

**STATELINE RETAIL CENTER**  
**DRAFT ENVIRONMENTAL IMPACT STATEMENT**

**VOLUME II**

US Route 6 / US Route 202

Town of Southeast, Putnam County, New York

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Lead Agency Acceptance Date: June 9, 2008

Public Hearing Date: July 14, 2008

Deadline for Receipt of Public Comments: July 31, 2008 or  
10 days after the close of the public hearing, whichever is later.

**June 20, 2008**



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**STATELINE RETAIL CENTER**  
**Draft Environmental Impact Statement**

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**A. PROPOSED PROJECT**

The Town of Southeast Planning board has received an application for site plan approval from PLI, LLC, (the “Applicant”) to construct a retail center on an approximately 44.7 acre property on US Route 6/202 to be known as “Stateline Retail Center.” The project site is currently meadow, field, and forest, including approximately 15.0 acres of maintained field area. The current owner of the property is Farrington Properties, LLC. The project proposes 183,000 sq. ft. of retail space with parking for 915 vehicles. Access will be from US Route 6/202 at two new signalized driveways. Water to the site will be supplied from groundwater wells with an approximate daily usage of 3,000 gallons per day and sewage will be treated in an onsite septic system. A series of stormwater basins will be used as the primary method of managing post-development stormwater runoff. A soil erosion and sediment control plan will be developed in association with a stormwater pollution prevention plan and included in the DEIS for review by all applicable agencies. Table 1 identifies all required approvals and Involved Agencies.

The Town of Southeast Planning Board has declared itself to be the Lead Agency for purposes of State Environmental Quality Review Act (SEQRA) review. Based upon its review of an Environmental Assessment Form submitted for the project, the Planning Board has designated the proposed project a Type I action under SEQRA and has issued a Positive Declaration for the project. This Final Scoping Document sets forth the issues to be evaluated, analyzed, and discussed in the Draft Environmental Impact Statement (DEIS) to be prepared for the proposed project.

A number of permits and approvals are required for this project, as shown in Table 1.

**Table 1  
Required Approvals and Involved Agencies**

Approval/Permit/Review	Involved Agency
<b>Town of Southeast</b>	
Site Plan Approval	Planning Board
Special Use Permit	Town Board
Wetland Permit	Town Board
Building Permits and Certificates of Occupancy	Town Building Inspector
<b>Putnam County</b>	
SSTS system	Department of Health
Water Supply	Department of Health
<b>New York State</b>	
GP-02-01 Coverage	Department of Environmental Conservation
Highway Work Permit and new curb cut	Department of Transportation
<b>New York City</b>	
SSTS Approval	Department of Environmental Protection
Stormwater Pollution Prevention Plan	Department of Environmental Protection

## POTENTIAL ENVIRONMENTAL IMPACTS

The Environmental Assessment Form prepared for this proposed project identified potential environmental impacts in the following areas:

### *LAND USE, ZONING, PUBLIC POLICY, AND COMMUNITY CHARACTER*

The proposed project would be a change in the existing land use in the project area.

### *GEOLOGY, SOILS, AND TOPOGRAPHY*

Construction of the proposed project would involve disturbance to slopes in excess of 15 percent and would occur on land where bedrock is exposed or generally within 3 feet of the existing ground surface.

### *VEGETATION AND WILDLIFE*

Construction of the proposed project would disturb vegetated areas.

### *WETLANDS AND WATER RESOURCES*

Several regulated wetlands are located throughout the property. The project site is located within the East Branch Reservoir basin of New York City's drinking water supply watershed. This basin is designated as a Phosphorus-Restricted basin by NYCDEP. Water quality impacts of the proposed project will be evaluated.

### *SOCIOECONOMIC CHARACTER, FISCAL IMPACTS, AND COMMUNITY CHARACTER*

Potential development would generate new employment for the Town, Putnam County, and New York State. New property taxes would be generated by the project. An economic impact analysis will be completed.

### *COMMUNITY FACILITIES*

The project would create a demand for additional community services such as police, fire, and highway maintenance.

### *CULTURAL AND AESTHETIC RESOURCES*

The project site is located in an area listed as sensitive for prehistoric or historic archaeological resources.

### *TRAFFIC*

The proposed project would generate new traffic on the local roadway network. Intersections surrounding the project site will be evaluated to determine where, and to what extent, levels of service would be affected by trips generated by the new development.

### *AIR QUALITY*

The potential for air quality impacts associated with additional traffic on the local roadway network will be evaluated.

### *NOISE*

The potential for noise impacts associated with additional traffic on the local roadway network will be evaluated.

### *INFRASTRUCTURE AND UTILITIES*

Additional demand on infrastructure and utilities (electricity and gas) could result with potential development.

### *CONSTRUCTION*

Construction of the proposed project may have temporary impacts on neighboring properties and the roadway network.

## **B. REQUIRED ELEMENTS OF THE DEIS**

### **GENERAL GUIDANCE**

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

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

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.

### **REQUIRED ELEMENTS**

The DEIS shall contain an analysis of environmental impacts in the subject areas outlined below and an identification of any significant adverse environmental effects that cannot be avoided if the proposed project is implemented. Information for each of the subject areas shall be provided in individual chapters describing existing conditions, conditions in the future without the proposed project (the “No Build” condition), potential impacts of the proposed project, and mitigation measures for any significant adverse impacts identified. Each chapter shall include a brief introduction identifying the major topics to be

considered, relevant methodology used, and thresholds for determining if significant adverse impacts exist. An Executive Summary describing the proposed project and all significant adverse impacts identified shall also be included.

The current conditions on the site shall be considered the existing conditions throughout the technical analyses. The analysis of the future without the project should be based upon conditions projected in the build year for the proposed project. The analysis of the future without the proposed project (the “No Build” condition) shall include, at a minimum, the following projects in the vicinity of the proposed project and any approved mitigation measures (such as road improvements) for the projects:

- The Reserve (Development of former Union Carbide site), Danbury CT
- Patterson Crossing, Patterson, NY
- Fairways and Gateway Summit, Carmel, NY
- Other, smaller projects on Route 6 recently approved or pending approval by the Town of Southeast (list of projects to be confirmed through Town of Southeast and Town Planner).

The Applicant shall contact surrounding communities to identify any other large projects that should be added to this list.

## **ORGANIZATION AND EXPECTED CONTENT OF DEIS**

### *COVER SHEET AND GENERAL INFORMATION*

The Cover Sheet shall identify: the proposed project; its location; the name, address, and phone number of the Lead Agency; the name, address, and phone number of the Preparer of the DEIS including a Contact Person; the document as a Draft Environmental Impact Statement; the Date of Acceptance of the DEIS by the Lead Agency; the internet address at which the DEIS is posted; and the date of the Public Hearing and the closing of the Public Comment Period.

Additional information, to be provided on pages following the Cover Sheet, shall list: the name(s) and address(es) of the applicant and its representatives; the name(s) and address(es) of all consultants involved in the project and their respective roles.

The DEIS shall include a list of all Involved and Interested Agencies, Town Departments, and Town Consultants to whom copies of the DEIS and supporting material will be distributed.

A Table of Contents followed by a List of Tables and List of Figures shall be provided.

### *EXECUTIVE SUMMARY*

- A. Introduction
- B. Description of the proposed project
- C. Description of prior approvals and site work completed
- D. List of all Local, County, State, and other approvals required
- E. List of all Interested and Involved Agencies
- F. Summary of significant impacts identified in each subject area
- G. Summary of Mitigation Measures proposed for significant project impacts

## H. Description of Alternatives analyzed

### *CHAPTER 1: PROJECT DESCRIPTION*

#### A. Introduction

1. The introduction should identify the document as the Draft Environmental Impact Statement for the proposed project and describe the location of the proposed project and development program proposed.

