

**MINISCEONGO PARK  
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)**

Project Description: The development, Minisceongo Park, would consist of 279 multifamily and one-family attached (i.e., townhome) dwellings. Of the total dwellings, 96 multifamily dwellings and 19 townhomes would be located in Ramapo, and 164 townhomes would be located in Haverstraw. Two commercial building sites, consisting of a total of 11,200 square feet of commercial space, would be constructed in Ramapo. A recreational complex would serve the residential portion of the development.

Location: The project site consists of approximately 53.3 acres that straddle the Town of Haverstraw and Town of Ramapo boundary. The site maintains frontage on the north side of U.S. Route 202, and is located just west of the Palisades Interstate Parkway in Rockland County, New York.

Tax Map Identification: Town of Haverstraw: Section 25.18, Block 2, Lots 3 and 4  
Town of Ramapo: Section 33.06, Block 1, Lots 1 and 2

Lead Agency and Contact Person: TOWN OF HAVERSTRAW PLANNING BOARD  
Haverstraw Town Hall  
1 Rosman Road, Garnerville, NY 10923  
Attention: Michael J. Gurski, Chairman  
(845) 429-2200

Project Sponsor: DAVIES FARM, LLC  
475 Route 304, New City, NY 10956  
Attention: Eric Bergstol  
(845) 638-6565

DEIS Preparer: TIM MILLER ASSOCIATES, INC.  
10 North Street, Cold Spring, New York, 10516  
Attention: Bonnie Franson, AICP  
(845) 265-4400

Lead Agency Acceptance Date: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Deadline for Receipt of Public Comments: \_\_\_\_\_

**November 8, 2006**



**MINISCEONGO PARK**  
**Draft Environmental Impact Statement (DEIS)**

***VOLUME II: APPENDICES***

***Table of Contents***

**9.0 APPENDICES**

Appendix A	SEQR Documentation; Zone Petition
Appendix B	Correspondence
Appendix C	Geotechnical Report
Appendix D	Stormwater Management Reports & Drainage System Design Stormwater Pollution Prevention Plan
Appendix E	Traffic Study
Appendix F	Subsurface Investigation - HDR/LMS Report
Appendix G	Fugitive Dust Control and Management Plan



LIST OF PRIMARY CONSULTANTS

DEIS: TIM MILLER ASSOCIATES, INC.  
10 North Street, Cold Spring, New York, 10516  
(845) 265-4400  
Contact: Bonnie Franson, AICP, PP

Site Engineer/  
Stormwater Management: RA ASSOCIATES CONSULTING ENGINEERS  
227 South Mountain Road, New City, NY 10956  
(845) 634-1351  
Contact: Ray Ahmadi, PhD, P.E.

Site Surveyor: ATZL, SCATASSA & ZIGLER, PC  
234 North Main Street, New City, NY 10956  
(845) 634-4694  
Contact: David Zigler, P.L.S.

Traffic Engineer: JOHN COLLINS ENGINEERS, P.C.  
11 Bradhurst Avenue, Hawthorne, NY 10532  
(914) 347-7500  
Contact: Philip Grealy, P.E.

Surcharge Consultants: HDR/LMS  
One Blue Hill Plaza, Pearl River, NY 10965  
(845) 835-8300  
Contact: Edward Schwetz

LANGAN ENGINEERING & ENVIRONMENTAL SERVICES  
River Drive Center 1, Elmwood Park, NJ 07407  
(201) 794-6900  
Contact: Chris Woods, P.E.

Wetlands: CARPENTER ENVIRONMENTAL ASSOCIATES  
14 Roanoke Drive, Monroe, NY 10950  
(845) 781-4844  
Contact: Ralph Huddleston

Noise: RUSSELL ACOUSTICS, LLC  
P.O. Box 375, Butler, NJ 07405  
(973) 283-0001  
Contact: Norman R. Dotti, P.E., P.P.

Land Use Attorney: IRA EMANUEL, ESQ.  
4 Laurel Road, New City, NY 10956  
(845) 634-4141



APPENDIX A

SEQRA Documentation;  
Zone Petition



# Tim Miller Associates, Inc.

*10 North Street, Cold Spring, NY 10516 (845) 265-4400 265-4418 fax*

TO: HONORABLE HOWARD T. PHILLIPS, SUPERVISOR  
BOARD MEMBERS, TOWN OF HAVERSTRAW

FROM: BONNIE FRANSON, AICP, PP

SUBJECT: ZONE PETITION – MINISCEONGO PARK PROPOSED DEVELOPMENT

DATE: DECEMBER 20, 2004

CC: WILLIAM STEIN, ESQ., TOWN BOARD ATTORNEY  
MEMBERS, HAVERSTRAW PLANNING BOARD

On behalf of the applicant/petitioner, Davies Farm, LLC, I respectfully request to be placed on the next Town Board agenda to discuss the applicant's request to:

- Formally consider a zoning text amendment that would allow a new use, medium density multifamily residences (that would permit single-family attached dwellings only) in the General Residence, "RG", district;
- rezone the Minisceongo Park property (Tax Map 25.18, Block 2, Lots 3 and 4) from the Commercial, "C", zone to the "RG" zone; and
- consider the merits of a mixed use development straddling the Haverstraw/Ramapo town border, with single-family attached dwellings being constructed in Haverstraw, and multifamily, single-family attached, and commercial development proposed in Ramapo.

I am enclosing 12 sets of the following information in support of these requests:

1. Minisceongo Park Conceptual Layout prepared by Atzl, Scatassa & Zigler, P.C. (dated December 17, 2004)
2. Draft Local Law to Allow Multifamily Residences in the RG District and to Rezone Certain Lands in the Town of Haverstraw to the RG District (dated December 20, 2004)
3. Environmental Assessment Form, Part 1 (dated December 20, 2004)
4. Draft Scoping Outline, prepared by Tim Miller Associates, Inc. (dated December 20, 2004)
5. List of property owners within the Town of Haverstraw and within 500 feet of the subject property.

We look forward to meeting with the Town Board to discuss the merits of this proposal. A copy of this material is being sent under separate cover to Steve Silverberg, Esq., Haverstraw Planning Board Attorney, and Brian Brophy, Town of Ramapo Director of Building, Planning and Zoning.

**DRAFT**  
**TOWN OF HAVERSTRAW**  
**LOCAL LAW NO. – OF 2005**

A LOCAL LAW AMENDING THE ZONING LOCAL LAW OF THE TOWN OF HAVERSTRAW OF 1990 TO ALLOW MEDIUM DENSITY MULTIFAMILY RESIDENCES IN THE GENERAL RESIDENCE “RG” DISTRICT AND TO REZONE CERTAIN LANDS IN THE TOWN OF HAVERSTRAW TO THE RG DISTRICT

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF HAVERSTRAW AS FOLLOWS:

1. **Intent.** It is the intent of the Town Board of the Town of Haverstraw to allow the development of medium density multifamily residences in the General Residence (“RG”) District where said district adjoins retail, commercial and transportation amenities and is served by public water and public sewer services.

2. **Article I, Section 167-3. Word Usage and definitions, shall be amended to add as follows:**

“Residence, One-Family Attached – A type of multifamily residence consisting of a building comprised of one dwelling unit for one family and which is attached or connected to another dwelling unit along a common party wall, the length of which represents at least 50% of the total sidewall length of which the party wall is a part, and which adjoins another dwelling unit along a common party wall, or open space. A one-family attached residence may be located on its own lot, or may be located on a lot in condominium ownership.

3. **Article III, General District Regulations, Section 167-9A., Table of General Use Requirements, RG General Residence District, Column 2, Uses Permitted by Right, is hereby amended to add the following use:**

“5. Medium density multifamily residences, subject to 167-67.1”

4. **Article III, General District Regulations, Section 167-9.B, Table of General Bulk Requirements, is hereby amended to add the following group applicable to the RG District:**

1	2	3	4	5	6	7	8	9	10	11	12
District	Group	Uses	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Required Front Yard Depth (feet)	Required Side Yard Width (feet)	Required Total Side Yard Width (feet)	Required Rear Yard Depth (feet)	Maximum Building Height	Maximum Density (per acre)
RG	J.1	Medium density multifamily residences	20 acres	350	350	50	50	100	50	4 stories, 45 feet	8 units

**5. Article VIII, Specific Bulk Regulations, is hereby amended to add the following new section:**

“§ 167-67.1 Medium density multifamily residences in the RG District.

