

SCOPING DOCUMENT

FOR

PULPIT ROCK INN

**DRAFT ENVIRONMENTAL
IMPACT STATEMENT (DEIS)**

**WEST STREET
TOWN OF WARWICK,
ORANGE COUNTY, NEW YORK**

Lead Agency and Contact Person:

Town of Warwick Planning Board
132 Kings Highway
Warwick, NY 10990

Attn: Benjamin Astorino -Planning Board Chairman
(845) 986-1127 ext. 261

Preparer and Contact Person:

Engineering & Surveying Properties, P.C.
71 Clinton Street

Montgomery, New York 12549
Attn: Jane Samuelson, P.E.
(845) 457-7727

Date of Acceptance: _____

GENERAL GUIDELINES

- a. The Draft Environmental Impact Statement (“DEIS”) shall address all items and conform to the format outlined in this Scoping Document.
- b. The document should be written in the third person. The terms "we" and "our" should not be used. The Applicant's conclusions and opinions should be identified as those of the “Project Sponsor,” "Applicant" or "the Developer."
- c. Narrative discussions should be accompanied by appropriate charts, graphs, maps and diagrams whenever possible. If a particular subject matter can most effectively be described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically.
- d. The entire document should be checked carefully to ensure consistency with respect to the information presented in the various sections.
- e. Environmental impacts should be described in terms that the layperson can readily understand
- f. All discussions of mitigation measures should consider at least those measures mentioned in the Scoping Document. Where reasonable and necessary, mitigation measures should be incorporated into the Proposed Action if they are not already included.
- g. The DEIS may incorporate in the text or as appendices all or portions of other documents including other EISs that contain information relevant to the Project Site.
- h. The DEIS will discuss, where appropriate, all related short-term and long-term impacts, cumulative impacts and associated environmental impacts
- i. Full-scale Site Plans are to be submitted with the DEIS as a separate appendix. All plans and maps showing the Site will include adjacent homes, other neighboring uses and structures, roads, and water bodies within 100 feet of the property boundaries, a legend and north arrow.

The DEIS is intended to convey general and technical information regarding the potential environmental impacts of the Proposed Project to the Town of Warwick Planning Board (as Lead Agency), as well as several other agencies involved in the review of the Proposed Project. The DEIS is also intended to convey the same information to the interested public. The Preparer of the DEIS is encouraged to keep this audience in mind as it prepares the document. Enough detail should be provided in each subject area to ensure that most readers of the document will understand, and be able to make decisions based upon, the information provided.

As the DEIS will become, upon acceptance by the Lead Agency, a document that may, if appropriate, support objective findings on approvals requested under the application, the Preparer is requested to avoid subjective statements regarding potential impacts. The DEIS should contain objective statements and conclusions of facts based upon technical analyses. Subjective evaluations of impacts where evidence is inconclusive or subject to opinion should be prefaced by statements indicating that “It is the Applicant’s opinion that...”. The Town of Warwick Planning Board reserves the right, during review of the document, to require that subjective statements be removed from the document or otherwise modified to indicate that such subjective statements are not necessarily representative of the findings of the Lead Agency.

DESCRIPTION OF THE PROPOSED ACTION

The Proposed Action consists of the development of a 62-room hotel and six cottages with eight-unit each, for a total of 110 units on a +/-9.0-acre parcel located on the south side of West Street. The Applicant is seeking Site Plan and Special Use Permit approval for the Project from the Town of Warwick Planning Board. The Proposed Project is classified as an Unlisted Action under SEQRA per 6 N.Y.C.R.R. § 617.

The property is known as Section 43, Block 1, Lot 48 on the Town of Warwick tax maps. Access to the site will be from a new driveways entrance located on West Street. The project proposes 94 parking spaces and 26 land banked spaces to be built as needed in the future. Water supply will be provided by a proposed private on-site well. Sewer service will be provided by a proposed on-site subsurface sewage disposal system. The Applicant's purpose for the Project is to provide hospitality and overnight accommodations proximate to the Village and Town of Warwick.

INVOLVED AGENCIES

NYS Department of Environmental Conservation
Orange County Department of Health
Town of Warwick Planning Board

INTERESTED AGENCIES

Town of Warwick Highway Department
Village of Warwick Board of Trustees
NYS OPRHP

COVER SHEET

- A. Identification as Draft Environmental Impact Statement.
- B. Title/name of the Project.
- C. Location (County and Town) of the Project.
- D. Name and address of the lead agency; name and telephone number of the person to contact at the lead agency for information and SEQRA status.
- E. Name and address of Project Sponsor, name, address and telephone number of the person representing the applicant.
- F. Name, address and email address of the primary preparer(s) of the DEIS.
- G. Date of submittal and all DEIS revision dates.
- H. Date of acceptance of the DEIS as complete (to be inserted at later date).
- I. Date of Public Hearing and subsequent adjournments (to be inserted at later date).
- J. The deadline date by which comments are due (to be inserted at later date).