#### B. Project Description

1. Location and Site Definition—include local and regional geographic descriptors, tax map designation(s), size of parcel(s) affected by proposed project, existing zoning designation(s), adjoining streets and land uses, and natural features or habitats on-site or contiguous (physically, hydrologically, or otherwise) to the site.
2. Project Description and Site Design—include all information necessary to describe the project and its component parts. Information to be provided should include a description of: the proposed site layout, proposed buildings; operational information including vehicular access, parking, and loading requirements, including truck size limitation, typical hours of operation, and site security; site improvements including grading, roadways, parking areas, landscaping, signs, lighting, drainage features, and pedestrian improvements; programmatic information describing the anticipated use of the facility; a description of any off-site improvements to be undertaken by the applicant; and the construction/phasing schedule for the proposed project.
3. Building Design- Include description of architectural features of the proposed buildings, including graphic depictions of each of the buildings, façade treatment for all building sides, building materials, screening for HVAC equipment, and integration of green building practices such as those suggested by the United States Green Building Council's Leadership in Energy and Environmental Design (LEED) program.

#### D. Summary of approvals required and a list of Involved and Interested Agencies

#### E. Project Purpose and Need

Describe the purpose and need for the proposed project.

### *CHAPTER 2: LAND USE, ZONING, PUBLIC POLICY, AND COMMUNITY CHARACTER*

#### A. Introduction

#### B. Land Use

1. Existing Conditions—Describe existing conditions on the project site and in the vicinity of the project. The study area for the land use survey shall include all land uses within one mile of the project boundaries.
2. Future Without the Project—Describe changes in land use within the study area in the future without the proposed project. The discussion should include changes in land use within the study area resulting from projects identified in the No Build analysis (see page 4).
3. Potential Impacts of the Proposed Project—Describe the relationship of the proposed project with adjoining uses and discuss the effects of the proposed project on the general land use pattern within the study area.

### C. Zoning

1. Existing Conditions—Describe the existing zoning for the project site. Include information on allowed uses and building bulk and setbacks required within the district.
2. Potential Impacts of the Proposed Project—Describe how the proposed project would conform to applicable zoning regulations with respect to use and bulk and setback requirements or describe what variances might be required.

### D. Public Policy

1. Existing Conditions—Outline relevant policies contained in the Town of Southeast Comprehensive Plan (dated June 2002) and the Town of Southeast Croton Plan with respect to the project site and large-scale commercial development in general. Identify specific provisions within the Comprehensive Plan of relevance to commercial development and the Town's gateway areas.
2. Potential Impacts of the Proposed Project—Assess the compatibility of the proposed project with relevant policies contained in the Comprehensive Plan and Croton Plan, particularly focusing on commercial development and the Town's gateway areas. Provide specific references to the full text of relevant Comprehensive Plan policies.

### E. Community Character

1. Existing Conditions—Describe through text and photographs the visual character of the project site within the context of its surrounding area. Include a photographic survey of all buildings along the Route 6 corridor. Include a description of prevalent land-forms and vegetative cover. Identify any significant views of the project site from adjoining properties and from I-84.
2. Potential Impacts of the Proposed Project—Describe any changes to the surrounding landscape as a result of the proposed project. Describe visibility of the project from I-84 and surrounding local roads, including any road on the south side of I-84 from which views of the site are possible. Provide topographic maps indicating potential visibility of the project site from locations within a one-mile radius of the site. Provide color perspective renderings and line-of-sight drawings showing the proposed buildings in the context of the site from any location from which substantial views of the site are possible but from the following sites at a minimum: a location on Route 6 to the west of the site, the intersection of Joe's Hill Road and Route 6, a location on Route 6 to the east of the site, a location on I-84 eastbound. Provide cross-section drawings through each of the proposed buildings showing proposed grading and improvements running from I-84 to Route 6 and through each of the proposed buildings from the western property line to the eastern property line. Describe any proposed signs and site lighting and impacts on near and far views. Identify any impacts to the visual character of the area resulting from the proposed project.

## CHAPTER 3: COMMUNITY SERVICES

### A. Introduction

B. Police—Describe existing police protection in the area. Describe any changes to service levels in the future without the project. Using quantitative information obtained from comparable commercial projects and local law enforcement agencies assess potential impacts of the proposed project on police protection on- and off-site.

C. Fire—Describe existing fire protection in the area. Describe any anticipated changes to service levels in the future without the project. Using quantitative information obtained from comparable commercial projects and local fire departments assess potential impacts of the proposed project on fire protection. Describe on-site measures to be used to prevent or fight fires.

D. Emergency Services—Describe existing emergency services in the area. Describe any anticipated changes to service levels in the future without the project. Using quantitative information obtained from comparable commercial projects and local emergency service organizations or companies assess potential impacts of the proposed project on emergency service provision on- and off-site.

#### *CHAPTER 4: ECONOMIC CONDITIONS*

##### A. Introduction

B. Construction Period—Quantify the expected economic impacts to the local economy during the construction period. Identify the number of jobs (in person-years) to be generated directly and indirectly as a result of construction. Calculate income to the local economy from sales of construction material, construction labor, and sales tax.

C. Operation Period— Identify approximate number of employees that would be generated by the proposed project, including information with regard to type and salary level. Using available Census and Department of Labor data on employment, identify anticipated residence for the employees. Indicate whether employees would be likely to relocate to the Town of Southeast or surrounding communities to fill jobs. Calculate existing and estimated tax revenues to the Town of Southeast, Putnam County, and New York State from the project site as a result of operation of the proposed project. Coordinate with the Town of Southeast tax assessor to obtain relevant data for the analysis.

D. Economic Impact Analysis — Complete an economic impact analysis of the proposed project based on the specific types of stores known or anticipated to be included in the retail mix at the Stateline Retail Center and including other existing or proposed retail projects in Southeast, Patterson, and Danbury. Specifically, complete the following analysis:

- Determine the primary trade area for the proposed project;
- Develop a profile of shoppers within the primary trade area;
- Develop a profile of the retail/entertainment sector within the trade area;
- Develop a profile of the most potentially competitive stores within the Town of Southeast and surrounding towns (i.e., Patterson and Danbury) in terms of variety of goods and services offered;
- Develop an expenditure profile of the primary trade area shoppers, as well as sales generated by existing stores in the trade area;
- Compare expenditures with sales to determine whether the trade area is currently saturated with retail uses or whether there is an outflow of expenditures from the trade area;
- Determine whether any factors would emerge that would affect conditions within the trade area by the project Build year;
- Identify any significant neighborhood character impacts, based on how the proposed project would affect businesses that define or substantially contribute to defining the character of the Town of Southeast, or if a substantial number of businesses or employees would be displaced that collectively define the character of the Town of Southeast.

## CHAPTER 5: CULTURAL RESOURCES

### A. Introduction

B. Archaeological Resources—Prepare a preliminary assessment of the project site’s potential for archaeological sensitivity. A Phase IA documentary study should be prepared that will address the project site’s potential to have hosted prehistoric and historic resources of significance as well as the likelihood that such resources have survived the subsurface disturbances concomitant with construction episodes, infrastructure systems, landscaping, and agricultural practices. Sufficient information must be gathered to compare the prehistoric past, the historic past, and the subsurface disturbance record. This assessment will take into consideration known archaeological sites in the area and site file information from the New York State Office of Parks, Recreation, and Historic Preservation, the New York State Museum, and local sources.