- A. Medium density multifamily residence development in the RG District shall be located on roads that have direct access to a state road or state parkway or can obtain access via other roads within the same development that give access to a state road or state parkway whether or not said roads are in the Town of Haverstraw. Medium density multifamily residences shall be within ¼-mile (1,320 feet) of properties with existing retail and service commercial uses whether or not these uses are in the Town of Haverstraw or an adjoining municipality.
- B. Access facilities shall be adequate for the estimated traffic to and from the site to assure public safety and avoid traffic congestion.
- C. The site shall be served by public water and public sewer.
- D. Vehicular entrances and exits shall provide adequate sight distance.
- E. One-family attached dwellings shall be permitted only.
- F. No more than seven dwellings may be attached in any one (1) building.
- G. No building shall exceed two hundred (200) feet in length.
- H. The minimum distance between a principal and accessory building shall be twenty (20) feet.
- I. The minimum distance between principal buildings shall be as follows:
  - (1) Sixty (60) feet between front elevations.
  - (2) Forty (40) feet between front and rear elevations.
  - (3) Twenty (20) feet between side elevations.
  - (4) Twenty-five (25) feet between side and rear or front elevations.
- J. The minimum distances regulated in Sections 167-57 and 167-59 shall not apply to medium density multifamily residences.
- K. Any courtyard shall have a minimum dimension of twenty-five (25) feet.
- L. Off-street parking areas shall be no closer than ten (10) feet to any building, lot line, or recreational area.
- M. No less than two parking spaces per single-family attached dwelling shall be provided, plus an additional one (1) parking space per 2.25 dwelling units for purposes of providing on-site guest parking.
- N. Site development plan review shall be required.
- O. Each dwelling unit shall be provided with a private outdoor space, which may consist of any of the following: patio-terrace, garden, courtyard, deck or balcony. Such private outdoor space shall be immediately adjacent to the dwelling unit that it serves and shall be excluded when determining separation distances in Section 167-67.1.G above if the private outdoor space is unroofed. A private outdoor space may extend into a required yard a distance not to exceed twelve (12) feet.
- P. The general bulk requirements shall not apply along any property line where a parcel or parcels being developed for medium density multifamily residences adjoins another parcel or parcels in the same ownership that are located in another municipality, and where all parcels are to be developed as one integrated development. For purposes of this section, “integrated development” shall mean

that the parcels share common driveways and roads, parking areas, recreational facilities, and utilities, including stormwater management facilities.

Notwithstanding the foregoing, the minimum distances between principal buildings contained in Section 167.67.1-G shall apply.”

6. **The Revised Zoning Map of the Town of Haverstraw and referred to in the Zoning Local Law as “Zoning Map” is hereby amended to rezone the following properties that are currently zoned Commercial “C” District to the General Residence “RG” District, as identified on the Tax Map of the Town of Haverstraw as Map 25.18, Block 2, Lot 3, and Tax Map 25.18, Block 2 Lot 4.**

## LIST OF PROPERTY OWNERS

25.18-2-1  
High Tor Properties Inc.  
Harbor Tower  
1 Harbor Court 6D  
Portsmouth, VA 23704

25.18-2-2  
Barr Laboratories Inc.  
400 Chestnut Ridge Rd  
Wood Cliff Lake, NJ 07677

25.18-2-7  
Town of Haverstraw  
1 Rosman Road  
Garnerville, NY 10923

25.18-1-5  
Hudson Valley Humane Society  
Or Current Resident  
200 Quaker Road, P.O. Box 153  
Pomona, NY 10970

25.17-4-10  
Ambrose Ezemma  
or Current Resident  
285 Quaker Road  
Pomona, NY 10970

25.17-4-11  
Gary Lee Heavner  
or Current Resident  
287 Quaker Road  
Pomona, NY 10970

25.17-4-12  
Cora Prozeller  
or Current Resident  
289 Quaker Road  
Pomona, NY 10970

25.17-4-13  
Mark Ettlinger  
or Current Resident  
291 Quaker Road  
Pomona, NY 10970

25.18-2-6  
Palisades Interstate Park Commission  
Administration Building  
Bear Mountain State Park  
Bear Mountain, NY 10911-0427



**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

Minisceongo Park

Name of Action

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 <b>Minisceongo Park</b>		
LOCATION OF ACTION (Include Street Address, Municipality and County) <b>Route 202, Towns of Haverstraw and Ramapo, Rockland County, New York</b>		
NAME OF APPLICANT/SPONSOR <b>Davies Farm, LLC c/o Eric Bergstol</b>		BUSINESS TELEPHONE <b>(845) 638-4545</b>
ADDRESS <b>475 Route 304</b>		
CITY/PO <b>New City</b>	STATE <b>New York</b>	ZIP CODE <b>10956</b>
NAME OF OWNER (if different) <b>N/A</b>		BUSINESS TELEPHONE <b>N/A</b>
ADDRESS <b>N/A</b>		
CITY/PO <b>N/A</b>	STATE <b>N/A</b>	ZIP CODE <b>N/A</b>
DESCRIPTION OF ACTION  <b>See attached narrative and map.</b>		

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

**A. Site Description**

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

1. Present land use:  Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Other

2. Total acreage of project area: 53.3 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>15.0</u> acres	<u>5.2</u> acres
Forested	<u>0</u> acres	<u>0</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>12.2</u> acres	<u>12.2</u> acres
Water Surface Area (Minisceongo Creek)	<u>0</u> acres	<u>0</u> acres
Unvegetated (Rock, earth or fill)	<u>25.1</u> acres	<u>0</u> acres
Roads, buildings, other paved surfaces, pools, water tank	<u>1.0</u> acres	<u>15.6</u> acres
Other (Indicate type) <u>Landscape; recreation; stormwater</u>	<u>0</u> acres	<u>20.3</u> acres

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

- a. Soil drainage:  Well Drained 85? % of site  Moderately well drained 0 % of site  
 Poorly Drained 15 % 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? N/A acres. (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site?  Yes  No  
a. What is the depth to bedrock? >5' (in feet)
5. Approximate percentage of proposed site with slopes:  0-10% 100 %  10-15% 0 %  
 15% or greater 0 %
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? 0-5' (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 Disturbed Site - To Be Determined  
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: Minisceongo Creek  
a. Name of Stream and name of River to which it is tributary Minisceongo Creek
16. Lakes, ponds, wetland areas within or contiguous to project area:  
a. Name ACOE and NYS DEC Regulated Wetland TH-13 b. Size (In acres) 12.2 acres on site
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 53.3 acres.
- b. Project acreage to be developed: 35.9 acres initially; 35.9 acres ultimately.
- c. Project acreage to remain undeveloped 17.4 acres.
- d. Length of project, in miles: 1,800 feet of frontage on NYS Route 202
- e. If the project is an expansion, indicate percent of expansion proposed? N/A
- f. Number of off-street parking spaces existing 6 spaces proposed 713 spaces
- g. Maximum vehicular trips generated per hour 376 PM Peak (upon completion of project)

h. If residential: Number and type of housing units: N/A

	One Family	Two Family (semi-attached)	Multiple Family	Townhouses
Initially	<u>0</u>	<u>0</u>	<u>48</u>	<u>97</u>
Ultimately	<u>0</u>	<u>0</u>	<u>72</u>	<u>197</u>

- i. Dimensions (in feet) of largest proposed structure 45' height; 90 ft. width; 180 ft. + length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 1,800'+ NYS Route 202
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 cy 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? Home sites, roads, landscaping, recreational areas
- 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? 0 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? N/A months, (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated? 2 (number).
- b. Anticipated date of commencement phase 1 March month 2006 year, (including demolition)
- c. Approximate completion date of final phase December month 2008 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? 178 ; after project is complete 19
10. Number of jobs eliminated by this project? 1
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 central sewer service to be provided
14. Will surface area of an existing water body increase or decrease by proposal?  Yes  No  
Explain Stormwater runoff to be detained in on-site stormwater management facilities
15. Is project or any portion of project located in 100 year flood plain  Yes  No as per review of FEMA maps
16. Will the project generate solid waste?  Yes  No
- a. If yes, what is the amount per month 16.6 ± Tons
- b. If yes, will an existing solid waste facility be used?  Yes  No
- c. If yes, give name Licensed hauler ; location Approved landfill
- 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 be used for 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 Landscape maintenance in accordance with state/federal regulation.
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; oil or natural gas

