

Appendix A  
SEQR Documentation

**RESOLUTION OF THE PLANNING BOARD  
OF THE TOWN OF CARMEL  
ADOPTION OF SCOPING DOCUMENT  
#03-16, March 26, 2003  
Tax Map # 55-5-23, 24, 25 & # 44-2-1**

**GATEWAY SUMMIT COMMERCIAL SUBDIVISION AND SITE PLANS  
AND THE FAIRWAYS SENIOR HOUSING SITE PLAN**

**WHEREAS**, an application for Planning Board approval for a commercial subdivision and associated conceptual site plan titled "Gateway Summit Commercial Subdivision" and a site plan for a senior housing development titled Fairways Senior Housing Development was submitted by Hudson Valley Realty Corp.; and

**WHEREAS**, the Planning Board determined that the proposed projects should be considered concurrently so as to prevent a segmented SEQR review and that the combined projects constitutes a Type 1 action under GNYCRR PART 617.4; and

**WHEREAS** the Planning Board declared itself Lead Agency for the proposed actions on March 26, 2003; and

**WHEREAS**, Planning Board conducted a public meeting on the draft scoping document on March 26, 2003 and resolved to accept written comments for an additional 30 days; and

**WHEREAS**, Planning Board received comments at the public scoping session and has further received the following written comments:

1. Rivkrkceper, dated 3/7/03
2. NYCDEP, dated 2/28/03
3. NYS Attorney General, dated 3/26/03
4. Coalition of the Preservation of Rolling Greens, updated
5. James Byran Bacon, dated 3/26/03
6. Environmental Conservation Board, 4/28/03
7. Putnam County Coalition to Preserve Open Space dated 4/24/03; and

*Resolution #03-21  
Gateway Summit & The Fairways Senior Housing  
May 14, 2003  
Page 2 of 2*

**WHEREAS**, Planning Board reviewed and considered all relevant and substantive issues presented to the Planning Board and has revised the draft scoping document accordingly; be it hereby

**RESOLVED** that the Planning Board adopts the Scoping Outline For Preparation of a Draft Generic Environmental Impacts Statement For Gateway Summit, US Route 6 and The Fairways, Fair Street Town of Carmel, dated May 13, 2003, as marked up by the Planning Board Chairman.

**TOWN OF CARMEL PLANNING BOARD**

\_\_\_\_\_  
Chairman

Dated: \_\_\_\_\_

## NOTICE CONCERNING LEAD AGENCY

By resolution of January 29, 2003, The Town of Carmel, in accordance with Article 8 of the State Environmental Conservation Act, gives Notice as follows:

1. *The Planning Board has received an application from Hudson Valley Realty Corporation for two separate projects on adjoining properties described as follows:*

These projects will be known as The Fairways Senior Housing Project ("Parcel A") and Gateway Summit Commercial Subdivision ("Parcel B"). For the purpose of SEQRA, these projects will receive simultaneous review under one Environmental Impact Statement to avoid concerns regarding segmentation. A location map, long EAF and site plan is attached to this notice.

### Parcel A: The Fairways

Parcel A, which has deeded access to Fair Street, is located south of Fair Street and east of Kelly Ridge Road. It is within the boundaries of the existing Centennial Golf Club. It is 92.9 acres in size, and includes the majority of New York State DEC Wetland LC-27. The property is currently zoned R120 (low density residential). No zone change is proposed.

The applicant proposes a 149 unit senior housing project, to be built in conformance with the Town's "Multi-Family Dwellings for Elderly" ordinance (Section 63-10.Y, Note 25 of the Town Code.) Under this ordinance, a special exception use permit is required. The use is permitted by special exception in all zoning districts with lands that meet specific criteria, including minimum lot size and setbacks, maximum of 150 units, and availability of municipal sewer and water, among others. Primary access will be provided from Fair Street.

The residential units will occupy approximately 15 acres of this parcel 92.9 acre parcel. There will be 9.9 acres of building area and pavement. The remainder will be undeveloped open space maintained by the condominium association. Recreation facilities, including tennis courts and a swimming pool, are included as part of the proposal. No impacts to State or local wetlands are anticipated.

### Parcel B: Gateway Summit

Parcel B is a 96.2 acre parcel with existing access to Route 6. It abuts the Centennial Golf Club property to the south and west. It is made up of moderate to steep slopes, with some areas of federal and town regulated wetlands. The property is currently zoned I-L (light industrial).

The applicant proposes an eight lot commercial subdivision for a mix of commercial and permitted residential use. These uses include 1) a hotel and conference center, or 145,000 square feet of retail, 2) 98 units of assisted living/senior housing, 3) 140,000 sf of retail space, 4) 6,000 sf of office space, 5) 6,400 sf of restaurant space, and 6) a 68,000 sf YMCA.