If the Phase IA analysis identifies potential sensitivity for cultural resources on the project site, a Phase IB site survey, including a subsurface investigation, should be completed to determine the presence or absence of cultural resources on the project site.

C. Historic Resources—Identify designated historic resources on the project site and on adjacent properties. Assess potential project-related impacts on any identified resources.

## CHAPTER 6: NATURAL RESOURCES

A. Introduction—This chapter shall include an overall depiction of the natural conditions found on the project site and shall serve as a means for assessing cumulative impact on natural resources on the project site and for assessing impacts to terrestrial habitat and wildlife. Detailed discussions of potential impact to specific areas of environmental concern are to be included in subsequent chapters.

B Existing Conditions—Identify vegetative communities and habitat types on the project site and in the vicinity of the site, including a description of species presence and abundance, age, size, distribution, dominance, community type, productivity and value as habitat for wildlife. Include both migratory and resident wildlife species. Identify any protected native plants, State-listed threatened or endangered plant and animal species, unique or locally rare plants and animals, and significant habitat areas on or in the vicinity of the project site. An on-site investigation should be completed and discussed in this section.

Provide graphic figures of existing onsite slopes, soil types, vegetation, wetlands and streams and other relevant resources separately. Provide a single graphic depicting all natural resources or constrained lands with the outline of proposed improvements shown for reference. Where the environmental features continue beyond site boundaries into neighboring properties, indicate this graphically.

C Potential Impacts of the Proposed Project—Assess the potential impacts to existing vegetative communities or habitat as a result of the proposed project. Describe the proposed method for tree removal and disposal and measures to protect trees to remain.

## CHAPTER 7: GEOLOGY

### A. Introduction

### B. Existing Conditions

1. Soils—Describe on-site soils and their suitability for urban development, on-site stormwater management, and on-site wastewater disposal. Identify depth to groundwater at locations on the project site. Identify any soils known to be highly erodible or significant areas of soil with a high

clay fraction. The subsurface investigation plan shall be prepared and approved by the Town Engineer prior to completion. All tests shall be witnessed by representatives of the Town and New York City Department of Environmental Protection. The investigation shall include borings, test pits, percolation test, and permeability tests.

2. Topography—Describe the topography of the site and include a topographic map with information about the following slope categories: 0-15 percent, 15-25 percent, and greater than 25 percent.
3. Bedrock—Describe the depth to bedrock on the project site and the amount, if any, of any bedrock removal and the means and methods anticipated to be used for removing bedrock.

#### C. Potential Impacts of the Proposed Project

1. Soils—Describe the suitability of on-site soils for the proposed septic system; the capacity of the soils to support stormwater basins; quantify the amount of cut-and-fill and the amount of any soils to be exported from or imported to the site.
2. Topography—Changes to the site's topography resulting from project grading should be identified and the techniques proposed to minimize soil erosion and slope failure should be described.
3. Bedrock—Discuss likelihood of blasting and, if needed, identify areas that will require blasting and quantity amount/extent.
4. Erosion and Sediment Control Plan—Describe grading and excavation plans with respect to changes in drainage patterns and potential soil erosion. Identify and describe measures for controlling erosion and preventing sediments from migrating off site.

### *CHAPTER 8: WATER RESOURCES AND WETLANDS*

#### A. Introduction

B. Existing Conditions—Describe and identify graphically all watercourses and wetlands on the project site and in the vicinity of the site. The description should include the existing drainage patterns on the site, a description of the watershed, and discharge points of existing drainage. Identify any regulations or regulated activities within Town of Southeast Town Code and NYCDEP watershed regulations.

C. Potential Impacts of the Proposed Project—Assess the potential impacts to existing watercourses and wetlands, including the NYC receiving water and its tributary watercourses and reservoirs. Evaluate wetland and wetland buffer impacts (including any associated with construction of stormwater management facilities) with Section 78-4.G of Southeast Town Code. Identify and analyze proposed measures to mitigate any disturbance to the Town and NYCDEP buffers. Identify how on-site drainage patterns will be altered including an assessment of the resulting impacts to wetlands and streams.

### *CHAPTER 9: STORMWATER MANAGEMENT*

#### A. Introduction

B. Existing Conditions—Describe existing stormwater flow rates and patterns on the site. Provide stormwater flow volumes and peaks using methodologies in "Urban Hydrology for Small Watersheds," Technical Release Number 55, by the United States Department of Agriculture, Natural Resource Conservation Service, or those required by NYCDEP and/or NYSDEC for compliance with regulatory programs. Peak flow rates and flow volumes shall be provided for the 1-, 2-, 10-, 25-, and

100-year storm events using site-specific runoff coefficients. Describe any differences in analysis results which are caused by the use of different methodologies to satisfy regulatory requirements.

- C. Potential Impacts of the Proposed Project—Using the methodology and storm events analyzed in the existing conditions assessment, quantitatively describe the expected stormwater flows and peaks with the proposed project and related improvements for the 1, 2, 10, 25, and 100 year storm events. Describe measures to ensure that post-development stormwater peak flows will be below existing peak flows. Describe measures to ensure that stormwater runoff from the site in the post-development condition will not adversely affect adjacent and downstream properties and existing off-site drainage facilities. Describe any impacts to adjacent waterbodies including Hanes Pond and the East Branch Reservoir. Describe all stormwater practices to be used to detain and treat stormwater runoff. Describe the use of de-icing materials, fertilizers, and pesticides on the quality of surface runoff.

It should be noted that the East Branch Reservoir is a phosphorus restricted basin and the Town of Southeast is mandated to reduce phosphorus levels in this reservoir. Quantify phosphorus loading per the NYCDEP Watershed Rules and Regulations. Describe measures to provide, at a minimum, storage and treatment for the 2 year, 24 hour storm. Provide an analysis of pre- and post-development phosphorus, biological oxygen demand, total suspended solids, and total nitrogen levels. Identify areas on the project site where underlying soils, geology, or groundwater may create conditions that are not suitable for construction of stormwater management facilities. Identify any additional Best Management Practices (BMPs) that will reduce phosphorus exported from the developed site to below pre-construction levels.

Identify and evaluate potential thermal impacts on receiving water bodies. Describe the type and quantity of vegetation proposed for the proposed stormwater basins. Evaluate the use of sub-surface detention/infiltration. Include description of the proposed maintenance for all stormwater management facilities.

- D. Discuss the use of Low Impact Development Techniques (LID) including pervious pavement/pavers, bioswales, perimeter sand filters, and filter strips in the parking area and the potential benefit with respect to stormwater management.

