

APPENDIX H  
SEQR DOCUMENTATION

**617.20**  
**Appendix A**  
**State Environmental Quality Review**  
**FULL ENVIRONMENTAL ASSESSMENT FORM**

**Purpose:** The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

**Full EAF Components:** The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

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**THIS AREA FOR LEAD AGENCY USE ONLY**

**DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions**

**Identify the Portions of EAF completed for this project:**



Part 1



Part 2



Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.\***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

\*A Conditioned Negative Declaration is only valid for Unlisted Actions

Warwick Views Cluster Subdivision

\_\_\_\_\_  
Name of Action

Town of Warwick Planning Board

\_\_\_\_\_  
Name of Lead Agency

Ben Astorino

Chairman

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (If different from responsible officer)

April 10, 2006

\_\_\_\_\_  
Date

**PART 1--PROJECT INFORMATION**  
**Prepared by Project Sponsor**

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Warwick Views Cluster Subdivision

Location of Action (include Street Address, Municipality and County)

North side of Bloom Corners Road, 1000 feet west of intersection with County Route 1

Name of Applicant/Sponsor Warwick Views, LLC c/o Horizon Acres

Address 62 Reagon Road, Unit #8

City / PO Spring Valley State NY Zip Code 10977

Business Telephone 914-490-5800

Name of Owner (if different) Same

Address \_\_\_\_\_

City / PO \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Business Telephone \_\_\_\_\_

Description of Action:

Proposed 53 Lot Cluster Subdivision of approximately 250 acres of Land lying in the Town of Warwick RU Zoning District. 49 Proposed Lots by right with 4 additional Lots as required by the Town of Warwick affordable housing provision. Project leaves approximately 62.5 % of the site as open space.

**Please Complete Each Question--Indicate N.A. if not applicable**

**A. SITE DESCRIPTION**

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use:  Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Other \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Total acreage of project area: 250 +/- acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>0</u> acres	<u>0</u> acres
Forested	<u>104.5</u> acres	<u>79.2</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>68</u> acres	<u>49</u> acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	<u>74</u> acres	<u>74</u> acres
Water Surface Area	<u>2</u> acres	<u>2</u> acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	<u>1.5</u> acres	<u>10.8</u> acres
Other (Indicate type) <u>Lawns and Landscaping</u>	<u>0</u> acres	<u>35</u> acres

3. What is predominant soil type(s) on project site?

- a. Soil drainage:  Well drained 17 % of site  Moderately well drained 53 % of site.  
 Poorly drained 30 % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? 42 acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site?  Yes  No

a. What is depth to bedrock 0 (in feet)

5. Approximate percentage of proposed project site with slopes:

0-10% 32 %  10- 15% 61 %  15% or greater 7 %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places?  Yes  No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks?  Yes  No

8. What is the depth of the water table? 0 (in feet)

9. Is site located over a primary, principal, or sole source aquifer?  Yes  No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area?  Yes  No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?  Yes  No

According to:

NYS DEC

Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

Yes  No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes  No

If yes, explain:

14. Does the present site include scenic views known to be important to the community?  Yes  No

15. Streams within or contiguous to project area:

Unnamed Class "C" tributary to Walkkill River

a. Name of Stream and name of River to which it is tributary

Black Walnut Island Channel to Walkkill River

16. Lakes, ponds, wetland areas within or contiguous to project area:

NYS DEC Freshwater Wetland #PI 21

b. Size (in acres):

Approx 74 acres including buffer

17. Is the site served by existing public utilities?  Yes  No
- a. If YES, does sufficient capacity exist to allow connection?  Yes  No
- b. If YES, will improvements be necessary to allow connection?  Yes  No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617?  Yes  No
20. Has the site ever been used for the disposal of solid or hazardous wastes?  Yes  No

**B. Project Description**

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
- a. Total contiguous acreage owned or controlled by project sponsor: 250 acres.
- b. Project acreage to be developed: 94 acres initially; 94 acres ultimately.
- c. Project acreage to remain undeveloped: 156 acres.
- d. Length of project, in miles: NA (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. NA %
- f. Number of off-street parking spaces existing 3; proposed 101
- g. Maximum vehicular trips generated per hour: 54 (upon completion of project)?
- h. If residential: Number and type of housing units:
- |            | One Family | Two Family                  | Multiple Family             | Condominium                 |
|------------|------------|-----------------------------|-----------------------------|-----------------------------|
| Initially  | <u>53</u>  | <u>                    </u> | <u>                    </u> | <u>                    </u> |
| Ultimately | <u>53</u>  | <u>                    </u> | <u>                    </u> | <u>                    </u> |
- i. Dimensions (in feet) of largest proposed structure: 35 height; 40 width; 60 length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 400 ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 tons/cubic yards.
3. Will disturbed areas be reclaimed  Yes  No  N/A
- a. If yes, for what intended purpose is the site being reclaimed?
- Lawns and Landscaping
- b. Will topsoil be stockpiled for reclamation?  Yes  No
- c. Will upper subsoil be stockpiled for reclamation?  Yes  No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 10.8 acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

Yes  No

6. If single phase project: Anticipated period of construction: 36 months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated NA (number)

b. Anticipated date of commencement phase 1: \_\_\_\_\_ month \_\_\_\_\_ year, (including demolition)

c. Approximate completion date of final phase: \_\_\_\_\_ month \_\_\_\_\_ year.

d. Is phase 1 functionally dependent on subsequent phases?  Yes  No

8. Will blasting occur during construction?  Yes  No

9. Number of jobs generated: during construction 20; after project is complete

10. Number of jobs eliminated by this project 0.

11. Will project require relocation of any projects or facilities?  Yes  No

If yes, explain:

12. Is surface liquid waste disposal involved?  Yes  No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount \_\_\_\_\_

b. Name of water body into which effluent will be discharged \_\_\_\_\_

13. Is subsurface liquid waste disposal involved?  Yes  No Type Septic

14. Will surface area of an existing water body increase or decrease by proposal?  Yes  No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain?  Yes  No

16. Will the project generate solid waste?  Yes  No

a. If yes, what is the amount per month? 8.8 tons

b. If yes, will an existing solid waste facility be used?  Yes  No

c. If yes, give name O.C. Transfer Station; location New Hampton, NY

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill?  Yes  No

e. If yes, explain:

17. Will the project involve the disposal of solid waste?  Yes  No

a. If yes, what is the anticipated rate of disposal? \_\_\_\_\_ tons/month.

b. If yes, what is the anticipated site life? \_\_\_\_\_ years.

18. Will project use herbicides or pesticides?  Yes  No

19. Will project routinely produce odors (more than one hour per day)?  Yes  No.

20. Will project produce operating noise exceeding the local ambient noise levels?  Yes  No

21. Will project result in an increase in energy use?  Yes  No

If yes, indicate type(s)

Electric, Fuel Oil, Gas

22. If water supply is from wells, indicate pumping capacity \_\_\_\_\_ 5 \_\_\_\_\_ gallons/minute.

23. Total anticipated water usage per day 27560 gallons/day.

24. Does project involve Local, State or Federal funding?  Yes  No

If yes, explain:

**25. Approvals Required:**

			Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
City, Town, Village Planning Board	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Subdivision _____	_____
			_____	_____
			_____	_____
City, Town Zoning Board	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
City, County Health Department	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Realty Subdivision _____	_____
			_____	_____
			_____	_____
Other Local Agencies	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Police, Fire EMS School _____	_____
			_____	_____
			_____	_____
Other Regional Agencies	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
State Agencies	<input type="checkbox"/> Yes	<input type="checkbox"/> No	NYS DEC Wetlands NYS DEC Storm SPDES _____	_____
			_____	_____
			_____	_____
Federal Agencies	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____

**C. Zoning and Planning Information**

1. Does proposed action involve a planning or zoning decision?  Yes  No

If Yes, indicate decision required:

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Zoning amendment | <input type="checkbox"/> Zoning variance    | <input type="checkbox"/> New/revision of master plan | <input checked="" type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site plan        | <input type="checkbox"/> Special use permit | <input type="checkbox"/> Resource management plan    | <input type="checkbox"/> Other                  |

2. What is the zoning classification(s) of the site?

RU

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

57 Lots

4. What is the proposed zoning of the site?

NA

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

NA

6. Is the proposed action consistent with the recommended uses in adopted local land use plans?  Yes  No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Residential, Agriculture, Hamlet

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile?  Yes  No

9. If the proposed action is the subdivision of land, how many lots are proposed? 53

a. What is the minimum lot size proposed? 1.0 +/-

10. Will proposed action require any authorization(s) for the formation of sewer or water districts?  Yes  No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

Yes  No

a. If yes, is existing capacity sufficient to handle projected demand?  Yes  No

12. Will the proposed action result in the generation of traffic significantly above present levels?  Yes  No

a. If yes, is the existing road network adequate to handle the additional traffic.  Yes  No

**D. Informational Details**

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

**E. Verification**

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Warwick Views c/o Kirk Rother, PE Date 4/11/2006

Signature 

Title Engineering Rep.

