

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

Name of Project:	Blue Chip Farms
Property Owner:	Blue Chip Farms LLC 807 Hoagerburgh Lane 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:	100.3-1-19 100.3-1-21.120 100.3-1-21.200
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
Dates of Scoping Session:	May 2 and June 6, 2023
Date of Scope Adoption:	August 1, 2023
Primary DEIS Preparer:	LaBella Associates (Stuart Mesinger, AICP) 4 British American Boulevard Latham, NY 12110

Table of Contents

INTRODUCTION – PROJECT DESCRIPTION.....	1
SEQRA PROCESS	3
DEIS GENERAL GUIDELINES	5
DEIS DOCUMENT	8
I. COVER SHEET, TABLE OF CONTENTS, AND EXECUTIVE SUMMARY.....	8
A. Cover Sheet	8
B. Table of Contents	8
C. Executive Summary	8
II. DESCRIPTION OF THE PROPOSED ACTION	9
A. Description of the Proposed Action	9
III. PROJECT PURPOSE AND NEED.....	13
IV. PERMITS AND APPROVALS	14
V. EXISTING CONDITIONS, POTENTIAL IMPACTS and MITIGATION MEASURES.....	14
A. Land Use and Public Policy	14
B. Zoning, Site Plan and Subdivision Regulations	15
C. Community Character/Visual Resources.....	16
D. Geology – Soils, Topography and Steep Slopes.....	17
E. Groundwater Resources.....	19
F. Wetlands and Surface Water Resources	20
G. Stormwater Management.....	21
H. Water Supply	22
I. Sanitary Sewage	23
J. Solid Waste, Organic Waste and Recyclables.....	24
K. Vegetation and Wildlife.....	24
L. Traffic, Transportation, Pedestrians and Transit.....	26
M. Community Demographics, Facilities and Services	29
N. Fiscal and Economic Conditions	31
O. Historic and Cultural Resources	32
P. Noise.....	33
Q. Air Quality.....	33
VI. ALTERNATIVES.....	34
VII. SIGNIFICANT ADVERSE IMPACTS THAT CANNOT BE AVOIDED	34
VIII. GROWTH INDUCING ASPECTS	34

IX. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES34
X. IRREVERSIBLE AND IRRTRIEVABLE COMMITMENT OF RESOURCES35
XI. APPENDICES.....35

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

This document identifies the information and topics to be addressed in the Draft Environmental Impact Statement (DEIS) for the proposed Blue Chip Farms development (the “Project”) to be located in the Town of Shawangunk, Ulster County, New York (the “Town”), proposed by Elixir Design Build LLC (the “Applicant”). This Scoping 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.

INTRODUCTION – PROJECT DESCRIPTION

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 Applicant proposing to preserve 383.2 acres from proposed building development, which would include a portion of the existing Blue Chip Horse Farm, the proposed golf course and some natural features on the site. The property is located at 807 Hoagerburgh Road in the Town of Shawangunk and consists of the following parcels identified on the Town of Shawangunk Tax Maps: 100.3-1-19, 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 Map appended at the end of this Scoping Document illustrates the concept plan for the Blue Chip Farm Project which includes the following uses:

- 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

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 1,800 square feet. Guests will park at the Welcome Center and be shuttled by electric vehicle to a cottage/small dwelling where they may utilize have golf carts and bicycles to access other areas of 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, and other activities.

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 	TBD
	<ul style="list-style-type: none"> • Acceptance of town roads 	TBD
Shawangunk Planning Board	<ul style="list-style-type: none"> • Site Plan approval 	2022-2023
	<ul style="list-style-type: none"> • Subdivision approval 	2022-2023
	<ul style="list-style-type: none"> • Special use permit 	2022-2023
	<ul style="list-style-type: none"> • GML 239-m referral 	TBD
Shawangunk Highway Superintendent	<ul style="list-style-type: none"> • Road opening permits 	TBD
	<ul style="list-style-type: none"> • Acceptance of Town roads 	TBD
Ulster County Department of Health	<ul style="list-style-type: none"> • Water and sewer system approvals 	TBD
	<ul style="list-style-type: none"> • Realty Subdivision 	TBD

Involved Agencies	Permit/Approval	Application Date (Actual or Projected)
New York State Department of Environmental Conservation	• Article 11 Endangered Species	TBD
	• Article 24 Wetlands Stream Disturbance Permit	TBD
	• Article 15 Water Quality Certification	TBD
	• SPDES wastewater discharge permit	TBD
	• SPDES stormwater permit	TBD
	• Water supply permit for community water system	TBD
New York State Secretary of State	• Possible Formation of water and sewer corporations	TBD
New York State Attorney General	• Approval of Homeowners Association	TBD
New York State Public Service Commission	• Possible Determination of water rates/tariffs	TBD
New York State Historic Preservation Office	• Consultation with State agencies regarding historic and archeological resources	TBD
Interested Agencies	Permit/Approval	Application Date (Actual or Projected)
Ulster County Planning Board	• GML 239-m advisory opinion	TBD
US Army Corps of Engineers	• Section 404 wetlands permit	TBD
US Fish and Wildlife Service	• Endangered/threatened species consultation	TBD

SEQRA PROCESS

Determination of Significance

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 all 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 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 SEQR 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
Wallkill Ambulance Corps
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 conducted public 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 was held in the Town of Shawangunk Town Hall, on **May 2nd and June 6th, 2023**, at 7:00 p.m. The purpose of the scoping session was to consider public and agency comments on the draft Scoping Document for the Blue Chip Farms Project. The document was made available on the Town of Shawangunk website at <https://www.shawangunk.org/>.