## *CHAPTER 10: TRAFFIC AND TRANSPORTATION*

### A. Introduction

### B. Existing Conditions

#### 1. Traffic Data Collection

a. The traffic impact study (TIS) shall describe the physical conditions of the street network in the project study area. Physical conditions of the street network including roadway and sidewalk widths, traffic light signalization (i.e., ratio of green to total cycle timings), and other control data and traffic flow conditions (i.e., effective roadway width, etc.) shall be inventoried.

b. Automatic Traffic Recorder (ATR) counts shall be conducted on eastbound and westbound sides of US Route 6 in front of the project site for a contiguous seven (7) day period not including any national, state, or school holiday to identify weekday AM and PM and Saturday midday peak hours.

c. Manual traffic counts shall be conducted during the weekday AM and PM peak hours and the Saturday midday peak hour at the following intersections:

- US Route 6/202 and Joe's Hill Road
  - US Route 6/202 and Sawmill Road (Danbury, CT)
  - Sawmill Road and I-84 westbound ramps
  - Sawmill Road and I-84 eastbound ramps
  - US Route 6/202 and Peach Lake Road (County Road 121)
  - Peach Lake Road and I-84 westbound ramp
  - Peach Lake Road and I-84 eastbound ramp
  - US Route 6/202 and Dingle Ridge Road
  - US Route 6/202 and Starr Ridge Road/I-684 northbound exit ramp
  - US Route 6/202 and Argonne Road/I-684 southbound exit ramp
- d. Obtain the most recent three years of accident data from the NYSDOT or other local agencies for the study area intersections.
2. Capacity Analysis—Perform a capacity analysis for each of the peak periods for which manual counts were collected at each of the study area intersections using methodology in the Highway Capacity Manual and the latest version of the Highway Capacity Software. Present HCS results (Levels of Service) tabularly for each peak period.
- C. Future without the Proposed Project
1. Background Traffic Growth—Estimate traffic volumes in the study area in the future without the project (No Build). Future traffic volumes shall be estimated using existing volume information and by adding a background growth factor, as well as incremental increases in traffic from No Build projects identified in this Scope as well as any others scheduled to be completed by the Build Year. Trips generated by these projects shall be determined using Institute of Transportation Engineers (ITE) Trip Generation rates or information presented in other recent studies (which studies shall be referenced).
2. Capacity Analysis—Perform a capacity analysis for the Future Without the Proposed Project for each of the peak periods for which manual counts were collected at each of the study area intersections using methodology in the Highway Capacity Manual and the latest version of the Highway Capacity Software. Present HCS results (Levels of Service) tabularly for each peak period.
- D. Potential Impacts of the Proposed Project
1. Trip Generation—Use ITE trip generation data to estimate future traffic volumes resulting from the proposed development program. Identify projected arrival and departure patterns for project-generated traffic. Overlay the project-generated traffic on the future No Build network to determine future Build traffic volumes.
2. Capacity Analysis—Perform a capacity analysis for each of the peak periods for which manual counts were collected at each of the study area intersections using methodology in the Highway Capacity Manual and the latest version of the Highway Capacity Software. Present HCS results (Levels of Service) tabularly for each peak period. Identify potential significant adverse impacts of the proposed project. For locations where significant adverse impacts are identified, the feasibility of potential mitigation measures will be evaluated. Conventional transportation system management (TSM) measures—such as revisions to the signal timings and changes in lane usage, signalization of intersections, street widening, and pavement marking, etc.—will be considered.

Evaluate whether any modifications to the existing US Route 6/202 median are warranted given additional traffic volumes and turning movements on Route 6.

3. Parking—Describe proposed off-street parking for the proposed project. Determine if the number of parking spaces proposed is adequate to accommodate the projected demand. Evaluate the potential for shared parking using the methodology described in Urban Land Institute’s “Shared Parking” (2nd edition).
4. Circulation—Identify primary access paths for passenger vehicles, emergency vehicles, delivery vehicles, and pedestrians. Provide diagrams showing truck tire turning radii in relation to parking spaces and pedestrian walkways for all turns between the site access and loading area(s).
5. Public Transportation —Describe potential access to public transportation to the site, including Housatonic Area Rapid Transit (HART) and Putnam Area Rapid Transit (PART) service.

#### *CHAPTER 11: AIR QUALITY*

##### A. Introduction

B. Existing Conditions—Describe existing ambient air quality. Discuss, analyze, and evaluate ambient air quality conditions and standards within the study area based on data obtained from NYSDEC.

C. The Future Without the Proposed Project—Describe results of air quality analyses and assumptions with respect to development conditions in the Future Without the Proposed Project.

D. Potential Impacts of the Proposed Project—A screening analysis will be performed to determine whether any location should undergo a detailed microscale CO analysis. The screening analysis will follow the procedures outlined in NYSDOT’s Environmental Procedures Manual. The effects of the emissions from stationary sources at the project site shall be qualitatively assessed.

#### *CHAPTER 12: NOISE*

##### A. Introduction

B. Existing Conditions—Assess existing noise levels on the project site using actual measurements of existing noise levels.

C. The Future Without the Proposed Project—Describe expected changes to noise levels as a result of No Build traffic levels.

D. Potential Impacts of the Proposed Project—Calculate project-generated noise levels from mobile and stationary sources (e.g. HVAC equipment) associated with the proposed project. Assess whether increased noise levels constitute a significant impact based on criteria in the NYSDOT Environmental Procedures Manual.

#### *CHAPTER 13: CONSTRUCTION*

##### A. Introduction

B. Describe proposed construction phasing, overall schedule for project completion, and hours of construction operations. Describe the equipment and materials storage and/or staging area, anticipated number of construction workers, anticipated lighting and security, and the delivery means and methods. Describe the erosion and sediment control plan for the proposed project and any stormwater management practices to be used on a temporary basis.

C. Assess the potential environmental impacts anticipated due to the construction of the proposed project including traffic, noise, air quality, dust, blasting, erosion and sedimentation and its impact on the surrounding area.

#### *CHAPTER 14: INFRASTRUCTURE AND ENERGY*

##### A. Introduction

##### B. Sanitary Sewage

1. Existing Conditions—Describe on-site soils with respect to drainage, depth to bedrock, and depth to water table on the project site.
2. Potential Impacts of the Proposed Project—Describe the anticipated flow volumes from the proposed project. Describe the location and acceptability of the proposed sub-surface disposal system. If wastewater generation rates exceed 5,000 gallons per day, prepare a groundwater mounding analysis commensurate with NYCDEP and NYSDEC regulations. Discuss any potential stream and wetland impacts related to system construction, conveyance of sewage, and maintenance access to the proposed SSTS.

B. Water Supply—Describe existing water supply to project site. Describe how water will be supplied to the proposed project and the ability of the local and regional groundwater system to handle the anticipated demand including any potential impacts to private wells off the project site. Estimate the usage for all proposed buildings including estimates for fire fighting purposes. Describe the project's fire-fighting system, including water storage capacity, number and location of fire hydrants, and building sprinkler systems. Include a discussion of the potential for the use of a graywater system and analyze its effect on total water usage.

C. Electrical Supply—Describe existing electrical service to the project site. Quantify anticipated electrical demand from the construction and operation of the proposed project. Identify any potential improvements to service under consideration by NYSEG. Determine, through correspondence with NYSEG, that the anticipated demand will not exceed available capacity.

#### *CHAPTER 15: ALTERNATIVES*

A. Introduction—Provide a narrative description of each impact issue for each alternative identified below. Provide a comparable level of analysis for each potential impact area to allow the Planning Board to evaluate the proposed project in relation to potential alternatives. Summarize the comparative analysis in tabular format.

##### B. Alternatives

1. No Action Alternative.
2. Reduced Scale Alternative—Consider a layout that reduces total project size, total impervious surface, avoids earthwork on slopes in excess of 15 percent, and locates all stormwater management outside of Town wetland and stream buffer areas.
3. Alternative Retail Configuration—Consider an alternative that includes the same amount of development as the proposed project with an alternate site plan layout showing alternate building size, design, and orientation; consideration of two-story buildings to reduce building footprints, and/or structured parking facilities located under, within, or behind the proposed buildings.

4. Permitted Principal Use Alternative—Consider an alternative layout and use of the site for an office park.

#### *CHAPTER 16: MITIGATION*

Summarize all proposed mitigation for significant impacts identified in the environmental impact statement. Because these measures, once recommended, would become part of the proposed project, their formulation and analysis of their effectiveness would be undertaken in close coordination with the lead agency and other agencies, if necessary.

