

**DRAFT**

**SCOPING DOCUMENT**

**FOR**

**MOUNTAINSIDE WOODS  
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)**

**TOWN OF LLOYD  
ULSTER COUNTY, NEW YORK**

February 10, 2010

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PROJECT CONSULTANTS

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## COVER SHEET

- A. State whether a draft or final environmental impact statement.
- B. Title/name of the project.
- C. Location (county and town) of the project.
- D. Name and address of the lead agency; name and telephone number of the person to contact at the lead agency for information.
- E. Date of submittal.
- F. Date of acceptance of the DEIS.
- G. Date of Public Hearing
- H. The deadline date by which comments are due.
- I. Following the Cover Sheet:
  - a. Names and addresses of project consultants, including contact name and number.
  - b. All Involved and Interested Agencies, Town Departments and Town Consultants to whom copies of the DEIS will be distributed.

## TABLE OF CONTENTS

- A. The Table of Contents shall be followed by a list of tables, figures, appendices.

## GENERAL NOTES PERTAINING TO THE DEIS

- A. Document to be written in the third person without use of the terms I, we, our, and so on.
- B. Narrative discussions should be accompanied to the greatest extent possible by the use of illustrative tables and graphics. All graphics should clearly identify the site.
- C. Each issue identified should be grouped into one Existing Conditions, Potential Impacts, and Mitigation Measures section to permit more expedient and efficient review.
- D. Footnotes are the preferred form of citing references.
- E. The DEIS may incorporate by reference, in accordance with 6 NYCRR 617.14(h), all or portions of other documents, including EIS's which contain information relevant to the DEIS. Such EIS's must be available at the Town of Lloyd Town Hall for inspection if they are to be used as references.
- F. All assertions must be supported by evidence. Opinions of the applicant that are unsupported by evidence should be identified as such.

## I. EXECUTIVE SUMMARY

- A. Introduction including SEQR history
- B. Brief description of the Site and Proposed Action.
- C. Summary of significant impacts for each subject area.
- D. Summary of proposed mitigation measures.
- E. Description of Alternatives considered.
- F. List of all Local, County, State permits and approvals required.
- G. List of all Involved and Interested Agencies.

## II. PROJECT DESCRIPTION

### A. LOCATION

- 1. Establish geographic boundaries, including regional and local maps.
- 2. Discuss how the proposed use of the site relates to existing zoning and Town of Lloyd Comprehensive Plan
- 3. Discuss land uses in immediate area and relationship of project to those uses.

### B. PROJECT DESIGN AND LAYOUT

- 1. Site Description
  - a. description of existing conditions of site
  - b. land area of site to be affected: amount of land to be cleared by type (i.e. woodland, meadow, water bodies, wetlands, etc.),
  - c. amount of open space and usable open space.
  - d. proposed impervious surface area (roofs, parking, roads, etc.).
  - e. describe site Flora and Fauna
- 2. Structures
  - a. gross area.
  - b. layout of buildings.
  - c. building elevations and design.
  - d. total number of units, type of units and total number of bedrooms.
- 3. Access
  - a. describe access from Vista/Toc Drive and Hilltop Lane.
  - b. description of on site roads and ownership of roads.
  - c. emergency access to site
  - d. pedestrian access, connectivity to existing Town commercial core area, nearby parks and trails.

4. Parking
  - a. discuss required and proposed number of spaces and layout.
  - b. discuss parking restrictions –no “on-street” parking.
5. Utilities
  - a. Water Service
  - b. Sewer Service
  - c. Other utilities (electric, gas, etc.)
6. Drainage and Stormwater Pollution Prevention Plan
  - a. discuss plan and how it conforms to Town and NYSDEC requirements
7. Landscaping Plan
  - a. discuss plan and how it conforms to the requirements of the Town.
  - b. discuss landscaping and buffers around site perimeter.
8. Lighting Plan
  - a. discuss type of lighting proposed including fixtures
9. Recreation
  - a. discuss proposed on-site recreation facilities and amenities
  - b. discuss maintenance and ownership of facilities
  - c. discuss relationship of site to Rail Trail

C. CONSTRUCTION AND OPERATION

1. Construction
  - a. anticipated construction period.
  - b. schedule of construction.
  - c. phasing
  - d. construction traffic
2. Operation/Use of property
  - a. type of operation/use.
  - b. discuss units being used as model/sales units.