Written public comments on the Draft Scope were accepted by the Planning Board until the close of business day on **June 16, 2023**. This final Scoping Document, adopted on August 1, 2023, incorporates relevant SEQR comments raised by the public or agencies as part of the public scoping process.

DEIS GENERAL GUIDELINES

The DEIS shall conform to requirements for preparation and content of environmental impact statements as set forth 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 final 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 environmental impacts and 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 are mitigation measures that have been incorporated into the Proposed Action.

1. The Draft Environmental Impact Statement (the “DEIS”) shall address all items and conform to the format outlined in this Scoping Document including but not limited to 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, to support the findings and conclusions set forth in the DEIS. 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 shall 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 shall 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. All graphics and maps shall at an appropriate scale and legible in hard copy and digital format.
4. The entire document shall be consistent throughout with respect to the information presented in the various sections. For example, the total acreage of disturbance shall be consistent throughout the document.
5. Environmental impacts will 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. Where necessary, scientific or complex terms will be defined or explained.
6. All discussions of impact and mitigation measures should include but not be limited to at least those impacts and mitigation measures identified in the Scoping Document. Other impacts and mitigation measures which arise from the DEIS analyses shall be described even if they are not explicitly set forth in the Scoping Document.
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, homes within the property, other neighboring uses and structures, roads, and water bodies within 200 feet of the property boundaries and shall include a comprehensive map legend and north arrow for orientation. The scale of the site plan shall be legible.
11. The entire document will be provided in both paper and electronic (PDF only) formats. The DEIS shall be provided in paper form for the Planning Board's completeness review and for later public and agency review. It shall be provided 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 Project to the Town of Shawangunk Planning Board (as Lead Agency), as well as other agencies involved in the review of the 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.

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

DEIS DOCUMENT

I. COVER SHEET, TABLE OF CONTENTS, AND EXECUTIVE SUMMARY

A. Cover Sheet

The Cover Sheet shall identify the following:

1. The name of the 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 primary DEIS preparer and other consultants 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. The date the DEIS is deemed complete;
6. DEIS Public hearing date and public comment period; and
7. Website where the DEIS and Final Environmental Impact Statement (FEIS) will be posted.

B. Table of Contents

A Table of Contents will be provided indicating the chapters of the DEIS and page numbers as well as lists of exhibits, tables and appendices. The site plan sheets will be listed.

C. Executive Summary

An Executive Summary to the DEIS shall be provided and will include the following:

1. Introduction;
2. Description of the proposed Project;
3. List of all involved and interested agencies and identification of local, county, State and other approvals required including, but not limited to;

Involved Agencies

- Town of Shawangunk Town Board
- New York State Department of Environmental Conservation
- Ulster County Department of Health
- New York State Historic Preservation Office
- New York State Secretary of State
- New York State Attorney General
- New York State Public Service Commission

Interested Agencies

- US Army Corps of Engineers

- US Fish and Wildlife Service
 - Ulster County Planning Board
4. Description of the purpose and need for the Project;
 5. Summary of significant adverse environmental impacts identified for each topic;
 6. Summary of mitigation measure proposed to address significant adverse environmental impacts; and
 7. Description of alternatives analyzed and a table comparing the impacts of the proposed Project with the impacts of the various alternatives. The table will include a quantitative description that compares the impacts for each topic analyzed in the DEIS, e.g., amount of disturbance, population and visitors generated, water supply demand and wastewater generation, etc.

II. DESCRIPTION OF THE PROPOSED ACTION

A. Description of the Proposed Action

1. Project Location
 - Identify regional and area location (including mapping/descriptive graphics).
 - Narrative and map of tax parcels, and total parcel area.
 - Describe present and historical ownership and use.
 - Describe the nature and location of any known covenants and easements on the Project Site.
 - Narrative and mapping of existing and abutting streets, site frontage and access and surrounding road network clearly indicating the routes to and from the proposed Project both local and on the regional roadway network.
 - Describe on- and off-site utilities serving the Project Site.
 - Describe surrounding land uses and existing zoning in narrative and graphic form.
 - Describe all existing uses and structures currently on the Project Site including buildings or other facilities to be removed or retained, and their current physical condition.
 - Describe and map existing topography, wetlands, floodplains, and streams.
2. Project Description

Proposed Project

 - a. Mapping and narrative of layout and design concept for the proposed project including both a site plan and subdivision plan at a scale of 1" = 100'.

The site plan requirements require this scale; the DEIS may include enlargements or other graphic scales to convey information.