22. If water supply is from wells, indicate pumping capacity N/A –central water gallons/minute.
23. Total anticipated water usage per day 46,575 gallons/day. (621 population x 75 gal per day)
24. Does project involve Local, State or Federal funding?  Yes  No
25. Approvals Required:

		Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Haverstraw Zoning Text & Map Amendment	_____
Town Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Haverstraw - Site Plan Approval Ramapo – Site Plan and Subdivision Approval	_____
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Water / Sewer Connections	_____
Other Local Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
Other Regional Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Rockland County Planning – GML review	_____
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT – Work Permit - Road Opening NYS DEC – SPDES Permit	_____
Federal Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	US Army Corps of Engineers – Jurisdictional Determination Review	_____

### C. Zoning and Planning Information

1. 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 \_\_\_\_\_
2. What is the zoning classification(2) of the site? Ramapo: Planned Industrial, Proposed for MU2;  
Haverstraw: Zoning change from "C" to "RG", "RG" text change
3. What is the maximum potential development of the site if developed as permitted by the present zoning?  
Based on zoning bulk requirements for permitted uses: Approximately 240,000 square feet of commercial development
4. What is the proposed zoning of the site? MU2 in Ramapo, and RG in Haverstraw
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?  
173 multifamily units in Haverstraw and  
410,553 square feet of total development ( 14.5 buildable acres = 631,620 sf x .65 FAR = 410,553 sf ) in Ramapo
6. Is the proposed action consistent with the recommended uses in adopted local land use plans?  Yes in Ramapo  
 No in Haverstraw
7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?  
Residential, Commercial, Industrial, Palisades Interstate Parkway
8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile?  Yes  No
9. If the proposed action is the subdivision of land, how many lots are proposed? Ramapo - 3 Lots  
 a. What is the minimum lot size proposed? 1 Acre
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
12. 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 (for the applicant) Date 12/17/04

Signature Tim Miller / BT Title President

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

**State Environmental Quality Review Act (SEQR)**  
**DRAFT SCOPING DOCUMENT**  
Minisceongo Park  
Towns of Haverstraw and Ramapo, Rockland County, NY  
Draft Environmental Impact Statement

**SEQR CLASSIFICATION:           TYPE I**

**LEAD AGENCY:                   to be determined**

**LIST OF INVOLVED/INTERESTED AGENCIES**

Involved Agencies

- Town of Haverstraw Planning Board
- Town of Haverstraw Town Board
- Town of Ramapo Planning Board
- Rockland County Sewer District #1
- Town of Haverstraw Sewer District #2
- New York State Department of Health
- Rockland County Health Department
- New York State Department of Environmental Conservation
- U.S. Army Corps of Engineers
- New York State Department of Transportation

Interested Agencies

- Rockland County Department of Public Works
- Rockland County Planning Department
- NYS Office of Parks, Recreation and Historic Preservation
- East Ramapo Central School District
- United Water of New York
- Moleston Fire District
- Village of Pomona Board of Trustees

## **INTRODUCTION**

This Scoping Document is intended to serve as the foundation for the identification of all potentially significant adverse impacts pertinent to the proposed action and appropriate mitigation measures. It is also intended to eliminate consideration of any impacts that are irrelevant or non-significant.

## **DESCRIPTION OF THE PROPOSED ACTION**

The applicant, Davies Farm LLC, proposes the development of a mixed-use residential and commercial project to be located north of NYS Route 202 and west of the Palisades Interstate Parkway in the unincorporated Towns of Haverstraw and Ramapo, Rockland County, New York. The concept for development of the site would include 269 multifamily units and two one-acre pads of commercial use on an approximately 53.3 acre project site. The portion of the project within the Town of Haverstraw is zoned Commercial, "C". The applicant proposes a zone map amendment to rezone the Haverstraw portion to General Residence, "RG", and a text amendment that would allow townhouses within the RG district. The project will also require site plan approval for the property located in the Town of Haverstraw. The portion of the project in the Town of Ramapo will require subdivision and site plan approval – it also presumes adoption of a zone map and text amendments that would result in rezoning the site from the Planned Industry, "PI", to the Mixed Use Highway, "MU", district. The Ramapo zone amendments are proposed by the Ramapo Town Board as part of Townwide zoning amendments initiated by that Board. The subject property is comprised of the following tax lots:

- Town of Haverstraw: Section 25.18, Block 2, Lots 3 and 4
- Town of Ramapo: Section 33.06, Block 1, Lots 1 and 2

## **POTENTIAL SIGNIFICANT ENVIRONMENTAL IMPACTS**

The proposed action will have potentially significant environmental impacts on:

- *Traffic*
- *Stormwater*
- *Wetlands*
- *Soils*

## **GENERAL SCOPING CONSIDERATIONS**

The applicant will prepare a Draft Environmental Impact Statement (DEIS) addressing the items described in this Scoping Document.

The applicant will follow the SEQRA regulations for direction on the required content of a DEIS. The DEIS will assemble relevant and material facts, and evaluate reasonable alternatives. It will be clearly and concisely 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, it will be referenced in the DEIS and included in 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 area. The DEIS will group each issue identified into one Existing Conditions, Impacts, and Mitigation section to permit more efficient review. Opinions of the applicant that are unsupported by evidence will be identified as such.

Full scale plans will accompany the DEIS as an appendix and reduced copies of pertinent plan sheets will be included in the text of the DEIS. The documents shall contain, as attachments, plans, reports, and studies meeting prevailing Federal, State and Town criteria with respect to all disciplines of study as well as applicable site plan and subdivision criteria.

## **DEIS Contents**

Cover Sheet listing preparers, title of project, DEIS identification, location, Lead Agency, and relevant dates (i.e. date of acceptance, date of public hearing, final date for acceptance of comments).

Table of Contents including listings of tables, figures, maps, charts, and any items that may be submitted under separate cover.

### **I. EXECUTIVE SUMMARY**

The Executive Summary will include a brief description of the proposed action and a listing of all potential environmental impacts and proposed mitigation measures. A summary will be provided of the approvals and permits required, and of the alternatives to the proposed action that are evaluated in the DEIS.

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

This chapter of the DEIS will describe the project site and its location, the proposed project, the public need and objectives of the project sponsor, and list 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 Towns of Haverstraw and Ramapo, including tax identification numbers and list of abutting properties.
2. Brief description of the environmental setting of the site, its historic use, and the natural resources identified thereon and in the adjoining area.
3. Identification of any easements, rights-of-way, restrictions, special district boundaries or other legal devices affecting the subject properties' development potential.
4. Description of the existing infrastructure serving the project site and/or its immediate environs, including existing site access and road network.

#### **B. Description of the Proposed Action**

1. Written and detailed description of the proposed action relative to the zone change and potential implementation, including concepts for the proposed use, design, layout, phasing and construction schedule.

2. Identify zoning and describe existing land uses for the project site and adjoining properties.
3. Discuss compliance with all Zoning and Site Plan/Subdivision Approval standards and other criteria set forth in the Town of Haverstraw and Ramapo codes. The DEIS will indicate the extent to which any modifications or waivers of such standards and other criteria or any variances from such regulations would be required to carry out the project as proposed.

#### **C. Project Purpose and Need**

1. Discuss the purpose or objective of the project sponsor.
2. Identify the public need for the proposed action, including consideration of consistency with adopted policies and/or plans as set forth within adopted local and regional community land use and development plans.

#### **D. Approvals, Reviews and Permits**

1. List and describe all required approvals, reviews, and permits, by agency, to implement the proposed action.
2. List all Involved and Interested Agencies for DEIS distribution.

### **III. ENVIRONMENTAL SETTING, IMPACTS, MITIGATION**

The format or organization of this section will include the following subsection headings for each topic or impact issue:

*Existing Conditions*  
*Potential Impacts*  
*Mitigation Measures*

This format provides for a more meaningful presentation of the environmental issues that allows the reader to focus on individual impact issues.