D. PERMITS AND APPROVALS

1. Local
  - a. PRD Approval – Town of Lloyd Town Board.
  - b. Site Plan Approval – Town of Lloyd Planning Board.

- c. Subdivision Approval – Town of Lloyd Planning Board.
  - 2. County
    - a. 239 L, M and N Ulster County Planning Department.
    - b. Water Main Extension – Ulster County Health Department.
    - c. Realty Subdivision – Ulster County Health Department.
  - 3. State
    - a. SPDES permit (Stormwater) - New York State Department of Environmental Conservation.
    - b. Sewer Main Extension - New York State Department of Environmental Conservation.
    - c. NYSDOS for formation of HOA.
    - d. NYSDEC Water Quality Certification.
  - 4. Federal Wetlands - Army Corps of Engineers.

E. PROJECT PURPOSE, NEED AND BENEFITS

- 1. Background and history.
- 2. Public need for the project, including social and economic considerations, and municipality objectives identified in Comprehensive Plan.
- 3. Objectives of the project sponsor.

III. ENVIRONMENTAL SETTING, ANTICIPATED IMPACTS AND PROPOSED MITIGATION MEASURES

A. SURFACE WATER RESOURCES

Existing Conditions

- location and description of surface water located on the project site or those that may be influenced by the project.
  - classification according to NYS DEC and ACOE.
  - quantity of existing surface water runoff
- description of existing drainage areas, peak stormwater flow rates, flood plains, include description of downstream conditions.
- discussion of potential for siltation and erosion.

### Anticipated Impacts

- Potential down stream impacts from stormwater discharge including quality and peak flow rates.

### Mitigation Measures

- ensure use of soil erosion control techniques during construction and operation to avoid siltation.
- design adequate stormwater control system in accordance with the DEC's "Stormwater Management Guidelines for New Development".

## B. SOILS, TOPOGRAPHY AND GEOLOGIC RESOURCES

### Existing Conditions

- Discuss existing soil types and the presence of rock (if any) based on Soil Conservation Service Mapping and field investigation
- include discussion of slopes on site, and slope analysis mapping: 0-15%, 15-25%, and over 25%

### Anticipated Impacts

- disturbance of steep slopes, cut and fill quantities, rock excavation (if any).

### Mitigation Measures

- Discuss the erosion control plan with regard to construction impacts such as erosion and earth moving.
- Discuss the proposed grading plan for the. If earthwork volumes cannot be balanced on the site, the anticipated volume of earth/rock to be imported to, or exported from the site shall be defined.
- other mitigation as required

## C. TRANSPORTATION AND TRAFFIC

### Existing Conditions

- a. Description of the size, capacity and physical condition of
  - Toc Drive, Vista Drive, Hilltop Lane, Tano Drive, Brescia Blvd. and Reservoir Road
  - traffic controls including speed limits, advisory signs, etc.

- list of intersections to be affected
    - Toc Drive, Tillson Ave and Vineyard Ave (NYS Route 44/55).
    - Reservoir Road and Vineyard Ave (NYS Route 44/55).
    - Brescia Blvd and Vineyard Ave (NYS Route 44/55).
  - school bus access.
  - sight distance at relevant intersections.
  - construction related traffic
- b. Description of current level of use of services
- a.m. and p.m. peak hour traffic flow including school operational peaks.
- c. Description of Pedestrian Circulation

#### Anticipated Impacts

- determine project's effect on traffic volumes, level of service, delays and volume/capacity ratios as applicable at each effected roadway and intersection (Generation rates will reflect the specific land use proposed).
- separate analysis will be shown for existing conditions, future without the project and future with the project.
- list other developments in the vicinity (if any) which will have impact on the roadway network.
- use an accepted overall growth rate for the area and add surcharges for any proposed or approved but un-built projects.
- identify school bus stops and safety related issues for school age children generated by the site.
- potential demand on public transportation system

#### Mitigation Measures

- discuss mitigation as required, including necessary highway and roadway improvements, provisions for bicyclists and pedestrians, provisions for/connection to Rail Trail.
- discuss the estimated cost of any proposed highway and roadway improvements and indicate responsible party for such improvements
- other mitigation. as needed.

## D. UTILITIES

### Existing Conditions

- a. Water Supply
  - describe existing facilities and the capacity of the system.
- b. Sanitary Services
  - describe existing facilities and the capacity of the system.
- c. Drainage Facilities
  - describe existing facilities and any identified capacity problems
- d. Gas and Electric Services
  - describe existing facilities and any identified capacity problems
- e. Solid Waste Removal
  - description of existing facilities and adequacy of intended service.