- b. Describe sustainability measures and environmental building technologies that will be used.
- c. Describe proposed methods of phasing, and sequencing of the different products becoming available for use. Describe what will be constructed versus what will be sold for construction by others, e.g., will the homes be constructed by a single developer, or sold to multiple builders. When will conservation easements be placed on the open space.
- d. Describe what facilities are open to the general public, Town of Shawangunk residents, and what components are reserved to use by occupants of the development, and whether any will be age-restricted. What infrastructure will be public versus private and whether access into the development will be limited (e.g., gates).
- e. Provide typical elevations and floor plans for the various buildings, size of units, building height, etc.
- f. Conservation Component
 - (1) Describe and map land to be permanently preserved and managed for enhanced grassland bird habitat, including location, acreage, prohibited activities, management activities and funding.
 - (2) Describe all conservation easements to be placed on lands, including those proposed to be managed for grassland bird habitat. Discuss what activities will be allowed within the conservation easement areas.
 - (3) Description of proposed management enhancement at the existing Shawangunk Grasslands National Wildlife Preserve.
 - (4) Describe and map 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.
- g. Horse Farm Component
 - (1) Describe and map land to remain in use as a horse farm and uses to be associated with the horse farm.
 - (2) Describe future management of the horse farm.
 - (3) Describe permitted and prohibited activities.
 - (4) Describe any and the number of dwelling units within the conservation easement area.
 - (5) Describe all existing structures by use and with square footage.
 - (6) Describe any new structures proposed by use and square footage.
- h. Residential Component

- (1) Number and types of dwelling units (including total number of bedrooms), and whether units will be for ownership or rentals.
 - (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) Discuss 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.
 - (5) Identify any workforce housing being proposed on the site for employees or other identified project need.
- i. 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.
- j. 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(s) and estimated usage.
 - (4) Describe weed and pest management including a list of all chemicals to be used.
 - (5) Describe future use if the golf course is not built or it is discontinued in the future.
- l. Commercial Component
- (1) Describe the number and use of cabins, how they will remain in commercial use. Discuss whether they will be made available for short-term rental use. Describe how availability and use of cabins will be managed. Discuss stay duration, price range, expected market and visitors.
 - (2) Describe and include the design of the cabins, number of bedrooms, and other design elements.

- (3) Describe restaurant use, number of seats, whether there will be outdoor or indoor seating areas.
- (4) Describe whether portions of the overall site will be made available as an event venue for weddings, etc.
- n. 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.
- o. 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.
- p. Utilities and Support Facilities/Activities.
 - (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, fire storage and hydrants, 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 new utility poles, including size and type of conduits, average and peak power consumption of the project, and current capacity of existing lines and substations.
 - (d) 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, including potential staffing.

- q. 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.
- r. Stormwater Management describing Stormwater Pollution and Prevention Plan (SWPPP) to manage stormwater quantity and quality.
- s. 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 construction vehicles and construction workers would take to the Project Site and the duration and time periods during which they will travel.
 - (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 need for rock removal and potential for blasting.
- t. Operation and Maintenance of the Project
 - (1) Ownership and management of various components of the Project.
 - (2) Hours of operation (time of day, seasonal, etc.) of the components of the Project.
 - (3) Maintenance of on-site improvements including the entities that will maintain such improvements (sewer, water, stormwater, landscaping and other amenities).

III. PROJECT PURPOSE AND NEED

Describe the public need for the proposed action, including its social and economic benefits to the community.

Discuss the objectives of the Applicant/Developer and the benefits of the Project. Describe the Applicant's experience and capability to carryout the project and examples of past project of a similar nature. Describe market demand for the proposed project products.

Provide a statement of consistency of the proposed project with adopted policies and/or plans set forth within the Town Comprehensive Plan.

Provide comparison and/or analysis to similar project types within the Hudson Valley or other regions, with representative components that the Planning Board could review and/or visit to get a sense of the uses and see them in operation. Describe how these representative projects and the proposed project relate to the existing community – how they are integrated into community fabric.

IV. PERMITS AND APPROVALS

Provide a summary of all required permits and approvals shall be listed in a table with information on timing (whether the permits have been submitted to relevant agencies, etc.)

V. EXISTING CONDITIONS, POTENTIAL IMPACTS AND PROPOSED MITIGATION MEASURES

This Section of the DEIS shall describe the existing environmental conditions on the Project Site and off-site areas where there may be adverse impacts caused by the Proposed Action. The extent of off-site areas studied for the existing conditions shall be defined for each topic. Sufficient detail will be provided so that readers are able to gain an understanding of existing conditions and the context of which potential impacts will be assessed.

For each of the following topics, existing site conditions are to be defined, proposed site conditions shall be described along with potential impacts resulting from the Proposed Action, and proposed mitigation measures designed to avoid, minimize or offset potential impacts are to be proposed. The methodology and standards used to quantify projected impacts are to be described.

A. Land Use 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.
- (4) Description of alignment of the project design and goals with the Town's Comprehensive Plan.
- (5) Description of current and proposed agricultural uses on the project site.

b. Future without the 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

(1) Describe the compatibility of the proposed Project with existing land uses in the study area.

(2) Describe impact to agricultural uses and land available for agricultural use.

(3) Discuss potential for complaints and conflicts between new homeowners and agricultural activities, both on and off site.

d. Mitigation Measures

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

2. 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

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

d. Mitigation Measures

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

B. Zoning, Site Plan and Subdivision Regulations

1. Existing Conditions

(a) Map and describe zoning districts on and within a one-mile radius of the site.

(b) Describe zoning and subdivision regulations and design standards applicable to the project.

(c) Description of site plan, special permit and subdivision review and approval processes.

(d) Description of site plan implementation process.

