

DRAFT SCOPE
FOR THE PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT STATEMENT

Name of Action: **MOUNTAIN VIEW ESTATES**

Location of Action: **TOWN OF WARWICK, ORANGE COUNTY, NEW YORK**

Date Submitted: **October 31, 2007**

Lead Agency: **Town Of Warwick Planning Board**
 132 Kings Highway
 Warwick, NY 10990
 (845) 986-1124

I. FRONT MATERIAL

A. Cover Sheet. The DEIS shall begin with a cover sheet identifying the following:

1. This it is a Draft Environmental Impact Statement
2. Date Submitted.
3. The name and location of the project.
4. The Town of Warwick Planning Board is acting as the Lead Agency for the Project with the name and telephone number of a person at the Agency to be contacted for information.
5. The name and address of the Project Sponsor, and the name and telephone number of a contact person representing the Sponsor.
6. The name and address of the primary preparer(s) of the DEIS and the name and telephone number of a contact person representing the preparer.
7. Date of acceptance of the DEIS (to be inserted at a later date).
8. The deadline by which comments on the DEIS are due (to be inserted at a later date).
9. A list of all Consultants involved with the project with associated names, addresses, telephone numbers and project responsibilities.
10. Table of Contents: The DEIS will include a table of contents identifying major sections and subsections of the document including a list of figures, tables, appendix items and a list of any additional DGEIS volumes, if any.

Town of Warwick Planning Board
Preliminary Scope for DEIS – Mountain View Estates Cluster Subdivision
Prepared October 17, 2007

II. SUMMARY

The DEIS shall include a summary. The summary will only include information found elsewhere in the body of the DEIS but at a minimum should include:

1. A brief description of the action (51-lot cluster subdivision of which 47 Lots are by right with 4 affordable housing units and associated internal road network.) Access to the Site will be from Ridge Road with proposed through road connections to adjoining lands to be built at a later date, if warranted. The site is to be served by available Town services, individual septic systems and either drilled wells or a newly created water district.
2. A list of Involved Agencies with required approvals and permits.
3. A brief listing of the existing conditions, anticipated impacts, and proposed mitigation measures for each impact discussed in the DEIS. The presentation and format should be simple and concise.
4. A brief description of the project alternatives considered in the DEIS.

III. DESCRIPTION OF PROPOSED ACTION

The DEIS shall include a description of the proposed action with the following information:

- A. Introduction: The introduction should provide a description of the purpose of the Draft Environmental Impact Statement including a statement of the steps in the SEQRA process as it relates to the project.
- B. Site Description: The site description should include the following:
 1. Precise location, size, zoning and tax lot number(s).
 2. Description of existing character of the site and surrounding area. This shall include natural features such as streams, wetlands, ponds, woodlands or other significant features, prominent land use characteristics such as residential, hamlets or Villages or agriculture type uses and overall general characteristics of the surrounding area and transportation corridors.
 3. Brief history of former uses of the site and any permits or approvals associated with prior uses, if any.
 4. Discussion summarizing any Easements or Fee ownership of any utility installations, rights of way or other private agreements that may affect the proposed use of the site.
- C. Project Description: The Section shall include a description of the project and its potential impacts as identified in “Section IV” herein. Alternatives considered shall be discussed including conventional type subdivision and alternative cluster subdivision designs.
- D. Summary of beneficial and potential adverse impacts from the project; listing of mitigation measures where applicable.

Town of Warwick Planning Board
Preliminary Scope for DEIS – Mountain View Estates Cluster Subdivision
Prepared October 17, 2007

E. Involved and Interested Agencies and Required Approvals: List all required or requested approvals and the associated involved agencies that have permitting or approval authority. Also list Interested Agencies, which are those agencies that have expressed, or are likely to have, an interest in the project but who have no permitting or approval authority. Both Interested and Involved Agencies will receive copies of the DEIS.

Agencies identified as Interested and Involved shall include:

Town of Warwick Town Board (Involved, Water and Drainage Districts)
132 Kings Highway
Warwick, NY 10990

NYS Department of Environmental Conservation, (Involved, Water, Wetlands, Natural Heritage)
Region 3
21 South Putt Corners Road
New Paltz, NY 12561

NYS Office of Parks, Recreation and Historic Preservation (Involved, Cultural Resources)
Field Services Bureau – Peebles Island
PO Box 189
Waterford, NY 12188-0189

Orange County Department of Planning (Involved)
124 Main Street
Goshen, NY 10924

Orange County Department of Health (Involved, Realty Subdivision, Water Supply)
124 Main Street
Goshen, NY 10924

US Army Corps of Engineers (Involved, Wetlands)
Regulatory Branch - New York District
Room 1937
26 Federal Plaza
New York, New York 10278

Orange County Department of Public Works (Interested)
124 Main Street
Goshen, NY 10924