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

## PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

### Responsibility of Lead Agency

**General Information (Read Carefully)**

- ! In completing the form the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- ! The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- ! The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- ! The number of examples per question does not indicate the importance of each question.
- ! In identifying impacts, consider long term, short term and cumulative effects.

**Instructions (Read carefully)**

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be any impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box(column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

**Impact on Land**

1. Will the Proposed Action result in a physical change to the project site?

NO  YES

**Examples that would apply to column 2**

- |  |                                     |                          |                              |                             |
|--|-------------------------------------|--------------------------|------------------------------|-----------------------------|
| • Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where the depth to the water table is less than 3 feet.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction of paved parking area for 1,000 or more vehicles.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction that will continue for more than 1 year or involve more than one phase or stage.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.                         | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Construction or expansion of a sanitary landfill.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)

NO  YES

• Specific land forms:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
------------------------	--------------------------	--------------------------	--

**Impact on Water**

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

NO  YES

Examples that would apply to column 2

• Developable area of site contains a protected water body.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Dredging more than 100 cubic yards of material from channel of a protected stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Extension of utility distribution facilities through a protected water body.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction in a designated freshwater or tidal wetland.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

4. Will Proposed Action affect any non-protected existing or new body of water?

NO  YES

Examples that would apply to column 2

• A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction of a body of water that exceeds 10 acres of surface area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No



1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?

NO     YES

Examples that would apply to column 2

- |  |                          |                          |                              |                             |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action would change flood water flows                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action may cause substantial erosion.                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action is incompatible with existing drainage patterns. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow development in a designated floodway. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

**IMPACT ON AIR**

7. Will Proposed Action affect air quality?

NO     YES

Examples that would apply to column 2

- |   |                          |                          |                              |                             |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action will induce 1,000 or more vehicle trips in any given hour.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in the incineration of more than 1 ton of refuse per hour.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the amount of land committed to industrial use.                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the density of industrial development within existing industrial areas.               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

**IMPACT ON PLANTS AND ANIMALS**

8. Will Proposed Action affect any threatened or endangered species?

NO     YES

Examples that would apply to column 2

- |   |                          |                          |                              |                             |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Removal of any portion of a critical or significant wildlife habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

9. Will Proposed Action substantially affect non-threatened or non-endangered species?

NO  YES

Examples that would apply to column 2

• Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

**IMPACT ON AGRICULTURAL LAND RESOURCES**

10. Will Proposed Action affect agricultural land resources?

NO  YES

Examples that would apply to column 2

• The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction activity would excavate or compact the soil profile of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

**IMPACT ON AESTHETIC RESOURCES**

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

NO  YES

Examples that would apply to column 2

• Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

**IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES**

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?

NO  YES

Examples that would apply to column 2

• Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Any impact to an archaeological site or fossil bed located within the project site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1	2	3	
	Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change	

- Other impacts:    Yes  No

**IMPACT ON OPEN SPACE AND RECREATION**

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

NO  YES

Examples that would apply to column 2

- The permanent foreclosure of a future recreational opportunity.    Yes  No
- A major reduction of an open space important to the community.    Yes  No
- Other impacts:    Yes  No

**IMPACT ON CRITICAL ENVIRONMENTAL AREAS**

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?

NO  YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

- Proposed Action to locate within the CEA?    Yes  No
- Proposed Action will result in a reduction in the quantity of the resource?    Yes  No
- Proposed Action will result in a reduction in the quality of the resource?    Yes  No
- Proposed Action will impact the use, function or enjoyment of the resource?    Yes  No
- Other impacts:    Yes  No

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

**IMPACT ON TRANSPORTATION**

15. Will there be an effect to existing transportation systems?

NO     YES

Examples that would apply to column 2

- |  |                          |                          |                              |                             |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Alteration of present patterns of movement of people and/or goods. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in major traffic problems.             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

**IMPACT ON ENERGY**

16. Will Proposed Action affect the community's sources of fuel or energy supply?

NO     YES

Examples that would apply to column 2

- |   |                          |                          |                              |                             |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

**NOISE AND ODOR IMPACT**

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

NO     YES

Examples that would apply to column 2

- |  |                          |                          |                              |                             |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Blasting within 1,500 feet of a hospital, school or other sensitive facility.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Odors will occur routinely (more than one hour per day).   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will remove natural barriers that would act as a noise screen.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |



	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Proposed Action will set an important precedent for future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will create or eliminate employment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?

NO  YES

**If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3**

## Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

### Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

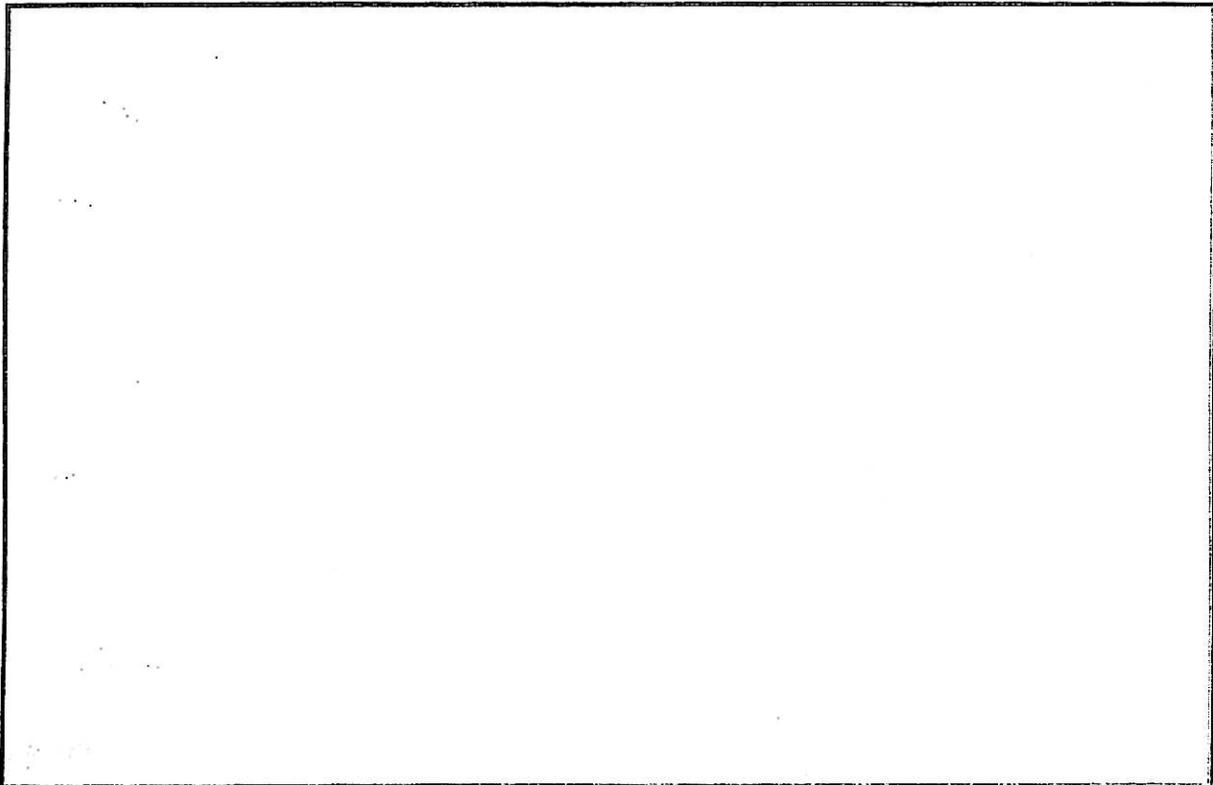
**Instructions** (If you need more space, attach additional sheets)

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is important.

To answer the question of importance, consider:

- ! The probability of the impact occurring
- ! The duration of the impact
- ! Its irreversibility, including permanently lost resources of value
- ! Whether the impact can or will be controlled
- ! The regional consequence of the impact
- ! Its potential divergence from local needs and goals
- ! Whether known objections to the project relate to this impact.