#### **A. Soils and Topography**

1. Soils will be mapped in accordance with the *Soil Survey for Rockland County, New York*. Evaluation of site soils will include the following:
  - a. Identification of hydric and non-hydric soils.
  - b. Soil characteristics.
  - c. Erosion potential.
  - d. Construction methods and best management practices that will be employed to lessen erosion and to prevent sediment from migrating off-site or into nearby waterbodies and wetlands based on prevailing NYS DEC criteria.
  - e. The DEIS will provide a soil erosion and sediment control plan that will consist of a text description and plan details of specific designs to be implemented during and post-construction.

- f. A topographic survey based on a two-foot contour interval will be provided. Existing and proposed topography will be mapped based on the following slope categories: 1-15%, 15-20, 20-25%, and 25% and greater.

## **B. Surface Water Resources**

1. Surface water features will be mapped and described. The 100-year floodplain will be shown. A drainage study, defining existing and post-development peak rates of stormwater runoff and stormwater quality treatment during the statistical 2-, 10-, 25-, and 100-year, 24-hour storm events, will be submitted. The results of this study will be summarized in the DEIS text and all supporting calculations will be presented in the appendix to the DEIS.
2. Pre- and post-development stormwater runoff quality and outline of treatment methods per current NYS DEC Design Standards shall be presented.
3. The DEIS will include a stormwater management plan for the project. All proposed measures and procedures will be selected in accordance with the current NYS DEC Design Standards.

## **C. Ecology and Wetlands**

1. Vegetation
  - a. Contact the NYS DEC and Federal Fish and Wildlife Service to identify the possible presence of unique, rare and/or endangered, threatened species.
  - b. Conduct a field survey to determine existing vegetation and provide a description of the findings.
  - c. Evaluate the potential impacts on the resources identified and describe mitigation measures if necessary.
2. Fish and Wildlife
  - a. Contact the NYS DEC and Federal Fish and Wildlife Service to identify and evaluate the possible presence of unique, rare and/or endangered, threatened and special concern.
  - b. Conduct a field survey to identify existing species that may utilize the site and provide a description of the findings.
  - c. Evaluate the potential impacts on the resources identified and describe mitigation measures if necessary.
3. Wetlands
  - a. Show the boundary of on-site State and Federal Jurisdictional Wetlands vis-a-vis previous determinations of same by applicable agency representatives. Describe the function, value and characteristics of on-site wetlands and waters.
  - b. Calculate the area of wetland disturbance, if applicable.
  - c. Assess potential impacts on identified functions and values.
  - d. Discuss any mitigation measures that will be implemented to prevent soil erosion and sedimentation of wetlands during construction.
  - e. Identify permits required from the NYS DEC, Army Corps of Engineers, and/or Town(s) to implement the proposed project.

## **D. Land Use and Zoning**

1. Land Use
  - a. Describe existing land use of the project site and adjoining properties.
  - b. Discuss the compatibility of the proposed project with the character of the adjoining area.
  - c. Discuss potential impacts on adjacent land uses.
  - d. Discuss conformance of the proposed action with the most recent comprehensive plans for the Towns of Haverstraw and Ramapo and Rockland County.
2. Zoning
  - a. Describe existing zoning of the subject property and adjoining properties.
  - b. Describe request for zone change in the Town of Haverstraw from “C” Commercial to “RG” General Residence District.
  - c. Describe current zoning conditions in the Town of Ramapo, in contrast to the draft zoning to be adopted by the Town of Ramapo.
  - d. Demonstrate compliance with site/subdivision plan approval standards set forth by the respective Town Codes.

## **E. Transportation**

1. A Traffic Study will be conducted which will evaluate existing traffic conditions compared to conditions that would be anticipated upon completion of the proposed project. The study will address potential impacts and will identify proposed traffic and safety improvements or mitigation measures necessary to reduce the impact of the project on the adjacent road network. Methodologies from the latest version of the Highway Capacity Manual will be used to conduct intersection analyses. All of the data collected and analyzed will be summarized in maps or tables.
  - a. Study Area Intersections – Data collection will include counts and turning movements at the following intersection locations:
    1. Intersection of Palisades Interstate Parkway Southbound & Route 202
    2. Intersection of Thiells-Mount Ivy Road & Route 202
    3. Intersection of Route 202 & Route 45
    4. Intersection of Quaker Rd. & Palisades Interstate Parkway Access Ramp
    5. Intersection of Route 202 & proposed Main Site Access Driveway
    6. Intersection of Route 202 & proposed Secondary Site Access Driveway
    7. Intersection of Route 202 & Camp Hill Road
    8. Intersection of Route 202 & Pacesetter Park (Super Stop & Shop)
    9. Intersection of Route 202 & Martino Way
  - b. Peak Hours -- AM and PM peak hour traffic volume counts will be conducted on a Tuesday, Wednesday or Thursday. Data will be collected when public schools are in

session. Saturday peak hour traffic volume counts will be taken on a typical Saturday.

- c. Roadway Analysis -- Existing streets will be inventoried to determine street widths, speed limits, number of travel lanes, and sight distance measurements at intersections with restrictive conditions, traffic control devices, signs, and markings.
- d. Analysis of Impacts -- The analysis will include evaluation of other known area projects at the time that the traffic study is undertaken. The study will include applicable development projects under construction, and development projects approved and not yet under construction. The build year at which time the project will be completed, 2008, will be analyzed. The capacity of each intersection for the existing, no-build, and build conditions will be calculated. The potential traffic generation resulting from the proposed use will be estimated based on the Institute of Transportation Engineer's most recent *Trip Generation Manual*.
- e. Analysis of Construction Impacts -- Analysis of the effects of construction, including access to the site for construction vehicles and effects of construction traffic on adjacent roadways will be evaluated.
- f. Mitigation -- Mitigation in the form of recommendations for roadway and intersection improvements, traffic controls, signal modification, timing revision, future monitoring shall be discussed. The need for sidewalks will be discussed.

#### **F. Historic and Archaeological Resources**

1. Contact the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) to determine the potential impact on historic and archaeological resources that may be located on the project site and determine whether a Cultural Resources Survey needs to be performed.
2. Describe the findings of any cultural resource investigation if same is required by OPRHP.
3. Describe mitigation measures if necessary.

#### **G. Community Facilities and Services**

1. The proposed project will create the need for additional community services including police and fire protection, emergency services, education, recreation, utilities and solid waste disposal. Each existing service area will be described as to its existing capacity.
2. The impact of the proposed project on each service area will be estimated, according to generally accepted practices.
3. Mitigation measures will be discussed including increasing the capacity of each of the community service areas as a result of the proposed action.

#### **H. Fiscal Impact Analysis**

1. The proposed action will add 173 households to the Town of Haverstraw and 96 households to the Town of Ramapo in addition to two commercial buildings. A fiscal impact analysis will be undertaken to determine the potential fiscal impacts associated with the increased service demand generated by the project.

2. The fiscal impact analysis will consider the cost and revenue implications of the population change in the Town that results from the proposed action. The fiscal impact analysis will be based on generally accepted methods and their application. The assessed value for proposed residential units will be ascertained, as it is the basis for property tax revenues.

#### **I. Noise and Air Resources**

1. The DEIS will evaluate the potential construction-related impacts to noise levels and air resources and will identify appropriate mitigations to reduce same.

#### **J. Visual Resources**

1. A visual survey will be conducted of the existing site. This will include photos of the project site in its existing condition taken from surrounding vantage points. In particular, the site's visibility from existing residential neighborhoods will be considered.
2. The potential future visibility of the project from surrounding vantage points will be described.
3. Residential building elevations will be provided and the architecture and proposed massing of buildings described.
4. A conceptual landscaping plan will be provided and described.
5. The potential need to screen the project from adjoining residential neighborhoods will be assessed.

#### **IV. UNAVOIDABLE ADVERSE IMPACTS**

This section of the DEIS will identify impacts that are likely to occur despite mitigation measures, and will compare the beneficial and adverse implications of these unavoidable impacts.

#### **V. ALTERNATIVES**

This section of the DEIS will evaluate and compare alternatives to the proposed action, which are listed below. The evaluation and comparison will include a conceptual site plan and a tabular comparison of quantified impacts. The following alternatives will be studied:

- A. The "No Action" Alternative as required under 6 NYCRR 617.9.b.5.
- B. The Commercial/Mixed Use Alternative. This alternative will evaluate the impacts associated with a mixed-use district in Ramapo, and a commercial shopping center in Haverstraw, pursuant to the existing zoning designations and/or land use plans.