IV. ENVIRONMENTAL SETTING: EXISTING CONDITIONS, ANTICIPATED IMPACTS AND PROPOSED MITIGATION

The DEIS will explore, in order, the existing conditions, anticipated impacts, and proposed mitigation for each major topic of concern outlined as follows:

- A. Soils, Topography and Geology, This section should describe soil types, relevant geological and topographic features of the site, associated impacts relevant to these features due both to site grading and long term residential use of the site including sewerage disposal, and proposed mitigation. Specify whether any blasting is anticipated; if so, quantify to the extent practicable.
- B. Surface Water Resources: This section should describe the surface water resources within the site and the project area, which includes streams, wetlands, watercourses, marshes, ponds and any other surface water resources. Include classification information on all watercourses and water bodies and seek Jurisdictional Determination for wetland delineation and permitting for wetland crossing. Discuss potential impacts due to development including pollutant loading and stormwater quantity. Quantify all disturbances to wetlands and streams and mitigate to the greatest extent practical. Describe mitigation measures including water quality and quantity, erosion control and open bottom wetlands crossings.
- C. Wastewater Management: This section should describe sewer treatment availability and proposed individual sewage disposal systems. Alternative consideration to community septic systems shall be made.
- D. Water Supply: This section shall analyze availability of existing groundwater for individual wells and potential impacts to existing wells in the vicinity of the project. Water quality as relates to Department of Health drinking water standards shall be discussed. Perform an Aquifer Impact assessment per Town of Warwick Aquifer Overlay guidelines.
- E. Flora and Fauna: This section should describe existing on-site flora and fauna, classify on-site wildlife communities and characterize typical plants and animals expected or observed on site. Also identify any habitats or animals on site that may be endangered, threatened, or species of special concern as per NYCRR Part 182. Evaluate project impacts on same. Analyze impacts due to Wetlands proximity and disturbance to potential wildlife habitat per “Southern Wallkill Biodiversity Study”
- F. Traffic: This section should describe the existing and future traffic conditions with and without the project build. The traffic study shall determine the weekday AM and PM peak traffic hours and analyze traffic conditions during both the AM and PM peaks. The following intersections shall be analyzed:
 - 1. Entrances to project site and Ridge Road
 - 2. Ridge Road and Taylor Road
 - 3. Ridge Road and NYS Route 17A at northerly intersection
 - 4. Ridge Road and NYS Route 17A at southerly intersection

Town of Warwick Planning Board
Preliminary Scope for DEIS – Mountain View Estates Cluster Subdivision
Prepared October 17, 2007

5. Accident data should be reported for the preceding 5-year period for locations in the vicinity of the intersections listed above. Note that not all accidents are reported to law enforcement agencies.
 6. The condition, safety and adequacy of Ridge Road in the vicinity of the site will be discussed in light of its capacity of handle the additional traffic and project needs.
 7. Future road connections with adjoining properties in the Town will be discussed.
 8. Traffic study shall consider approved and pending projects in the area (list to be provided by Planning Board).
- G. Land Use and Zoning: This section should describe the compatibility of the project with existing land uses, the Comprehensive Plan of the Town of Warwick, the Zoning Code of the Town of Warwick.
- H. School Services: This section shall specifically address the projected impacts of site development on the school district, with projecting numbers of school children and fiscal impacts of the subdivision on the schools.
- I. Fiscal Impact: This section should describe the current tax revenue generated from the site, projected revenue generated from the site, and anticipated impacts in terms of costs vs. revenue to the Town.
- J. Cultural Resources: This section should describe all potential cultural resources on site, and those resources that are listed on the National or State Historic Registers and are adjacent to the site, describe impacts to those resources, if any, and proposed mitigation. The cultural resource survey will be undertaken as a Phase 1A. If the Phase 1A demonstrates the need for further surveying, a Phase 1B will be completed.

V. ADVERSE IMPACTS THAT CANNOT BE AVOIDED

This section will describe those impacts that cannot be avoided regardless of mitigation measures that are implemented.

VI. ALTERNATIVES

The following alternatives to the proposed action are to be evaluated in terms of impact issues listed above, when applicable.

- A. No Action Alternative.
- B. Conventional Type Subdivision
- C. Alternative Designs for Cluster Subdivision

IRRETREIVABLE AND IRREVERSIBLE COMMITMENT OF RESOURCES

This section will describe the resources described in Section IV that will be consumed, converted, or made unavailable for future use.

VII. GROWTH INDUCING IMPACTS

This section will describe the potential growth aspects the proposed project may have, including impacts on population, business and further development potential.

VIII. EFFECTS ON USE AND CONSERVATION OF ENERGY

This section will describe those energy sources that will be used and ways to reduce energy use.

IX. SOURCES AND BIBLIOGRAPHY

X. APPENDICES

Appendices to include the following at a minimum:

- A. All SEQR documentation
- B. Copies of all official correspondence related to issues discussed in the DEIS
- C. Copies of all technical studies (traffic, drainage, cultural resources, etc.).