

**DRAFT SCOPING DOCUMENT FOR**

# Thompson Education Center

**DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS) - PHASES 1a/b  
AND  
DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS) - PHASES  
2a/b & 3a/b**

**TOWN OF THOMPSON  
SULLIVAN COUNTY, NEW YORK**

**July, 2017**

**Lead Agency:**

Patrice Chester - Chairman  
Town of Thompson Planning Board  
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**Draft Scope Acceptance:** T/B/D

**Public Scoping Session:** T/B/D

**Date Comments Due:** T/B/D

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## DRAFT SCOPING DOCUMENT – THOMPSON EDUCATION CENTER

### INTRODUCTION

This Draft Scoping Document has been prepared for the Town of Thompson Planning Board (hereinafter Planning Board) as Lead Agency for the State Environmental Quality Review of the proposed Thompson Education Center.

The purpose of the Draft Scoping Document is to initially define the environmental issues that will be addressed by the project sponsor during preparation of a Draft Environmental Impact Statement (DEIS) on Phases 1 of the project and a Draft Generic Environmental Impact Statement (DGEIS) on Phases 2 and 3.

A Public Scoping Session will be held at 7:00 P.M. on [Date T/B/D] at the Thompson Town Hall in Monticello, New York. Additional written comments from members of the public as well as Involved and Interested Agencies will be accepted until [Date T/B/D].

Based on the comments received, a Final Scoping Document will be prepared and adopted by the Planning Board. The Final Scoping Document is intended to serve as the foundation for the identification of all potentially significant adverse environmental impacts pertinent to the proposed action and to recommend appropriate mitigation measures. Its purpose is also intended to eliminate consideration of any impacts that are irrelevant or non-significant.

The Proposed Action, classified as a Type 1 Action under SEQRA, is the subject of a Resolution issued by the Planning Board on November 13, 2014, in which the Planning Board assumed Lead Agency for the purpose of conducting an environmental review of the Project and issued a positive determination of environmental significance. Potential significant adverse impacts include impacts on land, water, transportation and community services.

### PROJECT DESCRIPTION

Thompson Education Center (“TEC”) is a school of higher education located in the Town of Thompson and Town of Fallsburg, Sullivan County, New York on an approximately 573 acre parcel off Wild Turnpike in the Town of Thompson (s/b/l 26-1-6) and the Town of Fallsburg (s/b/l 65-1-11.59). The campus design includes housing, academic, administration, recreational, and service buildings which would provide services to both the students and the surrounding community. The campus will be built in three – two part phases. A total of 156 building structures are proposed. Approximately 2,758 students are expected to attend TEC and 400 faculty members are expected to be employed at TEC. A Master Plan dated 4.12.17 is attached to this Scoping Document for reference.