The proposed levels of disturbance for each alternative will be quantified.

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

Identification of those natural and man-made resources consumed, converted or otherwise made unavailable for future use as a consequence of the proposed action.

## **VII. GROWTH INDUCING ASPECTS**

Potential growth-inducing aspects, including short and long term, generated by the project will be described.

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

A description of the effect of the proposed action on the short and long term use and conservation of energy resources will be provided.

## **XI. APPENDICES**

The appendices will include a list of all underlying studies and reports relied upon in preparing the DEIS, technical exhibits and studies background information relevant to the proposed action such as this Scoping Document and other relevant SEQRA documents, a list of involved and interested agencies, and relevant correspondence with involved agencies and persons. These include but are not limited to:

1. SEQRA Documentation
2. Correspondence
3. Stormwater Management Report
4. Traffic Calculations



## **Minisceongo Park Narrative**

The applicant, Davies Farm LLC, proposes the development of a mixed-use residential and commercial project to be located north of NYS Route 202 and west of the Palisades Interstate Parkway in the unincorporated Towns of Haverstraw and Ramapo, Rockland County, New York. The concept for development of the site would include 269 multifamily units and two one-acre pads of commercial use on an approximately 53.3 acre project site.

Specifically, in the Town of Haverstraw, the project will consist of 173 townhouse units in buildings of three to seven units. The project will also include a pool and clubhouse facility.

In the Town of Ramapo, the project will consist of 72 multi family units in three buildings and 24 townhouses in buildings of three to five units. Additionally, there will be 2 commercial pads that are each one acre in size.

The portion of the project within the Town of Haverstraw is zoned Commercial, "C". The applicant proposes a zone map amendment to rezone the Haverstraw portion to General Residence, "RG", and a text amendment that would allow townhouses within the RG district. The project will also require site plan approval for the property located in the Town of Haverstraw.

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Potential growth-inducing aspects, including short and long term, generated by the project will be described.

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

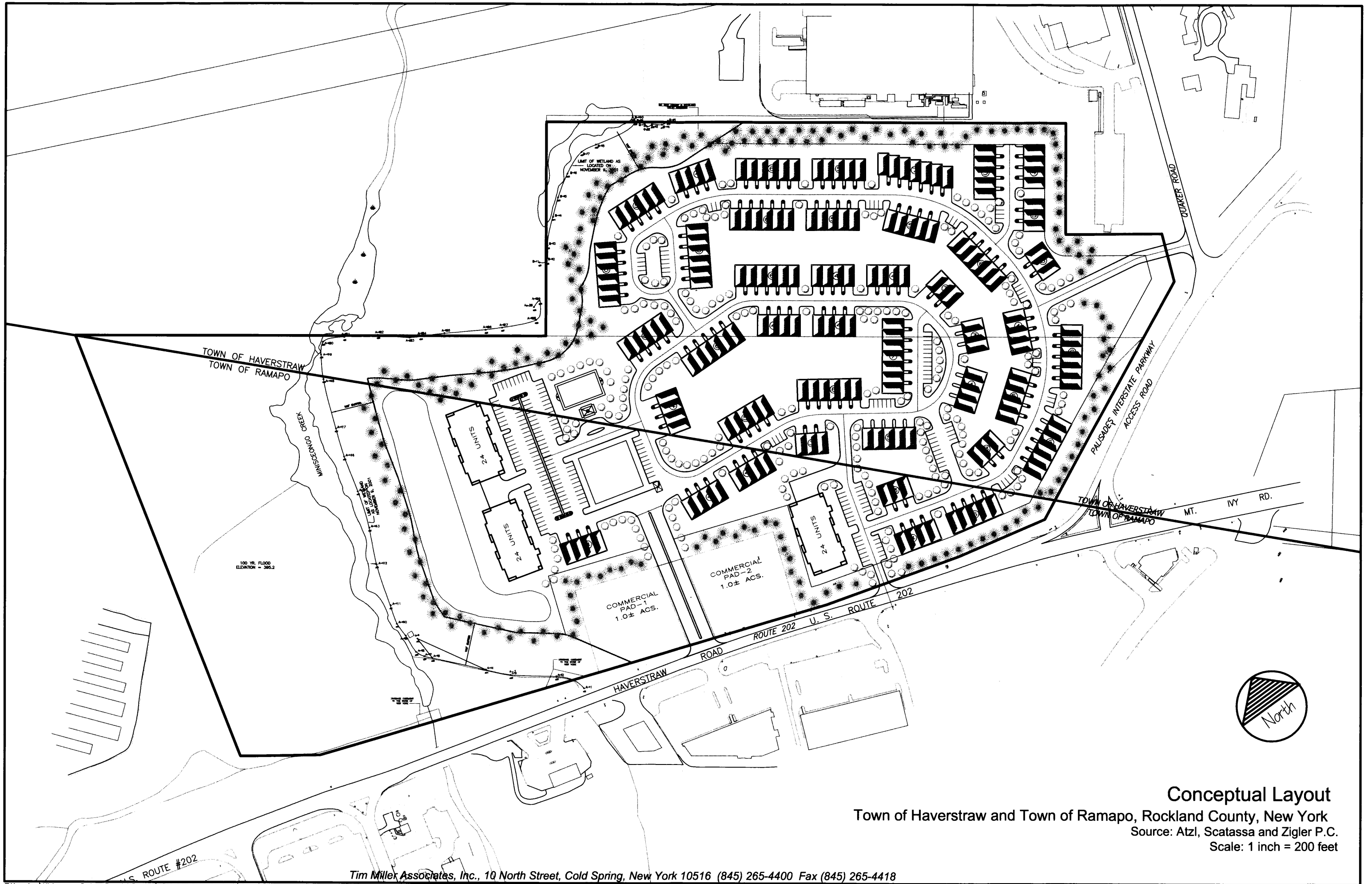
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1. SEQRA Documentation
2. Correspondence
3. Stormwater Management Report
4. Traffic Calculations





**Conceptual Layout**

Town of Haverstraw and Town of Ramapo, Rockland County, New York

Source: Atzl, Scatassa and Zigler P.C.

Scale: 1 inch = 200 feet



TOWN OF HAVERSTRAW PLANNING BOARD  
ONE ROSMAN ROAD  
GARNERVILLE, NY 10923  
PHONE (845)-429-2200  
FAX (845)-786-7647

MICHAEL J. GURSKI  
CHAIRMAN

STEVEN SILVERBERG  
ATTORNEY

ANNETTE TORRES  
SECRETARY

GLENN WIDMER  
MEMBERS

JOSEPH MICHALAK  
JOSE VARGAS  
MEMBERS

February 10, 2005

**- Intent to Declare Lead Agency**

RE: Miniscoongo Park  
Section 25.18 Block 2 Lots 3 & 4

Dear Sir/Madam :


Please be advised that the Planning Board of the Town of Haverstraw declared its Intent to be Lead Agency on February 9, 2005 RE : Zone Petition entitled Miniscoongo Park Proposed Development

Enclosed for your review please find the following documents :

- 1) Conceptual Layout dated 12/17/2004
- 2) Full EAF ( Part I ) dated 12/17/2004
- 3) Draft Local Law ( 12/20/2004 )
- 4) Draft Scoping Outline, ( 12/20/2004 ) prepared by Tim Miller Associates
- 5) List of Property Owners within 500 Feet