#### *CHAPTER 17: UNAVOIDABLE ADVERSE IMPACTS*

Summarize any unavoidable environmental impacts identified in the DEIS.

#### *CHAPTER 18: IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES*

Identify any resources the use of which would be irreversible and irretrievable.

#### *CHAPTER 19: GROWTH INDUCING AND CUMULATIVE IMPACTS*

Assess potential growth-inducing impacts of the proposed project in terms of potential new off-site development of residential dwelling units to accommodate new employees attracted to the area or new commercial development along Route 6 seeking to benefit from proximity to the proposed project. Evaluate potential ancillary growth with respect to potential impacts to each of the topics of analysis for the proposed project.

#### *CHAPTER 20: ENERGY CONSUMPTION AND CONSERVATION*

Summarize the proposed project and its environmental impacts in terms of the use of energy and the management of solid waste produced by the proposed project.

#### *APPENDICES*

Materials to be provided in DEIS Appendices include:

- A. Final Scoping Document
- B. Habitat assessment report
- C. Soils analysis with respect to on-site sewage disposal system including groundwater mounding analysis, as necessary.
- D. Wetlands delineation report.
- E. Stormwater Pollution Prevention Plan.
- F. Historic and cultural resource evaluations.
- G. Traffic Impact Study including backup from Highway Capacity Software modeling and ATR and manual turning movement count data sheets.
- H. Correspondence with any public agency regarding potential environmental impacts.
- I. Any other technical reports generated in the preparation of the DEIS.

\*

TOWN OF SOUTHEAST  
RESOLUTION  
DECLARATION OF LEAD AGENCY

INTRODUCED BY: *Wissel*

DATE: JUNE 12, 2006

SECONDED BY: *Tessmer*

WHEREAS, the Planning Board of the Town of Southeast is in receipt of an application for approval of a Site Plan for the following entitled

STATELINE RETAIL CENTER

located on Route 6 in a GC-2 Zone, a Long Environmental Assessment Form dated 02/02/06, last revised 03/17/06 and other supporting documents; and,

WHEREAS, pursuant to 6 NYCRR §617.6, the aforementioned information was mailed to all involved agencies, notifying them that a Lead Agency must be agreed upon within thirty (30) days of the date that the aforementioned information was mailed; and,

WHEREAS, the Planning Board of the Town of Southeast has received no objections from any Involved Agencies to its intent to declare Lead Agency,

NOW, THEREFORE, be it

RESOLVED, that the Planning Board of the Town of Southeast hereby declares itself Lead Agency, and shall determine the significance of the action within twenty (20) calendar days of its establishment as Lead Agency, or within twenty (20) calendar days of its receipt of all information it may reasonably need to make the determination of significance, whichever occurs later.

UPON ROLL CALL VOTE:

Chairman Rohrman <i>Yes</i>	Boardmember Tessmer <i>Yes</i>
Vice Chairman Rush <i>Yes</i>	Boardmember Wissel <i>Yes</i>
Boardmember Manteo <i>Yes</i>	Boardmember Armstrong <i>Yes</i>
Boardmember LaPerch <i>Yes</i>	

VOTE: The resolution *passed* by a vote of *7* to *0* *0* abstained.  
*George J. Rohrman*

George J. Rohrman, Chairman  
Southeast Planning Board

STATE ENVIRONMENTAL QUALITY REVIEW ACT  
POSITIVE DECLARATION

NAME OF PROJECT: STATELINE RETAIL CENTER

DATE: June 12, 2006

The above named project was reviewed at the Regular Meeting of the Town of Southeast Planning Board held on Monday, June 12, 2006, pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law. After careful consideration of the Long Form EAF dated February 2, 2006, last revised March 17, 2006 and other accompanying evidence, the Southeast Planning Board, having declared itself to be the Lead Agency, has determined that the proposed action described below may have a significant effect on the environment and that a Draft Environmental Impact Statement will be prepared. A Scoping Session will be scheduled at a future date.

SEQR STATUS: \_\_\_\_\_ Unlisted \_\_\_\_\_ X Type I

**Description of Action:** The application is for the construction of 4 retail buildings ranging in size of 135,000, 35,000, 10,000 and 3,000 square feet (for a total of 183,000 square feet) with associated paved access roads and parking areas.

**Location:** The project is located in the GC-2 Zone on Route 6, Town of Southeast which is 44.7 acres in size and is identified as Tax Map No. 68.0-2-48.0.

Reasons Supporting This Determination:

1. A substantial adverse change in traffic levels.
2. A possible adverse change to the neighboring properties, in the ground or surface water quality or quantity.
3. An increase in waste water disposal in an area that borders a state-regulated wetlands and the New York City East Branch reservoir.
4. The possible adverse change to the existing community or neighborhood character.
5. Potential impacts from stormwater to adjoining wetlands, the East Branch reservoir, adjoining properties
6. Potential impacts as a result of grading and site clearing activities.

Circulated to List of Involved and Interested Agencies which is attached.

Motion to approve the above action made by *Manteo*, seconded by *Armstrong*

**UPON ROLL CALL VOTE:**

Chairman Rohrman - <i>Yes</i>	Vice Chairman Rush - <i>Yes</i>
Boardmember Tessmer - <i>Yes</i>	Boardmember LaPerch - <i>Yes</i>
Boardmember Manteo - <i>Yes</i>	Boardmember Armstrong - <i>Yes</i>
Boardmember Wissel - <i>Yes</i>	

The motion was *passed* by a vote of 7 to 0, abstained.

*George J. Rohrman*  
George J. Rohrman, Chairman  
Southeast Planning Board

Involved and Interested Agencies:

- Town of Southeast Town Board, 1 Main Street, Brewster, NY 10509
- Town of Southeast Conservation Commission, 1 Main Street, Brewster, NY 10509
- Town of Southeast Fire Inspector, 67 Main Street, Brewster, NY 10509
- Town of Southeast Highway Superintendent, 1 Main Street, Brewster, NY 10509
- Putnam County Division of Planning & Development, 841 Fair Street, Carmel, NY 10512
- Putnam County Department of Health, 4 Geneva Road, Brewster, NY 10509
- Putnam County Department of Highways & Facilities, 331 Fair Street, Carmel, NY 10512
- NYCDEP, Bureau of Water Supply, Sources Division, 465 Columbus Ave., Valhalla, NY 10595
- NYSDEC: Denis M. Sheehan, Commissioner, 625 Broadway, Albany, NY 12233
- Mark Moran, Region 3, 21 South Pitt Corners Road, New Paltz, NY 12561
- NYS Office of Parks, Recreation & Historical Preservation, Fields Services Bureau  
Pebbles Island, P.O. Box 189, Waterford, NY 12188-1089
- NYS Department of Transportation, Region 8, 4 Burnett Blvd., Poughkeepsie, NY 12603
- United States Army Corps. Of Engineers, Attention: NANOP-R  
Jacob Javits Federal Building, 26 Federal Plaza, New York, NY 10278-0090

Copies for Public Review:

- Town of Southeast Town Clerk, 1 Main Street, Brewster, NY 10509
- Brewster Public Library, 79 Main Street, Brewster, NY 10509

Applicant:

DEIS Preparer:

Environmental Notice Bulletin:

- NYS Department of Environmental Conservation, 625 Broadway, 4<sup>th</sup> Fl., Albany, NY 12233-1750





the  
City of  
New York  
Department of  
Environmental  
Protection

May 22, 2006

Mr. George Rohrman, Chairman  
Town of Southeast Planning Board  
Civic Center  
67 Main Street  
Brewster, NY 10509

**Re: Resolution of Intent to Declare Lead Agency  
Stateline Retail Center, US Route 6, Town of Southeast  
Tax Map No. 68.-2-48**

Emily Lloyd  
Commissioner

Dear Mr. Rohrman and Members of the Board:

Bureau of Water Supply  
485 Columbus Avenue  
Valhalla, New York 10595-1836

The New York City Department of Environmental Protection (DEP) has reviewed the Town of Southeast Planning Board's (the Board) Resolution of Intent to Declare Lead Agency. Full Environmental Assessment Form (EAF), and Site Plans prepared by Insite Engineering, PC, dated March 30, 2006, for the above-referenced project. DEP does not object to the Board acting as lead agency for the coordinated review of the proposed action pursuant to the New York State Environmental Quality Review Act (SEQRA).

