

9.0 THRESHOLDS FOR REVIEW OF FUTURE SITE SPECIFIC PLAN APPLICATIONS

This DEIS is “generic” pursuant to SEQRA. It addresses the proposed change in zoning and the likely implications associated with that action. A site plan, special permit and/or other decision will still need to be made after the zoning action takes place. This subsequent action will also be subject to SEQRA. Pursuant to SEQRA regulations, a GEIS should "set forth specific findings and criteria under which future actions will be undertaken or approved, including requirements for any subsequent SEQRA compliance." The SEQRA regulations go on to outline four (4) different options for such further SEQRA compliance for a subsequent proposed action after the filing of a generic EIS:

- No further SEQRA compliance is required if a subsequent proposed action will be carried out in conformance with the conditions and thresholds established for such actions in the generic EIS or its findings statement;
- An amended findings statement must be prepared if the subsequent proposed action was adequately addressed in the generic EIS but was not addressed or was not adequately addressed in the findings statement for the generic EIS;
- A negative declaration must be prepared if a subsequent proposed action was not addressed or was not adequately addressed in the generic EIS and the subsequent action will not result in any significant adverse environmental impacts; and
- A supplement to the final generic EIS must be prepared if the subsequent proposed action was not addressed or was not adequately addressed in the generic EIS and the subsequent action may have one or more significant adverse environmental impacts.

At the time of adopting its Findings, the Town Board will also adopt a SEQRA thresholds evaluation form that will be used by the Marlborough Planning Board to review the subsequent special use permit, subdivision and/or site plan applications for the subject property. One of the four courses of action outlined above will then be required.

Proposed SEQRA Thresholds

Based on the analyses set forth in the DGEIS, the following thresholds are viewed as applicable for future evaluation of a future site plan application pursuant to the residential zoning:

Total Number of Dwelling Units	=	Shall not exceed 137 dwellings and shall be connected to public water and sewer services.
Housing Type	=	Shall be residential, either townhouse or multiple family.
Separation Distance between residential buildings	=	Not less than thirty (30) feet.
Design Standards	=	Architecture will incorporate vernacular architecture of colonial style dwellings in Marlborough. Sidewalks shall be provided on one side of street.
Maximum Number of Bedrooms	=	Shall not exceed three (3) bedrooms per dwelling.

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Disturbance	=	Shall not exceed 16 acres plus an additional disturbance not to exceed ten percent (10%), or additional disturbance of 1.6 acres.
Natural Open Space to Remain	=	Ten to twelve acres of open space shall be retained.
Stormwater Management Plan	=	Demonstrate consistency with the GEIS.
South side of Dock Road	=	Except for infrastructure improvements (i.e. stormwater management basin, etc.), no further disturbance allowed.
Flora/Fauna	=	No disturbance shall be permitted to regulatory wetland on south side of Dock Road.
Traffic	=	Trips shall not exceed the following traffic volumes as calculated using ITE rates: 70 trips AM weekday peak hour, (\pm) 10%; 80 trips PM weekday peak hour, (\pm) 10%
Landscaping	=	Quantities of vegetation shall be no less than as shown on the Concept Landscape Plan. A detailed landscaping plan shall be submitted as part of site plan submission. A landscape screen shall be provided along the property's border with the wastewater treatment plant to screen views of the plant from future dwellings.