No impacts to town or federally regulated wetlands are anticipated. A wetland permit from the Town of Carmel will be required for buffer encroachments for a road crossing to proposed Parcel 8. Site plan approval for the individual parcels to be created are also requested.

2. *With respect to the SEQRA review, the following is applicable:*

- (a) The proposed action is subject to the State Environmental Quality Review Act.
- (b) The action does not involve a Federal Agency.
- (c) The action may involve one or more other agencies.
- (d) The action is preliminarily classified as a Type 1 action pursuant to 6NYCRR Part 617.
- (e) Coordinated review of the action is appropriate.

3. *The Town of Carmel Planning Board shall be designated as Lead Agency if no objection to such Lead Agency status is received by the Planning Board from any other involved agency within thirty calendar days of mailing this notice to such agencies. All involved and interested agencies are as follows:*

- (a) Putnam County Division of Planning and Development (interested agency)
- (b) Putnam County Department of Health (involved agency)
- (c) Putnam County Highway Department (involved agency)
- (d) New York City Department of Environmental Protection (involved agency)
- (e) New York State Department of Environmental Conservation (involved agency)
- (f) New York State Department of Transportation (involved agency)
- (g) Carmel Town Board (involved agency)
- (h) Carmel Environmental Conservation Board (involved agency)
- (i) Carmel Architectural Review Board (involved agency)
- (j) Town of Southeast Planning Board and Town Board (interested agencies)

4) *EIS and Scoping:*

The applicant has indicated his intent to prepare a Draft Environmental Impact Statement on this project. A draft scoping outline is attached hereto and a scoping meeting will be held at the Carmel Town Hall at 7 PM or shortly thereafter on March 11, 2003.

---

Dated: January 29, 2003

CARMEL PLANNING BOARD, Harold Gary, Chairman

C. M. Sjoberg, Carmel Planning Director  
G. Tretsch, Putnam Engineering  
P. Camarda, Hudson Valley Realty Corporation

**LEAD AGENCY RESPONSE FORM**

Town of Carmel Planning Board  
60 McAlpin Avenue  
Mahopac, NY 10541

In the matter of: The Fairways Senior Housing Project, Fair Street; and Gateway Summit Commercial Subdivision, NYS Route 6.

**RESPONSE TO REQUEST THAT TOWN OF CARMEL  
PLANNING BOARD SERVE AS LEAD AGENCY**

On behalf of (AGENCY NAME) \_\_\_\_\_, I  
acknowledge receipt of the Lead Agency Notice in this matter, which was received on  
\_\_\_\_\_.

The above named involved agency hereby

(Please check one)

( ) **CONSENTS** that the Town of Carmel Planning Board serve as Lead Agency in this application and requests that the undersigned continue to be notified on filings and hearings in this matter.

( ) **DOES NOT CONSENT** to the Town of Carmel Planning Board serving as Lead Agency in this application and wishes that \_\_\_\_\_ serve as Lead Agency. To contest Lead Agency designation, the undersigned intends to follow the procedures outlined in 6 NYCRR 617.6 (e).

**DATED:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_

(Stamped, self-addressed envelope enclosed)

**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 un-measurable. It is also understood that those who determine significance may have little or no formal knowledge of the environments 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.

**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 of 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

**Gateway Summit Subdivision & Fairways Senior Housing Project**

Name of Action

**Town of Carmel Planning Board**

Name of Lead Agency

Print or Type 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)

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: Gateway		
<b>Gateway Summit Subdivision &amp; Fairways Senior Housing Project</b>		
LOCATION OF ACTION (Include Street Address, Municipality and County)		
<b>Route 6 and Fair Street, Town of Carmel</b>		
NAME OF APPLICANT/SPONSOR <b>See Attachment A</b>		BUSINESS TELEPHONE
ADDRESS		
CITY/PO	STATE	ZIP CODE
NAME OF OWNER (if different) <b>See Attachment A</b>		BUSINESS TELEPHONE
ADDRESS		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION		
<b>See Attached Project Description.</b>		

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 Golf Course

2. Total acreage of project area:                      189.1 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Bushland (Non-agricultural)	<u>0</u> acres	<u>0</u> acres
Forested	<u>159.6</u> acres	<u>119.8</u> acres
Agricultural (Includes orchards, cropland, pastures, etc.)	<u>0</u> acres	<u>0</u> acres
Wetland (Freshwater or tidal as per Articles 24, 25 or ECL)	<u>23.5</u> acres	<u>23.5</u> acres
Water Surface Area	<u>0</u> acres	<u>0</u> acres
Unvegetated (Rock, earth or fill)	<u>5</u> acres	<u>1</u> acres
Roads, buildings an other paved surfaces	<u>1</u> acres	<u>38.8</u> acres
Other (Indicate type) <u>Landscaped</u>	<u>0</u> acres	<u>6</u> acres

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

- a. Soil drainage:     Well Drained    60 % of site     Moderately well drained    20 % of site  
                                   Poorly Drained    20 % 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?    NA acres. (See 1 NYCRR 3700.