# TOWN OF WARWICK



132 KINGS HIGHWAY  
WARWICK, NEW YORK 10990

BUILDING & PLANNING DEPT (845) 986-1127  
FAX NO. (845) 987-9644  
BUILDING DEPT EXT. 258/260  
PLANNING DEPT EXT 261  
ENGINEER EXT 259

August 3, 2006

Warwick Views, LLC.  
c/o Horizon Acres  
62 Reagon Road, Unit 8  
Spring Valley, NY 10977

Re: Warwick Views – Positive Declaration

Dear Applicant:

By Resolution of the Town of Warwick Planning Board during its regularly scheduled meeting held on August 2, 2006, the Planning Board adopted the SEQR Positive Declaration (Vote 4-0-0) for the Warwick Views, LLC application.

SO CERTIFIED:  
TOWN OF WARWICK PLANNING BOARD

Benjamin Astorino:  
Chairman

- cc: Michael Sweeton, Town Supervisor
- Town Board
- Conservation Board
- Warwick Valley School District
- O.C. Department of Health
- O.C. Department of Public Works
- NYSDEC
- United States Fish & Wildlife Service
- United States Army Corps of Engineers

*on 8/3/06 - mailed to all Agencies  
+ gave to TOWN Bd + C.B. (10)*

617.7 and 617.12

State Environmental Quality Review (SEQR)

**Positive Declaration**

Notice of Intent to Prepare a Draft Environmental Impact Statement (DEIS)  
Determination of Significance

Date: August 2, 2006

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Warwick Planning Board, as Lead Agency, has determined that the proposed action described below may have a significant effect on the environment and that a Draft Environmental Impact Statement will be prepared.

Name of Action: Warwick Views Subdivision

SEQR Status:      Type I        
                         Unlisted     

**Description of Action:** The proposed action consists of a 53-lot cluster subdivision of a  $\pm$  250-acre parcel. The applicant has proposed that all 53 lots, proposed for 53 new single-family dwellings, be served by individual wells and individual septic disposal systems. Four of the proposed 53 lots would be designated for affordable housing under the Town of Warwick's affordable housing program. Approximately 7,050 feet of new roads are proposed along with a roadway interconnection to an adjoining parcel that is currently subject to Subdivision review by the Town of Warwick Planning Board (Luft Subdivision for 24 lots) and Realty Subdivision review by the Orange County Department of Health. The site consists predominantly of approximately  $\pm$  68 acres of farmland (27% of the site),  $\pm$  105 acres of forested land (42% of the site), and  $\pm$  74 acres of State Protected Freshwater wetlands (30% of the site). Additional areas of Federal Jurisdictional Wetlands may also be located on the parcel. The applicant has proposed that 62.5 percent of the site be conserved as open space under a proposed cluster subdivision plan.

**Location:** Bloom Corners Road, Town of Warwick, Orange County New York  
Rural, Aquifer Protection Overlay, and Agricultural Protection Overlay  
Zoning districts  
Section 27, Block 1, Lots 41.131, 47, and 48.1

**Reasons Supporting This Determination:**

1. The proposed action would require construction activities on slopes of 15 percent or greater and in areas where bedrock is at or near the surface. This has the potential to cause soil erosion and subsequent sedimentation of protected surface waters.
2. The proposed action includes construction activities adjacent to State protected wetlands and potentially Federal Jurisdictional wetlands as well as an on-site stream. The discharge of stormwater runoff from developed areas on the site would be directed to such wetlands and stream.
3. The proposed action would require the use of approximately 27,560 gallons of water per day from 53 individual groundwater wells to supply the potable needs of the future residents of the development. Approximately the same amount of sanitary sewage would be discharged into 53 individual septic disposal systems. A significant portion of the proposed septic disposal systems are sited in soils deemed marginally suitable for septic absorption systems by § 137, Appendix A of the Town Code. In combination with an adjoining proposed subdivision, a total of at least 77 wells and septic systems could be developed in the immediate area.
4. A portion of the site is located over an aquifer with the potential of yielding 10 to 100 gallons per minute of groundwater, according to the US Geological Survey, and is within the Town of Warwick's Aquifer Protection Overlay Zoning District. However, 49 of the 53 proposed wells are located outside of the Aquifer Protection Overlay District in an area where water supply issues are known to exist.
5. The proposed action will irreversibly convert prime agricultural soils and soils of statewide significance on active farmland within a New York State Agricultural District.
6. The proposed action has the potential to impact traffic on local and county roads as well as pedestrian movements in the area.
7. The proposed action may be located within the viewshed of a Town designated Scenic road and has the potential to affect scenic views known to be important to the community.
8. The proposed action is located within an area designated as sensitive for archaeological sites by the State of New York.
9. The proposed action would require approximately 1.3 miles of new Town roads, potentially affecting Town services.
10. The proposed action has the potential to affect community service providers including fire, police, and schools from the additional Town residents and school children generated by the 53 new single-family dwellings.

**Public Scoping of the Draft GEIS will occur as follows:**

Scoping of the Draft EIS will be conducted. The applicant will first submit a Draft Scoping Document. Such Document will then be forwarded to all Involved and Interested agencies, through publication of a "Notice of Project Scoping" in the official Town newspaper, and through availability of the Draft Scoping Document on the Internet for viewing or downloading at <http://www.townofwarwick.org>. The Draft Scoping Document, once submitted, will also be available for public review at the Town of Warwick Planning Board offices. A Public Scoping Session will be scheduled to discuss the Scoping Document and additional written comments will be accepted afterwards. Following the public Scoping Session, the Planning Board will prepare and distribute a Final Scoping Document.

**For Further Information:**

Contact Person: Connie Sardo, Planning Board Secretary  
Address: Town of Warwick Planning Board  
132 Kings Highway  
Warwick, NY 10990  
Telephone: 845-986-1120

**A Copy of this Notice Filed With:**

Supervisor Michael Sweeton  
Town Board of the Town of Warwick  
Town of Warwick Planning Board  
Town of Warwick Conservation Advisory Board  
Warwick Valley Central School District  
Orange County Department of Health  
Orange County Department of Planning  
Orange County Department of Public Works  
New York State Department of Environmental Conservation  
United States Fish & Wildlife Service  
United States Army Corps of Engineers  
Environmental Notice Bulletin  
[enb@gw.dec.state.ny.us](mailto:enb@gw.dec.state.ny.us)

617.6  
**State Environmental Quality Review (SEQR)**  
**Resolution Establishing Intent to be Lead Agency**  
 Type 1 Action

**Name of Action:** Warwick Views Subdivision

**Whereas,** the Town of Warwick Planning Board is in receipt of a Subdivision application by Richard Stanford for a ± 250 acre parcel of land located at Bloom Corners Road, Town of Warwick, Orange County, New York; and

**Whereas,** an Environmental Assessment Form (EAF) dated 4/11/06 was submitted at the time of application; and

**Whereas,** after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board has determined that the proposed project is a Type 1 action ; and

**Whereas,** the Planning Board has determined that the proposed project is within an agricultural district and, therefore, the requirements of 6 NYCRR 617.6(a)(6) apply meaning that an Agricultural Data Statement must be filed with the Planing Board, forwarded to all owners of farm operations within 500 feet of site and then considered by Planning Board; and

**Whereas,** after examining the EAF, the Planning Board has determined that there are other involved and/or federal agencies on this matter including the Orange County Department of Health, NY State Department of Environmental Conservation, and US Army Corps of Engineers.

**Now Therefore Be It Resolved,** that the Planning Board hereby declares its intent to be Lead Agency for the review of this action; and

**Be It Further Resolved,** that the Planning Board hereby authorizes its Chairman to circulate the attached lead agency coordination request letter(s) to all other involved agencies and to discharge any other SEQR responsibilities as are required by 6 NYCRR 617 in this regard; and

**Be It Further Resolved,** that unless an objection to the Planning Board assuming lead agency status is received within thirty (30) days of the date of mailing the EAF, the Planning Board will become lead agency for the review of this action.

On a motion by Al Buckbee, seconded by Russell Kowal, and a vote of  
5 for, and 0 against, and 0 absent, this resolution was adopted on  
June 7, 2006

*on 6/8/06 re mailed to DEC + OCHD w/ letter, EAF, + maps (2)*

# TOWN OF WARWICK



132 KINGS HIGHWAY  
WARWICK, NEW YORK 10990

BUILDING & PLANNING DEPT(845) 986-1127  
FAX NO. (845) 987-9644  
BUILDING DEPT EXT. 258/260  
PLANNING DEPT EXT 261  
ENGINEER EXT 259

June 7, 2006

To: Orange County Department of Health

Re.: *Lead Agency Coordination Request  
Warwick Views 49 Lot Subdivision  
Subdivision Application*

The Town of Warwick Planning Board is in receipt of an application for the above referenced project. The Planning Board has made a preliminary determination that it is the most appropriate agency to conduct the State Environmental Quality Review (SEQR) of this project since the anticipated impacts are of primarily local significance. Enclosed please find a copy of the Environmental Assessment Form and any other application materials submitted by the applicant. The Planning Board requests a response from your office as soon as possible.

