated by the Town of Southeast, the NYSDEC and the U.S. Army Corps of Engineers, including acreage impacted for each regulatory jurisdiction (with reference to a map).
 - Identify and discuss permits required by local, City, State and Federal agencies.
 - Identify and discuss all potential direct and indirect impacts on wetlands, and associated buffer areas including a discussion of effects on quality and quantity of water resources resulting from increased impervious surfaces and stormwater runoff. Provide qualitative analysis regarding the potential degradation of wetland functions.
 - Evaluate impact of proposed stormwater management plan on wetland hydrology and hydrologic cycle as per Chapter 78.
 - Evaluate impact of proposed on-site subsurface sewage treatment system on wetlands, including potential degradation resulting from changes in hydrologic and nutrient input to the natural systems.
- D. Mitigation Measures Proposed:
- Discuss efforts to avoid encroachment on wetlands, watercourses, and buffer areas.
 - Discuss efforts to mitigate impacts of any unavoidable disturbance to wetlands.
 - Describe measures that would be taken to minimize impacts on water resources during construction and after completion of the proposed project.

CHAPTER 10: SANITARY SEWAGE AND STORMWATER MANAGEMENT

A. Sanitary Sewage

1. Existing Conditions - Describe the existing wastewater treatment plant (WWTP) proposed to be used for the proposed project.
2. Potential Impacts of the Proposed Project - Describe the anticipated flow volumes from the proposed project and related improvements to wastewater

collection and the existing WWTP to be used for the project. Describe capacity of WWTP to be used for the project. Describe any graywater systems to be used, if applicable.

3. Mitigation measures proposed.

B. Stormwater Management

1. Existing Conditions - Describe existing stormwater flow rates and patterns on the site. Provide stormwater flow volumes and peaks using *Urban Hydrology for Small Watersheds, Technical Release Number 55*, by the United States Department of Agriculture, Soil Conservation Service. Flow volumes should be provided for the 2-, 10-, 25-, and 100-year storm events using site-specific runoff coefficients.
2. Potential Impacts of the Proposed Project - Using the TR-55 methodology and storm events analyzed in the existing conditions assessment, quantitatively describe the expected stormwater flows and peaks with the proposed project and related improvements for the 2-, 10-, 25-, and 100-year storm events. Describe measures to ensure that post-development stormwater peak flows will be below existing peak flows. 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. Describe any impacts to adjacent waterbodies. Describe all stormwater practices to be used to detain and treat stormwater runoff. Provide calculations to show compliance with NYCDEP and NYSDEC stormwater requirements.
3. Mitigation measures proposed.

CHAPTER 11: TRAFFIC AND TRANSPORTATION

A. Introduction

B. Existing Conditions

1. Traffic Data Collection

- a. The traffic impact study (TIS) shall describe the physical conditions of the street network in the project study area. Physical conditions of the street network including roadway and sidewalk widths, traffic light signalization (i.e., ratio of green to total cycle timings), and other control data and traffic flow conditions (i.e., effective roadway width, etc.) shall be inventoried.
- b. Automatic Traffic Recorder (ATR) counts shall be conducted on eastbound and westbound sides of NYS Route 312 in front of the project site for a contiguous seven (7) day period not including any national, state, or school holiday to identify weekday AM and PM and Saturday midday peak hours.
- c. Manual traffic counts shall be conducted during the weekday AM and PM peak hours and the Saturday midday peak hour at the following intersections:
 - Route 312 and Route 22
 - Route 312 and Brewster Hill Road/Farm to Market Road

- Route 312 and North Brewster Road
 - Route 312 and Zimmer Road
 - Route 312 and International Drive
 - Route 312 and the I-84 Northbound Ramp
 - Route 312 and the I-84 Southbound Ramp/Independent Way
 - Route 312 and Route 6
- d. Obtain the most recent three years of accident data from the NYSDOT or other local agencies for the study area intersections.
2. Capacity Analysis—Perform a capacity analysis for each of the peak periods for which manual counts were collected at each of the study area intersections using the latest version of the Synchro methodology. Present Level of Service (LOS) and queuing results tabularly for each peak period.
- C. Future without the Proposed Project
1. Background Traffic Growth—Estimate traffic volumes in the study area in the future without the project (No Build). Future traffic volumes shall be estimated using existing volume information and by adding a background growth factor, as well as incremental increases in traffic from No Build projects identified in this Scope as well as any others scheduled to be completed by the Build Year. Trips generated by these projects shall be determined using Institute of Transportation Engineers (ITE) Trip Generation rates or information presented in other recent studies (which studies shall be referenced).
2. Capacity Analysis—Perform a capacity analysis for the Future Without the Proposed Project for each of the peak periods for which manual counts were collected at each of the study area intersections using the latest version of the Synchro methodology. Present LOS and queuing results tabularly for each peak period. The Capacity Analysis shall consider potential cumulative impacts of the proposed project with and without the Putnam Seabury project.
- D. Potential Impacts of the Proposed Project
1. Trip Generation—Use ITE trip generation data to estimate future traffic volumes resulting from the proposed development program. Identify projected arrival and departure patterns for project-generated traffic. Overlay the project-generated traffic on the future No Build network to determine future Build traffic volumes.
2. Capacity Analysis—Perform a capacity analysis for each of the peak periods for which manual counts were collected at each of the study area intersections using the latest Synchro methodology. Present LOS and queuing results tabularly for each peak period. Identify potential significant adverse impacts of the proposed project. For locations where significant adverse impacts are identified, the feasibility of potential mitigation measures will be evaluated. Conventional transportation system management (TSM) measures—such as revisions to the signal timings and changes in lane usage, signalization of intersections, street widening, and pavement marking, etc.—will be considered.