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

a. What is the depth to bedrock?    0-8' (in feet)

5. Approximate percentage of proposed site with slopes:  0-10% 20 %  10-15% 17 %  
 15% or greater 63 %
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? 0-8" (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 Site inspections and NYSDEC Significant Habitat Unit field search and Natural Heritage Program  
 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 recreational 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: \_\_\_\_\_  
 a. Name of Stream and name of River to which it is tributary Un named tributary to Middle Branch Reservoir
16. Lakes, ponds, wetland areas within or contiguous to project area:  
 a. Name NYS DEC Wetland LC-27 b. Size (In acres) 30.3
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 189.1 acres.
- b. Project acreage to be developed: 189.1 acres initially; 189.1 acres ultimately.
- c. Project acreage to remain undeveloped 0 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 0; proposed 1797.
- g. Maximum vehicular trips generated per hour 1774 (upon completion of project)?
- h. If residential: Number and type of housing units:
- |            | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially  | _____      | _____      | <u>98</u>       | <u>149</u>  |
| Ultimately | _____      | _____      | <u>98</u>       | <u>149</u>  |
- i. Dimensions (in feet) of largest proposed structure 40 height; 560 width; 425 length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 1250 ft.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? NA 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? 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? 39.8 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? NA months, (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated? Undetermined (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? Undetermined ; after project is complete Undetermined
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
14. Will surface area of an existing water body increase or decrease by proposal?  Yes  No  
 Explain \_\_\_\_\_
15. Is project or any portion of project located in 100 year flood plain?  Yes  No
16. Will the project generate solid waste?  Yes  No
- a. If yes, what is the amount per month \_\_\_\_\_ Tons
- b. If yes, will an existing solid waste facility be used?  Yes  No
- c. If yes, give name RESCO ; location Peekskill, NY
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill?  Yes  No
- e. If yes, explain Recyclables
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) Electricity and gas
22. If water supply is from wells, indicate pumping capacity NA gallons/minute.
23. Total anticipated water usage per day 147,580 gallons/day.
24. Does project involve Local, State or Federal funding?  Yes  No  
 If yes, explain YMCA may involve local funding

25. Approvals Required:

		Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u>Subdivision, Site Plan, Special Permit</u>	_____
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		_____
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u>Sewer &amp; Water hookup</u>	_____
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		_____
Other Local Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>ECB Wetlands Permit</u>	_____
Other Regional Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>County DPW, NYC DEP</u>	_____
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>NYS DEC SPDES, NYS DOT</u>	_____
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____

**C. Zoning and Planning Information**


- Does proposed action involve a planning or zoning decision?  Yes  No  
 If yes, indicate decision required:  
 zoning amendment     zoning variance     special use permit     subdivision     site plan  
 new/revision of master plan     resource management plan     other \_\_\_\_\_
- What is the zoning classification(s) of the site? R-120 (Low Density Residential), I-L (Light Industrial)
- What is the maximum potential development of the site if developed as permitted by the present zoning?  
As shown on the development proposal
- What is the proposed zoning of the site? NA
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?  
NA
- Is the proposed action consistent with the recommended uses in adopted local land use plans?  Yes  No
- What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?  
Residential, Golf Course, Commercial
- Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile?  Yes  No
- If the proposed action is the subdivision of land, how many lots are proposed? 8  
 a. What is the minimum lot size proposed? 137,214
- Will proposed action require any authorization(s) for the formation of sewer or water districts?  Yes  No
- Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?  
 Yes  No
- Will the proposed action result in the generation of traffic significantly above present levels?  Yes  No **To be determined**  
 a. If yes, is the existing road network adequate to handle the additional traffic?  Yes  No **To be determined**

**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 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 Tim Miller, AICP Date 12/10/2002  
 Signature  Title President, TMA

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

## Attachment A

### Project Description The Fairways and Gateway Summit Fair Street/Route 6 Carmel, NY

The applicant, Hudson Valley Realty Corp., is proposing two projects on adjacent parcels of land in the Town of Carmel (see attached Location Map). These projects will be known as The Fairways ("Parcel A") and Gateway Summit ("Parcel B"). For the purpose of SEQRA, these projects will receive simultaneous review under one Environmental Impact Statement to avoid concerns regarding segmentation. A copy of the application forms for the subdivision and senior housing project are also attached.

#### Parcel A: The Fairways

Parcel A, which has deeded access to Fair Street, is located south of Fair Street and east of Kelly Ridge Road. It is within the boundaries of the existing Centennial Golf Club. It is 92.9 acres in size, and includes the majority of New York State DEC Wetland LC-27. The property is currently zoned R120 (low density residential). No zone change is proposed.

