

**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.