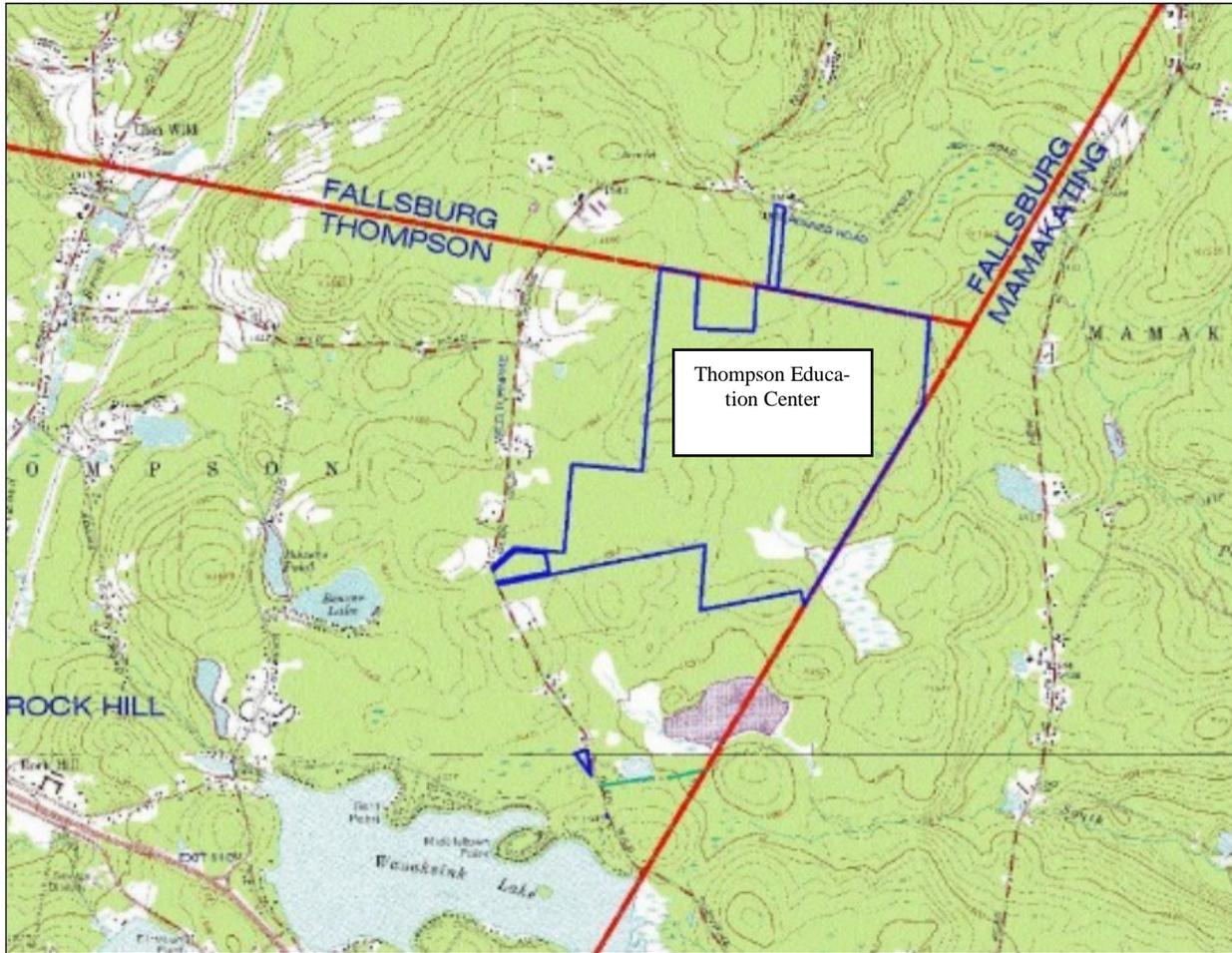
In total, TEC will consist of 80 acres of developed land and 493 acres of open space.

Upon site plan approval, TEC will pursue a charter by the New York State Education Department Board of Regents as a college.

### PROJECT LOCATION

This site consists of parcel 26-1-6 located on Wild Turnpike, which is accessed from Wurtsboro Mountain Road (County Route 172) and Exit 112 of New York State Route 17 (future I-86) westbound or Exit 110 eastbound.

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***Project Location Map***

### **GENERAL GUIDELINES FOR THE DEIS/DGEIS**

The provisions of 6 NYCRR 617.9 and 617.10 will apply to the content of the DEIS/DGEIS. The DEIS/DGEIS will assemble relevant and material facts and evaluate reasonable alternatives. It will also be concisely written in plain language. Narrative discussions will be accompanied to the greatest extent possible by illustrative tables and charts. The DEIS/DGEIS will group issues identified into separate sections pertaining to Existing Conditions, Potential Impacts, and Mitigation Measures to permit more expedient and efficient review.

The DEIS/DGEIS may incorporate by reference all or portions of other documents that will be available at the Town of Thompson Town Hall for inspection and available on the Town of Thompson website at this address:

<http://www.townofthompson.com/Public+Documents>

## **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 (and identified as such).

Appendix. Highly technical material will be summarized and referenced in the DEIS/DGEIS and included in its entirety as an appendix.

### **I. EXECUTIVE SUMMARY**

An Executive Summary will be prepared that consists of a brief but precise summary of the DEIS/DGEIS which adequately and accurately summarizes the document. It will include the following:

#### **I.1 Description of the Project Site and Proposed Action**

- Brief description of the Project Site and the Proposed Action will be provided and will include:
  - Site Location (Address, Cross Streets, Towns, County, Tax ID Numbers);
  - Total site acreage;
  - Existing land use;
  - Existing site character (wetlands, watercourses, vegetative cover);
  - Existing site access;
  - Easements affecting the project site;
  - Existing zoning;
  - Existing land use of surrounding properties;
  - Brief of Proposed Action including proposed land use, proposed number of building structures, and projected demographics associated with Proposed Action.

