

Blue Chip Farms
Town of Shawangunk, New York
Draft Environmental Impact Statement (DEIS)
Scoping Document

Name of Project: Blue Chip Farms

Property Owner: Blue Chip Farms LLC
807 Hoagerburgh Ln
Wallkill, NY 12589

Applicant: Elixir Design Build LLC
Suite 8-208
Rhinebeck, NY 12572
David Alexanian (contact)

Project Location: 807 Hoagerburgh Road
Shawangunk, New York 12589
Wallkill, NY 12589

Tax ID: 100.3-1-21.120
100.3-1-21.200

SEQRA Classification: Type I

Lead Agency: Town of Shawangunk Planning Board
14 Central Avenue
PO Box 247
Wallkill, New York 12589
planning@shawangunk.org

Lead Agency Contact: Mark Watkins, Chair
Shawangunk Planning Board
(845) 895-3356 Ext. 1

Date of Scoping Meeting: XXX

Date of Scope Adoption: XXX

DEIS Preparer: LaBella Associates (Stuart Mesinger, AICP)
4 British American Boulevard
Latham, NY 12110

**Blue Chip Farms
Town of Shawangunk, New York
Draft Environmental Impact Statement (DEIS)
Draft Scope**

This document identifies the issues to be addressed in the Draft Environmental Impact Statement (DEIS) for the proposed Blue Chip Farms Project (the "Project") in the Town of Shawangunk, New York (the "Town"), proposed by Elixir Design Build LLC (the "Applicant"). This Scope document contains the items described in 6 NYCRR Part 617.8 (e) (1) through (7). For purposes of this Scope, the term "Project" means the Project and all related implementing actions, such as approvals and permits.

DEIS GENERAL GUIDELINES

1. The Draft Environmental Impact Statement ("DEIS") shall address all items and conform to the format outlined in this Scoping Document including the potentially significant adverse impacts of the project identified by the Town of Shawangunk Planning Board ("Planning Board") in the Positive Declaration, adopted on April 4, 2023. The DEIS may also contain studies completed by the applicant, in addition to those detailed herein. Unless otherwise directed by this Scoping Document, the specifications for environmental impact statements found in 6 NYCRR 617.9(b) apply to the content of the DEIS and are incorporated herein by reference.
2. The document should be written in the third person. The terms "we," "us," and "our" should not be used. The Applicant's conclusions and opinions should be identified as those of the "Project Sponsor," "Applicant" or "the Developer."
3. Narrative discussions should be accompanied by appropriate charts, graphs, maps and diagrams whenever possible. If a particular subject matter can most effectively be described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically.
4. The entire document should be checked carefully to ensure consistency with respect to the information presented in the various sections.
5. Environmental impacts should be described in terms that the layperson can readily understand and will be written in plain language that can be easily read and understood by the public.
6. All discussions of mitigation measures should consider at least those measures mentioned in the Scoping Document. Where reasonable and necessary, mitigation measures should be incorporated into the Proposed Action if they are not already included.
7. The DEIS may incorporate in the text or as appendices all or portions of other documents including other EISs that contain information relevant to the Project Site.

8. Highly technical material will be summarized and, if it must be included in its entirety, referenced in the DEIS and included as an Appendix.
9. The DEIS will discuss, where appropriate, all related short-term and long-term impacts, cumulative impacts and associated environmental impacts.
10. Full-scale Site Plans are to be submitted with the DEIS as a separate appendix. All plans and maps showing the Site will include adjacent homes, other neighboring uses and structures, roads, and water bodies within 100 feet of the property boundaries, a legend and north arrow.
11. The entire document will be provided in both paper and electronic (PDF only) formats. In paper form for the Planning Board's completeness review and for later public and agency review. In electronic form for posting on the Town's website, once it has been deemed "complete" by the Planning Board.
12. Where relevant to the discussion of off-site impacts (such as traffic and community services), potential cumulative impacts with other projects proposed in the Town of Shawangunk or adjoining municipalities, where relevant, will be analyzed and discussed. The Planning Board shall approve the additional projects to be examined.

The DEIS is intended to convey general and technical information regarding the potential environmental impacts of the Proposed Project to the Town of Shawangunk Planning Board (as Lead 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 DEIS is encouraged to keep this audience 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 that may, if appropriate, support objective findings on approvals requested under the application, the Preparer is requested to avoid subjective statements regarding potential impacts. The DEIS 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 Shawangunk Planning Board reserves the right, during review of the document, to require that subjective statements be removed from the document or otherwise modified to indicate that such subjective statements are not necessarily representative of the findings of the Lead Agency.

SEQRA DETERMINATION OF SIGNIFICANCE – POSITIVE DECLARATION

On **December 6, 2022**, the Shawangunk Planning Board declared its intent to serve as Lead Agency for the SEQRA environmental review of the Proposed Action. A Notice of Intent to Establish Lead Agency was circulated to involved and interested agencies on **December 29, 2022**. After waiting the required 30 days and receiving no written objections from any agency, the Planning Board assumed Lead Agency status.

Pursuant to the rules and regulations of the State Environmental Quality Review Act (SEQRA, Article 8 of the Environmental Conservation Law and its implementing regulations at 6 NYCRR 617), the Planning Board, acting as Lead Agency adopted a Positive Declaration on **April 4, 2023**, thereby finding that the Proposed Action may potentially have a significant adverse impact on the environment and therefore requiring preparation of a DEIS.