David S. Warne  
Acting Deputy Commissioner

The project site is located within the East Branch Reservoir basin of New York City's Water Supply System. As you are aware, the New York City Water Supply system is an unfiltered, surface water resource that provides high quality drinking water to almost half the population of New York State – over eight million consumers in New York City and nearly one million consumers in Westchester and Putnam Counties.

tel: (914) 742-2099  
fax: (914) 741-0431

The proposed action involves the development of a retail project totaling 183,000 square feet on a 44.7 acre site, more than 900 parking spaces, and associated stormwater management structures. The site will be serviced by on-site sewage and water services. According to the EAF, the project will result in approximately 27.2 acres of new impervious surfaces and landscaped areas.

Matthew Shanahan, Chief  
SEQRA Coordination Section

tel: (914) 742-2071  
fax: (914) 773-0342

DEP's status as an involved agency is based on our review and approval authority for a Stormwater Pollution Prevention Plan (SPPP) pursuant to Section 18-39(b)(3)(iv) of the *Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and its Sources* (Watershed Rules and Regulations). DEP also maintains joint review and approval authority for the proposed intermediate subsurface sewage treatment system (SSTS) pursuant to Section 18-38 of the Watershed Rules and Regulations and the delegation agreement with the Putnam County Department of Health.



NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
www.nyc.gov/departments/dep

(7) BK - DEP - RCLP

Part 3 of the EAF indicates that the applicant has requested that an Environmental Impact Statement (EIS) be required. DEP concurs that the Board should issue a positive declaration and require that an EIS be prepared. DEP further urges the Board to conduct a formal scoping stage as outlined in 6 NYCRR 617.8.

Based on review of the materials received, DEP respectfully submits the following comments for your consideration:

1. The EAF indicates that approximately 27.2 acres of forest, meadow, and brushland will be converted to impervious surfaces and landscaped areas. The conversion of natural landscapes to impervious surfaces and lawn has the potential to increase the volume, velocity, and pollutant load of stormwater runoff both during and after construction. The existing parcel is located in close proximity to the East Branch Reservoir, includes portions of two mapped streams, and four acres of locally regulated freshwater wetlands. Moreover, the East Branch Reservoir basin is currently classified as phosphorous-restricted, indicating that phosphorous levels in the reservoir do not meet New York State Department of Environmental Conservation (NYSDEC) guidelines and need to be reduced.

The applicant must demonstrate in the Draft EIS that potential adverse water quality impacts associated with stormwater runoff both during and after construction can be fully avoided or mitigated. The Draft EIS should also indicate that the project is located in a phosphorous-restricted basin and propose measures to avoid or mitigate any adverse impacts on the Town's ability to achieve its total maximum daily load (TMDL) under the NYSDEC Phase II TMDL program.

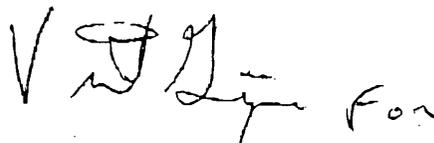
2. The Full EAF indicates that the project will result in the creation of more than 14 acres of new impervious surfaces. The corresponding decrease in site recharge capacity and the increased runoff volumes over existing conditions may adversely impact surface water resources through increased duration and frequency of bankfull flood flows. The project sponsor is strongly encouraged to consider porous alternatives to asphalt surfacing for the site parking areas, and should consider alternatives that would reduce the amount of new impervious surfaces on-site. Limiting the extent of new impervious surfaces will ultimately limit the rate, volume and pollutant load of post-development stormwater runoff, thus minimizing potential adverse water quality impacts. In any case, the Draft EIS must indicate that adverse impacts associated with this significant change in land use and sub-watershed imperviousness have been avoided or adequately mitigated.
3. The EAF indicates that the action will result in approximately 27 acres of land disturbance. To minimize potential impacts to water quality during construction, the Draft EIS must include a detailed discussion of construction phasing keyed to soil erosion and sediment control measures and an analysis of the on-site soil limitations, including published erosion hazards associated with the soils found on-site.
4. A portion of construction activity and drainage improvements are proposed within the buffer of town regulated wetland areas that are associated with headwater streams. The location of stormwater management basins within wetland buffers is a practice DEP has consistently discouraged, as the loss of forest cover, compaction of soils and potential

sedimentation in the buffer may impair beneficial wetland and stream functions. It is well established that wooded buffer areas support adjoining wetlands and streams primarily by filtering sediment and nutrients and by maintaining conditions that promote sheet flow, infiltration and recharge of runoff. The Draft EIS should clearly indicate that the project sponsor has pursued alternative approaches to project layout and site access that avoid potentially adverse wetland and wetland buffer impacts.

5. The Full EAF suggests that the predominant Natural Resource Conservation Service (NRCS) soil types on the subject parcel are defined as well drained. As such, the Draft EIS should indicate that consideration has been given to stormwater management practices utilizing infiltration as the primary treatment mechanism to mitigate impacts associated with post-construction stormwater runoff. As an alternative to detention or "flow thru" practices which result in surface point discharges, infiltration measures generally provide more effective soluble pollutant removal and assist in maintenance of wetland hydro cycles and dry weather stream flows through groundwater recharge. These issues are of particular concern given the proximity of the action to East Branch Reservoir.
6. Given the proximity of the action to East Branch Reservoir, the Draft EIS and related drawings must reflect any impervious surface restrictions (i.e. limiting distances) associated with the reservoir and/or reservoir stems pursuant to the Watershed Rules and Regulations.
7. The Draft EIS must provide an accurate projection of sewage flow rates and must demonstrate that adequate soils and sufficient area exist on site to support an intermediate sized SSTS. The action may require extensive soil evaluation, including preparation of a groundwater mounding analysis, to verify that impacts to surface and groundwater resources have been minimized.

Thank you for the opportunity to provide comments. Please contact me at (914) 742-2071 if you have any questions or care to discuss the matter further.