#### **I.2 List of Involved Agencies**

- A list of involved agencies will be provided along with the required approval and permits from such agency.

#### **I.3 List of Interested Agencies**

- A list of all interested agencies will be provided.

#### **I.4 Summary of Potential Impacts and Mitigation Measures**

- A summary of all potential environmental impacts and proposed mitigation measures will be presented.

#### **I.5 Summary of Project Alternatives Evaluated**

- A summary of the project alternatives will be provided.

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

The description of the proposed action will be a detailed presentation of the proposal with supporting graphic materials, including:

### **II.1 General Description**

A written and detailed description of the Proposed Action including:

- The proposed use, area of disturbance, nature of open space to be provided (accessibility, ownership), description of proposed structure types ( housing, academic, administration, recreational, and service), schedule and phasing of construction, infrastructure ownership and maintenance, onsite vehicular access and circulation systems, water sewer and drainage utility plans. Small scale plans will be provided in the DEIS for illustrative purposes. Geographic boundaries of the project site, including regional and local maps will also be included.
- Identification of the project site's zoning and description of the existing land uses applicable to the project site.
- Discussion of the compliance with all Zoning, Subdivision and Site Plan Approval standards and other criteria set forth by the Town of Thompson Code. The DEIS will identify 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.
- Discussion of the compatibility of the proposed land use with the character and development trends in the nearby area.

### **II.2 Purpose, Need and Benefit**

The purposes, need and benefits of the Thompson Education Center Project will be articulated in the DEIS/DGEIS, with specific attention to demonstrating how the proposed design will ensure environmental protection, preserve vital natural features and provide economic and social benefits for the town and greater region.

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

Existing site conditions will be defined for each of the following issues in the DEIS/DGEIS. Potential impacts of the proposed action will be identified and proposed mitigation measures designed to avoid, minimize or offset potential impacts will be discussed. The format of this section will include the following subheading for each topic:

- Existing Conditions
- Potential Impacts
- Proposed Mitigation Measures

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

#### **III.A.1 Soils**

##### *Existing Conditions*

Soils will be mapped in accordance with the *Soil and Water Conservation District Soil Survey for Sullivan County, New York and / or the USDA Web Soil Survey*. Evaluation of site soils will include the following:

- Identification and evaluation of soils types on the project site including the suitability for development.
- Identification of potential soil characteristics that may require special construction techniques to protect the adjoining properties, if appropriate.

##### *Potential Impacts*

This section will describe grading activities proposed onsite including a cut and fill analysis. Potential erosion impacts and estimated quantities and locations of increased long-term erosion will also be described.

##### *Mitigation Measures*

There will also be a discussion of soil erosion and sediment control measures designed in accordance with the New York State Department of Conservation (NYSDEC) New York Standards and Specifications for Erosion and Sedimentation Control. This section of the DEIS will describe the detailed soil erosion and sediment control plan that will accompany the text description of specific designs to be implemented during construction.

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 including an evaluation of their effectiveness to mitigate impacts will be discussed in this section.

#### **III.A.2 Topography**

##### *Existing Conditions*

A topographic survey based on a two-foot contour interval will be prepared for the entire site.

##### *Potential Impacts*

This section will include a comparison of existing and proposed topography. A grading plan will be provided and described. A cut and fill analysis will be provided, including an analysis of the disposal of excess cut or the import of fill materials. Phasing of proposed disturbances will also be described in this section.

*Mitigation Measures*

Excavated materials retained and utilized on site will be evaluated for the adequacy of their intended use on-site and discussed in this section. Measures to minimize cut and fill activities will be described in this section.

**III.B. Water Resources**

**III.B.1 Surface Water**

*Existing Conditions*

The location and description of surface water, watersheds, downstream off-site receiving waters, and hydrologic characteristics located on and off the project site or those that may be influenced by the project will be described. These will include the local South Brook and Primrose Brook watersheds, both of which are part of the sub-regional Upper Basher Kill Watershed, which, in turn, is part of the regional Neversink-Mongaup watershed.

The description will include existing drainage patterns on the site, a description of the watershed(s) in which the site is located, and existing stormwater discharge points. Any regulations and regulated activities concerning water resources in the Town of Thompson and NYSDEC regulations will be identified.