The SEQRA Positive Declaration adopted by the Planning Board found that the Proposed Action, when compared with the SEQRA criteria of environmental impacts listed in Section 617.7 of the SEQRA regulations, may have potential significant adverse impacts on the environment and listed the following as reasons supporting its Determination of Significance:

- Extensive land disturbance activities
- Ecological habitat and wetland disturbances
- Traffic generation and impacts to levels of service
- Community services and facilities, including schools and emergency services
- Fiscal impact to municipal and community service providers
- Water supply demand
- Sewer design and demand
- Stormwater runoff and impacts to wetlands and surface waters
- Ambient noise level changes and increase in ambient light levels

The following involved and interested agencies have been identified:

Involved Agencies

Town of Shawangunk Planning Board
Town of Shawangunk Town Board
New York State Department of Environmental Conservation
New York State Secretary of State
NYS Office of the Attorney General
NYS Public Service Commission
Ulster County Department of Public Works
Ulster County Department of Health
Town of Shawangunk Highway Department
Town of Shawangunk Building Inspector / CEO
Town of Shawangunk Water and Sewer Department
Town of Shawangunk Zoning Board of Appeals

Interested Agencies

Town of Shawangunk Environmental Management Council
Wallkill Fire District
Town of Shawangunk Police Department
Wallkill Central School District
Ulster County Planning Department
NYS Office of Parks, Recreation and Historic Preservation
Shawangunk Town Historian

Historical Society of Shawangunk / Gardiner
United States Department of the Interior
Wallkill River National Wildlife Refuge
United States Army Corps of Engineer
Town of Gardiner Town Clerk

PROJECT SCOPING PROCESS

Pursuant to Part 617.8, the Lead Agency is conducting scoping, the primary goals of which are to focus the DEIS on potentially significant adverse impacts, and to eliminate consideration of those impacts that are not significant or irrelevant. A public scoping session will be held in the Town of Shawangunk Town Hall, on **May 2, 2023**, at 7:00 p.m. The purpose of the scoping session will be to consider public and agency comments on the draft Scoping Document for the Blue Chip Farms Project. The document is being made available on the Town of Shawangunk website at <https://www.shawangunk.org/>.

Written public comments on the Draft Scope will be accepted by the Planning Board until the close of business day on **May 19, 2023**. This draft Scoping Document incorporates any relevant SEQR comments raised by the public or agencies which were not addressed previously.

REQUIRED ELEMENTS OF THE DEIS

The DEIS shall conform to requirements for preparation and content of environmental impact statements as stipulated in 6 NYCRR 617.9, which include but are not limited to the following:

- A description of the proposed Project and its environmental setting;
- A statement of the environmental impacts of the proposed Project, including its short- and long- term effects, and typical associated environmental effects;
- An identification of any significant adverse environmental effects that cannot be avoided if the proposed Project is implemented;
- A description of mitigation measures proposed to minimize or avoid any significant adverse environmental impacts of the proposed Project;
- A discussion of alternatives to the proposed Project; and
- An identification of any irreversible and irretrievable commitments of resources that would be involved of the proposed Project should it be implemented.

As per the SEQR regulations, this Scoping Document includes an initial identification of mitigation measures. As the impact analyses have not yet been performed, it is not yet possible to identify other possibly needed mitigation measures. Discussions of mitigation measures will include an explanation of how those measures would be implemented, potential environmental impacts of such implementation, the time frame associated with such implementation, and the entity that would be responsible for implementing the mitigation. The discussion will indicate proposed improvements that have been incorporated into the Proposed Action.

PROPOSED PROJECT

Elixir Design Build LLC proposes development of 272.4+/- acres and physical disturbance of 186+/- acres of the 655.6 +/- acre Blue Chip Farms, with preservation of 383.2 acres of the farm in a natural or enhanced for wildlife state as well as continuation of the Blue Chip Horse Farm. The property is located at 807 Hoagerburgh Road in the Town of Shawangunk and consists of tax parcels 100.3-1-21.120 and 100.3-1-21.200.

The property is zoned Residential-Agricultural 4 (R-Ag 4). Conformance with the Town's zoning law will be analyzed. An alternative to be examined in the DEIS is a zoning amendment that would provide for an integrated Planned Unit Development district specific to the proposed Project.

The attached figure illustrates the concept plan which includes the following elements:

- West of Hoagerburgh Road
 - 100 cottages/small dwellings to be owned, operated and maintained by a single entity to be booked by the public. Booking will occur in the same manner as at any resort.
 - 9 two-acre single family home lots which will be sold in fee and which will share roads and have access to amenities and services to be owned, operated and maintained by the same single entity that operates the resort
 - Private Club House inclusive of a spa, gym, pool and farm-to-table main restaurant
 - Family and Children's Activity Center with Pool
 - Terrace Restaurant
 - A welcome/arrival and activity center
 - Where guests arrive, check in and leave their vehicles for the duration of their stay.
 - Where guests can check in for activities such as golfing
 - Tennis/paddleball/pickleball courts
 - Maintenance building
 - Offices
 - Parking
- East of Hoagerburgh Road
 - The existing Blue Chip Farms operation will be consolidated on the parcel east of Hoagerburgh Road and North of Bates Lane
 - 59 one-acre single family home lots located along a twelve-hole golf course which will be sold in fee and which will share roads and have access to amenities owned, operated and maintained by the same single entity that operates the resort
 - Twelve-hole golf course
 - Golf Course Club House with a Café
 - Children's Barn

The plan proposes the re-use of many existing structures and the placement of much of the development in places that cannot be seen from roads so that the "feel" of much of the property and view of the Shawangunk Ridge will be much the same to people driving on Hoagerburgh Road or Bates Lane.

Single family lots will be subdivided and sold in fee. Homeowners will have access to common facilities such as the golf course and equestrian facilities, with the level of access up to the homeowner.