Sincerely,



Marilyn Shanahan, Chief  
SEQRA Coordination Section

xc: P.L.I., LLC, Applicant  
Farrington Properties, LLC, Owner  
Kurt Rieke, DEP



**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.



**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>Stateline Retail Center</b>		
LOCATION OF ACTION (Include Street Address, Municipality and County) <b>U.S. Route 6, Town of Southeast, Putnam County, New York</b>		
NAME OF APPLICANT/SPONSOR <b>P.L.I., LLC</b>	BUSINESS TELEPHONE <b>(845) 228-1400</b>	
ADDRESS <b>1699 Route 6, Suite 1</b>		
CITY/PO <b>Carmel</b>	STATE <b>New York</b>	ZIP CODE <b>10512</b>
NAME OF OWNER (if different) <b>Farrington Properties, LLC</b>	BUSINESS TELEPHONE N/A	
ADDRESS <b>3951 Danbury Road</b>		
CITY/PO <b>Brewster</b>	STATE <b>New York</b>	ZIP CODE <b>10509</b>
DESCRIPTION OF ACTION <b>Development of a retail project totaling 183,000 sf in a 44.7-acre site located on Route 6 in the Town of Southeast. The project will have five buildings, 900+ parking spaces, onsite water and sewer service and a new signalized curb cut into Route 6.</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:        **44.7±**     acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>    <b>15.0±</b>    </u> acres	<u>    <b>1.4±</b>    </u> acres
Forested	<u>    <b>25.7±</b>    </u> acres	<u>    <b>12.1±</b>    </u> acres
Agricultural (Includes orchards, cropland, pastures, etc.)	<u>    <b>0</b>    </u> acres	<u>    <b>0</b>    </u> acres
Wetland (Freshwater or tidal as per Articles 24, 25 or ECL)	<u>    <b>4.0±</b>    </u> acres	<u>    <b>4.0±</b>    </u> acres
Water Surface Area (including ACOE-regulated & isolated wetlands)	<u>    <b>0</b>    </u> acres	<u>    <b>0</b>    </u> acres
Unvegetated (Rock, earth or fill)	<u>    <b>0</b>    </u> acres	<u>    <b>0</b>    </u> acres
Roads, buildings, other paved surfaces, pools, water tank	<u>    <b>0</b>    </u> acres	<u>    <b>14.75±</b>    </u> acres
Other (Indicate type) <u>    <b>Lawns, landscape, stormwater basins</b>    </u>	<u>    <b>0</b>    </u> acres	<u>    <b>12.45±</b>    </u> acres

3. What is predominant soil type(s) on project site?    PnC, KnB, Fr, RgB, Sh, LcB
- a. Soil drainage:     Well Drained        **90**     % of site     Moderately well drained        **0**     % of site  
                                   Poorly Drained        **10**     % 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? 0 acres. (See 1 NYCRR 370).
4. Are there bedrock outcroppings on project site?  Yes  No  
 a. What is the depth to bedrock? 0' to 10' + (in feet)
5. Approximate percentage of proposed site with slopes:  0-10% 58 %  10-15% 23 %  
 15% or greater 19 %
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' to 10' (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 New York 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: Yes, unnamed local streams  
 a. Name of Stream and name of River to which it is tributary Unnamed located stream tributary to the East Branch Reservoir
16. Lakes, ponds, wetland areas within or contiguous to project area:  
 a. Name Two (2) local wetlands b. Size (In acres) 4.0 acres
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 44.7± acres.
- b. Project acreage to be developed: 27.2± acres initially; 27.2± acres ultimately.
- c. Project acreage to remain undeveloped 17.5± acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed? N/A
- f. Number of off-street parking spaces existing 0 spaces proposed 915 spaces
- g. Maximum vehicular trips generated per hour 1282 (upon completion of project)?

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

	One Family	Two Family (semi-attached)	Multiple Family	Condominium
Initially	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Ultimately	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

- i. Dimensions (in feet) of largest proposed structure 30 ft. height; 260± ft. width; 584± ft. length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 3280±
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? Site grading
- 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? 27.2± 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? 18 months months, (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated? \_\_\_\_\_ (number).
- b. Anticipated date of commencement phase 1 \_\_\_\_\_ month \_\_\_\_\_ year.
- 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? 150 ; after project is complete 400
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 **SSTS to be provided**
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 14 Tons
- b. If yes, will an existing solid waste facility be used?  Yes  No
- c. If yes, give name Local refuse company ; location undetermined
- 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 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) Electric, fuel oil, or natural gas

22. If water supply is from wells, indicate pumping capacity 10 gallons/minute.  
23. Total anticipated water usage per day 3,000 gallons/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	<u>Wetland Permit, Special Use Permit</u>	
Town Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Site Plan Approval</u>	<u>02/02/06</u>
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	<u>SSTS &amp; Water Supply Approvals</u>	
Other Local Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Southeast Conservation Commission, Architectural Review Board of Southeast</u>	
Other Regional Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>NYSDOT, SSTS &amp; SPPP</u>	
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>NYSDOT Highway Work Permit, NYSDEC GP-02-01 Coverage, NYSDEC SPEDES permit (septic)</u>	
Federal Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Possible ACOE Wetland</u>	

### 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? GC-2 (Gateway Commercial)
3. What is the maximum potential development of the site if developed as permitted by the present zoning?  
292,000 SF building coverage; 778,678 SF building floor area; 876,013 SF lot coverage
4. What is the proposed zoning of the site? N/A
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?  
N/A
6. Is the proposed action consistent with the recommended uses in adopted local land use plans?  Yes  No **To be addressed in DEIS**
7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?  
GC-2 Commercial along U.S. Route 6 and Interstate 84 and R-60 and R-160 residential to the north of U.S Route 6 and south of Interstate 84.
8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile?  Yes  No **To be addressed in DEIS**
9. If the proposed action is the subdivision of land, how many lots are proposed? N/A  
a. What is the minimum lot size proposed? N/A
10. Will proposed action require any authorization(s) for the formation of sewer or water districts?  Yes  No
11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?  Yes  No  
a. If yes, is the existing capacity sufficient to handle projected demand?  Yes  No **To be addressed in DEIS**
12. Will the proposed action result in the generation of traffic significantly above present levels?  Yes  No  
a. If yes, is the existing road network adequate to handle the additional traffic?  Yes  No **To be addressed in DEIS**

### 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 P.L.I., LLC Date 4/20/06

Signature \_\_\_\_\_ Title Planner for Applicant

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









- Construction activity would excavate or compact the soil profile of agricultural land.
- The proposed action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.
- The proposed action would sever disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff)
- Other impacts: \_\_\_\_\_

**IMPACT ON AESTHETIC RESOURCES**

11. Will the proposed action affect aesthetic resources? \_\_\_NO X YES  
(if necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)  
**Examples** that would apply to column 2
- Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.
  - Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the qualities of that resource.
  - Project components that will result in the elimination or significant screening of scenic views known to be important to the area.
  - Other impacts: \_\_\_\_\_

**IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES**

12. Will the proposed action impact any site or structure of historic, prehistoric or paleontological importance? X NO \_\_\_ YES  
**Examples** that would apply to column 2
- Proposed action occurring wholly or partially within or substantially contiguous to any facility or site listed on the Sate or National Register of Historic places.
  - Any impact to an archaeological site or fossil bed located within the project site.
  - Proposed action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.
  - Other impacts: \_\_\_\_\_

**IMPACT ON OPEN SPACE AND RECREATION**

13. Will proposed action affect quantity or quality of existing or future open spaces or recreational opportunities? X NO \_\_\_ YES  
**Examples** that would apply to column 2
- The permanent foreclosure of a future recreational opportunity.
  - A major reduction of an open space important to the community.
  - Other impacts: \_\_\_\_\_

1 Small to moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
		<input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No
	X	<input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No

**IMPACT ON CRITICAL ENVIRONMENTAL AREAS**

14. Will proposed action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6 NYCRR 617.14(g)?  NO  YES  
 List the environmental characteristics that caused the designation of the CEA.