A description of the existing stormwater flow rates and patterns on the site will be included in this section. Stormwater flow volumes and peak discharge rates using methodologies in “Urban Hydrology for Small Watersheds,” Technical Release Number 55, by the United States Department of Agriculture, Natural Resource Conservation Service. Peak flow rates and flow volumes shall be provided for the 1, 10, and 100 year storm events using site-specific runoff coefficients will be provided.

*Potential Impacts*

Using the methodology and storm events analyzed in the existing conditions assessment, this section will include a quantitative analysis on the post construction stormwater flows and peak discharge rates for the 1, 10, and 100 year storm events.

Impacts from the proposed development’s future drainage patterns, stormwater peak discharges and stormwater quality on the ecology of all affected streams and wetlands within these watersheds will be identified and analyzed. This analysis will specifically include any impacts on the Basha Kill Wetlands and Bashakill Wildlife Management Area. Consisting of 3,000 acres, the Bashakill is home to over 200 species of birds, 30 varieties of fish, including the prehistoric bowfin; and many plants, reptiles, amphibians, mammals and insects.

There will also be an analysis of pollutant loading for pre and post-development conditions with respect to sediment, nutrients and other pollutants that could adversely affect surface waters including wetlands. This analysis will be made in the context of any SPDES permits involved.

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### *Mitigation measures*

This will include design of an adequate storm water control system in accordance with the New NYSDEC Storm Water Management Design Manual. This section will include a Stormwater Pollution Prevention Plan (SWPPP) that will include an Erosion and Sediment Control Plan to be implemented during construction and a Stormwater Management Plan that includes measures to treat stormwater following construction. The SWPPP will include a discussion of its compliance with NYSDEC's General Permit for Stormwater Discharges GP-0-08-001, its April 2008 Stormwater Management Design Manual, and its August 2005 Standards and Specifications for Erosion and Sediment Control.

Measures included in the SWPPP to ensure that post-development stormwater peak discharge rates will be below existing peak rates and measures to ensure that stormwater runoff from the site in the post-development condition will not adversely affect adjacent and downstream water resources and properties, and existing off-site drainage area will be described in this section.

Mitigation measures for the potential impacts on the ecology of all affected streams and wetlands will be prepared and proposed as necessary.

### III.B.2 Wetlands

#### *Existing Conditions*

Wetlands will be delineated and boundaries flagged for all State and Federal Jurisdictional Wetlands in accordance with the methodology provided in the 1987 Army Corps of Engineers Wetlands Delineation Manual; boundaries to be confirmed by the permitting agencies. Wetlands will be mapped.

#### *Potential Impacts*

In this section, the area of proposed wetland disturbance will be calculated, if any, based on grading plans to quantify any impact and to provide a basis for degree of mitigation.

#### *Mitigation Measures*

This section will include a discussion of mitigation measures that may be required to prevent soil erosion and sedimentation of wetlands during construction and operation of the proposed development. Particular attention will be given to the Harlin Swamp Wetland Complex.

### III.B.3 Ground Water:

#### Existing Conditions

A groundwater analysis will be conducted including the location and description of existing off-site neighboring wells. The hydrogeologic evaluation will include estimates of water demand for the proposed TEC, geologic mapping, and discussion of permit requirements. Individual and combined pumping tests will be conducted to demonstrate stabilized yields and water level drawdowns of the proposed potable supply wells in accordance with the NYSDEC Pumping Test Procedures for Water Withdrawal Applications (February, 2015).

*Potential Impacts*

The effects on surrounding wells, projected groundwater withdrawal requirements and rates, estimated aquifer safe yield and potential effects on regional hydrology will be analyzed.

*Mitigation Measures*

Mitigation measures, if any, required for the potential impacts to the ground water from the Proposed Action will be described in this section.

**III.C. Terrestrial and Aquatic Ecology**

*Existing Conditions*

The NYSDEC will be contacted to identify and evaluate the possible presence of unique, rare and/or endangered, threatened and special concern species. A field investigation will be conducted to identify existing vegetation and vegetative habitats located on the project site and the possible presence of unique, rare and/or endangered, threatened and special concern species as well as the presence of common species. Existing habitats on the project site will be characterized in this section.

*Potential Impacts*

The potential impacts on the resources identified will be evaluated in this section. The amount of vegetation to be cleared and impacts on habitat will be discussed.