TABLE OF CONTENTS

The DEIS shall include listings of major sections and subsections, tables, figures, maps, charts, appendices & any items that may be submitted under a separate cover (and identified as such).

I. EXECUTIVE SUMMARY

The Executive Summary shall consist of a brief but precise summary of the DEIS that adequately and accurately summarizes the description of the Proposed Action and identifies any significant adverse impacts, the proposed mitigation measures, and the alternatives analyzed in the body of the document. It will also include a list of all required reviews and approvals from Town, County, State and Federal agencies

II. DESCRIPTION OF THE PROPOSED ACTION

The Description of the Proposed Action shall be a detailed presentation of the proposal with supporting graphic materials

1. INTRODUCTION

1. History of the Proposed Action application to the Planning Board
2. History of SEQRA process (i.e., relevant dates establishing Lead Agency, the date of adoption of the Positive Declaration)
3. Establish the purpose of Draft Environmental Impact Statement

2. SITE LOCATION & DESCRIPTION

1. Establish geographic boundaries and conditions of the Site, tax map designation and abutting roads
2. Site acreage, easements affecting the Site, and existing access
3. Discuss land uses in the immediate area (1/2 mile) and relationship of Project to those uses
4. Site description (existing zoning and any need for variances or waivers, Site character, vegetation conditions, wetlands, wildlife and habitat, etc.)

3. SITE DESIGN & LAYOUT

1. Site Areas
 - a. Area of Site disturbance
 - b. Proposed impervious surface area (roofs, driveways, roads, etc.)
 - c. Description of natural areas and areas of the Site to remain undisturbed
2. Structures
 - a. Description of proposed structures
 - b. Building dimensions and sizes
 - c. Location of buildings and structures
3. Site access, vehicular and pedestrian circulation, and parking
 - a. Location of roadways, sidewalks and parking
 - b. Number of parking spaces and layout
 - c. Description of access to nearby sidewalks
 - d. Proposed public rights of way improvements, if any
4. Utilities
 - a. Sewer
 - b. Water
 - c. Stormwater facilities & drainage

4. OPERATION AND MAINTENANCE OF THE PROJECT

1. Ownership and management of Project
2. Hours of operation
3. Maintenance of on-site improvements (sewer, water, stormwater)

5. PERMITS AND APPROVALS REQUIRED

List approvals needed

1. Local
 - a. Site Plan Approval - Town of Warwick Planning Board
 - b. Special Use Permit – Town of Warwick Planning Board
 - c. Highway Work Permit for improvements on West Street – Town of Warwick DPW
 - d. MS4 SWPPP Acceptance – Town of Warwick Town Board
2. County
 - a. Water Supply Application - Orange County Health Department
3. State
 - a. SPDES permit (Stormwater) - New York State Department of Environmental Conservation
 - b. SPDES permit (Wastewater) - New York State Department of Environmental Conservation

III. ENVIRONMENTAL SETTING, POTENTIAL IMPACTS AND PROPOSED MITIGATION MEASURES

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

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

A. LAND

Existing Conditions

- a. Identify soil types found on the Site as presented in the Orange County Soil Survey
- b. Identify the depth to bedrock and seasonal high ground water table for each soil type
- c. Identify the slopes ranges found on the Site (0-10%, 10-15%, 15+)

Potential Impacts

- a. Quantify the total area of disturbance
- b. Quantify the disturbance by slope range
- c. Discuss impacts that may occur resulting from depth to bedrock or water table
- d. Discuss soil erosion and sediment control measures designed in accordance with the NYS Department of Environmental Conservation's "New York Standards and Specifications for Erosion and Sedimentation Control" (current version)

Mitigation Measures

- a. Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified

B. SURFACE WATER RESOURCES

Existing Conditions

- a. Location and description of on-site and off-site surface waterbodies, including NYSDEC and ACOE designated wetlands and buffer areas
- b. Classification of waterbodies according to NYSDEC and/or ACOE
- c. Description of existing drainage areas

Potential Impacts

- a. Discuss potential impacts associated with any wetland or wetland buffer disturbance
- b. Discuss any encroachments into surface water resources including whether encroachments are temporary or permanent.
- c. Discuss potential impacts from future drainage patterns, stormwater peak discharges, stormwater quantity reduction and stormwater quality
- d. Discuss potential for diminished water quality of surface waters by erosion due to construction
- e. Discuss Stormwater Pollution Prevention Plan (SWPPP in accordance with the NYS Dept. of Environmental Conservation's "Stormwater Management Design Manual" (Current version)

Mitigation Measures

- a. Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified

C. GROUND WATER RESOURCES

Existing Conditions

- a. Provide the location and description of any existing on-site wells
- b. Identify whether the Site is located over a designated aquifer
- c. Discuss whether the Site is located within the Town's Aquifer Protection Overlay District (AQ-O)