**Examples** that would apply to column 2

- Proposed action to locate within the CEA?
- Proposed action will result in a reduction in the quantity of the resource.
- Proposed action will result in a reduction in the quality of the resource.
- Proposed action will impact the use, function or enjoyment of the resource.
- Other impacts: \_\_\_\_\_

**IMPACT ON TRANSPORTATION**

15. Will there be an effect to existing transportation systems? \_\_\_\_\_NO  YES

**Examples** that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed action will result in major traffic problems.
- Other impacts: \_\_\_\_\_

**IMPACT ON ENERGY**

16. Will proposed action affect the community's sources of fuel or energy supply? \_\_\_\_\_NO  YES

**Examples** that would apply to column 2

- Proposed action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts: \_\_\_\_\_

1 Small to moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
	X	<input type="checkbox"/> Yes <input type="checkbox"/> No
	X	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
X		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

**NOISE AND ODOR IMPACTS**

17. Will there be objectionable odors, noise or vibration as a result of the proposed action?        X   NO       YES

**Examples** that would apply to column 2

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).
- Proposed action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed action will remove natural barriers that would act as a noise screen.
- Other impacts: \_\_\_\_\_

**IMPACT ON PUBLIC HEALTH**

18. Will proposed action affect public health and safety?        X   NO       YES

**Examples** that would apply to column 2

- Proposed action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.
- Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: \_\_\_\_\_

**IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD**

19. Will proposed action affect the character of the existing community?         NO      X   YES

**Examples** that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use.
- Proposed action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)
- Proposed action will set an important precedent for future projects.
- Proposed action will create or eliminate employment.
- Other impacts: \_\_\_\_\_

1 Small to moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No
	<b>X</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No
	<b>X</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

20. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts?         NO      X   YES

If any action in Part 2 is identified as a potential large impact or if you cannot determine the magnitude of impact, proceed to Part 3

**STATELINE RETAIL CENTER**

**ROUTE 6**

**TOWN OF SOUTHEAST**

**EAF PART 3**

**A. Introduction**

The applicant, P.L.I., LLC, proposes to construct a 183,000 s.f. retail facility on 44.7-acre commercially zoned property located in the Town of Southeast, Putnam County, New York.

Part 1 and Part 2 of a Long Form Environmental Assessment Form (EAF) were previously submitted to the Town of Southeast and have been revised by Tim Miller Associates (TMA), the planner for the applicant, to address the comments of the Planning Board.

This Part 3 EAF is being provided in response to the Part 2 prepared by the TMA to assist the Planning Board in making its SEQRA determinations.

Pursuant to NYCRR Part 617.9 (SEQRA) regarding Determining Significance, the Lead Agency must require an EIS if requested by the applicant. The applicant has requested that an EIS be required. The discussion below relates to Part 2 topics that will require detailed evaluation in an EIS.

**B. Project Description**

The site plan entitled "Stateline Retail Center", prepared by Insite Engineering, Surveying and Landscape Architecture, P.C., and last revised March 30, 2006, illustrates the commercial layout for the proposed project.

The square footage of the proposed action is 183,000 sf. The project site is zoned Gateway Commercial ("GC-2"). The maximum potential development of the site if developed as permitted by the present zoning is 292,000 sf building coverage, 778,678 sf building floor area, 876,013 sf lot coverage.

Access is proposed from Route 6 at a new signalized driveway. Water service will be provided from an onsite well and sewage will be treated in an onsite septic system.

**C. Environmental Assessment Form - Parts 1, 2 and 3**

The following narrative addresses the potential impacts identified in the Part 2. As explained on the first page of the Part 2, "if the impact threshold equals or exceeds any example provided", Column 2, "Potential Large Impact", is checked. Identifying that an impact will be potentially large does not mean that it is necessarily significant, but that it be further evaluated in the Part 3 or an EIS, if one is to be prepared as here.

## 1. Impact on Land

In general, the impact to land will be associated with the grading and development of the access drives, internal roadways, parking areas, stormwater basins, landscaping and buildings.

**Construction on slopes of 15 percent or greater.** Steep slopes are found on the project site, particularly within the central portion of the site.

The applicant proposes construction on lands with slopes 15 percent in the vicinity of two of the proposed retail buildings located on in the southern portion of the site. Potential effects associated with disturbances to steep slopes may be addressed through the implementation of soil erosion control measures. The construction on slopes of 15 percent or greater and the effects from such construction will be addressed further in the Draft EIS.

**Construction on land where the depth to the water table is less than 3 feet** may occur in various areas on the site. Potential Impacts from this construction as well as mitigation measures will be evaluated further in the Draft EIS.

**Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.** Blasting may occur for the development of the proposed Stateline Retail Center. Areas of potential blasting and a blasting mitigation plan will be submitted in an appendix in the Draft EIS.

**Construction will continue for more than 1 year or involve more than one phase or stage:** Construction will occur over an eighteen month period. Potential impacts described above will be addressed through preparation of an erosion and sediment control plan that will be approved by the Town of Southeast Planning Board as part of site plan approval, and the New York State Department of Environmental Conservation and New York City DEP in order to obtain coverage under a SPDES General Permit for Construction Activities. The erosion control plan will include appropriate best management practices including limits to the amount of disturbance that may result at any one time, and erosion control devices to ensure there is no off-site migration of soils during construction. In this manner, potential impacts associated with soil erosion will be minimized.

## 2. Impact on Water

Local and U.S. Army Corps of Engineer regulated wetlands have been delineated on the subject site. They will be avoided by proposed activities, except in a crossing for the force main to the onsite septic system.

There are no floodplains present on the site. The proposed action would not require more than 3,000 gallons per day of potable water, nor would it cause siltation or discharge to an existing water body as none are present on the project site.

**The proposed action will require a discharge permit** from the NYSDEC for General Construction Activities and a SPDES permit for the onsite septic system. The site is within the NYC watershed and all stormwater management must comply with NYCDEP rules, policy and guidance. A soil erosion and sediment control plan will be developed in association with a Stormwater Pollution Prevention Plan and submitted in the DEIS for review by all applicable agencies.

***Proposed action may cause substantial erosion*** if an erosion control plan were not implemented. However, for the proposed Stateline Retail Center, an erosion control plan will be required as part of site plan approval by the Planning Board, and in order to obtain permit coverage from the NYSDEC as mentioned previously.

### **3. Impact on Air**

***Proposed action will induce 1,000 or more vehicle trips in any given hour:*** Stateline Retail Center is estimated to generate 1,282 additional vehicle trips to the project site and its surrounding area however many of these trips are already on the road, but traveling to other retail facilities. The effects of the additional trips to the project site and its surrounding area will be further analyzed and discussed in the Draft Environmental Impact Statement.

### **4. Impact on Aesthetic Resources**

***Proposed land uses, or project components obviously different from, or in sharp contrast to current surrounding land use patterns, whether man-made or natural:*** It is the applicant's opinion that the proposed project would be consistent visually with several of the adjacent commercial land uses in the vicinity of the project site. The impact on Aesthetic Resources from the proposed development will be further addressed in the Draft EIS.

### **5. Impact on Transportation**

The project will alter the present movement of traffic in the area, as shoppers who presently travel out of the county will now have other choices for shopping. As noted in Section 3, Impact on Air, the transportation impacts from the proposed Stateline Retail Center will be further evaluated in the Draft EIS.

### **6. Impact on Energy**

The impact on energy from the proposed development would be addressed in a Draft EIS.

### **7. Impact on Growth and Character of Community or Neighborhood**

The impacts from the proposed development on the growth and character of the community or neighborhood and the Town's Comprehensive Plan Policies will be further analyzed and discussed in the Draft Environmental Impact Statement.

## **D. Summary**

The applicant has requested that the Southeast Planning Board, once it becomes Lead Agency, require an EIS and pursuant to SEQRA, the Planning Board must require that document. All pertinent issues will be addressed in the DEIS. Upon establishing itself as Lead Agency, the Planning Board may conduct scoping to further refine the contents of the DEIS.