*Mitigation Measures*

There will be a discussion of any mitigation required, which may include preservation in the form of permanent open space designation, buffers around wetlands or unique habitats or restrictions on clearing.

**III.D. Fish and Wildlife**

*Existing Conditions*

The NYSDEC will be contacted in order to identify and evaluate the possible presence of unique, rare and/or endangered, threatened and special concern species. A field investigation of the project site will be conducted to identify existing wildlife usage and habitats and the possible presence of unique, rare and/or endangered, threatened and special concern species as well as the usage of common species. Indiana Bat and Bog Turtle studies, in fact, have already been conducted.

*Potential Impacts*

Potential impacts on the resources identified, including an assessment of potential removal or disturbance of existing wildlife and habitat areas will be evaluated in this section.

*Mitigation Measures*

Any necessary mitigation measures to lessen the impacts identified above will be discussed in this section.

**III.E. Transportation**

*Existing Conditions*

This section will include a summary of the report generated by a NYS licensed professional traffic engineer, which will be included in the appendix of the DEIS. The methodology for assessing the potential traffic and transportation impacts from traffic generated by different phases of operation of the project will generally follow industry standards. This section will include the following discussions:

- A description of the roadway network serving the site will be provided including East Glen Wild Road, Renner Road, Wild Turnpike, and Wurtsboro Mountain Road (CR 172).
- A general inventory of the number of lanes, shoulder widths, grades, adjacent land uses, speed limits, and jurisdictional agency will be provided. The annual average daily traffic volume will be listed for major segments based on the availability of existing data.
- A review of existing historical data (latest three years available) on traffic accidents obtained from NYSDOT. A qualitative summary for major segments will be provided.
- Intersection turning movement counts will be conducted on a typical weekday while school is in session (September through May) from 7 to 9 a.m. and 4 to 6 p.m. The counts should include passenger vehicles, heavy vehicles, trucks, bicycles, and pedestrians. The peak 60-minute (peak hour) volumes will be summarized on graphs, figures, and/or tables where appropriate.
- Automatic traffic recorders will be placed on East Glen Wild Road, Wild Turnpike, and Renner Road to record hourly volumes, speeds, and classification for several weekdays and a weekend.
- Existing traffic volumes will be adjusted to average month conditions based on seasonal adjustment rates provided by NYSDOT.

*Potential Impacts*

The study in this section will consist of an introduction and general description of the proposed project and different construction/operation phases, access, site accommodations, and critical elements related to traffic and transportation. The methodology for assessing the potential traffic and transportation impacts from traffic generated by the project will generally follow the methodology provided by the Institute of Transportation Engineers (ITE), the Transportation Research Board (TRB), the New York State Department of Transportation (NYSDOT), and industry accepted practices. No-build traffic volumes will be established based on a review of historical traffic growth and other approved or under-construction projects in the study area that would significantly impact the traffic. The data will be summarized using the appropriate graphics figures,

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and/or tables as necessary. Information on other development projects will be requested from the applicable jurisdictions.

The study area for the traffic impact study has been established based upon a qualitative review of the existing transportation network, available traffic volumes, and expected impacts associated with the project. The intersections to be included are as follows:

- Glen Wild Road/East Glen Wild Road
- East Glen Wild Road/Wild Turnpike
- Wild Turnpike/West Site Access Road
- Wild Turnpike/Wurtsboro Mountain Road (CR 172)
- Taylor Road/Wild Turnpike/Renner Road
- Renner Road/North Site Access Road

Traffic forecasts will be based on the projected buildout of the site over the several phases including:

- Milestone 1 (completion of phases 1a and 1b)
- Milestone 2 (completion of phases 2a and 2b)
- Milestone 3 (completion of phases 3a and 3b)

Trip generation and mode split of the proposed higher education center will be based on industry accepted references (ITE's *Trip Generation*) and analyzed for all three milestones phases. Probable origin/destinations of traffic and future Build traffic volumes (after the project is complete) will be estimated and summarized using the appropriate graphics, figures, and/or tables necessary. Projected traffic counts will also include additional projects that have been approved and are unbuilt or are in the final approval phases. The design year will be based on the probable completion, occupancy, and operation of the project for each milestone.