(e) Description/visualization of proposed cottages, their size, elevations, primary use, rental length, and costs.

2. Future without the Project

(a) Discuss the use of the Project Site without the proposed Project, including potential development under current zoning regulations.

- (b) Describe any pending zoning changes within one-mile of the Project Site.
- 3. Potential Impacts
 - (a) Discuss compliance with the requirements of the zoning law and subdivision regulations and the need for variances or waivers. Describe the magnitude and potential impacts associated with any waivers or variances.
 - (b) Compare development of the proposed project with that allowed by the zoning law with respect to density, site disturbance and other relevant metrics.
- 4. Mitigation Measures
 - (a) Discuss appropriate mitigation measures to reduce identified impacts.

C. Community Character/Visual Resources

- 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, e.g., bleachers at the Wallkill High School. Include an inventory of all scenic and historic resources within a five-mile radius of the Project Site from which the Project may be visible. Provide appropriate mapping that demonstrates the inventory.
 - (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 Planning Board and approval of the vantage points after review of the analysis in above and the balloon test above, and provide a narrative description of method and findings, including information regarding photo lens used.
- 2. Future without the Project
 - (a) Provide narrative description of the Project Site in the future condition without the proposed Project.
- 3. Potential Impacts
 - (a) Provide photographic simulations of the Project during “leaf-on” and “leaf-off” conditions from areas determined through consultation and approval of the vantages points by the Planning Board utilizing the same methodology utilized for assessment of existing conditions. The photo simulations will be prepared for full build-out. The methodology will be approved by the Planning Board prior to submission of the visual analysis.

- (b) Discuss the proposed exterior lighting program including typical light fixtures, maximum foot candles, and how this complies with relevant lighting standards and guidelines. Provide a lighting plan illustrating anticipated level of lighting in footcandles from the various on-site uses. Discuss what dark-sky fixtures will be installed to minimize night glow impacts.
 - (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.
 - (e) Discuss potential to decrease the massing/building scale of the project.
 - (f) Discuss visibility and scenic impacts from a driver's perspective, from major surrounding roads.
 - (g) Analyze visibility and scenic impacts to existing residences surrounding the project.
4. Mitigation Measures
- (a) Discuss appropriate mitigation measures for identified impacts.
 - (b) Discuss potential for vegetative screening surrounding the project area.
 - (c) Shield views of the Project from nearby residential uses or public vantage points.
 - (d) Preserve open space and existing natural drainage courses, buffers and native vegetation for screening purposes.
 - (e) Use night-sky friendly lighting and limit footcandles at the property line. Identify the need for use of timers, and extinguishing lighting near sensitive receptors, including habitats.
 - (f) Discuss use of native materials and earth tone colors in building design.

D. Geology – Soils, Topography and Steep Slopes

1. Existing Conditions
- (a) Provide a topographic survey at a 2' contour interval that illustrates all existing site improvements. Discuss and map on-site topography in terms of elevations.
 - (b) Perform and map a slope analysis to analyze the area and distribution of slopes ranging from 0%-15%, 15%-25%, 25% and greater (steep slopes), using two-foot contour interval maps.
 - (c) Identify and map existing on-site soils and subsurface conditions by conducting soil borings and using the Ulster County, NY, Soil Survey.
 - (d) Identify and map hydric soils and farmland soils (Prime Farmland and Soils of Statewide Importance).
 - (e) Identify the water absorption rate of soil by conducting percolation testing.
 - (f) 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.).

- (g) Describe subsurface conditions including soil stratigraphy based on soil borings and available geotechnical information.
 - (h) Describe surface conditions including delineation or identifications of outcroppings, significant depressions, ridges or other landforms through the Site.
 - (i) Describe underlying geological conditions including depth to bedrock, bedrock type(s), fractures and faults, and depth to groundwater.
 - (j) Describe site and regional seismic characteristics.
2. Future without the Project
- (a) Describe conditions on the Project Site without the proposed Project.
3. Potential Impacts
- (a) Provide a grading plan and construction phasing plan. Show stockpile areas.
 - (b) Identify and map impacts to slope ranges mapped above.
 - (c) Describe potential impacts from site grading with respect to bedrock depth, soil erosion, slope stabilization, rock removal, and tree removal.
 - (d) Discuss any long-term or ongoing impacts from erosion if project is implemented.
 - (e) Provide an estimate of cut and fill, describe the impacts if cuts and fills are not balanced.
 - (f) 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.
 - (g) Discuss possible construction debris processing and reuse and any related impacts.
 - (h) 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.
 - (i) Identify the need for and size of retaining walls. Identify materials.
 - (j) Provide a cut and fill map and describe the amount of material to be removed or imported to the Project Site.
4. Mitigation Measures
- (a) Discuss appropriate mitigation measures to reduce identified impacts.
 - (b) Construction on steep slopes shall be avoided to the greatest extent practicable;
 - (c) Erosion and sediment control plan complying with SPDES permit;
 - (d) Blasting – Notifications, procedures, and conformance to applicable Codes;

- (e) Blasting protocols will be provided if necessary in accordance with state and local regulations. A blasting plan, including pre-blast survey protocol, will be provided;
- (f) Establish clear limits of disturbance and coordination of project phasing;
- (g) Preserve topsoil.