Cottages\small dwellings-will range in size from 800 to 1800 square feet. Guests will park at the Welcome Center and be shuttled by electric vehicle to their cottage/small dwelling where they will have golf carts and bicycles to use on the property.

Guests will have access to an extensive range of activities including use of the equestrian facilities for trail riding and jumping, as well as children's activities focused on horse rearing and grooming. Both on and off-site activities will be offered, including golf, tennis/paddleball/pickleball, fishing, hiking, swimming and fitness and spa activities. The family and children's activity center will provide facilities for teaching children about raising horses, gardening, etc.

The project will emphasize the property's agricultural use. Workshops in agricultural subjects such as composting, woodworking and beekeeping will be offered. Food will be locally sourced. Cooking classes will be offered, and local farmers and chefs will be invited to give talks and classes. Local artists will be invited to display their works and an artist in residence program will be established

The proposed Project requires the approvals and permits identified in Table 1:

Table 1 Permits and Approvals

Involved Agencies	Permit/Approval	Application Date (Actual or Projected)
Shawangunk Town Board	<ul style="list-style-type: none"> Approval of water and sewer transportation corporations or districts Acceptance of town roads 	TBD
Shawangunk Planning Board	<ul style="list-style-type: none"> Site Plan approval Subdivision approval Special use permit GML 239-m referral 	2022-2023 2022-2023 2022-2023 TBD
Shawangunk Highway Superintendent	<ul style="list-style-type: none"> Road opening permits 	TBD
Ulster County Department of Health	<ul style="list-style-type: none"> Water and sewer system approvals 	TBD
New York State Department of Environmental Conservation	<ul style="list-style-type: none"> Article 11 Endangered Species Article 24 Wetlands Stream Disturbance Permit Article 15 Water Quality Certification 	TBD TBD TBD TBD

	<ul style="list-style-type: none"> • SPDES wastewater discharge permit • SPDES stormwater permit • Water supply permit for community water system 	TBD TBD
New York State Secretary of State	<ul style="list-style-type: none"> • Formation of water and sewer corporations 	TBD
New York State Attorney General	<ul style="list-style-type: none"> • Approval of Homeowners Association 	TBD
New York State Public Service Commission	<ul style="list-style-type: none"> • Determination of water rates/tariffs 	TBD
New York State Historic Preservation Office	<ul style="list-style-type: none"> • Consultation with State agencies regarding historic and archeological resources 	TBD
Interested Agencies	Permit/Approval	Application Date (Actual or Projected)
Ulster County Planning Board	<ul style="list-style-type: none"> • GML 239-m advisory opinion 	TBD
US Army Corps of Engineers	<ul style="list-style-type: none"> • Section 404 wetlands permit 	TBD
US Fish and Wildlife Service	<ul style="list-style-type: none"> • Endangered/threatened species consultation 	TBD

ORGANIZATION AND CONTENT OF THE DEIS

The DEIS will contain the following information and address the following issues as they relate to the proposed Project.

COVER SHEET identifying:

- (1) The proposed Project and its location;
- (2) The name, address, email and telephone number of the Lead Agency and contact person;
- (3) The name, address, email and telephone number of the preparer and other organizations that contributed to the DEIS; the date of DEIS submission and acceptance;
- (4) The name, address, email and telephone number of the Applicant/Owner;
- (5) Date of acceptance of the DEIS as complete;
- (5) Public hearing date and DEIS comment period; and
- (6) Website where the DEIS and Final Environmental Impact Statement (FEIS) will be posted.

Following the cover sheet, a list (name, address, email and telephone numbers) of all of the Applicant's consultants, and a list of all interested and involved agencies will be provided, with names, address, email and phone numbers for each agency provided.

TABLE OF CONTENTS, indicating the chapters of the DEIS and page numbers as well as lists of exhibits, tables and appendices.

The text of the DEIS will include the following:

I. EXECUTIVE SUMMARY

- A. Introduction;
- B. Description of the proposed Project;
- C. List of all involved and interested agencies and identification of local, county, State and other approvals required including, but not limited to;
 1. Involved Agencies
 - a. Town of Shawangunk Town Board
 - b. New York State Department of Environmental Conservation
 - c. Ulster County Department of Health
 - d. New York State Historic Preservation Office
 - e. New York State Secretary of State
 - f. New York State Attorney General

- b. Sustainability and Green Building Design: Description of sustainability measures and environmental building technologies that will be used.
- c. Conservation Component
 - (1) Description and mapping of land to be permanently preserved and managed for enhanced grassland bird habitat, including location, acreage, prohibited activities, management activities and funding.
 - (2) Description of conservation easements to be placed on lands proposed to be managed for grassland bird habitat.
 - (3) Description of proposed management enhancement at the existing Shawangunk Grasslands National Wildlife Preserve.
 - (4) Description and mapping of other open space lands to be preserved, including location, acreage and prohibited activities and any proposed management activities.
 - (5) Address whether the golf course is to be made part of the open space.
- d. Horse Farm Component
 - (1) Description and mapping of land to remain in use as a horse farm.
 - (2) Description of future management of the horse farm.
 - (3) Description of permitted and prohibited activities.
 - (4) Description of any and the number of dwelling units within the conservation easement area.
- e. Residential Component
 - (1) Number and types of dwelling units (including total number of bedrooms).
 - (2) Proposed building styles and materials, including architectural concepts. Provide elevations illustrating design concepts.
 - (3) Discuss compliance with the New York State Fire and Building Code including whether any variances will be requested.
 - (4) Discussion of planned ownership and management (rental, condominium, fee-simple, homeowner's association, etc.). Indicate the subletting and rental policy that will apply to the new dwelling units, if any.
- f. Residential Amenities Component
 - (1) Location, ownership, maintenance, type and use of proposed amenities, including type and frequency of events, number of employees, and hours of operation.
 - (2) Proposed building styles and materials, including architectural concepts. Provide elevations illustrating design concepts.
 - (3) Proposed parking and loading facilities, including location, layout and count.