\* Enclosed please find a List of all Agencies Notified

Sincerely,



Annette Torres  
Secretary to the Boards

**DECLARE LEAD AGENCY MAILING LIST**

**US ARMY CORPS OF ENGINEERS-NY DISTRICT**

26 FEDERAL PLAZA, ROOM 1937  
NEW YORK, NY 10278-0090  
ATT: MARC HELLMAN, PHD.  
CHIEF OF EASTERN PERMITS

**NYS DEPT. OF TRANSPORTATION**

275 RIDGE ROAD  
NEW CITY, NY 10956  
ATT: MARY JO RUSSO

**NYS DEPT. OF ENVIRONMENTAL CONSERVATION**

DEC-REGION III - DIVISION OF PERMITS  
21 SOUTH PUTT CORNERS ROAD  
NEW PALTZ, NY 12561-1696

**ROCKLAND COUNTY DEPT. OF PLANNING**

BLDG. T-  
50 SANATORIUM RD.  
POMONA, NY 10970  
ATT: TARA HERMAN

**ROCKLAND CTY. DRAINAGE AGENCY**

23 NEW HEMPSTEAD RD.  
NEW CITY, NY 10956  
ATT: ED DEVINE

**ROCKLAND COUNTY DEPT. OF HEALTH**

BLDG. - D  
50 SANATORIUM ROAD  
POMONA, NY 10970

**ROCKLAND COUNTY DEPT. OF HIGHWAYS**

23 NEW HEMPSTEAD ROAD  
NEW CITY, NY 10956  
ATT: JOE ARENA

**PALISADES INTERSTATE PARK COMMISSION**

ENGINEERING - ADMINISTRATIVE BUILDING  
BEAR MOUNTAIN, NY 10911-0427

**OTHER:**

**VILLAGE OF HAVERSTRAW**  
40 NEW MAIN STREET  
HAVERSTRAW, NY 10927

**VILLAGE OF WEST HAVERSTRAW**  
30 SAMSONDALE AVE  
WEST HAVERSTRAW, NY 10993

**VILLAGE OF POMONA**  
100 LADENTOWN ROAD  
POMONA, NY 10970

**TOWN OF RAMAPO**  
237 Route 59  
Suffern, NY 10901

**TOWN OF STONY POINT**  
74 East Main Street  
Stony Point, NY 10980

*Scoping msg?*

**SEQR**

State Environmental Quality Review  
**POSITIVE DECLARATION**  
Notice of Intent to Prepare a Draft EIS  
Determination of Significance

April 8, 2005

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 Planning Board of the Town of Haverstraw as lead agency, has determined that the proposed action described below may have a significant impact on the environment and that a Draft Environmental Impact Statement will be prepared.

**Name of Action:** Minisceongo Park

**SEQR Status:** Type 1

**Scoping:** Yes

**Description of Action:**

The applicant's proposal consists of a request for a zone change from the Town of Haverstraw's zoning ordinance in order to amend the use and bulk regulations in the RG Zoning District and subsequent site plan approval for a mixed-use development in the Towns of Haverstraw and Ramapo.

More specifically, the proposal would allow for the development of 269 residential dwelling units and two commercial properties of which 173 single-family attached dwelling units and a 4,037.5 square foot community building would be located in the Town of Haverstraw and 96 dwelling units, a 13,440 square foot park and two 1 acre commercial pads would be located in the Town of Ramapo.

**Location:**

The subject property is located along the northerly side of Route 202, west of the Palisades Interstate Parkway in the Towns of Haverstraw and Ramapo, Rockland County, New York.

**Reasons Supporting This Determination:**

It has been found that the proposed action may include the potential for at least one significant adverse environmental impact.. The potential impacts are listed below:

1. The proposed development has the potential to create a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems.

The proposed development has the potential to create the following long term impacts: an adverse change in the ground or surface water quality, a significant increase in the amount of vehicular traffic, solid waste production a substantial increase in potential for erosion, flooding, leaching or drainage problems. Potential short term impacts that would occur during development would include the potential for an adverse change in existing air quality and noise levels.

2. The proposed development has the potential to create a material conflict with a community's current plans or goals as officially approved or adopted.
3. The proposed development has potentially constitutes a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.

The applicant requests a zone change that would increase the density above what is currently permitted in the Town of Haverstraw. The draft local law indicates a density of 8 units per acre, where the maximum density allowed in the Town is 6 units per acre.

## **NOTICE**

**PLEASE TAKE NOTICE** that at a duly noticed meeting, on June 8, 2005, the Planning Board of the Town of Haverstraw, as lead agency, pursuant to the New York State Environmental Quality Review Act, for the purpose of reviewing the Draft Environmental Impact Statement (DEIS) to be prepared for the Minisceongo Park Mixed Use Development, in furtherance of a petition by Davies Farm LLC to rezone the Haverstraw portion of property located on Route 202 and which is bisected by the border of the Towns of Ramapo and Haverstraw, adopted the attached Final Scope for the DEIS.

**Nature of the Proposed Action:** Petition to modify the RG Zone to permit medium density multifamily residences and to rezone the property from Commercial "C" to General Residence "RG" in order to develop the property for such use. Action on the Petition shall require adoption of a zone change for the Haverstraw portion of the property, subdivision of the site and approval of a site plan.

**Location:** 1630 Route 202 known and designated on the Town of Haverstraw Tax Assessment Map as Tax Map 25.18, Block 2, Lots 3 and 4 and known and designated on the Town of Ramapo Tax Assessment Map as Tax Map 33.06, Block 1, Lots 1 and 2.

Dated: June 20, 2005

Planning Board of the Town of Haverstraw



**State Environmental Quality Review Act (SEQR)**  
**FINAL SCOPING DOCUMENT**  
Minisceongo Park  
Towns of Haverstraw and Ramapo, Rockland County, NY  
Draft Environmental Impact Statement

**SEQR CLASSIFICATION:           TYPE I**

**LEAD AGENCY:                   Town of Haverstraw Planning Board**

**LIST OF INVOLVED/INTERESTED AGENCIES**

Involved Agencies

- Town of Haverstraw Planning Board
- Town of Haverstraw Town Board
- Town of Ramapo Planning Board
- Rockland County Sewer District #1
- Rockland County Department of Highways (Drainage Agency)
- Town of Haverstraw Sewer District #2
- New York State Department of Health
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## INTRODUCTION

This Scoping Document is intended to serve as the foundation for the identification of all potentially significant adverse impacts pertinent to the proposed action and appropriate mitigation measures. It is also intended to eliminate consideration of any impacts that are irrelevant or non-significant.

## DESCRIPTION OF THE PROPOSED ACTION

The applicant, Davies Farm LLC, proposes the development of a mixed-use residential and commercial project to be located north of NYS Route 202 and west of the Palisades Interstate Parkway in the unincorporated Towns of Haverstraw and Ramapo, Rockland County, New York. The concept for development of the site would include 269 multifamily units and two one-acre pads of commercial use on an approximately 53.3 acre project site. The portion of the project within the Town of Haverstraw is zoned Commercial, "C". The applicant proposes a zone map amendment to rezone the Haverstraw portion to General Residence, "RG", and a text amendment that would allow townhouses within the RG district. The project will also require site plan approval for the property located in the Town of Haverstraw. The portion of the project in the Town of Ramapo will require subdivision and site plan approval in accordance with the Mixed Use Highway, "MU-2" zoning district. The subject property is comprised of the following tax lots:

- Town of Haverstraw: Section 25.18, Block 2, Lots 3 and 4
- Town of Ramapo: Section 33.06, Block 1, Lots 1 and 2

## POTENTIAL SIGNIFICANT ENVIRONMENTAL IMPACTS

The proposed action will have potentially significant environmental impacts on:

- *Traffic*
- *Stormwater*
- *Wetlands*
- *Geology and Soils*
- *Sewage Disposal and Water Supply*

## GENERAL SCOPING CONSIDERATIONS

The applicant will prepare a Draft Environmental Impact Statement (DEIS) addressing the items described in this Scoping Document.

The applicant will follow the SEQR regulations for direction on the required content of a DEIS. The DEIS will assemble relevant and material facts, and evaluate reasonable alternatives. It will be clearly and concisely 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, it will be referenced in the DEIS and included in 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 area. The DEIS will group each issue identified into

one Existing Conditions, Impacts, and Mitigation section to permit more efficient review. Opinions of the applicant that are unsupported by evidence will be identified as such.

Full scale plans will accompany the DEIS as an appendix and reduced copies of pertinent plan sheets will be included in the text of the DEIS. The documents shall contain, as attachments, plans, reports, and studies meeting prevailing Federal, State and Town criteria with respect to all disciplines of study as well as applicable site plan and subdivision criteria.

## **DEIS Contents**

Cover Sheet listing preparers, title of project, DEIS identification, location, Lead Agency, and relevant dates (i.e. date of acceptance, date of public hearing, final date for acceptance of comments).

Table of Contents including listings of tables, figures, maps, charts, and any items that may be submitted under separate cover.