The applicant and contract vendee for this project is Hudson Valley Realty Corporation, 1699 Route 6, Suite 1, Carmel, New York 10512. Telephone 845 228-1400.

Co-applicant and owner of the property is Centennial Golf Club LLC, 22 Layfayette Place, Greenwich Connecticut. Telephone 845 625-0303.

The applicant proposes a 149 unit senior housing project, to be built in conformance with the Town's "Multi-Family Dwellings for Elderly" ordinance (Section 63-10.Y, Note 25 of the Town Code.) Under this ordinance, a special exception use permit is required. The use is permitted by special exception in all zoning districts with lands that meet specific criteria, including minimum lot size and setbacks, maximum of 150 units, and availability of municipal sewer and water, among others.

The residential units will occupy approximately 15 acres of this parcel 92.9 acre parcel. There will be 9.9 acres of building area and pavement. The remainder will be undeveloped open space maintained by the condominium association. Recreation facilities, including tennis courts and a swimming pool, are included as part of the proposal. No impacts to State or local wetlands are anticipated.

Primary access will be provided from Fair Street. The applicant is considering two alternatives for secondary access for emergency use only. One alternative would involve use of the existing golf course maintenance road at the end of Kelly Ridge Road for emergency access. A second alternative would connect the project to the proposed Gateway Summit project and eventually to Route 6. These alternatives will be discussed in more detail as SEQRA proceeds with input from the Planning Board.

### Parcel B: Gateway Summit

Parcel B is a 96.2 acre parcel with existing access to Route 6. It abuts the Centennial Golf Club property to the south and west. It is made up of moderate to steep slopes, with some areas of federal and town regulated wetlands. The property is currently zoned I-L (light industrial).

The applicant and contract vendee for this project is Hudson Valley Realty Corporation, 1699 Route 6, Suite 1, Carmel, New York 10512. Telephone 845 228-1400.

There are two owners connected with this site.

The Town of Carmel, 60 McAlpin Avenue, Mahopac, New York 10541 owns approximately 19 acres.

The second owner of the balance of the site is Steven and Saul Shapiro, 101 West 57th Street, New York, New York 10019

The applicant proposes an eight lot commercial subdivision for a mix of commercial and permitted residential use. These uses include 1) a hotel and conference center, or 145,000 square feet of retail, 2) 98 units of assisted living/senior housing, 3) 140,000 sf of retail space, 4) 6,000 sf of office space, 5) 6,400 sf of restaurant space, and 6) a 68,000 sf YMCA.

No impacts to town or federally regulated wetlands are anticipated. A wetland permit from the Town of Carmel will be required for buffer encroachments for a road crossing to proposed Parcel 8. Site plan approval for the individual parcels to be created are also submitted with this package. As described above, the applicant is considering an emergency through road to the Fairways project to the north if requested by the Planning Board.

Combined, these two parcels include over 189 acres of which 150 are existing woodlands. Approximately 9 acres are open meadow associated with prior Town activities and the former Town garage. Approximately one acre is impervious surface, again related to the former use as a Town facility.

A total of approximately 23.5 acres of the total land area is wooded wetland. Copies of the National Wetland Inventory map and the NYSDEC Wetland Map are attached for reference. Soils are generally sandy loam, with some rock outcropping and areas of hydric soil (see attached Soils Map). Approximately 130 acres of the overall parcels will remain undeveloped following construction under the proposed plan as submitted.

Final approval of these two plans as proposed will require permits or approvals from the following agencies:

- Town of Carmel Planning Board
- New York State DOT
- County Department of Public Works
- Putnam County Health Department
- New York City Department of Environmental Protection
- New York State Department of Environmental Conservation

## **Attachment A**

### **Gateway Summit Subdivision**

**Name of Applicant/Sponsor**  
Hudson Valley Realty Corporation  
845-288-1400

**Address**  
1699 Route 6, Suite 1

**City/State**  
Carmel, NY 10512

**Name of Owner**  
Steven & Saul Shipiro  
**Address**  
101 West 57<sup>th</sup> Street  
**City/State**  
New York, NY 10019

**Name of Owner**  
Town of Carmel  
**Address**  
60 McAlpin Avenue  
**City/State**  
Mahopac, NY

### **Fairways Senior Housing Project**

**Name of Applicant/Sponsor**  
Hudson Valley Realty Corporation  
845-288-1400

**Address**  
1699 Route 6, Suite 1

**City/State**  
Carmel, NY 10512

**Name of Owner**  
Centennial Golf Club of NY, LLC  
203-625-0303

**Address**  
22 Lafayette Place

**City/State**  
Greenwich, CT 06830

**Name of Applicant/Co-Sponsor**  
Centennial Golf Club of NY, LLC  
203-625-0303

**Address**  
22 Lafayette Place

**City/State**  
Greenwich, CT 06830

**Preliminary Draft Scoping Outline  
For Preparation of a Draft Generic Environmental Impact Statement (DGEIS)  
For Gateway Summit, US Route 6 and The Fairways, Fair Street  
Town of Carmel, New York**