Please check all of the boxes below that apply and return this letter to the above address within 30 days.

- We consent to the Town of Warwick Planning Board serving as Lead Agency on this application.
- We do not consent to the Town of Warwick Planning Board serving as Lead Agency on this application and wish to contest lead agency designation under the procedures found in 6 NYCRR 617.6(b).
- Our agency's jurisdiction on this application is as follows:

\_\_\_\_\_

- Potential issues of concern are as follows:

\_\_\_\_\_

Please provide any additional comments on the reverse side of this letter. If you have any questions, please direct them to the contact person named below. Thank you for your attention to this matter.

Contact Person: Connie Sardo

*on 6/8/06 - re mailed to  
OCHD w/ EAF + map.  
(2)*

# FINAL SCOPING DOCUMENT

**State Environmental Quality Review Act (SEQR)  
Warwick Views Subdivision  
Town of Warwick, Orange County, New York**

**Lead Agency: Town of Warwick Planning Board**

ADOPTED: December 6, 2006

## INTRODUCTION

A Draft Environmental Impact Statement (DEIS) will be prepared in accordance with the requirements of 6 NYCRR Part 617.9, to assess the potentially significant adverse impacts of a proposed 53 lot subdivision of a ± 250-acre site. The proposed development site is located on Bloom Corners Road in the Town of Warwick, Orange County, New York. This Final Scoping Document will serve as a guide to the contents of the DEIS rather than a strict table of contents. The DEIS must address all of the issues raised in this document but the DEIS may contain studies in addition to those detailed herein.

The proposed Warwick Views Subdivision was classified as a Type I Action and was subject to a Positive Declaration, issued by the Town of Warwick Planning Board on October 2, 2006. At that time, the Planning Board directed the applicant to prepare a DEIS. Potentially significant adverse impacts of the project identified by the Planning Board include, but are not limited to, the following:

1. Construction activities on slopes of 15 percent or greater and in areas where bedrock is at or near the surface.
2. Potential soil erosion and subsequent sedimentation of protected surface waters.
3. Construction activities adjacent to State protected wetlands, Federal Jurisdictional wetlands and an on-site stream and long-term discharge of stormwater runoff from developed areas to surface waters.
4. Use of approximately 27,560 gallons of water per day from 53 individual groundwater wells, about the same amount of sanitary sewage discharged into 53 individual septic disposal systems. Many of the septic systems are proposed in soils deemed marginally suitable for septic systems by § 137, Appendix A of the Town Code.
5. The cumulative effects of a total of 77 wells and septic systems in combination with an adjoining proposed subdivision.
6. Some of the site is located over an aquifer with the potential of yielding 10 to 100 gallons per minute of groundwater and is within the Town of Warwick's Aquifer Protection Overlay Zoning District. However, most of the proposed wells are located

outside of the Aquifer Protection Overlay District in an area where groundwater supply problems are known to exist.

7. Irreversible conversion of prime agricultural soils and soils of statewide significance on active farmland within a New York State Agricultural District.
8. The potential to impact traffic on local and county roads as well as pedestrian movements in the area.
9. The project is located on a Scenic Road, designated by the Town of Warwick for its rural and agricultural character and the proposed project has the potential to affect such scenic views, which are known to be important to the community.
10. The project is located within an area designated as sensitive for archaeological sites by the State of New York.
11. Approximately 1.3 miles of new Town roads are proposed, potentially affecting Town services as well as surface water quality.
12. The project has the potential to affect community service providers including fire, police, and schools from additional Town residents and school children.

## PROJECT SCOPING

Public Scoping was conducted through circulation of a Draft Scoping Document, prepared by the applicant, to all involved and interested agencies and members of the public by posting of the document on the Town's Web Site and availability of the Draft Scoping Document at the Town Hall for viewing or copying. A public scoping session was conducted after publication of a notice of a DEIS Scoping Session appeared in the official Town newspaper. The scoping session took place at a Planning Board meeting on October 4, 2006 and the period for public comment on the Draft Scoping Document ended on October 16, 2006.

## DESCRIPTION OF THE PROPOSED ACTION

The applicant, Warwick Views, LLC c/o Horizon Acres, is proposing a 53-lot residential cluster subdivision of a  $\pm$  250-acre parcel, commonly known as the Sanford Farm. The applicant has proposed that all 53 lots, for 53 new single-family dwellings, be served by individual wells and individual septic disposal systems. Four of the proposed 53 lots would be designated for affordable housing under the Town of Warwick's affordable housing program. Approximately 7,050 feet of new roads are proposed along with a roadway interconnection to an adjoining parcel that was recently subject to Preliminary Subdivision Plat review and approval by the Town of Warwick Planning Board (Luft Subdivision for 24 lots). This proposed subdivision is currently undergoing Realty Subdivision review by the Orange County Department of Health. The site consists of approximately  $\pm$  68 acres of farmland (27% of the site),  $\pm$  105 acres of forested land (42% of the site), and  $\pm$  74 acres of State Protected Freshwater wetlands (30% of the site).

Additional areas of Federal Jurisdictional Wetlands may also be located on the parcel. The applicant has proposed that 62.5 percent of the site be conserved as open space under a proposed cluster subdivision plan. A Special Use Permit will be required to comply with the Town of Warwick's Affordable Housing Program.

The project site is located generally west of Bloom Corners Road approximately 2,000 feet north of the intersection with Newport Bridge Road and approximately 2,000 feet south of the intersection with Pine Island Turnpike in the Town of Warwick, Orange County, New York. The site is identified on the Orange County tax maps as parcels 27-1-41.131, 27-1-47 and 27-1-48.1.

The project site is within the Rural (RU) Zoning District, as designated on the Town of Warwick Zoning Map. The project site also lies within the Town's Agricultural Protection Overlay (AP-O) District and a portion of the site lies within the Town's Aquifer Protection Overlay (AQ-O) District.

## REQUIRED APPROVALS

At this time it is anticipated that the following approvals and permits will be required:

Type of Approval	Agency
Subdivision Approval (Cluster Development)	Town of Warwick Planning Board
Special Use Permit	Town of Warwick Planning Board
Water supply wells	Orange County Department of Health
Sewage disposal system	Orange County Department of Health
Road Access Approval	Town of Warwick Department of Public Works
Wetlands Disturbance	NYS Department of Environmental Conservation
	U.S. Army Corps of Engineers
Stormwater SPDES Permit	NYSDEC

If central water and/or services are to be provided, additional approvals will be necessary from the County, State and Federal government.

## GENERAL SCOPING CONSIDERATIONS

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. The DEIS will assemble relevant and material facts, evaluate reasonable alternatives, and will be written in plain language that can be easily read and understood by the public. Highly technical material will be summarized and, if it must be included in its entirety, referenced in the DEIS and included as an Appendix.

The DEIS will be written in the third person without use of the terms I, we, and our. Narrative discussions will be accompanied to the greatest extent possible by illustrative tables and graphics. All graphics will clearly identify the project site, and footnotes are the preferred form of citing references. All assertions will be supported by evidence. Opinions of the applicant that are unsupported by evidence will be identified as such.

Full scale Subdivision Plans (including the 4 step process and other cluster subdivision maps) are to be included with the DEIS as an appendix and reduced copies of such Plans will be included in the text of the DEIS.

## DEIS SCOPE AND CONTENT

- i. The DEIS Cover Sheet will list names, addresses and phone numbers of individuals or organizations that prepared any portion of the DEIS, title of project, location of the project (identify surrounding roads, town, county, state), DEIS identification, location, name and address of the Lead Agency as well as the name and telephone number of the person at the lead agency who can provide further information, and relevant dates (i.e. date of DEIS submittal, provision for future insertion of date of acceptance of DEIS by the Lead Agency, date, time, and place of the public hearing, and final date for acceptance of written comments).
- ii. Provide a DEIS Table of Contents including listings of tables, figures, maps, charts, appendices, and any items that may be submitted under separate cover (identified as such).
- iii. Environmental impact issues for which the applicant submitted plans and data, all SEQR documents (including Full Environmental Assessment Form, Positive Declaration/Circulation Notice, Final Scoping Document, technical letters from

- involved and interested agencies) proposed mitigation measures, and correspondence prior to the Planning Board's Positive Declaration, will be resubmitted in the DEIS as an Appendix. Summaries of the materials or reference to them will be included in the DEIS to provide a complete record of all environmental review issues and their consideration.
- iv. A list of all Consultants involved with the DEIS preparation with names, addresses, telephone numbers and project responsibilities.