Potential Impacts

- a. Describe the proposed well location
- b. Calculate the anticipated amount of water usage for the Proposed Action
- c. Discuss the source of contaminants (i.e. pesticides, herbicides, deicing agents, subsurface sewage disposal systems) from the Site and adjacent properties and their potential impacts to the proposed well and identified resources

Mitigation Measures

- a. Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified

D. PLANTS AND ANIMALS

Existing Conditions

- a. Vegetative/ecological communities within the limits of the Site will be identified and described
- b. The New York State Natural Heritage Program, New York State Department of Environmental Conservation, and the US Fish & Wildlife Service will be contacted to determine the recorded presence of threatened, endangered, or unique and rare plant and animal species on the site.
- c. On-site investigations will be made by a qualified biologist to generally identify resident and transient species on the Site.

- d. Discuss whether the Site is located within the Town's Biodiversity Conservation Overlay District (BC-O)

Potential Impacts

- a. Describe the potential impacts to plant and animal communities on, or in the vicinity of the Site, due to construction of the Proposed Action

Mitigation Measures

- a. Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified

E. AGRICULTURAL RESOURCES

Existing Conditions

- a. Discuss whether the Site is located within an agricultural district and what portions of the Site are considered agricultural
- b. Describe agricultural soil groups found on the Site
- c. Describe the timeframe for when the Site was last used for agricultural purposes

Potential Impacts

- a. Discuss if a portion or all of the agricultural soil will be permanently transformed by the Project
- b. Describe the loss of agricultural productive soils and how this would affect the agricultural district

Mitigation Measures

- a. Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified

F. AESTHETIC RESOURCES

1. Visual

Existing Conditions

- a. Provide narrative and graphic representation describing the existing scenic resources and visual character of the surrounding neighborhood
- b. Aesthetic and historic resources important to the community in the vicinity of the site shall be identified
- c. Identify whether the site is visible from any public parks or trails

Potential Impacts

- a. Describe the proposed visual conditions of the Site
- b. Discuss the potential diminished public enjoyment of the Site
- c. Discussion of proposed signage (location, proposed colors, and size of signage).

Mitigation Measures

- a. Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified.

G. HISTORIC AND ARCHAEOLOGICAL RESOURCES

Existing Conditions

- a. Identification of sites having potential significant historical or archaeological value on or adjacent to the site

Potential Impacts

- a. Discuss results of Cultural Resources Survey and Investigation including any interaction with State Office of Parks, Recreation and Historic Preservation (“OPRHP” or “SHPO”).
- b. Describe the potential for construction of the Proposed Project to affect any cultural resources that may be present on the Project Site.

Mitigation Measures

- a. Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified.

H. TRAFFIC/TRANSPORTATION

Existing Conditions

- a. Provide a description of size, capacity and physical condition of the following roadways:
 - West Street
 - County Route 1A
- b. Provide the current levels of service for Weekday P.M. and Saturday peak hour traffic flow for the following intersections
 - West Street and County Route 1A
 - West Street and Eagle’s Watch (Pelton Crossing Subdivision)

Potential Impacts

- a. Describe proposed on-site traffic improvements and traffic circulation
- b. Grow the existing traffic volumes at the identified intersections to determine the 2024 “No-Build” traffic volumes
- c. Using accepted sources, such as the Institute of Transportation Engineers’ publication, *Trip Generation, 10th Edition*, determine how much traffic will be generated by the proposed Project
- d. Establish trip distribution patterns for the generated trips
- e. Add the Project generated trips to the “No-Build” traffic volumes to yield the “Build” traffic volumes at the identified intersections
- f. Compare intersection levels of service for the “Build” and “No-Build” peak-hour traffic volumes to identify potential project impacts

Mitigation Measures

- a. Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified.

IV. ALTERNATIVES

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

A. No Action

1. Describe the "No Build" alternative.

B. Alternative Plans/Uses

1. Discuss the potential for alternative uses of the Site.

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

Identify those adverse environmental effects in Section III that can be expected to occur regardless of the mitigation measures considered. Provide a summary of proposed impacts in terms of loss of environmental resources.

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

This section will summarize the Proposed Project and its impacts in terms of the loss of environmental resources, both in the immediate future and in the long term.

VII. GROWTH-INDUCING IMPACTS

This section will discuss whether there is a growth inducing impact as a consequence of the approval and construction of the Proposed Project, as well as the potential extension of water and/or sewer services to the Project Site, including in terms of residential and commercial growth.

VIII. SUMMARY OF MITIGATION MEASURES

IX. APPENDICES

- a. Application and SEQRA Documentation
- b. Correspondence from federal, state, regional or local agencies, organizations or consultants contacted during the preparation of the DEIS.
- c. Relevant studies and reports
- d. Site Plan (Full scale)