(4) Indicate whether these facilities will be open to the public.

g. Golf Component

- (1) Location, ownership and management of the proposed golf course, including hours of operation and number of employees.
- (2) Describe Audubon golf course certification to be sought.
- (3) Describe irrigation system including water source and estimated usage.
- (4) Describe weed and pest management.
- (5) Describe future use if the golf course is not built or it is discontinued in the future.

h. Site Access, Roadways and Circulation

- (1) Internal Site Circulation: Proposed roadways including design specifications and whether public or privately owned.
- (2) Proposed sidewalks, bicycle and golf cart paths.
- (3) Connections to adjacent roadways.
- (4) Parking.
- (5) Emergency, refuse service and maintenance access and circulation.
- (6) Snow storage.

i. Tree Removal, Tree Preservation, Landscaping and Buffers

- (1) Conceptual clearing/tree removal plan.
- (2) Conceptual landscaping plan, including plant lists.
- (3) Proposed treatment and maintenance of buffer areas between the Project and adjoining properties.

j. Utilities and Support Facilities

- (1) Description and mapping of public and private (e.g. telecommunications, etc.) utilities, including on-site and off-site infrastructure improvements:
 - (a) Description of any proposed water source, treatment works and conceptual distribution network, including conceptual locations of any booster stations, pressure reducing stations, storage tanks, etc. Describe compliance with fire protection requirements. Discuss compliance with relevant county and state design and construction standards.
 - (b) Description of any proposed gravity sewer mains and/or sanitary force mains to include conceptual locations of any wastewater pump stations, etc. Discuss compliance with relevant county and state design and construction standards.

- (c) Description of ownership and maintenance of utilities.
 - (2) Map and describe site maintenance, snow storage and refuse sites and facilities.
 - (3) Describe security provisions and facilities.
- k. Site Excavation, Grading and Cut and Fill Plan
 - (1) Grading plan.
 - (2) Cut and fill plan, showing amounts and areas to be cut and filled.
- l. Stormwater Management
 - (1) Proposed Stormwater Pollution and Prevention Plan (SWPPP) to manage stormwater quantity and quality.
- m. Construction
 - (1) Description of Project phasing.
 - (2) Description of construction process to be shown graphically on a plan, including the anticipated number of construction workers, the routes these trucks would take to the Project Site and the duration and time periods over which they will take them.
 - (3) Discussion of emergency access and provisions for emergency services during construction, including demonstration that fire apparatus can safely access the site.
 - (4) Identify number of employees, temporary parking for construction workers, and hours of construction activity.
 - (5) Identify potential for blasting for rock removal.
- n. Project Purpose and Need
 - (1) Discussion of Project purpose and need.
 - (2) Discussion of objectives of the Applicant.
 - (3) Description of benefits of the proposed Project.
 - (4) Discuss future ownership and management.
- o. Description of required permits and approvals, including a description of the approval process.

III. EXISTING CONDITIONS, POTENTIAL IMPACTS AS A RESULT OF THE PROPOSED PROJECT AND PROPOSED MITIGATION

- A. Land Use, Zoning and Public Policy
 - 1. Land Use
 - a. Existing Conditions

- (1) Description and mapping of current Project Site land use, including current buildings.
 - (2) Description of any relevant easements or covenants.
 - (3) Description and mapping of land uses within a one-mile radius of the Project Site including public and private open space areas.
 - b. Future without the Proposed Project
 - (1) Description of any known land use changes for the Project Site, which would occur in the future without the proposed Project.
 - (2) Future known and planned projects in the Town of Shawangunk, as identified by the Planning Board, with the potential to affect the proposed Project.
 - c. Potential Impacts as a result of the Proposed Project
 - (1) Describe the compatibility of the proposed Project with existing land uses in the study area.
 - d. Mitigation
 - (1) Discuss appropriate mitigation measures to reduce identified impacts.
2. Zoning, Site Plan and Subdivision Regulations
- a. Existing Conditions
 - (1) Map and describe zoning districts on and within a one-mile radius of the site.
 - (2) Describe zoning and subdivision regulations and design standards applicable to the project.
 - (3) Description of site plan, special permit and subdivision review and approval processes.
 - b. Future without the Proposed Project
 - (1) Discuss the use of the Project Site without the proposed Project, including potential development under current zoning regulations.
 - (2) Describe any pending zoning changes within one-mile of the Project Site.
 - c. Potential Impacts as a result of the Proposed Project
 - (1) Discuss compliance with the requirements of the zoning law and subdivision regulations.
 - (2) Compare development of the proposed project with that allowed by the zoning law with respect to density, site disturbance and other relevant metrics.
 - d. Proposed Mitigation

- (1) Discuss appropriate mitigation measures to reduce identified impacts.

3. Public Policy

a. Existing Conditions:

- (1) Describe local, regional and other applicable public planning and policy documents including, but not limited to the Town of Shawangunk Comprehensive Plan and the Town of Shawangunk Farmland Protection Plan.

b. Future without the Proposed Project

- (1) Describe any currently pending public policy initiatives that would affect the site or the area within one mile of the site.

c. Potential Impacts as a result of the Proposed Project

- (1) Discuss compatibility of the proposed Project with relevant planning and public policy documents listed above.

d. Proposed Mitigation

- (1) Discuss appropriate mitigation measures to reduce identified impacts.