## I. EXECUTIVE SUMMARY

All of the information presented in the Executive Summary will be provided in greater detail and substance in the Existing Setting, Potential Environmental Impacts, and Proposed Mitigation Measures Sections as appropriate. Section I will be a precise summary which adequately and accurately summarizes the DEIS but it should not constitute an exhaustive narrative discussion that will be provided elsewhere.

### A. Description of the Proposed Action

A description of the action will be provided including:

- Site location (roads, Town, County, Tax ID numbers)
- Total site acreage
- Easements or fee ownership of utility installations, rights of way or other private agreements affecting the site
- Existing zoning districts
- Existing access
- Existing site character and vegetative conditions
- A list of abutting properties
- Any known plans for development on abutting parcels owned or under contract by the Applicant
- A brief description of the proposed action, including all project components
- The social and economic benefits to the Town

### B. List of Involved Agencies

A list of all involved agencies will be provided, along with the required approvals and permits they are responsible for granting.

### C. List of Interested Agencies

A complete list of all interested agencies will be provided.

#### **D. Summary of Potential Impacts and Mitigation Measures**

A summary of the proposed project's potential impacts and proposed mitigation measures will be provided.

#### **E. Summary of Project Alternatives Considered**

A summary of each alternative to the proposed action will be provided, preferably in a matrix table providing a comparison of the alternatives relative to each impact issue addressed in the document.

## **II. DESCRIPTION OF THE PROPOSED ACTION**

Section II of the DEIS will provide a description of the project site and its location, a description of the proposed project, the public need and targeted demographic, as well as the social and economic benefits of the project to the Town, the objectives of the project sponsor, and a description of required approvals, reviews, and permits.

#### **A. Site Location and Description**

1. A written and graphic description of the location of the project site in the context of the Town of Warwick, with emphasis on the Hamlet of Edenville, will be provided. This will include zoning designations and land uses on the site and within a ½ -mile radius of the site.
2. An identification of the exact dimensions of the property through a survey prepared by a licensed land surveyor, including any easements, rights-of-way, restrictions or other legal devices affecting the subject property's development potential. The survey will also delineate overlay district boundaries and will include a calculation of the amount of restricted areas on the site such as the acreage of easements, freshwater wetlands and regulatory adjacent areas or buffers, streams, floodplains, slopes equal to or greater than 15 percent, and hydric soils. Other resources of significance, as outlined in § 164-41.1.E(2) of the Town Zoning Law, will be included, such as prime farmland and statewide significant soils. The Site Context Map and Existing Resources and Site Analysis Plan, as required by § 164-41.1.E(1)(f) of the Zoning Law will also be provided.
3. Description of the infrastructure serving the project site and/or its immediate environs including site access and the road network within a one-half (½) mile radius of the site.

#### 4. Subdivision Plans

A description of the proposed Subdivision Plan's conformity to the Town Zoning Law and Subdivision Regulations will be presented in narrative and graphic forms. This will include a written and detailed description of the proposed action, including the proposed use, all proposed project components and site amenities, and all information required by the Town of Warwick Zoning Law and Subdivision Regulations, including, but not limited to:

- Four Step Design Process
- Yield Plan
- Acres of open space to be protected, use of open space, and description of the method of open space preservation. Include the acreage of the proposed open space that is already restricted due to freshwater wetlands, streams, unsuitable soils for septic systems or development (from § 137, Appendix A of the Town Code) or are subject to other natural resource constraints.
- Number and type of dwelling units.
- Landscaping and site amenities to be provided.
- Acres of proposed impervious surfaces.
- On-site grading activities for road and house lot construction activities.
- Vehicular circulation system.
- Entrances onto local roads.
- Pedestrian circulation and amenities such as sidewalks, potential pedestrian and/or bicycle connections to adjoining lands (especially Luft Farm), and bicycle lanes or bicycle-compatible roadways within the subdivision.

This section will include a point-by-point description of how the proposed subdivision plan complies with or is inconsistent with the Agricultural Protection Overlay District (AP-O) guidelines for design of house lots found in § 164-41.1.H of the Zoning Law.

The yield plan required for establishing a lot count in the proposed cluster subdivision will address the following:

- Width of easement for gas transmission line
- DEC identification number for stream
- Justification for placement of septic systems in soils not suitable for septic systems
- Percolation and deep test pit information for each lot using the Environmental Control Formula found in § 164-41.3
- Profiles for proposed roads and a discussion of whether they are designed as private or public roads.

## 5. Utilities

This section will include a summary of the Applicant's preferred plans for water supply and sewage disposal. The summary will include a statement regarding a community septic system or a sewage treatment plan.

## 6. Objectives of Project Sponsor

The objectives of the project sponsor will be clearly stated.

## **B. Project Purpose, Need and Benefits**

### 1. Public Need and Benefits

The public need for the proposed action, including its social and economic benefits to the community, will be provided. This section will also provide a statement of consistency with adopted policies and/or plans set forth within the *Town Comprehensive Plan* and the recently adopted and approved *Community Preservation Project Plan*. The size, scale, and potential market for the proposed dwellings will be identified and discussed. The proposed four affordable housing units will also be discussed.

## **C. Construction and Operation**

### 1. Construction Schedule

This section will include a discussion of:

- Expected year of project completion
- Construction periods and phasing including a flowchart for the maximum anticipated duration, the start and completion of key milestone tasks such as site clearing, grading and fill placement, infrastructure, foundations, and site amenities
- Safety plans if any construction activities will be on-going after any part of the subdivision is in use
- Environmental protective measures such as stormwater pollution prevention, topsoil stockpiling, noise reduction, and soil erosion and sediment control
- Hours and days of the week when construction operations will occur
- Construction access and staging, including routing of heavy machinery and trucks on Town roads
- Areas for material handling and storage

### 2. Operations

This section will include descriptions of:

- The proposed management of the open space areas
- Any planned activities related to continuation of farming
- For community septic system(s) or a sewage treatment plant, the method of operation and management including district formation or Transportation Corporation.

### III. EXISTING SETTING, POTENTIAL ENVIRONMENTAL IMPACTS AND PROPOSED MITIGATION MEASURES

This section of the DEIS will identify the existing environmental conditions, potential impacts of the action, and proposed mitigation measures as appropriate for each of the major issues identified in this Scoping Document. The format or organization of this section will include the following subsection headings for each topic:

- Existing Environmental Setting
- Potential Environmental Impacts
- Proposed Mitigation Measures

Sections III.A ~ III.M of the DEIS will evaluate the potential significant adverse impacts to both natural and human resources resulting from the proposed Warwick Views Subdivision, including cumulative impacts and secondary effects, if applicable. Potential impacts resulting from the proposed action will be graphically presented on maps and discussed in the DEIS text. This evaluation will be objective and will constitute disclosure of both quantitative and qualitative information. Adverse impacts that cannot be mitigated will be specifically identified, the magnitude of those impacts will be evaluated and such impacts will be specifically identified in Section IV, Unavoidable Adverse Impacts.

#### A. Soils and Geology

Surface and subsurface soil and rock conditions on the site will be evaluated. Associated impacts relevant to these features, due both to site grading and long-term residential use of the site will be addressed. Specify whether blasting is anticipated; if so, quantify to the extent practicable. Constraints imposed by soils, geology, and topographic conditions will be fully evaluated, including construction limitations, permeability, and seasonal high water table.

#### EXISTING SETTING

This section will include:

- Identification of the existing on-site soils according to the United States Department of Agriculture's Orange County Soil Survey.
- Table of on-site soils identifying construction limitations, permeability, depth to bedrock, and seasonal high water table for each soil, using both the Soil Survey information as well as information found in § 137, Appendix A of the Town Code.
- Identification of existing rock outcrops.
- Identification of existing on-site slopes ranging from 0 -15%, 15 - 25% and greater than 25%.
- Identification of karst conditions including mapping of such areas on-site

#### POTENTIAL IMPACTS

This section will include the following items:

- The proposed grading plan will be provided at a scale of 1" = 100'.
- Identification of rock and soil removal (if any), including the need for blasting. In the event that blasting may be necessary, areas of possible blasting and material quantities will be explored.
- Slopes analysis identifying the amount of disturbance within each slope category.
- Description of soils that will be disturbed by the proposed project; include the potential for disturbance to hydric soils, prime agricultural soils and soils of statewide significance.
- A discussion of potential soil erosion based on soil type.
- Identify how subsurface conditions affect septic use and if there are any foreseeable impacts on proposed or existing wells and public water supply.
- Evaluate possible karst conditions associated with the bedrock and what impacts that karst would have on the proposed development, if the development might increase the possibility of the development of karst features and/or exacerbate the condition. Potential groundwater contamination from septic systems or stormwater infiltration associated with any karst features will be identified.