E. Groundwater Resources

1. Existing Conditions

- (a) Describe subsurface conditions based on published resources from the USGS, NYSDEC, and Environmental Protection Agency (EPA). Identify whether the Project Site overlies any sole, principal or primary aquifer.
- (b) Provide depth to water table, yield and water quality data from any wells on the subject property to be used for the development, including potable water supply and golf/farm irrigation wells. Water quality should be analyzed for New York State Health Department Part 5b requirements.
- (c) Inventory and map all existing wells on the Project Site, their existing use, and which wells will be used or abandoned.
- (d) Identify NYSDEC and Ulster County Department of Health regulatory requirements and water quality standards, as applicable.
- (e) Identify depth to groundwater, especially south of Bates Lane.

2. Future Without the Project

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

3. Potential Impacts

- (a) A statement and evaluation of the potential impacts of the project to existing, proposed and off-site wells, in addition to other water supply systems shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence.
- (b) A well testing protocol will be reviewed and approved by the Planning Board with the Town engineering consultants input and review. Well testing protocol shall be summarized in this section which will include NYSDOH and NYSDEC requirements for testing and developing a groundwater supply. Also provide a map of proposed wells that will be tested, and on-site and off-site monitoring well(s) will be illustrated on the map. During the testing, the Applicant will make reasonable effort to contact property owners as approved by the Planning Board for monitoring purposes prior to, during and after the pump tests involving the onsite well. Once the water monitoring devices are installed data will be collected for a minimum of 24 hours prior to the commencement of the 24-hour pump test. The pump test will commence for a minimum of 24 hours of uninterrupted pumping. Data will continue to be collected in the monitoring wells until 90% recovery has been achieved. During the pump test, water samples will be collected for quality analysis to ensure water meets NYSDOH

drinking water standards. Measurements will also be conducted in wetlands to determine any drawdown effects on these resources.

- (c) Groundwater recharge pre- and post-development will be discussed.
 - (d) Results of the pump test and water quality tests and effects on offsite wells, will be discussed.
 - (e) Describe water supply for proposed Fire Suppression System.
 - (f) Discuss potential for encountering or interacting with groundwater resources during construction.
 - (g) Describe any potential use of on-site wells for irrigation.
 - (h) Address proposed locations for snow removal from parking lots and roads as it relates to the potential for the introduction of pollutants into the groundwater system. Describe proposed de-icing agents to be used.
4. Mitigation Measures
- (a) Discuss appropriate mitigation measures to reduce identified impacts.
 - (b) Consider alternative de-icing and management practices to reduce water quality impacts on private roads and parking lots.

F. Wetlands and Surface Water Resources

1. Existing Conditions

- (a) The general surface hydrology shall be described both on-site and on adjacent lands. Both regulated and unregulated wetlands and water courses/tributaries/sub-tributaries existing on the Site will be described and delineated based on accepted methodologies (e.g., Army Corps of Engineers, NYSDEC). Following the formal delineation, wetland flags will remain and be clearly visible to the Town's consultant for site visit verification. The NYSDEC wetland validated boundaries will be presented. Discuss relevant wetland resource protection regulations.
- (b) Water quality and other classifications and acreages will be provided for all wetlands and surface water resources. The location of the site in relation to existing nearby water resources will be discussed and addressed.
- (c) Provide a wetland delineation report as an appendix in accordance with professionally accepted standards. This report should include data sheets, photographs, and maps.
- (d) Conduct a complete baseline study to determine what species (fish, macroinvertebrates, etc), inhabit the Dwaarkill, and what baseline water quality parameters are. If any other streams are receiving water and stormwater or effluent discharges, conduct the same analyses.

2. Future without the Project

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

3. Potential Impacts

- (a) Describe and quantify potential impacts to Federal and State regulated streams, wetlands and wetland buffers. Mapping should be provided to identify location of impacts and mitigation measures. The environmental impacts to water quality and surface water resources due to the construction of the site improvements, buildings and stormwater management systems will be identified. Any impacts to off-site wetlands and/or stormwater management systems on adjacent property need to be identified and mitigated. Impacts from long-term use of the site, post-development, including de-icing practices, effluent discharge from the WWTP and other maintenance operations will be discussed.
- (b) Discuss potential impacts of well drawdown or changes to runoff contributing to wetland complexes on-site which may be part of larger wetland system.
- (c) Specific information regarding the potential for any road crossings over the wetlands or adjacent areas shall be addressed. This should include dimensions, anticipated usage, and a quantification of the extent of disturbance from construction with a map.
- (d) Describe impacts related to stream bank management and the ecological significance of the Dwaarkill waters.
- (e) Discuss compliance with Federal and State permitting standards for any activities affecting regulated resources.

4. Mitigation Measures

- (a) Discuss appropriate mitigation measures to reduce identified impacts.
- (b) Discuss the status of any permitting required from State or Federal agencies.
- (c) Discuss changes in the Project to avoid wetland and water quality impacts.

G. 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. Map the watersheds that contribute to the design point.
- (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.
- (d) Describe and map the 100-year and 500-year floodplain on the site. Discuss relevant flood management regulations.