B. Community Character/Visual Impacts

1. Existing Conditions

- a. Document, with photographs and narrative the visual character of the Project Site and the area located within a one-mile radius of the Project Site.
- b. Describe and provide photographs of the appearance of the Project Site from surrounding land uses to be specified by the Town.
- c. Describe the surrounding community character.
- d. Perform a GIS based visibility analysis assuming the Project is built to identify areas within one, three, and five miles from which the Project Site is visible.
- e. Perform a field visit to areas offsite to verify Project visibility while simulating Project visibility through a balloon test or similar means.
- f. Take photographs of the Project Site in "leaf-on" and "leaf-off" conditions from areas as determined through consultation with the Town after review of the analysis in B.1.d above and the balloon test in B.1.e above, and provide a narrative description of method and findings, including information regarding photo lens used.

2. Future without the Proposed Project

- a. Provide narrative description of the Project Site in the future condition without the proposed Project.

3. Potential Impacts as a result of the Proposed Project

- a. Provide photographic simulations of the Project during “leaf-on” and “leaf-off” conditions from areas determined through consultation with Town utilizing the same methodology utilized for assessment of existing conditions. The photo simulations will be prepared for full build-out.
- b. Discuss the proposed exterior lighting program including typical light fixtures, maximum foot candles, and how this complies with relevant lighting standards and guidelines.
- c. Describe the architectural design, including materials, colors, characteristic details and dimensions of proposed structures (elevations and perspectives).
- d. Describe potential impacts from proposed building types and related residential density.

4. Proposed Mitigation

- a. Discuss appropriate mitigation measures for identified impacts.

C. Geology – Soils, Topography and Steep Slopes

1. Existing Conditions

- a. Provide a topographic survey at a 2’ contour interval that illustrates all site improvements.
- b. Identify existing on-site soils and subsurface conditions by conducting soil borings.
- c. Disclose soil map units or soil samples erodibility, depth to bedrock/groundwater, drainage class, hydrologic soil group and limitations for use related to the proposed Project (limitations for construction, dwellings with basements, site disturbance, etc.).
- d. Describe subsurface conditions including soil stratigraphy based on soil borings and available geotechnical information.
- e. Describe surface conditions including delineation or identifications of outcroppings, significant depressions, ridges or other landforms through Site.

2. Future without the Proposed Project

- a. Describe conditions on the Project Site without the proposed Project.

3. Potential Impacts as a result of the Proposed Project

- a. Provide a grading plan.
- b. Describe potential impacts from site grading with respect to bedrock depth, soil erosion, slope stabilization, rock removal, and tree removal.
- c. Provide an estimate of cut and fill, describe the impacts if cuts and fills are not balanced.

- d. Discuss rock removal and blasting and/or rock chipping, if any, and on-site rock crushing, if any. Describe plan/protocols, including compliance with relevant standards and laws.
 - e. Discuss possible construction debris processing and reuse and any related impacts.
 - f. Describe environmental and sedimentation control measures with a focus on areas of steep slopes, erodible soils, and any additional site-specific measures necessary to prevent erosion and water quality impacts on adjacent areas. Provide a conceptual soil erosion control plan.
4. Proposed Mitigation
- a. Discuss appropriate mitigation measures to reduce identified impacts.

D. Groundwater Resources

- 1. Existing Conditions
 - a. Describe subsurface conditions based on published resources from the USGS, NYSDEC, and Environmental Protection Agency (EPA).
 - b. Provide depth to water table, yield and water quality data from any wells on the subject property. Water quality should be analyzed for New York State Health Department Part 5b requirements.
- 2. Future Without the proposed project
 - a. Describe conditions on the Project Site without the proposed Project.
- 3. Potential Impacts as a result of the Proposed Project
 - a. Discuss potential for encountering or interacting with groundwater resources during construction.
 - b. Describe any potential use of on site wells for irrigation.
- 4. Proposed Mitigation
 - a. Discuss appropriate mitigation measures to reduce identified impacts.

E. Surface Water Courses and Wetlands

- 1. Existing Conditions
 - a. Delineate and map existing streams, waterbodies, wetlands and aquatic resource buffers under Federal and State jurisdictions. Provide evidence of verification of wetland boundaries by regulatory agencies. Describe such resources in close proximity to the Project Site.
 - b. Discuss relevant wetland resource protection regulations.
 - c. Describe and map any floodplains on the Project Site.
- 2. Future without the Proposed Project
 - a. Describe conditions on the Project Site without the proposed Project.
- 3. Potential Impacts as a result of the Proposed Project

- a. Describe potential impacts to Federal and State regulated streams, wetlands and wetland buffers and measures to avoid and/or minimize potential impacts. Mapping should be provided to identify location of impacts and mitigation measures.
 - b. Discuss compliance with Federal and State permitting standards for any activities affecting regulated resources.
 - c. Describe any impacts to floodplains.
4. Proposed Mitigation
 - a. Discuss appropriate mitigation measures to reduce identified impacts.
 - b. Discuss the status of any permitting required from State or Federal agencies.