**Name of Project:** Gateway Summit and The Fairways

**Location of Project:** The Fairways: south side of Fair Street at the intersection of Hill and Dale Road; Gateway Summit: north side of Route 6 at its intersection with Old Route 6, Town of Carmel, Putnam County

**Classification:** Type I Action

**Lead Agency:** Town of Carmel Planning Board  
Town Hall  
10 McAlpin Avenue, Mahopac, NY

**DESCRIPTION OF THE PROPOSED ACTION**

Proposed eight lot commercial subdivision and conceptual site plan approval for 1) a hotel and conference center or 145,000 square foot retail, 2) 98 units of assisted living/senior housing, 3) 140,000 sf of retail space, 4) 6,000 sf of office space, 5) 6,400 sf of restaurant space, and 6) a 68,000 sf YMCA, at a site accessed off of Route 6; and conceptual site plan approval for a 149 unit age restricted condominium development on the adjacent Centennial Golf Course property, with access from Fair Street, including provision of internal roads, utilities and parking. The project also involves the purchase of approximately 19 acres of town-owned property adjacent to Route 6.

The DGEIS will analyze a specific development proposal on the Fairway portion of the site where there are defined uses and levels of use proposed. On the commercial subdivision portion of the project site, conceptual site plans will be reviewed that evaluate the likely development scenario for those properties and thresholds applicable to the review of future site plans will be identified.

**GENERAL GUIDELINES:**

The DGEIS should cover all items in this Scoping Document. Each impact issue (e.g., soils, surface water, traffic, etc.) can be presented in a separate subsection as it relates to existing conditions, future conditions without the project and future conditions with the project as presently planned, and any mitigation measures designed to minimize the identified impacts.

Narrative discussions should be accompanied by appropriate tables, charts, graphs, and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the site should include adjacent properties (if appropriate), neighboring uses and structures, roads, and water bodies.

Information should be presented in a manner which can be readily understood by the public. Efforts should be made to avoid the use of technical jargon.

Discussions of mitigation measures should clearly indicate which measures have been incorporated into project plans, versus measures that may mitigate impacts, but have not been

incorporated into project plans. Mitigation measures that are not incorporated into the proposed action, should be discussed as to why the applicant considers them unnecessary.

The document and any appendices or technical reports should be written in the third person (i.e., the terms "we" and "our" should not be used). The applicant's conclusions and opinions, if given, should be identified as those of "the applicant."

Any assumptions incorporated into assessments of impact should be clearly identified. In such cases, the "worst case" scenario analysis should also be identified and discussed.

The entire document should be checked carefully to ensure consistency with respect to the information presented in the various sections.

## **I. Introductory Material**

Cover Sheet: The DGEIS must begin with a cover sheet that identifies the following:

1. That it is a Draft Generic Environmental Impact Statement.
2. The name and description of the project.
3. The location of the project.
4. The Town of Carmel Planning Board as the Lead Agency for the project and the name and telephone number of the following person to be contacted for further information: Town of Carmel Planning Board
5. The name and address of the project sponsor, and the name and telephone number of a contact person representing the applicant.
6. The name and address of the primary preparer(s) of the DGEIS and the name and telephone number of a contact person representing the preparer.
7. Date of acceptance of the DGEIS (to be inserted later).
8. Deadline for comments on the DGEIS (to be inserted later).

List of Consultants Involved With the Project: The names, addresses and project responsibilities of all consultants involved with the project should be listed.

Table of Contents: All headings which appear in the text should be presented in the Table of Contents along with the appropriate page numbers. In addition, the Table of Contents should include a list of figures, a list of tables, a list of appendix items, and a list of additional DGEIS volumes, if any.

## **II. SUMMARY**

The DGEIS must include a summary. The summary should only include information found elsewhere in the main body of the DGEIS and should be organized as follows:

1. Brief description of the action.

2. List of Involved and Interested Agencies and required approvals/permits, including status of these approvals.
3. Brief listing of the anticipated impacts and proposed mitigation measures for each impact issue discussed in the DGEIS. The presentation format should be simple and concise.
4. Brief description of the project alternatives considered in the DGEIS. A table should be presented which assesses and compares each alternative relative to the various impact issues.
5. Brief description of issues and potential controversy, if any.
6. Listing of matters to be decided, including listing of permits and approvals.