Intersection capacity and level of service (LOS) analyses will be conducted based on the 2010 Highway Capacity Manual (published by TRB) for the existing, No-Build, and Build traffic volumes conditions for the AM and PM peak hours and summarized using the appropriate graphics, figures, and/or tables necessary.

Intersection sight distances will be measured at each of the site driveways and compared to AASHTO standards based on the speeds measured near each location. Mitigation to meet recommended sight distance guidelines will be provided if necessary.

### *Mitigation Measures*

Traffic impacts at the study area intersections will be identified above and the appropriate mitigation measures determined to accommodate vehicle, pedestrian, and bicycle movements.

## **III.F. Land use, Zoning, Policy**

### III.F.1 Land use

#### *Existing Conditions*

Existing land uses of the project site and the surrounding area will be described.

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### *Potential Impacts*

A discussion of the compatibility of the proposed project with the character and development trends of the surrounding area will occur in this section.

Potential impacts on adjacent land uses will be discussed if necessary.

### *Mitigation Measures*

Appropriate mitigation for the Proposed Action will be discussed in this section.

### III.F.2 Zoning

#### *Existing Conditions*

This section will include a description of the zoning for the project site and immediate vicinity.

#### *Potential Impacts*

A discussion of the project's compliance with all zoning, subdivision and site plan regulations and other criteria set forth by the Town of Thompson Code will be included in this section.

#### *Mitigation Measures*

Mitigation measures required or proposed will be discussed, including any covenants or restrictions that may apply to the project in the section.

### III.F.3 Policy analysis

The project's compatibility with the goals and policies set forth in the Town of Thompson Comprehensive Plan will be evaluated.

## **III.G. Visual Resources**

### *Existing Conditions*

This section will include an inventory and description of the existing visual and scenic resources of the project site and its environs.

### *Potential Impacts*

This portion of the DEIS will include the evaluation of the potential effects of the Proposed Action through the use of narrative text and one or more of the following graphic techniques: photographs and photographic simulations, plans, sections, visual sight lines, or other graphic representations. Locations of sections, visual sight lines, etc will be agreed upon with the Planning Board prior to being undertaken. Representation will include summer and winter conditions.

Proposed outdoor lighting and landscaping will be discussed in this section.

*Mitigation Measures*

Mitigation measures will be proposed in this section to lessen the visual impact of the Proposed Action from surrounding areas including but not limited to such matters as landscaping, preservation of existing vegetation, and preservation of existing topography.

**III.H. Noise and Air Resources**

**III.H.1 Noise Resources**

*Existing Conditions*

This section of the DEIS/DGEIS will describe the existing ambient daytime and nighttime sound levels at the site, including site conditions that would affect sound propagation such as terrain and wind direction. Nearby sensitive receptors will be identified and described.

*Potential Impacts*

The proposed development's day and nighttime sound level generation will be described and analyzed during construction and during full operation of the proposed development for potential for adverse impacts on the local residential community and surrounding area including identified sensitive receptors.

*Mitigation Measures*

Conformance with the Town's noise standards will also be discussed along with methods to avoid or reduce adverse noise impacts during construction and operation.

**III.H.2 Air Resources**

*Existing Conditions*

Existing air conditions of the project site will be described.

*Potential Impacts*

An air quality analysis will be conducted during the construction and operation of the proposed project.

*Mitigation Measures*

Measures will be proposed to mitigate potential air quality effects during the construction and operation of the Proposed Action.

**III.I. Water Collection and Treatment**

There will be a comprehensive analysis of options available for providing sewage collection and treatment services to the project, including a private on-site system, local wastewater needs, the capacities of existing public systems, the feasibility of connecting to the same and the nature of

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the arrangements and permitting involved as well as the financial arrangements for construction and maintenance of the system and impact on other users with respect to each option. This section will be organized differently than sections previously due to the nature of analysis. An analysis of wastewater generation will be completed for each of the individual phases for the life of the project. The methods and means to collect and convey wastewater to treatment facilities will be evaluated along with the range of viable options for treating and discharging the wastewater from TEC.