F. Stormwater Management

1. Existing Conditions
 - a. Discuss existing drainage patterns (including regional watershed and on-site drainage) and their relationship to the Project Site. Compute pre-development stormwater volumes and peak rates for the 1, 10, 25, and 100-year storms to each design point/point of interest throughout the site based on proposed area of disturbance.
 - b. Discuss existing stormwater and drainage infrastructure on the site.
 - c. Discuss relevant Town, County and State Stormwater Management and Erosion and Sediment Control regulations.
2. Future without the Proposed Project
 - a. Describe the conditions on the Project Site without the proposed Project.
3. Potential Impacts as a result of the Proposed Project
 - a. Describe the components and function of the proposed drainage system. Describe potential impacts to the local drainage system and downstream discharge points from construction and operation of the proposed drainage system, including bioretention areas and water quality ponds. Discuss the need for improvements to any downstream components of the drainage system.
 - b. Describe pre and post development stormwater volumes and peak rates for the 1, 10, 25, and 100-year storms to each design point/point of interest throughout the site based on proposed area of disturbance.
 - c. Discuss the proposed stormwater management (quantity and quality) plan and SWPPP, including sizing of ponds and other practices necessary to address all relevant State and Town design criteria including "green infrastructure" practices.
 - d. Describe the potential for sedimentation and induced turbidity in on-site and downstream water courses and bodies.

- e. Discuss ownership and maintenance of stormwater management facilities.
 - f. Discuss compliance with relevant Stormwater Management and Erosion and Sediment Control regulations.
4. Proposed Mitigation
- a. Discuss appropriate mitigation measures to reduce identified impacts.
 - b. Consider use of porous pavement in parking lots and driveways, where appropriate.

G. Water Supply

1. Existing Conditions
- a. Discuss existing on-site water supply infrastructure and the extent to which it will be used or abandoned. Describe quantity and quality of water available from on-site infrastructure.
 - b. Describe new supply infrastructure developed to serve the project, including quantity and quality of water.
2. Future without the Proposed Project
- a. Describe the conditions on the Project Site without the proposed Project.
3. Potential Impacts as a result of the Proposed Project
- a. Describe Project-generated demand for potable water, irrigation water and water for fire suppression at full buildout. Assess the ability of the existing system and the new supply infrastructure to provide required flows.
 - b. Describe ownership and maintenance of on-site water supply conveyance system.
 - c. Describe preliminarily proposed water lines, locations of any treatment facilities, storage tanks, booster stations, pressure reducing stations, etc. Provide a conceptual design for these facilities.
4. Proposed Mitigation
- a. Discuss appropriate mitigation measures to reduce identified impacts.
 - b. Discuss measures to reduce water consumption.

H. Sanitary Sewage

1. Existing Conditions
- a. Describe existing on-site wastewater systems including locations of significant infrastructure items such as septic fields and pump stations. Describe the extent to which such facilities will be incorporated into the project.
2. Future without the Proposed Project
- a. Describe the conditions on the Project Site without the proposed Project.
3. Potential Impacts as a result of the Proposed Project

- a. Discuss estimated Project-generated demand by use component at full buildout.
 - b. Describe proposed conveyance and treatment infrastructure. Provide a conceptual design for such infrastructure.
 - c. Discuss discharge standards to be met to receiving water bodies, if any.
 - d. Discuss various ownership alternatives and the benefits and burdens of each e.g., sewer district, transportation corporation, etc.
4. Proposed Mitigation
- a. Discuss appropriate mitigation measures to reduce identified impacts.

I. Solid Waste, Organic Waste and Recyclables

- 1. Existing Conditions
 - a. Discuss existing solid waste generation from the Project Site.
 - b. Discuss current solid waste collection and disposal for the Project Site.
- 2. Future without the Proposed Project
 - a. Describe the conditions on the Project Site without the proposed Project.
- 3. Potential Impacts as a result of the Proposed Project
 - a. Discuss anticipated Project generated solid waste, by use component, at full build out.
 - b. Discuss Project generated construction and demolition debris.
 - c. Discuss proposed recycling activities/facilities.
 - d. Discuss disposal of solid waste and recyclables, including the destination and ability of destination site to accommodate Project generated solid waste and related construction and demolition debris and recycled materials.
- 4. Proposed Mitigation
 - a. Discuss appropriate mitigation measures to reduce identified impacts.

J. Vegetation and Wildlife

- 1. Existing Conditions
 - a. Obtain data from the New York Natural Heritage Program (NYNHP) and the USFWS regarding potential Rare, Threatened and Endangered species on and in the vicinity of the site and assess the potential for the site to support these species.
 - b. Discuss the adjoining Shawangunk Grasslands National Wildlife Refuge, including species present and management activities.
 - c. Map the Project's habitat and discuss it's wildlife values.
- 2. Future without the Proposed Project

- a. Describe conditions on the Project Site without the proposed Project.
- 3. Potential Impacts as a result of the Proposed Project
 - a. Discuss impacts to Project Site habitat and wildlife values.
- 4. Proposed Mitigation
 - a. Describe mitigation measures for potential impacts to Rare, Threatened and Endangered species. These may include, but not be limited to:
 - i. Placement of land in conservation easements
 - ii. Management of open space land for grassland bird species
 - ii. Management of golf course land for bird species
 - iv. Financial contributions to management of grassland bird habitat.
 - b. Describe other enhancements for wildlife. These may include, but not be limited to:
 - i. Planting plans
 - ii. Management activities
 - iii. Covenants restricting property use

K. Traffic, Transportation, Pedestrians and Transit

1. Existing Conditions

- a. Describe the roadway network and local intersections serving the site. Descriptions are to include number of lanes and lane widths, pavement condition, speed limits, and traffic control.
- b. Collect current traffic data for the intersections listed in Section K.1.b.(2). The data used for analysis shall reflect periods when schools are in session, outside of traditional vacation times, and during times of fair weather and normal driving conditions, when area roadways are operating normally and without closures, restrictions, accidents, construction or other factors impacting normal traffic operating conditions.

(1) Automatic Traffic Recorder Counts

New (2019 or later) 24-hour Automatic Traffic Recorder counts will be performed on the following roadways: Long Lane, Hoagerburgh Road, Bates Lane, Bruyn Turnpike, Albany Post Road. The data will be sorted by vehicle types (e.g. cars, trucks, and buses). If the ATR data reveals a different peak period than that specified in III.K.1.b.(2) below, then additional manual traffic counts will be required so that the peak period is analyzed in the intersection analyses.