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

- A. Introduction. The reasons for and purpose of the DGEIS and the nature of the proposed action.
- B. Approvals and Involved Agencies. A complete listing of all Involved Agencies along with their addresses and required approvals/permits they may grant.
- C. Interested Parties. A listing of agencies, persons, and groups who have expressed interest in reviewing the DGEIS.
- D. Project Purpose, Needs, and Benefits.
  1. A description of public need and benefits to be fulfilled by the project, including the proposed senior housing component.
    - a. Senior housing market analysis
  2. Objectives of the project sponsor and compatibility.
  3. Prior projects of applicant and development history of site.
- E. Project Location, Description and Environmental Setting.
  1. Description of the geographic boundaries of the project in the County and Town.
  2. Description of access to the site, including any special features unique to the site.
  3. Description of the site including existing zoning, topography, site characteristics, and land use.
- F. Project Description and Layout.
  1. Characteristics of the site and surrounding area.
  2. Structures and Site, including a description of proposed:

- a. Building Layout(s)
- b. Floor area(s)
- c. Building use(s)
- d. Drainage and Stormwater management plans
- e. Parking area and traffic circulation layout
- f. Landscaping Plan
- g. Lighting Plan
- h. Erosion and Sedimentation Control Plan
- i. Setbacks and Buffer treatments

**G. Construction and Operation.**

**1. Construction.**

- a. Total construction period anticipated.
- b. Schedule of construction (sequencing).
- c. Erosion and sedimentation control to be utilized during construction.
- d. Construction equipment and staging area.
- e. Truck traffic.
- f. Dust Suppression.

**2. Operation.**

- a. Hours of operation.
- b. Deliveries.
- c. Lighting and Security.

**3. Maintenance**

**IV. IMPACT ISSUES**

The sub-headings presented under each impact issue below represent items of specific interest which should be addressed. The discussion under each impact area should highlight potential impacts caused by the proposed project and any mitigation measures that minimize or eliminate adverse impacts.

**A. Soils and Topography:**

**1. Existing Conditions**

- a. Existing topographic and slope conditions, including history of past modifications of the property from available information.
- b. Soils types and characteristics, including a site specific soil survey.
- c. Identification of erosion-prone soils, poorly drained soils and soils unsuitable for development
- d. A summary of results of Phase 1 and 2 site assessments, if available.
- e. A summary of previous environmental investigations of the former adjacent municipal land fill.

f. Subsurface/geologic conditions

## 2. Potential Impacts

- a. Impacts on physiography and geologic conditions, cut and fill estimates.
- b. Need for rock removal and blasting, including location of areas which will require blasting, duration of blasting and storage of explosives.
- c. Acreage of steep slopes (15 - 25% and greater than 25% categories).
- d. Total acreage of soil disturbance including a conceptual clearing and grading plan.
- e. Proposed acreage of impervious surfaces based on full buildout of site.
- f. Use and storage of road salt on site.
- g. Noise from construction-related activities.

## 3. Mitigation Measures

- a. Sedimentation and erosion control plan
- b. Blasting / rock removal plan
- c. Sequencing and phasing plan to reduce erosion potential

## B. Wetlands:

### 1. Existing Conditions.

- a. Delineation, survey and mapping of existing Town of Carmel, New York State DEC and Federally regulated wetlands, and delineation of all appropriate setback areas.
- b. For each wetland identified, indicate:
  - (1) Location
  - (2) Wetlands type
  - (3) Wetland and wetland buffer acreage
  - (4) Description of wetland and wetland buffer function
  - (5) Inter-relationships to upslope areas

### 2. Potential Impacts.

- a. Acreage of direct and indirect wetlands and wetlands adjacent area disturbances, as regulated by the Town of Carmel, New York State DEC and the Army Corps of Engineers, if applicable.

- b. Short-term and long-term modifications of wetlands functions.
- c. Description of any permits required.
- d. Proposed wetland restoration/mitigation.
  - (1) Size and location of proposed treatment.
  - (2) Effectiveness.
  - (3) Capacity and capabilities.
  - (4) Proposed maintenance.
- e. Qualitative analysis of construction-related impacts.
- f. Other impacts.

### 3. Mitigation Measures.

- a. Replacement and enhancement of wetlands for loss of wetlands areas and/or functions, or intrusion into the wetland buffer areas, if applicable.
  - (1) On-site mitigation.
  - (2) Potential off-site mitigation.
  - (3) Wetland mitigation plan.
- b. An Erosion and Sedimentation Control Plan which incorporates best management practices (BMPs) for control of erosion and sedimentation during construction.
  - (1) Principle elements
  - (2) Implementation technique
  - (3) Monitoring
- c. Special construction techniques.
- d. Other.

### C. Terrestrial and Aquatic Ecology:

#### 1. Existing Conditions

- a. Existing habitat types and typical associated wildlife.
- b. Potential for use by rare, endangered or protected species.