### **I. EXECUTIVE SUMMARY**

The Executive Summary will include a brief description of the proposed action and a listing of all potential environmental impacts and proposed mitigation measures. A summary will be provided of the approvals and permits required, and of the alternatives to the proposed action that are evaluated in the DEIS.

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

This chapter of the DEIS will describe the project site and its location, the proposed project, the public need and objectives of the project sponsor, and list 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 Towns of Haverstraw and Ramapo, including tax identification numbers and list of abutting properties.
2. Brief description of the environmental setting of the site, its historic use, and the natural resources identified thereon and in the adjoining area.
3. Identification of any easements, rights-of-way, restrictions, special district boundaries or other legal devices affecting the subject properties' development potential.
4. Description of the existing infrastructure serving the project site and/or its immediate environs, including existing site access and road network.

## **B. Description of the Proposed Action**

1. Written and detailed description of the proposed action relative to the zone change and potential implementation, including concepts for the proposed use, design, layout, phasing and construction schedule. The objectives and design concept of the development will be described, especially as it relates to the intent of the zoning districts in which it is located (Ramapo), or proposed to be located (Haverstraw). The relationship between commercial and residential uses, internal and external pedestrian connections, mass transit accessibility, public service facilities (if provided) will be described.
2. Identify zoning and describe existing land uses for the project site and adjoining properties.
3. Discuss compliance with all Zoning and Site Plan/Subdivision Approval standards and other criteria set forth in the Town of Haverstraw and Ramapo codes. The DEIS will indicate the extent to which any modifications or waivers of such standards and other criteria or any variances from such regulations would be required to carry out the project as proposed.

## **C. Project Purpose and Need**

1. Discuss the purpose or objective of the project sponsor.
2. Identify the public need for the proposed action, including consideration of consistency with adopted policies and/or plans as set forth within adopted local and regional community land use and development plans.

## **D. Approvals, Reviews and Permits**

1. List and describe all required approvals, reviews, and permits, by agency, to implement the proposed action.
2. List all Involved and Interested Agencies for DEIS distribution.

## **III. ENVIRONMENTAL SETTING, IMPACTS, MITIGATION**

The format or organization of this section will include the following subsection headings for each topic or impact issue:

*Existing Conditions*  
*Potential Impacts*  
*Mitigation Measures*

This format provides for a more meaningful presentation of the environmental issues that allows the reader to focus on individual impact issues.

## **A. Soils and Topography**

1. Soils will be mapped in accordance with the *Soil Survey for Rockland County, New York*. Evaluation of site soils will include the following:
  - a. Identification of hydric and non-hydric soils.
  - b. Soil characteristics.
  - c. Erosion potential.
  - d. Construction methods and best management practices that will be employed to lessen erosion and to prevent sediment from migrating off-site or into nearby waterbodies and wetlands based on prevailing NYS DEC criteria.
  - e. A percolation test will be conducted in the areas proposed for stormwater management facilities.
  - f. The DEIS will provide a soil erosion and sediment control plan that will consist of a text description and plan details of specific designs to be implemented during and post-construction. The plan will be developed in accordance with Chapter 140 of the Town of Haverstraw Code, New York Guidelines for Urban Erosion and Sediment Control, and NYSDEC General Permit GP-02-01.
  - g. A topographic survey based on a two-foot contour interval will be provided. Existing and proposed topography will be mapped based on the following slope categories: 1-15%, 15-20, 20-25%, and 25% and greater.
  - h. A discussion of subsurface soils will be described and a primary fill plan will be described. The plan will accompany the site plan. Potential effects associated with fill activities, including amount of fill to be imported, short-term settlement goal, effects of long-term settlement of soils and effect on structures, and mitigation measures will be described.

## **B. Surface Water Resources**

1. Surface water features will be mapped and described. The 100-year floodplain will be shown. A drainage study, defining existing and post-development peak rates of stormwater runoff and stormwater quality treatment during the statistical 2-, 10-, 25-, and 100-year, 24-hour storm events, will be submitted. The results of this study will be summarized in the DEIS text and all supporting calculations will be presented in the appendix to the DEIS. The study will consider potential drainage effects to adjoining properties including Barr Labs. Potential surface water effects to Minisceongo Creek will be assessed.
2. Pre- and post-development stormwater runoff quality and outline of treatment methods per current NYS DEC Design Standards shall be presented.
3. The DEIS will include a stormwater management plan for the project. All proposed measures and procedures will be selected in accordance with the current NYS DEC Design Standards. Zero net increase in runoff will be provided and compliance with Phase II Stormwater regulations will be demonstrated.

### **C. Ecology and Wetlands**

1. Vegetation
  - a. Contact the NYS DEC, Federal Fish and Wildlife Service, Rockland Audubon Society, and Rockland County Parks Dept. to identify the possible presence of unique, rare and/or endangered, threatened species.
  - b. Conduct a field survey to determine existing vegetation and provide a description of the findings.
  - c. Evaluate the potential impacts on the resources identified and describe mitigation measures if necessary.
  
2. Fish and Wildlife
  - a. Contact the NYS DEC and Federal Fish and Wildlife Service to identify and evaluate the possible presence of unique, rare and/or endangered, threatened and special concern.
  - b. Conduct a field survey to identify existing species that may utilize the site and provide a description of the findings.
  - c. Evaluate the potential impacts on the resources identified and describe mitigation measures if necessary.
  
3. Wetlands
  - a. Delineate in the field and survey the boundary of on-site State and Federal Jurisdictional Wetlands based on Haverstraw Code, NYSDEC and ACOE methodologies. It is noted that state-regulated wetland TH-13 is located on-site. Describe the function, value and characteristics of on-site wetlands and waters. The limits of any wetland buffers will be shown.
  - b. Calculate the area of wetland disturbance, if applicable. Describe the potential for thermal pollution from runoff.
  - c. Assess potential impacts on identified functions and values.
  - d. Discuss any mitigation measures that will be implemented to prevent soil erosion and sedimentation of wetlands during construction. Explore options for the design of the proposed detention basin that could result in the basin acting as an extension of the Minisceongo Creek wetland complex.
  - e. Identify permits required from the NYS DEC, Army Corps of Engineers, and/or Town(s) to implement the proposed project.

### **D. Land Use and Zoning**

1. Land Use
  - a. Describe and map existing land use of the project site and adjoining properties within 2,500 feet of the perimeter of the property.
  - b. Discuss the compatibility of the proposed project with the community character of the adjoining area.
  - c. Discuss potential impacts on adjacent land uses.
  - d. Discuss conformance of the proposed action with the most recent comprehensive plans for the Towns of Haverstraw and Ramapo and Rockland County.
  - e. Discuss the project's consistency with the goals of the Federal Highlands Conservation Act.

2. Zoning
  - a. Describe existing zoning of the subject property and adjoining properties. Provide a map illustrating zoning of adjoining properties.
  - b. Describe request for zone change in the Town of Haverstraw from “C” Commercial to “RG” General Residence District.
  - c. Describe current zoning requirements in the Town of Ramapo applicable to the development and the project’s conformity with same.
  - d. Demonstrate compliance with site/subdivision plan approval standards set forth by the respective Town Codes.

#### **E. Transportation**

1. A Traffic Study will be conducted which will evaluate existing traffic conditions compared to conditions that would be anticipated upon completion of the proposed project. The study will address potential impacts and will identify proposed traffic and safety improvements or mitigation measures necessary to reduce the impact of the project on the adjacent road network. Methodologies from the latest version of the Highway Capacity Manual will be used to conduct intersection analyses. All of the data collected and analyzed will be summarized in maps or tables.
  - a. Study Area Intersections – Data collection will include counts and turning movements at the following intersection locations:
    1. Intersection of Palisades Interstate Parkway Northbound and Southbound Ramps & Route 202 (Exit 13)
    2. Intersection of Thiells-Mount Ivy Road & Route 202
    3. Intersection of Route 202 & Route 45
    4. Intersection of Quaker Rd. & Palisades Interstate Parkway Access Ramp
    5. Intersection of Route 202 & proposed Main Site Access Driveway
    6. Intersection of Route 202 & proposed Secondary Site Access Driveway
    7. Intersection of Route 202 & Camp Hill Road
    8. Intersection of Route 202 & Pacesetter Park (Super Stop & Shop)
    9. Intersection of Route 202 & Martino Way
  - b. Peak Hours -- AM and PM peak hour traffic volume counts will be conducted on a Tuesday, Wednesday or Thursday. Data will be collected when public schools are in session. Saturday peak hour traffic volume counts will be taken on a typical Saturday. Day camps in the project vicinity will be contacted to determine their hours of operation and the number of bus and vehicular trips generated by these uses during the summer months. The project’s effect on traffic during summer camp season will be described.
  - c. Roadway Analysis -- Existing streets will be inventoried to determine street widths, speed limits, number of travel lanes, and sight distance measurements at intersections with restrictive conditions, traffic control devices, signs, and markings. The NYSDOT will be consulted to identify any improvements being proposed on the surrounding roadway network, e.g., speed change lanes on Route 202, so that those improvements are taken into consideration as part of the traffic analysis.