2. Future without the Proposed Project

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

3. Potential Impacts

- (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. Map the post-development watersheds and compare to pre-development.
 - (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 and most up to date Stormwater Management and Erosion and Sediment Control regulations, as well as the NYS DEC Stormwater Guidance Manual.
 - (g) Discuss any impacts to the floodplain and need for any floodplain management permits.
 - (h) Discuss any flood impacts and stormwater runoff potential to surrounding properties, including surrounding residential areas. Discuss flooding potential of the Dwaarkill on to proposed project area and surrounding properties.
 - (i) Discuss the need for permits, including SPDES Permit No. GP- 0-20-001.
4. Mitigation Measures
- (a) Discuss appropriate mitigation measures to reduce identified impacts.
 - (b) Consider use of porous pavement in parking lots and driveways, where appropriate.

H. 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.
- 2. Future without the Proposed Project
 - (a) Describe the conditions on the Project Site without the proposed Project.
- 3. Potential Impacts
 - (a) Describe and quantify 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 new supply infrastructure developed to serve the project, including quantity and quality of water and applicable water quality and quantity standards, and whether the supply meets the standards or will require any treatment, and describe treatment if necessary.
- (c) Describe ownership and maintenance of on-site water supply conveyance system.
- (d) 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.
- (e) Describe the water quantity redundancy required by New York State standards.

Mitigation Measures

- (a) Discuss appropriate mitigation measures to reduce identified impacts.
- (b) Discuss measures to reduce water consumption.

I. 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) The proposed wastewater treatment and associated infrastructure will be described. New York State, Ulster County, and local design standards for these facilities will be discussed.
- (b) SPDES permit requirements and associated regulatory application and plan review will be discussed.
- (c) Operations, maintenance, and ownership of these facilities shall be described.
- (d) Potential impacts to groundwater and groundwater quality from the WWTP discharge of shall be discussed, especially any potential impacts to residential well in the vicinity of the project.
- (e) Discuss estimated Project-generated demand by use component at full buildout.
- (f) Describe proposed conveyance and treatment infrastructure. Provide a conceptual design for such infrastructure.
- (g) Discuss discharge standards to be met to receiving water bodies, if any, particularly the Dwaarkill.
- (h) 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.

J. 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 including location.
2. Future without the Proposed Project
 - (a) Describe the conditions on the Project Site without the proposed Project.
3. Potential Impacts
 - (a) Discuss and quantify anticipated Project generated solid waste, by use component, at full build out.
 - (b) Discuss Project generated construction and demolition debris and proposed methods for removal.
 - (c) Discuss proposed recycling activities/facilities and locations for proposed solid waste collection.
 - (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. Mitigation Measures
 - (a) Discuss appropriate mitigation measures to reduce identified impacts.

K. Vegetation and Wildlife

1. Existing Conditions
 - (a) Obtain data from the NYSDEC, Shawangunk National Wildlife Refuge, 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. Assess whether wood turtles or their habitat is present on the site, including along the Dwaarkill.
 - (b) Discuss the adjoining Shawangunk Grasslands National Wildlife Refuge, including species present and management activities and conduct consultations with staff.
 - (c) Map the Project's habitat and discuss its wildlife values. Use appropriate methodology to define habitat (Ecological Communities of NYS, Edinger et al).
 - (d) Conduct field inventories to document all species present and potentially present on the project site, including but not limited to fish, reptiles, amphibians, mammals, avian species, breeding songbirds, which may be present and document those present year round and those present seasonally. Conduct field inventory of flora.

Field inventories shall be performed during appropriate times of the year, and shall not be conducted solely during late Fall and Winter seasons.

- (e) Discuss all wildlife present, including migratory bird (including waterfowl) species and regulated species including federal and state regulated rare, threatened and endangered species and species of special concern. Discussion of on-site wildlife should include preferred habitat, food sources, nesting habits, and any specific requirements of their environment needed to survive. This is especially important for those species that are considered endangered, threatened, rare, and of significant importance to the surrounding area.
 - (f) Discuss interconnectivity of all habitats within and surrounding the project area.
 - (g) Discuss all existing vegetation, tree species, and plants in the area, identify invasive species present.
 - (h) Discuss population of horses on site, and management of population during and after project construction.
 - (i) Discuss project compliance with the 2006 Comprehensive Conservation Plan for the Shawangunk National Wildlife Refuge.
2. Future without the Proposed Project
- (a) Describe conditions on the Project Site without the proposed Project.
3. Potential Impacts
- (a) Discuss impacts to Project Site habitat and wildlife values. Quantify changes in the amount of habitat present on the site.
 - (b) Quantify habitat and tree removal.
 - (c) Address impact of loss of open habitat on wintering raptors, Harriers and Short-eared owls, and effect on grassland species.
 - (d) Address impacts to bats and fall swarms within the Shagbark Hickories along Bates Lane.
 - (e) Discuss impact of project lighting on species.
 - (f) Discuss habitat fragmentation.
 - (g) Discuss potential impacts, chemical make-up of pesticides, insecticides, and herbicides on nearby properties.
 - (h) Discuss road mortality and the potential to increase mortality with the increased use of the site.
 - (i) Discuss any permits that will be required, including Part 182 permit from NYSDEC and whether there will be a Net Conservation Benefit.
4. Mitigation Measures
- (a) Describe mitigation measures for potential impacts to Rare, Threatened and Endangered species including but not limited to:
 - Placement of land in conservation easements
 - Management of open space land for grassland bird species

- Management of golf course land for bird species
 - Intrusion of wastewater on various marshlands
 - Financial contributions to management of grassland bird habitat
 - Maintenance of habitat corridors
 - native plantings and enhancement and landscaping plan
 - sensitive habitat avoidance
- (b) Describe other enhancements for wildlife. These may include, but not be limited to:
- Planting plans
 - Management activities
 - Covenants restricting property use
 - Using native and pollinator friendly plant species in landscaping and planting plans
 - bat houses
 - pollinator gardens,
 - Turtle nest site
- (c) Discuss mitigation measures related to the use of pesticides, insecticides, and herbicides on nearby properties such as integrated pest management strategies and using organic/all natural alternatives.
- (d) Discuss vegetative screening surrounding the project area.