(2) Manual Traffic Counts

Manual turning movement counts are to be collected at the following intersections on a weekday from 7:00-9:00 A.M. and from 4:00-6:00 P.M. to cover the critical peak hours.

- (a) Insert locations
 - (3) Accident data.
 - (a) Collect accident data along Hoagerburgh Road, Bates Lane, Bruyn Turnpike, Albany Post Road, within ¼ mile of the closest project property boundary line.
 - c. Existing Traffic Volumes. Reduce the traffic count data collected to determine the traffic volumes on the adjacent roadway network during the busiest AM and PM hour. Also, balance the peak AM and PM hour traffic flows as appropriate for use in analysis of existing traffic operating conditions.
 - d. Traffic Operating Conditions. Perform a capacity and Levels-of-Service (LOS) analysis using the latest Highway Capacity Manual (HCM) utilizing Synchro software. Determine "Existing" LOS and queuing for each of the above-noted intersections for the weekday AM and PM peak periods. Also, provide the electronic files of the computer-generated simulation of traffic flows in the studied network.
 - e. Research recent accident history at all study locations in b. above using traffic safety data from local, County or State police records for the most recent three-year period. Include pedestrian and bicycle accidents that have occurred during the study period. Summarize the data in tabular form.
2. Future Without the Proposed Project
- a. Identify the "No-Build" conditions, which include the existing traffic volumes projected with an annual growth rate and appropriate surcharges to account for other future known or proposed projects as identified by the Town of Shawangunk.
 - b. Discuss planned, proposed or underway traffic improvements in the vicinity of the Project Site.
 - c. Traffic Operating Conditions. Perform a capacity and Levels-of-Service (LOS) analysis using the same methodology as that described for existing conditions. Determine "No-Build" LOS and queuing for the intersections noted above for the weekday AM and PM peak periods. Provide the electronic files of the computer-generated simulation of traffic flows in the studied network. Provide a qualitative discussion of traffic operating conditions.
3. Potential Impacts of the Proposed Project
- a. Trip Generation. Using the Institute of Transportation Engineers (ITE) Trip Generation Manual, latest edition, provide estimates of traffic generated by the proposed Project for the Build Year. Trip generation estimates should be developed for both the residential and recreational components of the Project which are proposed on the Project Site.
 - b. Proposed Trip Distributions. Add both the residential and recreational components of the Site-generated traffic to the study streets and

intersections and describe the methodology used to determine the patterns of both components of the new traffic. Discuss roadways anticipated to be utilized by both the residential and recreational components of the site-generated traffic destined to/from the Project Site.

- c. Traffic Operating Conditions. Determine "Build" LOS and queuing for the intersections noted above, including all proposed new driveways, for the weekday AM and PM peak periods. Provide the electronic files of the computer-generated analyses of traffic flows in the studied network. Qualitatively discuss the impact of site-generated volumes on existing traffic operating conditions.
 - d. Provide a plan for implementation of the recommended mitigation measures. The plan will include, but not be limited to, construction phasing and timing and a monitoring plan to ensure the appropriateness of each recommended improvement at the time of construction.
 - e. Internal Site Traffic Circulation. Discuss access to the Site and planned circulation within the Site.
 - f. Parking Facilities On-Site. Identify the residential and recreational parking requirements based on the Town Code and compare with estimated parking demand and the proposed to be included on the Site. Describe method for providing sufficient parking for both the residential and recreational components of the Project
 - g. Discuss and illustrate loading, trash/recycling and delivery areas.
 - h. Discuss the potential for impacts associated with construction truck traffic related to excavation and filling activities, as well as construction worker and delivery of materials traffic, including estimated volumes and routes used to access the site and the duration of such trips.
 - i. Discuss proposed ownership and maintenance of site roadways.
 - j. Discuss provisions for emergency access.
 - k. Compare the trip generation for the proposed Project with the trip generation for an as-of-right subdivision.
4. Proposed Mitigation.
- a. Based on the results of the Levels-of-Service analyses, identify and describe roadway and operational improvements at the study locations needed to mitigate Project impacts. Such improvements should be designed, to the extent needed, to at least maintain traffic flow and safety conditions at the impacted locations. Mitigation measures may include but are not limited to:
 - (1) Traffic control implementation including signing, markings, signalization, etc.
 - (2) Roadway or intersection modifications.
 - (3) Traffic calming measures.

L. Community Demographics, Facilities and Services

1. Existing Conditions

- a. Describe current population of the Town from census and population change from 1990 to present.
- b. Describe other demographic factors such as income, employment, age, etc.
- c. Describe Town facilities and other relevant service providers including:
 - (1) On-site and off-site recreational resources (active, passive and availability for public) such as open space, trails or commercial recreational venues and their current connectivity. Discuss any master plans for recreation facilities and use.
 - (2) Police, Fire Protection and Emergency Services (EMS), including budget and capacity.
 - (3) Wallkill Central School District, including budget, enrollment and enrollment trends.
 - (4) Other community services such as libraries, day care centers and medical facilities.

2. Future without the Proposed Project

- a. Describe conditions on the Project Site without the proposed Project.

3. Potential Impacts as a result of the Proposed Project

- a. Discuss anticipated Project population and resulting increase in Town population.
- b. Discuss potential impacts to community facilities and services based upon consultation with each service provider. Provide evidence of such consultation.
- c. Project school children to be generated by grade distribution. Provide evidence of discussion with the Wallkill Central School District with respect to any impacts that may occur to the district.
- d. Discuss the availability of project facilities to the public.