#### 2. Potential Impacts

- a. Site disturbance by habitat type.
- b. Potential impact to wildlife and wildlife habitats.

- c. Potential impact to rare or endangered species .
  - d. Methods of tree removal / disposal
  - e. Cumulative Impacts.
  - f. Impacts to adjacent properties.
3. Mitigation measures
- a. Preservation of a portion of the existing vegetation.
  - b. Proposed revegetation and landscaping
  - c. Plan modifications or limitations to protect significant trees and wildlife habitats

**D. Water Resources:**

**1. Existing Conditions.**

- a. Existing drainage patterns on the site and within a 1/4 mile radius of the site, and a description of watershed.
- b. Discharge points of existing drainage.
- c. Stormwater runoff quantity. The volume of site stormwater runoff and stormwater routed through the site, and peak discharge rates for the two (2), ten (10), twenty-five (25), fifty (50), and one hundred (100) year storms using the Soil Conservation Service (SCS) model. Use local precipitation data as appropriate.
- d. Qualitative discussion of existing stormwater quality.
- e. Existing pipe and drainage network on-site
- f. Presence of NYCDEP regulated watercourses, if applicable.
- g. FEMA flood zones.

**2. Potential Impacts.**

- a. Stormwater runoff quantity. The volume of stormwater runoff and peak discharge rates for the two (2), ten (10), twenty-five (25), fifty (50), and one hundred (100) year storms resulting from the project.
- b. Stormwater runoff water quality impacts
  - (1) Increased pollutant runoff from roads, parking areas, and other impervious surfaces and landscaped areas.

(2) Sedimentation of waterbodies resulting from construction and operation of the project.

c. Impact on surface water quality, the NYC receiving waters and its tributary watercourses and reservoirs.

d. Description of any permits required from State agencies and NYCDEP, including a Stormwater Pollution Prevention Plan.

e. Pesticide/fertilizer use.

f. Groundwater recharge impacts.

g.. Other potential impacts

### 3. Mitigation Measures.

a. Erosion and sedimentation control measures.

b. Stormwater Management Plan

c. Stormwater runoff quality control measures

d. Maintenance of stormwater control systems.

(1) Type of maintenance

(2) Frequency of maintenance.

(3) Responsible parties providing short and long term maintenance.

(4) Parties liable for potential failure of stormwater control systems and associated detrimental impacts that may occur downstream from the site.

e. Compliance with NYSDEC SPDES General Permit No. GP-02-01.

f. Compliance with the New York City Department of Environmental Protection Rules and Regulations, and need for the preparation of an appropriate Stormwater Pollution Prevention Plan.

g. Other / Compliance with NYC Watershed Agreement "Croton Plan" for Town of Carmel.

## E. Zoning and Surrounding Land Uses:

### 1. Existing Conditions

a. Description of the existing land use and zoning on and in the vicinity of the project site and the surrounding area including a discussion of the land use patterns in the area.

b. Discussion of applicable zoning and other land development regulations relating to the site and surrounding areas

c. Subdivision Regulations

d. Wetlands Ordinance

e. Town of Carmel Master Plan recommendations and those in other local policy documents (if any)

g. New York City Department of Environmental Protection Watershed regulations

## 2. Potential Impacts

a. Proposed development.

(1) Compatibility of proposed project changes with surrounding land use patterns.

(2) Compliance or non-compliance with zoning and other land development regulations.

(3) Compatibility with Town Comprehensive Plan.

(4) Compatibility with County and/or other regional plans

## 3. Mitigation Measures

a. Reductions of impervious surfaces.

## F. Vehicular Traffic and Roadways:

### 1. Existing Conditions.

a. A description of the following local area roadways including general descriptions of pavement width/conditions, number of lanes, posted speed limits, types of roadways, parking and traffic controls.

(1) Route 6 and Route 52 (Gleneida Avenue)

(2) Route 6 and Route 35 (Stoneleigh Avenue)

(3) Route 6 and Route 57 (Simpson Road)

(4) Route 60 (Fair Street) and Route 57 (Simpson Road)

(5) Project Site Entrance/Route 60/Palmer Road (Hill and Dale Road)

(6) Route 6 and Route 312 (Dykeman Road)

(7) Church Street and Route 6

(8) Project Site Entrance and Route 6

(9) Route 60 (Fair Street) and Route 52 (Gleneida Avenue)

b. Manual traffic movement surveys at up to eight intersections for existing PM peak hour and Saturday midday peak periods. Traffic volumes should reflect conditions on typical days when project fully developed.

c. Capacity analyses should be completed for existing conditions at each intersection noted above, following procedures from the 2000 Highway Capacity Manual (latest computer program).

d. Accident history and analyses for a minimum of a two -year period for all intersections above.

