

DRAFT SCOPE
for
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)
for
EAGLES ROOST PROPOSED MULTIFAMILY DEVELOPMENT
TOWN OF SHAWANGUNK ULSTER COUNTY, NEW YORK

Adopted___

Lead Agency: Town of Shawangunk Planning Board

SEQRA Classification: Type 1 Action

Lead Agency Contact Person:

Mark Watkins, Chairperson
Town of Shawangunk Planning Board
P.O. Box 247
Wallkill, NY 12589
Phone: (845) 895-3356
Email: planning@shawangunk.org

Scope Preparer and Contact Person:

Bonnie Franson, AICP
Nelson, Pope, Voorhis, LLC
156 Route 59
Suite C6
Suffern, NY 10901

Table of Contents

Contents

I. PRELIMINARY INFORMATION.....	1
A. GENERAL GUIDELINES.....	1
B. BRIEF DESCRIPTION OF THE PROPOSED ACTION	1
C. SEQRA DETERMINATION OF SIGNIFICANCE - POSITIVE DECLARATION.....	2
II. SCOPE OF ENVIRONMENTAL IMPACT STATEMENT	3
A. COVER SHEET	4
B. TABLE OF CONTENTS	4
C. EXECUTIVE SUMMARY	4
D. PROJECT DESCRIPTION	5
1. Project Purpose, Needs and Benefits.....	5
2. Location.....	5
3. Design and Layout	6
4. Construction.....	7
5. Summary and Comparison of Alternatives	7
6. Permits and Approvals	7
E. EXISTING CONDITIONS/ENVIRONMENTAL SETTING, POTENTIAL IMPACTS AND PROPOSED MITIGATION MEASURES	8
1. Geology	8
2. Soils.....	9
3. Topography	9
4. Groundwater Resources	10
5. Surface Water and Wetlands	11
6. Flora and Fauna.....	12
7. Stormwater Management	13
8. Wastewater Treatment.....	14
9. Water Supply.....	15
10. Traffic and Transportation.....	16
11. Noise.....	19
12. Air Quality.....	20
13. Land Use and Zoning	21
14. Utilities	22
15. Community Services and Facilities.....	22
16. Fiscal Impacts.....	23