The proposed Wastewater Analysis and Report to support the Draft Environmental Impact Statement (DEIS) is outlined as follows:

### II.1-1 Introduction

### II.1-2 Wastewater Production

- Population Served by Development Phase
- Projected Wastewater Generation by Individual Buildings and Use
- Water Conservation Measures, Low Flow Fixtures
- Wastewater Collection and Conveyance Options
  - Gravity Sewers / Pressure Sewers
- Reuse Opportunities for Grey Water and Treated Effluent, Irrigation Needs

### II.1-3 Wastewater Treatment and Discharge

- Public and Private Wastewater Treatment Systems

Alternatives for Wastewater treatment include a private wastewater system on-site, which will be fully investigated. Several publicly owned treatment works exist in the Towns of Thompson and Fallsburg. The existing Emerald Green Waste Water Treatment Plant (WWTP) is the nearest permitted facility, approximately 3.5 miles from the Thompson Education Center (TEC) project site. The DEIS will examine the feasibility of connecting to existing permitted WWTPs, necessary upgrades to WWTPs to accommodate the project, likely sewer routes and construction requirements.

- Development of a new regional WWTP to accommodate the project and other areas of the Towns of Thompson and Fallsburg, which potentially need municipal sewers.
- Onsite Treatment System Feasibility and Analysis
  - Location
  - Size, Phasing, Future Expansion Potential

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- Treatment Technologies (Package Plants). This will include an evaluation of Filtration, Aerobic, Activated Sludge, Membrane Bioreactor, and Aerated Lagoon Treatment Technologies
- Capital and O&M Cost Considerations
- Operator Requirements and Certifications
- Permit Process (Joint NYSDEC/DRBC Application Process)
- Discharge to Surface Water
- Discharge to Groundwater
- Zero Discharge Alternatives

### II.1-4 Design Criteria

- Discharge Location
- NYSDEC/DRBC Effluent Limits
- SPDES Permit Conditions

### II.1-5 Schedule

### II.1-6 Administrative Considerations

- Creation of a New or Expanded Sewer District
- Contract User of Existing District
- Private Development

### II.1-7 Recommendation and Conclusion

## **III.J. Other Community Services**

### *Existing Conditions*

The proposed project may create the need for additional community services (beyond sewer, storm water and water services) including police and fire protection, emergency services, schools, social services and healthcare, solid waste disposal, recreational facilities and highway infrastructure. Each service area will be quantitatively described as to its existing capacity.

### *Potential Impacts*

The potential impact of the proposed project on each service area will be estimated, according to generally accepted practices, using the Sullivan County Costs of Community Services as a guide.

Impacts on schools and their capacities will be analyzed including an estimate of the expected number of school children that would be added to the Monticello Central School District. It is not anticipated the project will generate significant numbers, however, and the Monticello School District is facing declining enrollments.

*Mitigation Measures*

Mitigation will be discussed as appropriate.

**III.K. Cultural Resources**

*Existing Conditions*

The New York State Office of Parks, Recreation and Historic Preservation (OPRHP) will be contacted in order to identify any existing historic and archaeological resources on the site.

*Potential Impacts*

This section will include the description of the findings of an archaeological investigation that will be performed to State Standards by a professional archaeologist on the project site. A Phase 1A literature analysis will be conducted for the entire site. If an onsite investigation is necessary it will be complete and the findings included in the DEIS.

*Mitigation Measures*

This section will include mitigation measures proposed, or alternatives considered as deemed advisable by the professional archaeologist or OPRHP.

**III.L. Open Space**

*Existing Conditions*

Open spaces in the project site's vicinity will be identified.

*Potential Impacts*

The impact of protecting or eliminating open spaces will be addressed by evaluate the site's contribution to open space and studying the potential effects of the project on existing open spaces of value to the community. These analyses will include:

- Discussion of the open space plan for the proposed project.
- Discussion of how proposed open space areas are to be protected and maintained. If restrictions on future development are proposed, there will be a discussion also of the legal mechanisms (such as deed restrictions or conservation easements) that will be put into place to ensure perpetual preservation of open space.
- Identification of off-site and on-site open space resources. The potential for

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connections of on-site open space to off-site open spaces and how this could be implemented and maintained will be discussed.

- Evaluation of the impacts of the project on other open space resources of the Town, County and State.

### *Mitigation Measures*

Mitigation Measures will be discussed as needed.

### **III.M. Socio-Economic**

#### *Existing Conditions*

This section will include a discussion of the existing tax revenue generated from the project site at its current land use to taxing entities. Taxes provided to each taxing jurisdiction will be provided in tabular form.