L. 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, traffic control, and sight distance at existing and proposed intersections. Consult with the Ulster County Department of Highway prior to initiating the study to determine whether any specific intersections or road segments are to be evaluated as per their comments. Identify school bus pick up and drop off sites.
- (b) Collect current traffic data for the intersections listed below. 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 (2022 or later) 24-hour Automatic Traffic Recorder counts will be performed on the following roadways: Long Lane, Hoagerburgh Road, Bates Lane, Lippincott Road, Bruyn Turnpike and 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 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. peak periods to cover the critical peak hours. Traffic shall also be

measured on a Saturday during the peak period when visitors may be expected to arrive at the commercial components of the Project:

- Hoagerburgh Road (CR 18)/Long Lane (CR 18A);
- Hoagerburgh Road (CR 18)/Bates Lane-Old Fort Road;
- Hoagerburgh Road (CR 18)/Bruyn Turnpike (CR 18);
- Bruyn Turnpike (CR 18)/Albany Post Road (CR 9);
- Albany Post Road (CR 9)/Bates Lane/Lippincott Road;
- Albany Post Road (CR 9)/Galeville Road (CR 19)
- Albany Post Road (CR 9)/Long Lane (CR 18A)
- Brunswyck Road (CR 7)/Hoagerburgh Road (CR 18)
- NYS Route 208/NYS Route 300 (Bona Ventura Avenue)

(3) Accident data. Collect accident data along Hoagerburgh Road, Bates Lane, Bruyn Turnpike, Albany Post Road, within $\frac{1}{4}$ mile of the closest project property boundary line. Research recent accident history at all intersections 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.

- (c) Existing Traffic Volumes. Reduce the traffic count data collected to determine the traffic volumes on the adjacent roadway network during the peak AM and PM peak period. 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.

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

- (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 (existing and new) 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. Analyze Lippincott Road, Bruyn Turnpike, Hoagerburgh Road, Albany Post Road, Whiskey Hill Road, River Road, Burnt Meadow Road.
- (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 and quantitatively discuss the impact of site-generated volumes on existing traffic operating conditions including new road intersections
- (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. Analyze and describe safety features incorporated into the development's overall design for vehicular, golf, and pedestrian facilities, especially where these facilities interact and intersect with public roads. Discuss how seasonal versus year round use of these various facilities.
- (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, including use of road salts and de-icing agents. Discuss snow removal and sites for snow.
- (j) Discuss provisions for emergency access.

- (k) Discuss provisions for pedestrian walking/bike paths on the side of roads, and land acquirement if paths are to be installed or roads lengthened. Describe shuttles and golf cart use/lanes, and other on and off-road vehicle use.
 - (l) Discuss any new proposed parking, and capacity of parking for all residence and facilities on site.
 - (m) Discuss provisions for ADA compliance and accessible pedestrian entrances and accommodations for roads and facilities.
 - (n) Compare the trip generation for the proposed Project with the trip generation for an as-of-right subdivision.
 - (o) Consult with the Town Highway Superintendent, Ulster County Department of Highways, and New York State Department of Transportation regarding project impacts and location of proposed new road and driveway openings.
 - (p) Discuss school pick-up and drop-off locations with the school district. Determine whether school buses are allowed to travel on private roads, if proposed.
4. Mitigation Measures
- (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.
 - (4) Discuss the need for right-of-way acquisition.
 - (5) Discuss all permits and approvals needed for improvements.

M. Community Demographics, Facilities and Services

- 1. Existing Conditions
 - (a) Describe current population of the Town from census and population change from 1990 to present. Discuss age cohorts, median and average population size. Identify whether the Town of Shawangunk or study area is identified as a designated disadvantaged community by the New York Climate Act.
 - (b) Describe other demographic factors such as income, employment, age, etc.
 - (c) Describe Town facilities and other relevant service providers. The community service providers will be contacted, and the source of information will be provided in the DEIS. The DEIS shall study:
 - (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. Include State, County and Town resources.

- (2) Police, Fire Protection and Emergency Services (EMS), including budget and capacity. Specifically:

Police - Identify State, County, and local Police Departments that provide police coverage to the Project Site, with a description of the following information for each: distance to the project site, station locations, staffing levels, average response time expected to the project site, any existing deficiencies in staffing or facilities, if available, and any planned or proposed expansions or improvements to address the deficiencies.

Fire - Identify Fire Departments and Emergency Medical Service (EMS) providers that service the project site based upon discussions and correspondence with the respective departments. This will include a description of the following information for each: distance to the project site, station locations, staffing levels (with subtotals of paid staff and volunteers), average response time expected to the project site, inventory of equipment including the number and type of apparatus and the ability of the equipment to serve the proposed buildings, discussion of existing water supply for fire protection.