#### PROPOSED MITIGATION MEASURES

- Discussion of a blasting plan, if needed, including blasting methods and minimization, a blast monitoring and safety plan, and measures to be implemented to protect existing structures or nearby residential groundwater wells, if any are located near blasting locations.
- An estimate of proposed cut and fill earthwork volumes. 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, the number of truck trips associated with such import/export shall be estimated, and the anticipated routing of such truck trips shall be identified.
- Discussion of the Erosion and Sediment Control Plan, designed to be in conformance with DEC's *SPDES General Permit for Stormwater Discharges from Construction Activities*

that are Classified as Associated with Construction Activity, to be implemented during the development of the site.

- Discussion of Best Management Practices.

## B. Water Resources

This Section will evaluate the pre- and post-development conditions of surface water, floodplains, wetlands, and groundwater resources located within or in close proximity to the proposed project site, as designated by mapping provided by the Federal Emergency Management Agency (FEMA), US Geological Survey (USGA), National Wetlands Inventory (NWI), New York State DEC, and through on-site field delineations. The following reference resources are to be consulted where appropriate:

- *Reducing the Impacts of Stormwater Runoff from New Development*, NYSDEC, April 1993.
- *New York Guidelines for Urban Erosion and Sediment Control* (1997).
- Compliance with water quality mandates and guidelines promulgated by NYSDEC pursuant to Environmental Protection Agency (EPA) Phase II Stormwater Regulations (1999), including the *New York State Stormwater Management Design Manual* (August 2003).

### EXISTING SETTING

The following will be described in this section:

- Pre-development drainage patterns and conditions.
- The relationship of surface water patterns to hydrologic characteristics, including subsurface aquifers.
- Identification and classification of on-site or adjacent streams and wetlands, including State verification of all DEC field delineations and Town or Federal verification of all Federal Jurisdictional Wetlands.
- Existing stormwater patterns for 2-, 10-, 25-, 50-, and 100-year storms.
- Identification of any mapped FEMA-delineated floodplains.
- Presence, extent, and present use of groundwater resources. Determine the characteristics of the aquifer, including but not limited to its thickness, material composition, and whether it is confined or unconfined. Verify and determine the extent of the aquifer on the site.
- Existing groundwater quality and availability for on-site use.

### POTENTIAL IMPACTS

This section will include a discussion of the following items:

- Post-development drainage patterns and conditions.
- Stormwater quality, runoff, and peak discharge rates for the 2-, 10-, 25-, 50-, and 100-year storms. The ability of on- and/or off-site receiving waters to assimilate additional

runoff will be evaluated. The volume of sediment, nutrients and other pollutants that could adversely affect these surface waters, including both construction-related pollutants as well as pollutants that can be expected to be generated by roads, driveways, rooftops, lawns, and landscaping will be estimated and associated impacts evaluated. Calculate pollutant loading for both pre- and post- development for the following pollutants (see pages 2-3 of the DEC *Stormwater Management Design Manual*) and present for review : BOD, COD, TSS, TDS, total phosphorus, total nitrogen (including Nitrates/nitrites), lead, copper, zinc and cadmium. The Simple Method (Scheuler, T. 1987. *Controlling Urban Runoff: A Practical Manual for Planning and Designing Urban BMPs*. Metropolitan Washington Council of governments, Washington, D.C.) or a comparable professionally accepted method, may be used for this purpose, but the same method must be used for all calculations. Results should be presented in tabular form so that pre-development pollutant load can be compared to post-development load. Oil and grease and chlorides (i.e. road salt) are other common constituents of stormwater runoff that will also be considered during impact assessment.

- Potential impacts (if any) to floodplains due to re-grading.
- Potential sedimentation of water bodies.
- Potential impacts to stream and wetland areas including adjacent wetlands in the Long Meadow Wetland Complex.
- Potential short-term impacts to be assessed regarding construction of the project, as well as potential long-term impacts relative to the habitation of the site.
- Potential impacts to on-site and off-site groundwater resources including carrying out an Aquifer Impact Assessment per Town of Warwick Aquifer Protection Overlay District guidelines. Demonstrate a qualitative and quantitative understanding of the hydrologic relationships of groundwater in soils, overburden, and bedrock with the wetlands, on-site recharge areas and off-site recharge areas. Work closely with the Town Engineer to ensure adherence to the Assessment.
- Address alternative means of water supply including creation of a public water supply.

#### PROPOSED MITIGATION MEASURES

- Discussion of stormwater quality and management and implementation of Best Management Practices (BMPs). Inclusion of a Stormwater Pollution Prevention Plan (SWPPP) that addresses the requirements of the Town of Warwick, Orange County, NYSDEC and other appropriate regulatory authorities.
- Discussion of compliance with applicable wetlands and stormwater regulations.
- Discussion of Erosion and Sediment Control Plan as it pertains to water quality.

#### C. **Vegetation and Wildlife**

This Section will identify and evaluate the vegetative characteristics of the site and will provide an inventory of the representative flora and fauna for on-site ecological communities by a qualified biologist. The existence of Endangered, Threatened, Special Concern, and Rare (ETR) plants and wildlife on or in the vicinity of the project site will be

identified and evaluated using the DEC Natural Heritage Program files, direct contact with Natural Heritage Program staff, review of U.S. Fish and Wildlife Service database, and a field survey conducted during the appropriate times of year.

Potential project impacts will be discussed in connection with site-specific development plans. Mitigation measures will be developed to avoid or minimize project impacts as necessary.

#### EXISTING SETTING

- Identification and description of on-site vegetative communities as described in *Ecological Communities of New York State* (Reschke, 1990) will be provided.
- Review of DEC Natural Heritage Program files, discussion with Natural Heritage Program staff, and review of the U.S. Fish and Wildlife Services database for ETR species that may exist on the site will be undertaken, along with a field survey conducted during appropriate times of year. Particular attention should be placed on the wetland and the on-site headwater stream.
- Biodiversity assessment of the site and its interrelationship to the identified “Bloom Corners Swamp and Uplands.”<sup>1</sup> Use the methodology outlined in the *Southern Wallkill Biodiversity Plan* for conducting the assessment.

#### POTENTIAL IMPACTS

An evaluation of potential impacts to vegetation and wildlife resulting from the proposed development will be provided with regard to potential disturbance, loss or removal, and reduction of function of existing plants and vegetative communities as well as habitats for wildlife species. Particular attention will be given to the effects of the proposed plans on biodiversity, the direct loss of habitat areas, the amount of existing vegetative cover likely to be modified and the nature of that modification (e.g. pavement, landscaping, etc.), including wetland disturbance and/or reduction and fragmentation of habitat supporting on-site wildlife will be identified for each vegetative community. Potential impacts associated with a reduction of existing vegetative cover and existing habitats and impacts on trees will be discussed. Impacts on biodiversity resulting from development of a large land holding including the cumulative development of other nearby parcels that are under review by the Town of Warwick, and the resulting effects on wildlife populations and plant species, will be discussed. Impacts of the proposed project on deer population will be determined by a qualified biologist, including the consequences of this potential impact on vegetation (both existing and proposed landscaping) as well as other wildlife.

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<sup>1</sup> The *Southern Wallkill Biodiversity Plan* identifies this area as an “important wetland-upland complex...home to some very important declining, range-edge and state-listed amphibian and reptile species. Maintaining connectivity is important for these species, so special attention should be paid to the tenuous connections.”

## PROPOSED MITIGATION MEASURES

A discussion of applicable mitigation measures identified as necessary, recommended in the *Southern Wallkill Biodiversity Plan*, or required by DEC and/or U.S. Fish and Wildlife Services will be provided. Such mitigation may include but is not limited to permanent open space designation of all identified biodiversity areas, increasing the amount of protected open space beyond the proposed 62.5 percent, establishment of generous vegetative buffers around streams and wetlands, the adoption of landscaping schemes which focus both on the use of native vegetation and the enhancement of species diversity on the site, habitat improvements, and the avoidance and/or salvaging of any trees of significance.