#### *Potential Impacts*

The Proposed Action will increase the local population, which may translate into the need for enhanced community services, including police, ambulance and fire protection, utilities, and schools. Additional demand for services may translate into additional costs to the community to meet the service demand. Accordingly, a fiscal impact analysis will be prepared to compare the estimated revenues that would be generated by the Proposed Action compared with costs to service it. The fiscal impact analysis will comprehensively inventory the costs and revenues associated with the proposed action and realistically assign dollar values to them. Special care will be taken to explain the assumptions, calculations and results of the fiscal impact analysis in clear and understandable language.

Project employment generation for the construction and operational phases of the project, including indirect or induced employment within the area will be discussed.

The potential impacts of the student community on the larger community, including use of public and private health care facilities, commerce and use of public services will be evaluated.

#### *Mitigation Measures*

Mitigation strategies will be discussed.

### **III.N. Construction**

#### *Existing Conditions*

None.

#### *Potential Impacts*

The individual and cumulative impacts of each construction phase will be evaluated in this section. The DEIS/DGEIS will describe the general construction process. The description of

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proposed construction sequencing will include a flowchart for the maximum anticipated duration, including start and completion for key milestone tasks such as site clearing, grading and fill placement, infrastructure, off-site improvements and site amenities.

This section will include an analysis of the clearing and lumbering impacts as well as a description of measures to store soil on site and avoid either import or export of earth.

### *Mitigation Measures*

Mitigation measures to be employed during construction will be fully described. This section will also describe any construction activities expected to be on-going after any part of the project is sold out and how these will be addressed so as to offer the same protections.

#### **IV. ADVERSE IMPACTS THAT CANNOT BE AVOIDED**

The DEIS/DGEIS will identify those adverse environmental effects in Section III that can be expected to occur regardless of the mitigation measures considered.

#### **V. ALTERNATIVES**

Alternatives to the proposed project that may minimize or avoid adverse environmental impacts will be identified and analyzed. Discussion of each alternative will be at a level of detail sufficient to permit a comparative assessment of costs, benefits, densities and environmental risks of each alternative. These alternatives will include, at a minimum, the following.

##### **A. SUMMER CAMP**

This alternative will involve approximately 700 seasonal housing units developed pursuant to §250-34 of the Town of Thompson Zoning Law relating to Bungalow Colonies, plus recreational facilities, cultural and religious facilities, dining and other services typically provided in conjunction with Catskill summer camps.

##### **B. CONVENTIONAL SUBDIVISION**

This alternative consists simply of a conventional subdivision of 211 single family detached dwellings (RR-2 Density units/acre: 0.5, and exclusive of wetlands) on lots that are a minimum of two acres each in size.

##### **C. CLUSTER SUBDIVISION**

This alternative consists simply of a cluster subdivision of a minimum of 211 single family detached dwellings (RR-2 Density units/acre: 0.5, and exclusive of wetlands) on lots that are a minimum of 7,500 square feet each in size.

##### **D. NO ACTION ALTERNATIVE**

This alternative consists simply of taking no action with respect to further subdivision of the project site.

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

The DEIS/DGEIS will identify any irreversible or irretrievable commitments of resources that can be expected to occur as a result of this project.

## **VII. EFFECTS ON ENERGY RESOURCES**

This section of the DEIS will contain a description of energy sources to be used during both construction and operation of the proposed project. Anticipated levels of demand and consumption will be quantified as accurately as possible given available information. The DEIS will discuss alternatives and mitigation which could reduce energy and fuel demands during construction and long-term operation including the following:

- Incorporate methods to reduce fuel costs for structural heating and cooling through the use of insulation, heat pumps, or high-efficiency insulated windows.
- Include on-site energy renewable energy sources not requiring fossil fuels, such as solar or wind generation, in project designs.
- Implement energy-efficient interior layouts and designs, including use of low wattage lights, strategic layout of lighting, use of reflective materials and recirculation of heat produced by lights.
- Discuss opportunities for recycling, such as use of construction products fabricated from recycled materials (such as recycled carpet, reprocessed glass tiling, and rubber floor coverings produced from waste tires)

## **VIII. GROWTH-INDUCING IMPACTS**

A description and analysis of potential growth-inducing aspects of the project will be provided. Special attention will be paid to how the development of the proposed action might affect local business, population characteristics, community character and community services.