- d. Analysis of Impacts -- The analysis will include evaluation of other known area projects at the time that the traffic study is undertaken. The study will include applicable development projects under Planning Board review, construction, and development projects approved and not yet under construction. The applicant will consult with the Town of Haverstraw and Town of Ramapo to obtain a list of No-Build/Build projects that should be examined as part of the traffic analyses. In addition, an appropriate growth factor will be applied. The build year at which time the project will be completed, 2008, will be analyzed. The capacity of each intersection for the existing, no-build, and build conditions will be calculated. The potential traffic generation resulting from the proposed use will be estimated based on the Institute of Transportation Engineer's most recent *Trip Generation Manual*. The proposed internal circulation system will be clearly marked on the site plan (e.g., one way, two way roads, stop sign locations, etc.) Access to each of the land uses will be shown and described. If a gatehouse is provided, a queuing analysis will be provided. If applicable, the analysis will consider the traffic impact of the use of the clubhouse and other amenities by non-residents. Traffic effects on the operation of Barr Labs will be discussed.
- e. Analysis of Construction Impacts -- Analysis of the effects of construction, including access to the site for construction vehicles and effects of construction traffic on adjacent roadways will be evaluated.
- f. Pedestrian circulation -- Provide and describe system of pedestrian walkways both internal and external to the proposed development. The applicant will consult with NYSDOT to determine designs that will encourage pedestrian connections between the north and south side of Route 202, including push button sidewalk crossings, safe haven center islands, etc.
- g. Parking -- Describe demand and provision of on-site parking facilities
- h. Transit -- A discussion of mass transit and paratransit opportunities to be made available to the project site will be provided.
- i. Mitigation -- Mitigation in the form of recommendations for roadway and intersection improvements, traffic controls, signal modification, timing revision and future monitoring shall be discussed.

#### **F. Historic and Archaeological Resources**

1. Contact the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) to determine the potential impact on historic and archaeological resources that may be located on the project site and determine whether a Cultural Resources Survey needs to be performed. Examine potential effects to Palisades Interstate Parkway, listed on the National Register of Historic Places.
2. Describe the findings of any cultural resource investigation if same is required by OPRHP.
3. Describe any findings related to alleged former cemetery that may have been located on the project site.

4. Describe mitigation measures if necessary, including provision of 20-foot undisturbed buffer zone adjoining the Palisades Interstate Parkway

#### **G. Community Facilities and Services**

1. The proposed project will create the need for additional community services including police and fire protection, emergency services, education, recreation, utilities (including water supply and wastewater disposal) and solid waste disposal. Each existing service area will be described as to its existing capacity.
2. The impact of the proposed project on each service area will be estimated, according to generally accepted practices. In order to estimate impacts, this section will include a demographic analysis to project the number of persons that would reside in the new development, as well as the number of public school age children that would be introduced. This analysis will use standard multipliers reported by such sources as Urban Land Institute and the Rutgers University Center for Urban Policy Research (Burchell and Listokin).
3. Mitigation measures will be discussed including increasing the capacity of each of the community service areas as a result of the proposed action.

#### **H. Fiscal Impact Analysis**

1. The proposed action will add 173 households to the Town of Haverstraw and 96 households to the Town of Ramapo in addition to two commercial buildings. A fiscal impact analysis will be undertaken to determine the potential fiscal impacts associated with the increased service demand generated by the project.
2. The fiscal impact analysis will consider the cost and revenue implications of the population change in the Town that results from the proposed action. The fiscal impact analysis will be based on generally accepted methods and their application. The assessed value for proposed residential units will be ascertained, as it is the basis for property tax revenues.

#### **I. Noise and Air Resources**

1. The DEIS will evaluate the potential construction-related impacts to noise levels and air resources and will identify appropriate mitigations to reduce same. Noise monitoring will be conducted next to Barr Labs to determine what the ambient noise levels are for this facility as measured at the location of the closest proposed residence. The effect of increasing ambient noise levels as a result of the proposed development upon the lab's permissible noise levels will be described. The analysis will examine noise and air quality construction effects on the adjoining Barr Labs operations.
2. Post-construction noise levels will be described and assessed. An air quality screening analysis will be performed in accordance with NYSDEC requirements to determine if any modeling is warranted.
3. Mitigation measures, if required, will be described.

#### **J. Visual Resources**

1. A visual impact analysis will be conducted consistent with SEQRA regulations and in accordance with NYSDEC guidance.
2. A visual survey will be conducted of the existing site. This will include photos of the project site in its existing condition taken from surrounding vantage points. In particular, the site's visibility from existing residential neighborhoods will be considered. The site's potential visibility from county parks, trails, and scenic overlooks will be described.
3. The change in the surrounding community's visual character will be described.
4. The potential future visibility of the project from surrounding vantage points will be described, including the Palisades Interstate Parkway.
5. Residential building elevations will be provided and the architecture and proposed massing of buildings described.
6. A conceptual landscaping plan will be provided and described.
7. The potential need to screen the project from adjoining residential neighborhoods will be assessed.

#### **K. Construction-Related Impacts**

This section will summarize construction-related impacts associated with the fill activities to be performed on the project site to prepare the site for development, and the construction activities related to building and infrastructure development. Reference will be made to other sections of the DEIS that also address impacts associated within construction activities. Short- and long-term impacts to be assessed include: construction-related traffic, including truck traffic associated with fill activities; noise and air quality impacts; the potential for soil erosion and sedimentation; and, long-term settlement issues. Construction phasing will be described.

#### **IV. UNAVOIDABLE ADVERSE IMPACTS**

This section of the DEIS will identify impacts that are likely to occur despite mitigation measures, and will compare the beneficial and adverse implications of these unavoidable impacts.

#### **V. ALTERNATIVES**

This section of the DEIS will evaluate and compare alternatives to the proposed action, which are listed below. The evaluation and comparison will include a conceptual site plan and a tabular comparison of quantified impacts, including trip generation comparisons with the proposed action. The following alternatives will be studied:

- A. The "No Action" Alternative as required under 6 NYCRR 617.9.b.5.
- B. The Commercial/Mixed Use Alternative. This alternative will evaluate the impacts associated with a mixed-use district in Ramapo, and a commercial shopping center in Haverstraw, pursuant to the existing zoning designations and/or land use plans.
- C. A RG Residence zoning district alternative, assuming a zone map change in the Town of Haverstraw, but no changes to the zoning regulations applicable to the RG district. The district allows townhome development at a reduced residential density compared with the proposed zone amendment.

The proposed levels of disturbance for each alternative will be quantified.

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

Identification of those natural and man-made resources consumed, converted or otherwise made unavailable for future use as a consequence of the proposed action.

## **VII. GROWTH INDUCING ASPECTS**

Potential growth-inducing aspects, including short and long term, generated by the project will be described.

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

A description of the effect of the proposed action on the short and long term use and conservation of energy resources will be provided.

## **XI. APPENDICES**

The appendices will include a list of all underlying studies and reports relied upon in preparing the DEIS, technical exhibits and studies background information relevant to the proposed action such as this Scoping Document and other relevant SEQR documents, a list of involved and interested agencies, and relevant correspondence with involved agencies and persons. These include but are not limited to:

1. SEQRA Documentation
2. Correspondence
3. Stormwater Management Report
4. Traffic Calculations
5. Utility Study (water and sewer calculations and proposed utility plans)
6. Wetland delineation report.
7. Subsurface Soils and Foundation Engineering Study