### **D. Cultural Resources**

#### EXISTING SETTING

A Phase I Historic and Archaeological Resource Survey will be completed to evaluate the potential for historic or archaeological resources located on the site. This survey will be conducted in conformance with the procedures specified by the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP). The results of the survey will be summarized in the DEIS and copies of correspondence from the OPRHP will be included in an appendix. A description will be provided of prominent and/or unique cultural features including stonewalls and other indications of historic agricultural activity on the site.

#### POTENTIAL IMPACTS

An evaluation of potential impacts to historic and archaeological resources from the proposed development will be provided. The presence of culturally sensitive areas on the site (if any) as identified in the Phase I Historic and Archaeological Resource Survey will be identified and discussed.

#### PROPOSED MITIGATION MEASURES

A discussion of possible mitigation measures will be provided as necessary or as required by the OPRHP. Provide Phase II Survey results if applicable.

### **E. Visual**

This Section will provide a visual impact assessment through the use of narrative text, photographs, and landscape architectural drawings such as plans, sections, elevations, or other graphic representations of existing and proposed conditions. This Section will also describe the visual character of the neighborhood and the visual relationship between the project site and the hamlet of Edenville and the surrounding residential area, particularly

with respect to adjacent properties and remote locations where the proposed development might be visible, such as scenic areas and scenic roads identified in the Warwick *Comprehensive Plan*. The analysis will address existing site conditions and natural features contributing to the visual quality of the site, its surrounding environment, and the visual relationship between the project site and the surrounding area. The change and impact of the proposed project on the existing visual character and quality will be discussed.

#### EXISTING SETTING

The areas from which the site will be visible will be defined. The analysis will use the methodology described in the DEC publication entitled *Assessing and Mitigating Visual Impacts* (see Program Policy DEP-00-2, July 31, 2000). Visual conditions are to include:

- A discussion of the elements that contribute to the visual image and character of the project site will be provided. Photographs of the site from at least six (6) critical receptor points, as approved by the Town of Warwick Planning Board, will be provided.
- A description of the project's visibility from Bloom Corners and Newport Bridge roads and Pine Island Turnpike.
- A description of the project's visibility from other locations as identified by the Planning Board.

#### POTENTIAL IMPACTS

A description of the changes in visual character of the site and surrounding areas will be provided. This section will also discuss the impact on the view from the critical receptor points, the potential for road lighting, and the project's potential effects on the rural character of the area.

#### PROPOSED MITIGATION MEASURES

Proposed mitigation measures will be discussed as necessary or recommended based on the results of the visual impact analysis.

### **F. Transportation**

This Section will include a Traffic Impact Study that evaluates existing traffic conditions compared to conditions anticipated upon completion. The Traffic Impact Study will address the potential transportation impacts and will identify mitigation measures to avoid or minimize the potential impacts.

#### EXISTING SETTING

- A Traffic Impact Study (TIS) will be completed for the project using standards and guidelines in common use and as developed by the New York State Department of

Transportation (DOT), the Institute of Transportation Engineers (ITE) and the Highway Capacity Manual (HCM). In particular, the study will evaluate the following intersections during the AM and PM peak traffic periods and the weekend peak period(s):

- Site Access along Bloom Corners Road.
  - Bloom Corners Road and Pine Island Turnpike.
  - Bloom Corners Road and Waterbury Road.
  - Bloom Corners Road and Newport Bridge Road.
  - Waterbury Road and County Route 1A.
- 
- All available traffic data, including accident data for the preceding five year period, will be collected from NYSDOT, Orange County Department of Public Works, and the Town of Warwick for the studied intersections and analyzed and discussed in this Section.
  - A description will be provided of roadways and roadway conditions directly serving the site, including number of lanes, posted speed limits, existing public transportation facilities serving the area and region, and existing traffic routes for trucks and traffic controls.
  - Pedestrian and bicycle movements and facilities in the area, especially any existing or potential linkages with adjoining lands and the Hamlet of Edenville, will also be identified and discussed.
  - Future road connections with adjoining properties in the Town will be discussed.
  - The traffic study will consider approved and pending projects in the area (list to be provided by Planning Board).

#### POTENTIAL IMPACTS

A discussion will be provided of potential impacts identified in the TIS, including:

- Potential impacts to the road network.
- Access to the site from Bloom Corners Road and potential future connections to adjoining lands as well as the results of the cumulative analysis with other proposed and pending projects.
- Sight distances.
- Pedestrian circulation and bicycle movements.

The condition, safety and adequacy of Blooms Corners Road and other roads affected by the additional generation from the project will be discussed in light of its capacity to handle the additional traffic and the effect the proposed project and any related improvements to the roads will have on community character and quality of life for neighborhood residents.

#### PROPOSED MITIGATION MEASURES

Applicable mitigation measures will be proposed, including those identified in the TIS. Discussions of access points relative to traffic safety, emergency access, construction vehicle access, and provisions for bicycle and pedestrian facilities within the project will be included.

#### **G. Land Use and Zoning**

A discussion will be presented of the proposed project's compatibility with the existing land use and zoning on the site and in the surrounding area.

#### EXISTING SETTING

- Discussion of the existing land uses and zoning designations on-site and on adjacent properties and in the surrounding area (i.e. within ½ mile).
- Discussion of recommendations for the site and surrounding area from the Town's *Comprehensive Plan*, *Community Preservation Project Plan*, and the *Orange County Plan*. A brief summary of the goals and objectives found in each of the referenced plans will be provided.
- Discuss the Design Guidelines recommendations for residential development.
- Discuss the historic agricultural use of the site including farm structures, soil fertility and previous crop and/or animal production. Discuss permits or approvals associated with prior uses, if any.

#### POTENTIAL IMPACTS

##### *Land Use*

- A discussion of the proposed project's compatibility with surrounding land uses will be provided.
- Potential impacts of the proposed project to surrounding land uses will be discussed.

- Consistency with the Town's *Comprehensive Plan*, *Community Preservation Project Plan*, and the *Orange County Plan*. Aspects of the proposed action that would deviate from conformance with any of the above plans will be identified and an evaluation of why such deviation is proposed will be provided.
- Discuss the agricultural viability of lot 49, which is proposed as a ± 125 acres lot for the existing farmstead, but which is predominantly State Protected freshwater wetlands.

### *Zoning*

- The proposed project's compliance with the Zoning Law, including the intent and purposes of the Zoning Law, the provisions of § 164-41.1 (the cluster regulations) including the siting guidelines for lands within the AP-O District, and other relevant sections of the Zoning Law will be analyzed and discussed.
- Discuss consistency with the Town Design Guidelines. Discuss the need for and justification of waivers, based upon the procedures found in § 164-74.1 (waivers) for all areas where the proposed plans do not meet the design guidelines, design standards, or subdivision standards.
- Discuss compliance of the yield plan with the Town Zoning Law and Subdivision Regulations.

### PROPOSED MITIGATION MEASURES

A discussion of any applicable and appropriate mitigation measures will be provided.

### **H. Police, Fire and Emergency Medical Services**

This section will evaluate the potential impacts of the proposed project on existing police, fire, and emergency services in the Town of Warwick. Information will be based on conversations with and correspondence received from service providers and available online resources.

### EXISTING SETTING

#### *Police Services*

Identification of State, County, and local Police Departments that provide police coverage to the project site, with a description of the following information for each:

- Station locations.
- Staffing levels.
- Average response time expected to the project site.
- Any existing deficiencies in staffing or facilities, if available.

- Any planned or proposed expansions or improvements to address the deficiencies.

#### *Fire and Emergency Medical Services*

Identification of Fire Departments and/or Emergency Medical Service (EMS) providers that service the project site will be provided based upon discussions and correspondence with the respective departments. This will include a description of the following information for each:

- 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.

#### POTENTIAL IMPACTS

- A discussion of how the proposed action may affect these municipal services will be provided.
- The adequacy of the existing services, facilities, staff and equipment to handle the increased demand generated by the proposed development will be evaluated.
- The ability of the proposed road system and access points to accommodate emergency vehicles and equipment will be discussed.
- The capacity of the water supply system to meet future fire demands of the proposed project will be discussed.

#### PROPOSED MITIGATION MEASURES

Proposed mitigation measures to minimize or avoid identified impacts will be provided.

### **I. School District Services**

This section will evaluate the potential impacts of the proposed project on the Warwick Central School District. Information will be based on conversations with and correspondence received from the District and available online resources.