- e. Analysis of site accesses, including existing road conditions and sight distance, queue lengths, storage capacity and character
- f. Analysis of internal traffic circulation.
- g. School bus traffic.
- h. Pedestrian facilities and public transportation availability/use.

## 2. Potential Impacts.

- a. Site generated added peak hour traffic. Source and distribution of truck traffic.
- b. Evaluate distribution of project generated traffic
- c. Background traffic volume for the design year, including a general growth factor and any pending or approved site plan applications in the immediate vicinity of the site.
- d. Capacity analysis based on future background traffic conditions for each intersection for the proposed design year conditions, incl. evaluation of driveway geometry
- e. Capacity analysis of combined conditions for each intersection (including proposed development of site plus future background traffic).
- f. Safety concerns regarding existing roadways.
  - (1) Sight distance evaluation at the proposed access roads.
- g. Emergency access to the site (to discuss potential emergency only access from Kelly Road and a possible emergency only through connection between the Gateway Summit and The Fairways
- h. Description of the impact of construction / delivery traffic on local roads and traffic.
- i. Pedestrian / public transportation access / impacts.

## 3. Mitigation Measures.

- a. Roadway improvements (as needed).
  - (1) Types of improvements (e.g., traffic control at intersections, road widening, intersection improvements, drainage improvements, surface improvements, etc.)
  - (2) Responsibility for improvements.
  - (3) Methods of funding, as appropriate.
- b. Other.

## G. Community Services/Socioeconomic:

- 1. Taxes.

- a. Existing Conditions. Current level of taxes generated from project site.
    - (1) Property taxes.
      - (a) Putnam County
      - (b) Town of Carmel
      - (c) School District
    - (2) Other taxes (County sales tax, sewer taxes, real estate taxes, special districts)
    - (3) Existing demographic characteristics
  - b. Potential Impacts
    - (1) Property taxes after development.
      - (a) Putnam County
      - (b) Town of Carmel
      - (c) School District
    - (2) Other taxes after development
    - (3) Demographic impacts
  - c. Mitigation Measures
2. Employment
- a. Existing Conditions
  - b. Employment Opportunities
    - (1) short-term construction jobs
    - (2) long-term employment
  - c. Mitigation Measures
3. Police/Fire Protection/Emergency Medical Services/Highway
- a. Existing Conditions
  - b. Potential Impacts
  - c. Mitigation Measures
4. Solid Waste
- a. Existing Conditions

b. Potential Impacts, location of compactors and storage relative to surrounding land uses.

c. Mitigation Measures, including screening, buffering, pest management.

5. Water Service

a. Existing Conditions

b. Potential Impacts

c. Mitigation Measures

6. Sewage Disposal

a. Existing Conditions, including availability of connections to sewer district, timing and approvals.

b. Potential Impacts

c. Mitigation Measures, including approvals required.

6. Cumulative impacts

H. Visual Quality:

1. Existing Conditions

a. Views of the site from area roads.

b. Views of the site from adjacent residential properties.

2. Potential impacts

a. Analysis of altered views using photographs, sight line diagrams and/or cross-sections, as appropriate.

b. Night lighting, especially as it relates to nearby residences.

c. Architectural renderings of senior housing units.

Mitigation Measures

a. Landscaping (landscaping plan not inc. herein).

b. Lighting plan that describes type, location, and timing of exterior lighting fixtures.

c. Other.

I. Cultural Resources

1. Existing Conditions
  - a. Review of existing on-site or adjacent structures on state or national historic registers.
    - b. Summary of any applicable studies.
2. Potential impacts
3. Mitigation Measures

## **V. ALTERNATIVES**

The following alternatives to the Proposed Action are to be evaluated in terms of the impact issues listed above. The description and evaluation of each alternative should permit a comparative assessment of the alternatives discussed and be analyzed in summary format.

- A. No Action alternative.
- B. Alternative uses consistent with current zoning.
- C. Reduced environmental impact alternative.
- D. Alternative road configuration alternatives (including a through road alternative).
- E. Conventional subdivision alternative (on Fairway site).

## **VI. ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED**

### **VII. OTHER ISSUES**

- A. Irreversible and Irretrievable Commitment of Resources
- B. Growth Inducing Impacts
- C. Effects on the Use and Conservation of Energy Resources:
  1. The energy sources to be used if the Proposed Action is implemented.
  2. Increased energy consumption.
  3. Energy conservation measures.
- D. Unavoidable Impacts

### **VIII. SOURCES AND BIBLIOGRAPHY**

**IX. APPENDICES**

- A. All SEQR documentation, including a copy of the Environmental Assessment Form (EAF), the Positive Declaration, and the DGEIS Scoping Outline.
- B. Copies of all official correspondence related to issues discussed in the DGEIS.
- C. Copies of all technical studies, in their entirety.