SCOPING DOCUMENT

FOR

THE POLO CLUB
SUPPLEMENTAL DRAFT ENVIRONMENTAL IMPACT STATEMENT (SDEIS)

TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

Dated: July 26, 2019

Lead Agency and Contact Person:

Town of Newburgh Planning Board
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Project's Consultants:

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COVER SHEET

A. State Supplemental Draft 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. Name and address of project consultants; including contact name and number.
F. Date of submittal.
G. Date of acceptance of the SDEIS.

SUMMARY

A. Brief description of the Proposed Action.
B. Significant beneficial and adverse impacts.
C. Issues of controversy specified.
D. Proposed mitigation measures.
E. Adverse impacts that cannot be avoided.
F. Alternatives considered.
G. Irreversible and irretrievable commitment of resources.
H. Growth inducing aspects.
I. Use and conservation of resources.
J. Permits and approvals; including lists of approving agencies.
K. Project Need
L. Economic Impacts

I. PROJECT DESCRIPTION

A. LOCATION

1. Establish geographic boundaries and conditions of the project site, including regional and local maps.
2. Discuss land uses in immediate area and relationship of project to those uses.
3. Site description (existing zoning, site characteristics, and environmental conditions).

B. PROJECT DESIGN AND LAYOUT

1. Total Site Area
   a. changes in unit count and bedroom count
   b. proposed impervious surface area (roofs, parking, roads).
   c. amount of land to be cleared by type/habitat.
   d. amount of open space and usable open space.
   e. senior housing density bonus.
   f. stormwater management/drainage plans.
   g. provision for water and sewer

II. ENVIRONMENTAL SETTINGS, ANTICIPATED IMPACTS AND PROPOSED MITIGATION MEASURES

A. WATER RESOURCES

1. Surface Water

<u>Existing Conditions</u>,

a. the location and description of surface water located on the project site or those influence by the project.

- Classification according to NYSDEC and Army Corp of Engineers.
- Quantity and quality of surface water and potential increase or decrease

b. description of existing drainage areas, patterns, channels, flood plains including downstream conditions.

c. discussion of potential erosion and sediment control issues.

d. Changes in stormwater design and regulation.

Anticipated Impacts

- Potential for contamination of water supplies
- Potential downstream impacts from stormwater discharge including quantity, quality, treatment methods, alternative treatments, run off reduction, green infrastructure practices, mitigation, proposed impacts to wetlands, ACOE wetland impacts, jurisdictional determinations and permitting.

Mitigation Measures

- Proposed wetland crossing design, jurisdictional determination ACOE wetland permitting, stormwater management SWPPP report
- Run off reduction green infrastructure practices to be implemented.
- SWPPP

B. TRANSPORTATION AND TRAFFIC

Existing Conditions

a. description of the size, capacity and physical conditions of
   - Roadways effected within a reasonable distance
   - Traffic controls including speed limits, list of intersections studied;
   - Route 300 and Route 32,
     Route 300 and magnet school driveway,
     Route 300 and Plattekill Turnpike,
     Route 300 and Garnertown Road,
     Route 300 and Route 52
   - Description of accident history of effected roadways and intersection.

b. site generated traffic
c. existing traffic conditions, build and no build 2022.
d. site distance and access geometry
e. emergency access
f. description of current level of service

- AM and PM peak hour traffic including school operational peaks.

- Vehicle mix, minimum 2 hours for each peak and use of peak 60 minimum interval for analysis

Anticipated Impacts from the Project

- Determine the effect of traffic volumes, level of service delays, reserve capacity and volumes/capacity ratios as applicable to each effective roadway and intersection.

- Separate analysis will be shown for existing conditions, future without the project and future with the project- 2022 build date.

- List other developments in the vicinity of the project which will have an impact on the roadway network, projects under construction and approved.

- List other developments in the vicinity which will have an impact on the roadway network.

- Use and acceptable overall growth rate for the area and add surcharge for any proposed or approved but unbuilt, under construction, or proposed projects.

- Identify school bus stops and safety related issues for school age children generated by the site.

C. UTILITIES

Existing Conditions

1. Water Supply

- Discuss existing facilities and prospective service for the site. Identify potable water use and fire protection needs.

2. Sanitary Sewer
    - Description of existing facilities.
    - Analysis of onsite sanitary sewer system

3. Sanitary Sewer Permits
    - Discharge limits

4. Sanitary Sewer System Design

5. Sanitary Sewer Alternatives
    - Discuss potential interconnects to Town of Newburgh collection system.

D. IMPACTS TO AGRICULTURE
    - Discuss project's location

1. Existing Conditions

2. Proposed Conditions

3. Discuss property's location and Ag district and potential impacts to farmland.

4. Mitigation measures proposed

F. Adverse and environmental impacts which cannot be avoided if the project is implemented. Identify those adverse environmental effects that can be expected to occur regardless of the mitigation measures considered.
    a. Temporary construction impacts
    b. Impacts on natural features
    c. Operational impacts

III. PROJECT NEEDS

A. Zoning Analysis
B. Senior density bonus
C. Project Market Study/Housing Document

IV. ECONOMIC IMPACTS

1. Senior density vs. market rate
2. Tax information
3. Impacts to public services
4. School District impacts

5. Project benefits
6. Project impacts

V. ALTERNATIVES

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

The general alternatives to be considered are as follows:

A. ALTERNATIVE SITES

1. Brief discussion of alternative locations that were considered

B. ALTERNATIVE USES

1. Discuss the potential for alternative uses of the project area as a single family subdivision, a townhouse development or other uses under current zoning.

C. NO ACTION

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

III. APPENDICES

A. List of underlying studies, reports and information considered and relied on in preparing the SEIS.

B. List all federal, state, regional or local agencies, contacted in preparing the SEIS.

C. Technical exhibits including traffic, drainage, water supply, sanitary sewer studies.

D. Relevant correspondence regarding the project.

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