#### EXISTING SETTING

A description of existing school facilities serving the project site (elementary, middle-school, and high school) will be provided, including:

- Total student capacity.
- Current enrollment.

- Existing school transportation routes (based on data to be supplied by the School District to the extent available).
- Discussion of relevant studies regarding School District capacity and enrollment trends.
- Discussion of any expansion or improvements planned by the School District.

#### POTENTIAL IMPACTS

- An estimation of the number of public school children to be generated by the proposed project will be provided based on multipliers in the 1994 Urban Land Institute's *Development Impact Assessment Handbook* or use Warwick School District data, if available.
- The potential impacts of the estimated additional school children on school capacity will be evaluated.
- Projected School District costs and tax revenues generated by the proposed project will be evaluated. A discussion of the anticipated additional tax revenue generated in comparison to the expected cost of educating the additional children associated with the proposed project will be presented. Cross-reference the results of the fiscal impact section here (see below).

#### PROPOSED MITIGATION MEASURES

Proposed mitigation measures to minimize or avoid identified impacts will be provided.

### **J. Fiscal Impact Analysis**

#### EXISTING SETTING

This section will include a discussion of the existing revenues and anticipated taxes generated from the site development and any existing municipal costs related to the site for all applicable jurisdictions - Town (including highway), County, School District, and any special districts.

#### POTENTIAL IMPACTS

A discussion of the projected costs and revenues associated with the project will be performed using the methodology identified in the *Fiscal Impact Handbook* and updates, prepared for each taxing jurisdiction. The assumptions on which costs and revenues are based will be clearly presented. Use Warwick School District data for the school analysis, if available.

#### MITIGATION MEASURES

As required.

## **K. Recreation and Open Space Resources**

This section will evaluate the potential impacts of the proposed project on existing recreation and open space facilities in the Town of Warwick.

### EXISTING SETTING

A description of existing recreation and open space resources will be provided, including:

- Existing recreational facilities and public open space areas in the Town of Warwick that can potentially be used by the future project residents.
- On-site recreational amenities, if any are proposed.
- On-site open space to be preserved including the method used for permanent protection.
- Any existing deficiencies in recreational facilities and/or plans for improvements/expansions to any facilities.
- Reference any results from the discussion of the Town's adopted *Community Preservation Project Plan* recommendations for open space or recreation for the site here (see Section G herein).

### POTENTIAL IMPACTS

A discussion of potential impacts associated with the proposed project on the Town's recreational facilities will be provided. The evaluation will be based on standards such as the National Recreation and Park Association (NRPA) for community needs regarding parks, public open space, and recreational facilities.<sup>2</sup> An evaluation of the potential for a park, playground, or other recreational amenities to be located on the property, as required by § 137-23 of the Town of Warwick Code, will be analyzed and discussed.

### PROPOSED MITIGATION MEASURES

Proposed mitigation measures to minimize or avoid identified impacts will be provided.

## **L. Utilities—Water**

This section will evaluate potential impacts regarding water supply.

### EXISTING SETTING

This section will analyze availability of existing groundwater for individual wells or a water district in the project area. Water quality as it relates to Department of Health drinking water standards will be discussed.

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<sup>2</sup> *Recreation, Park and Open Space Standards and Guidelines*, National Recreation and Park Association, 1990.

## POTENTIAL IMPACTS

This section will provide an evaluation of projected water use and water supply capacity to meet the estimated project-generated water demand, and a discussion of potential impacts to subsurface aquifers and the long-term capacity of the area's water supply. This section will also analyze potential impacts to existing wells in the vicinity of the project site. Perform an Aquifer Impact Assessment per the Town of Warwick Aquifer Protection Overlay District guidelines. Discuss and consider alternate means of water supply including creation of a Public Water Supply. Discuss the feasibility of creating a water supply for the site and potentially other nearby sites including the Luft Farm.

## PROPOSED MITIGATION MEASURES

Applicable water supply mitigation measures will be identified and discussed.

### **M. Utilities—Wastewater**

Potential impacts regarding wastewater treatment and disposal will be addressed in this section.

## EXISTING SETTING

- A discussion of the area's existing wastewater generation and disposal processes will be provided.
- The suitability of on-site soils to properly treat septic effluent will be provided. This section should also investigate the soil types mapped at septic disposal system sites and revise or verify the SCS Soils Map.
- Discuss potential impacts on karst conditions (if any) on the site.

## POTENTIAL IMPACTS

- Estimates of wastewater generation will be provided.
- A discussion will be provided describing the proposed septic disposal systems. Equal weight should be given to consideration of community septic/treatment plant and individual septic systems. Discuss a potential regional sewage treatment facility.
- An evaluation of the potential for contamination of on-site and nearby water resources, including wetlands, streams, or aquifers, will be provided based on the expected wastewater generation and drainage patterns.

## PROPOSED MITIGATION MEASURES

Applicable wastewater treatment mitigation measures will be identified and discussed.

## N. Other Utilities

Potential impacts regarding electrical capacity and distribution will be addressed in this section.

### EXISTING SETTING

- A discussion of the area's existing electrical generation, local capacity and use will be provided.

### POTENTIAL IMPACTS

- Estimates of electrical generation will be provided.
- A discussion will be provided describing the need for improvements to the electrical grid.

### PROPOSED MITIGATION MEASURES

Applicable electrical capacity mitigation measures will be identified and discussed including methods to reduce electrical use. See also the alternatives section for an examination of Energy Star and/or LEED certification programs for reducing energy use.

## IV. ADVERSE UNAVOIDABLE SIGNIFICANT ENVIRONMENTAL IMPACTS IF PROJECT IS IMPLEMENTED

This section will include a discussion of the unavoidable adverse environmental impacts identified in Section III that can be expected to occur regardless of the mitigation measures proposed.

## V. ALTERNATIVES

The following alternatives to the proposed project will be considered. In addition to graphic and text to be provided, a comparative assessment of the impacts of all alternatives is also to be provided:

**A. No-Build Alternative**

The “No Build” alternative will be addressed as required under 6 NYCRR 617.9(b)(5). The “No Action” alternative is the scenario that would occur if no residential development were to take place on the project site.

**B. Traditional Neighborhood Alternative**

An alternative that would create a compact pedestrian friendly residential neighborhood. Use the Town’s Traditional Neighborhood Development (TND-O) Overlay intent and design standards as a guideline. Address central water and sewer services to enable this type of development to occur.

**C. Conventional Subdivision**

The proposed yield plan is in effect a conventional subdivision development of the site. The impacts of this plan will be addressed.

**D. Reduced Scale Alternative**

A reduced scale alternative may be necessary to avoid or minimize identified adverse impacts or to comply with Orange County and New York State Realty Subdivision requirements for limitations on individual wells and septic disposal systems over 49 lots, if waivers are not granted for the proposed 53 lots.

**E. Alternative Cluster Designs**

An alternative cluster arrangement or arrangements, that may be necessary as a result of the impact analyses and 4-step design process conducted for the DEIS, will be presented.

**E. Alternative Energy Option**

The Applicant will analyze the potential and feasibility for the use of alternative energy resources for heating, cooling and power, including the use of solar energy or groundwater source heat pumps. Discuss whether such an approach would qualify for Energy Star or LEED certification. This alternative need not include a graphic plan.

**VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**

This section will include identification of the natural and human resources listed in Section III that will be consumed, converted, or made unavailable for future use.

## VII. GROWTH INDUCING ASPECTS

Section VII will discuss the potential growth-inducing aspects that the proposed project may have, including increases in local business demands and resident population; new service industries which may be needed in response to demands of the project's residents; and further growth potential through improved infrastructure.

## VIII. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

Section VIII will discuss the energy sources to be used for the proposed project, the anticipated levels of energy consumption, and proposed energy conservation measures. See also Sections III-N and V-E for energy conservation methods to be used.

## IX. APPENDICES

Correspondence (including all SEQR documentation and correspondence related to issues addressed in the DEIS)

Cultural Resources Survey

Visual Analysis

Traffic Impact Study

Aquifer Impact Assessment

Preliminary Stormwater Pollution Prevention Plan

Engineering Drawings

- Subdivision Plans including the 4-step design process, site context map and the Existing Resources and Site Analysis Plan

- Erosion and Sediment Control Plan

- Stormwater Quality and Management Plan

- Conceptual Utility Plan

- Landscape Plan

- Lighting Plan (if any)

## INVOLVED AND INTERESTED AGENCIES

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

Town of Warwick Conservation Advisory Board  
132 Kings Highway  
Warwick, NY 10990

Town of Warwick Department of Public Works  
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 (Federal Agency, 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