3. Parking—Describe proposed off-street parking for the proposed project. Determine if the number of parking spaces proposed is adequate to accommodate the projected demand. Evaluate the potential for shared parking using the methodology described in Urban Land Institute’s “Shared Parking” or a similar methodology.
 4. Circulation—Identify primary access paths for passenger vehicles, emergency vehicles, delivery vehicles, and pedestrians. Provide diagrams showing truck tire turning radii in relation to parking spaces and pedestrian walkways for all turns between the site access and loading area(s).
 5. Public Transportation —Describe potential access to public transportation to the site by Putnam Area Rapid Transit (PART) service.
- E. Mitigation measures proposed.

CHAPTER 12: INFRASTRUCTURE AND ENERGY

- A. Water Supply - Describe the existing water supply system that would be used to serve the project. Describe how water will be supplied to the proposed project and the ability of the systems to handle the anticipated demand:
1. Fire Protection
 2. Potable Water Supply
- B. Electrical Supply - Describe existing electrical service to the project site. Quantify anticipated electrical demand from the construction and operation of the proposed project. Identify any potential improvements to service under consideration by NYSEG. Determine, through correspondence with NYSEG that the anticipated demand will not exceed available capacity.
- C. Mitigation measures proposed.

CHAPTER 13: AIR QUALITY

- A. Introduction
- B. Existing Conditions - Describe existing ambient air quality. Discuss, analyze, and evaluate ambient air quality conditions and standards within the study area based on data obtained from NYSDEC.
- C. The Future Without the Proposed Project - Describe results of air quality analyses and assumptions with respect to development conditions in the Future Without the Proposed Project.
- D. Potential Impacts of the Proposed Project - A screening analysis will be performed to determine whether any location emergency access should undergo a detailed microscale CO analysis. The screening analysis will follow the procedures outlined in NYS DOT’s Environmental Procedures Manual. The effects of the emissions from stationary sources at the project site shall be qualitatively assessed be discussed.
- E. Mitigation measures proposed.

CHAPTER 14: NOISE

- A. Introduction
- B. Existing Conditions - Assess existing noise levels on the project site using actual measurements of existing noise levels.
- C. The Future Without the Proposed Project - Describe expected changes to noise levels as a result of No Build traffic levels.
- D. Potential Impacts of the Proposed Project - Calculate project-generated noise levels from mobile and stationary sources (e.g. HVAC equipment) associated with the proposed project. Assess whether increased noise levels constitute a significant impact based on criteria in the NYSDOT Environmental Procedures Manual.
- E. Mitigation measures proposed.

CHAPTER 15: CONSTRUCTION

- A. Introduction
- B. Describe proposed construction phasing, overall schedule for project completion, and hours of construction operations. Describe the equipment and materials storage and/or staging area, anticipated number of construction workers, anticipated lighting and security, and the delivery means and methods. Describe the erosion and sediment control plan for the proposed project and any stormwater management practices to be used on a temporary basis.
- C. Assess the potential environmental impacts anticipated due to the construction of the proposed project including traffic, noise, air quality, dust, blasting, erosion and sedimentation and its impact on the surrounding area.

CHAPTER 16: ALTERNATIVES

- A. Provide a narrative description of each impact issue for each alternative identified below. Provide a comparable level of analysis for each potential impact area to allow the Town Board to evaluate the proposed project in relation to potential alternatives. Summarize the comparative analysis in tabular format.
- B. Alternatives
 - 1. No action.
 - 2. Development per existing Rural Commercial (RC) Zoning.
 - 3. Development per existing Highway Commercial (HC-1) Zoning with the provisions for Large Retail Establishments included in §138-63.4.
 - 4. Reduced Scale Development under proposed HC-1A Zoning that would retain compliance with existing provisions of §138-15.1.

CHAPTER 17: MITIGATION

Summarize all proposed mitigation for significant impacts identified in the environmental impact statement. Because these measures, once recommended, would become part of the proposed project, their formulation and analysis of their effectiveness would be undertaken in close coordination with the lead agency and other agencies, if necessary.

CHAPTER 18: UNAVOIDABLE ADVERSE IMPACTS

CHAPTER 19: IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

CHAPTER 20: GROWTH INDUCING AND CUMULATIVE IMPACTS

CHAPTER 21: ENERGY CONSUMPTION AND CONSERVATION