4. Proposed Mitigation

- a. Discuss appropriate mitigation measures to reduce identified impacts.

M. Fiscal and Economic Conditions

1. Existing Conditions

- a. Identify current taxes from the Project site paid to each taxing jurisdiction (town, county, Wallkill Central School District, and any special districts).
- b. Summarize the current operating budgets for the town, county, Wallkill Central School District and any special districts.
- c. Provide current Blue Chip Farms employment figures.

2. Future without the Proposed Project
 - a. Describe conditions on the Project Site without the proposed Project.
3. Potential Impacts as a result of the Proposed Project
 - a. Estimate annual tax revenues to be generated to each taxing jurisdiction upon Project completion using current tax rates.
 - b. Discuss potential impacts to community facilities and services, including the Town, county, Wallkill Central School District and any special districts by estimating variable revenues and expenses associated with the Project. Standard metrics (new residents, new school aged children, new roadway miles, etc. as appropriate and applicable) will be used to determine new costs using a "marginal costing" and "per capita" technique. An annual net fiscal impact (revenues less expenditures) will be generated for each taxing jurisdiction.
 - c. Calculate loss of tax revenue to taxing jurisdictions that would result from the dedication of land for conservation easements.
 - d. Discuss any proposed IDA and/or 485-b exemptions and calculate any potential payment in lieu of tax arrangements by taxing jurisdiction.
 - e. Describe employment generation resulting from construction, and operation of the Project.
 - f. Discuss construction and operational period direct and indirect economic impacts using IMPLAN, RIMS-II-modeling or comparable economic impact model.
4. Proposed Mitigation
 - a. Discuss appropriate mitigation measures to reduce identified impacts.

N. Historic and Cultural Resources

1. Existing Conditions
 - a. Prepare and submit Notice of Project to New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) Cultural Resources Information System (CRIS).
 - b. Prepare and submit Phase 1A cultural resources report (as prepared by a 36 CFR 61 qualified archaeologist) for resources on and within ¼ mile of the site and for any areas proposed for off-site improvements such as utility improvements.
 - c. If recommended by the 1A study, prepare a Phase 1B cultural resources report.
2. Future without the Proposed Project
 - a. Describe conditions on the Project Site without the proposed Project.
3. Potential Impacts of the Proposed Project
 - a. Describe potential direct and indirect impacts to cultural resources.

4. Proposed Mitigation
 - a. Discuss appropriate mitigation measures to mitigate any identified impacts.

O. Noise

1. Existing Conditions
 - a. Provide a list of sensitive noise receptors within 500 feet of the Project Site.
 - b. Provide a qualitative description of the existing noise environment.
2. Future Without the Proposed Project
 - a. Describe conditions on the Project Site without the proposed Project.
3. Potential Impacts of the Proposed Project
 - a. Provide an estimate of construction noise impacts on surrounding land uses using published data regarding construction equipment.
 - b. Provide qualitative discussion of the noise environment after the construction of the Project.
4. Proposed Mitigation
 - a. Identify and describe measures to avoid or mitigate significant adverse noise impacts including during construction.

P. Air Quality

1. Existing Conditions
 - a. Summarize existing ambient air quality conditions in the region based on published New York State Department of Environmental Conservation (NYSDEC) ambient air monitoring data and compare with the National Ambient Air Quality Standards (NAAQS).
2. Future without the Proposed Project
 - a. Describe conditions on the Project Site without the proposed Project.
3. Potential Impacts of the Proposed Project
 - a. Provide a qualitative evaluation of potential air impacts resulting from construction activities, site preparation, and construction traffic and comparison to established air quality parameters.
4. Proposed Mitigation
 - a. Discuss appropriate mitigation measures to reduce identified impacts.

ALTERNATIVES

The analysis of reasonable alternatives to the proposed Project will be based on schematic concept plans, with impacts quantified in terms of areas of disturbance, cut and fill, traffic generation/circulation, water and sewer utilization, drainage and flood storage, including impacts

to adjoining and downstream properties, population, school age children and tax generation. School children generation to public and private schools should be based on both local and regional metrics. Alternatives will be compared to one another and to the Proposed Action in a summary table. The alternatives will include:

- A. The "No Action" Alternative.
- B. Development Alternatives
 - 1. As-of-Right subdivision alternative
 - 2. As-of-right cluster subdivision alternative
 - 3. Workforce housing component
- C. Alternative zoning entitlement mechanism such as a planned unit development zone.

SIGNIFICANT IMPACTS THAT CANNOT BE AVOIDED

Identification of significant long term and short-term construction impacts (including construction impacts: traffic, air quality, noise, etc.) that cannot be avoided.

GROWTH INDUCING ASPECTS

A description and analysis of potential growth-inducing aspects, including short and long term, and primary, secondary and indirect impacts, will be provided and mitigation measures discussed if necessary. This section would provide a qualitative discussion of the potential impact of the proposed Project on local business, population characteristics, community character, and community services.

EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

A description of the effect of the proposed Project on the short and long term use and conservation of energy resources will be provided including ways to reduce inefficient or unnecessary consumption during construction and long term operation for the proposed action and all alternatives. A description of sustainability best practices employed in the design and construction of the proposed project.

IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Identification of those natural and man-made resources consumed, converted or otherwise made unavailable for future use as a consequence of the proposed Project.

APPENDICES

- A. SEQRA Notices and Filings
- B. Scoping Document

- C. Letters of Record
- D. Traffic Impact Analysis
- E. Stormwater Pollution Prevention Plan
- F. Cultural Resources Report(s)
- G. Habitat Report
- J. Others as required

Draft