- (3) Wallkill Central School District, including budget, enrollment and enrollment trends. This will include: location and distance to the schools; bus stop availability and pick-ups; existing school facility capacity, and whether improvements are proposed.
- (4) Other community services such as libraries, department of public works, highway department, day care centers and medical facilities.
- (5) Connectivity to electricity and cellular utilities/services and capacity of facilities.

2. Future without the Proposed Project

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

3. Potential Impacts

- (a) Discuss anticipated Project population and resulting increase in Town population, as well as visitors and attendees of the other components of the Project. The population will be estimated based on number and age. Up-to-date population and student multipliers will be used that are relevant to new housing construction and for the region.
 - (b) Discuss public safety of project, including potential misuse of cabin facilities and risks of "out-of-town" short term renters.
 - (c) Discuss potential impacts to community facilities and services based upon consultation with each service provider. Provide evidence of such consultation.
 - (d) 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.
 - (e) Discuss the availability of project facilities to the public, including hours of operation.

- (f) Discuss any impacts to the power grid cellular utilities, and associated service companies.
 - (g) Address need for security, including potential to increase criminal activity.
 - (h) If the Town or study area is considered is a designated disadvantaged community, address impacts that will result from the project.
4. Mitigation Measures
- (a) Discuss appropriate mitigation measures to reduce identified impacts.
 - (b) Discuss potential of using sustainable and efficient energy alternatives, such as solar, geothermal heat, and EV charging stations.
 - (c) Provide public parkland to meet any deficiencies and/or quantify fee in lieu of parkland.
 - (d) Install safe space/bus stop to accommodate children that wait for a school bus.
 - (e) Install sidewalks and trails where necessary to meet the needs of the population.

N. 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

- (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 employees, new visitors, 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. The DEIS will use accepted fiscal methodologies (e.g., The Fiscal Impact Handbook and The New Practitioner’s Guide to Fiscal Impact Analysis).
- (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.
 - (g) Discuss costs of proposed cottages and use of facilities on site.
 - (h) Discuss impacts of property values surrounding the project site, and if the project will impact property values of adjoining properties.
 - (i) Discuss employment reduction at farm operations.
4. Mitigation Measures
- (a) Discuss appropriate mitigation measures to reduce identified impacts.

O. 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 IA cultural resources report (as prepared by a 36 CFR 61 qualified archaeologist) for resources on and within ¼ mile of the site (or more distant in accordance with accepted methodology) and for any areas proposed for off-site improvements such as utility improvements.
- (c) If recommended by the 1A study, prepare a Phase 1B and II cultural resources report.
- (d) Identify and inventory any historic buildings on the Project Site, such as the “Bell House”, “Bell Barn”, and the schoolhouse on Hoagerburgh Road.

2. Future without the Proposed Project

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

3. Potential Impacts

- (a) Describe potential direct and indirect impacts to cultural resources, including potential impacts from construction activities.

4. Mitigation Measures

- (a) Discuss appropriate mitigation measures to mitigate any identified impacts
- (b) Reuse historic buildings and avoid demolition.
- (c) Avoid development of archaeological or historic locations on the Project Site.

P. 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.
 - (c) Provide quantitative ambient noise modeling at the property line adjoining sensitive receptors. The Planning Board shall approve the locations of receptors and noise methodology prior to the study being conducted.
2. Future Without the Proposed Project
 - (a) Describe conditions on the Project Site without the proposed Project.
3. Potential Impacts
 - (a) Provide an estimate of construction noise impacts on surrounding land uses using published data regarding construction equipment.
 - (b) Provide qualitative and quantitative analysis of the noise environment after the construction of the Project, including all components and all activities, and traffic.
 - (c) Discuss potential noise impacts of electrical and motorized maintenance equipment being used, particularly in regards to the golf course.
4. Mitigation Measures
 - (a) Identify and describe measures to avoid or mitigate significant adverse noise impacts including during construction.
 - (b) Identify and describe measures to avoid noise impacts on surrounding residential areas particularly during sensitive noise periods (11 PM to 5 AM).

Q. 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
 - (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. Mitigation Measures
 - (a) Discuss appropriate mitigation measures to reduce identified impacts.

VI. 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. Provide maps, where appropriate to illustrate alternatives.
 - 1. As-of-Right subdivision alternative
 - 2. As-of-right cluster subdivision alternative
 - 3. Workforce housing component
 - 4. Smaller scale development alternatives, such as subdividing into larger parcels
- C. Alternative zoning entitlement mechanism such as a planned unit development zone.
- D. Alternative wastewater disposal with a connection to the existing Town wastewater plant.

VII. SIGNIFICANT ADVERSE 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.

VIII. 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.

IX. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES AND SUSTAINABILITY MEASURES

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. Specifically address

- Use of green energy, including solar and geothermal use;
- treated effluent for irrigation on golf courses to reduce groundwater withdrawal;
- enhances stormwater controls, e.g., rain gardens, etc.
- public walkways and bike paths on all roads
- water saving devices
- other certifications beyond Audubon which may be more sustainable
- alternative land uses for open space, including crop production

X. IRREVERSIBLE AND IRRTRIEVABLE 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.

XI. 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