### Anticipated Impacts

- demands on utilities including water supply (potable water, irrigation and fire protection), sewage generation, energy needs and solid waste generated.
- discuss how solid waste will be collected from the site.

### Mitigation Measures

- incorporate water savings fixtures into facility design
- other mitigation as necessary

## E. COMMUNITY SERVICES

### 1. Municipal, Schools and Emergency Services

#### Existing Conditions

- discuss existing Town population and taxes
- describe Highland Central School District,
- discuss fire and emergency services that service the site.

- discuss availability and price point of existing housing
- recreation and open space

#### Anticipated Impacts

- discuss affect of additional demand on schools, fire, emergency services and recreation
- discuss compliance with the Ulster County goals on providing affordable housing.

#### Mitigation Measures

- Potential access to Rail Trail
- other mitigation as needed.

## 2. Fiscal Analysis

Preparation of the fiscal analysis section will be in accordance with generally accepted planning practices, such as those described in “The Fiscal Impact Handbook” (Urban Land Institute), including recent updates of such publication.

#### Existing Conditions

- Discuss existing tax generation and existing demand on emergency services, Town and County roadways, and schools including projected fiscal impacts from the three projects listed in III D(1) (Victorian Square, Stoneleigh Woods, and Woodland Ponds), if such data is publicly available through the DEIS or other studies generated from those projects or the school district.

#### Potential Impact

- Discuss fiscal impact on emergency services and schools and whether tax revenues from the project will be less or greater than the cost of providing services by the taxing authorities. This analysis will include projections of future property tax revenues to Ulster County, the Town of Lloyd and the School District generated by this site following development of the proposed action, and projections of emergency services and school district costs to be incurred in servicing the proposed project.

#### Mitigation Measures

- Discuss mitigation as required.

F. CULTURAL RESOURCES (Historic and archaeological resources)

Existing Conditions

- Discuss potential significant archaeological value including results of Phase I Cultural Resources study.

Anticipated Impacts

- Discuss the affect of the proposed use on existing cultural resources (if any).

Mitigation Measures

- as needed.

G. TERRESTRIAL AND AQUATIC ECOLOGY

a. Vegetation

Existing Conditions

- wetlands including ACOE and NYSDEC jurisdictional wetlands
- Wooded areas

Anticipated Impacts

- Discuss clearing plan and the potential impact on forested habitat.
- Discuss grading plans and potential impacts on wetlands and streams.

Mitigation Measures:

- as required

b. Wildlife

Existing Conditions

- Include a list of wildlife species existing on the project site including the potential habitat for threatened and endangered species

### Anticipated Impacts

- evaluate impacts of species mentioned

### Mitigation Measures:

- as required

## H. VISUAL RESOURCES

### Existing Conditions

- a. describe existing visual conditions

### Potential Impacts

- a. describe potential impacts to key view sheds defined by the Town

### Mitigation Measures

- a. provide appropriate screening
- b. discuss other mitigation as required.

## IV. ADVERSE ENVIRONMENTAL IMPACTS WHICH CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED

Identify those adverse environmental effects in Section III that can be expected to occur regardless of the mitigation measures considered.

- A. Temporary construction impacts.
- B. Increase in traffic due to the project.
- C. Impacts on natural site features such as clearing of vegetation and earth work.
- D. Change to the visual character of the site.
- E. Operational impacts.

## V. ALTERNATIVES

This section contains alternatives to the proposed project that may minimize or avoid adverse environmental impacts. Discussion of each alternative will be at a level sufficient to permit a comparative assessment of costs, benefits and environmental risks of each alternative.

The general alternatives to be considered are as follows:

A. ALTERNATIVE PLANS

1. An as of right plan indicating potential build-out of the property under their existing zoning designations
2. Development of site as three separate projects under the PRD ordinance as previously proposed.
3. Plan minimizing cul-de-sacs and providing improved connectivity of proposed roads

B. NO ACTION

This section will discuss the no-build alternative that would not require any discretionary approval.

VI. APPENDICES

A. List of underlying studies, reports and information considered and relied on in preparing EIS. Including but not limited to :

1. Traffic Impact Study
2. Stormwater Pollution Prevention Plan
3. Cultural Resource Investigation
4. Fiscal Impact Analysis
5. Wetlands Delineation Report
6. Engineers Report of Water System
7. Engineers Report of Sewer System
8. Wildlife and Habitat Assessment
9. Soils Report
10. Visual Impact Assessment

B. Technical exhibits including traffic and drainage computations etc.

C. Relevant correspondence regarding the project.

D. Copy of relevant SEQR documents (Positive Declaration, Scope etc.)