

DRAFT Scoping Document
for the preparation of a
Draft Environmental Impact Statement
GIBBER NEIGHBORHOOD DEVELOPMENT

Gibber Road and La Vista Drive
Town of Thompson, Sullivan County

Applicant:

Nevez Real Estate
PO Box 415
Monsey, New York 10952

SEQR Lead Agency:

Town of Thompson Planning Board
4052 Route 42
Monticello, New York 12701

Project Contact:

Glenn Smith, P.E.
533 Broadway
Monticello, New York 12701

Public Scoping Session to be Conducted:

Town of Thompson Town Hall
4052 Route 42
Monticello, New York 12701
August 14, 2019 at 7 PM

Direct Written Comments to planning@townofthompson.com or to
Heather Zangla, Building Department, Town of Thompson Town Hall,
4052 Route 42, Monticello, New York 12701
by August 28, 2019 at 4:30 p.m.

GENERAL GUIDELINES

- The Draft Environmental Impact Statement (“DEIS”) shall address all items in this Scoping Document and conform to the format outlined in this Scoping Document. If appropriate, impact issues listed separately in this outline may be combined in the DEIS, provided all such issues described in this Scoping Document are addressed as fully in a combined format as if they were separately addressed.
- The document should be written in the third person. The terms "we" and "our" should not be used. The Applicant's conclusions and opinions should be identified as those of the “Project Sponsor,” "Applicant" or "the Developer."
- Narrative discussions should be accompanied by appropriate charts, graphs, maps and diagrams whenever possible. If a particular subject matter can most effectively be described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically.
- The entire document should be checked carefully to ensure consistency with respect to the information presented in the various sections.
- Environmental impacts should be described in terms that the layperson can readily understand (e.g., truck-loads of fill and cubic yards rather than just cubic yards).
- All discussions of mitigation measures should consider at least those measures mentioned in the Scoping Outline. Where reasonable and necessary, mitigation measures should be incorporated into the Proposed Action if they are not already included.

The DEIS is intended to convey general and technical information regarding the potential environmental impacts of the proposed project to the Town of Thompson Planning Board (as Lead 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 DEIS is encouraged to keep this audience 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 that may, if appropriate, support objective findings on approvals requested under the application, the Preparer is requested 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 Lead Agency reserves the right, during review of the document, to require that subjective statements be removed from the document or otherwise modified to indicate that such subjective statements are not necessarily representative of the findings of the Lead Agency.

FORMAT AND SCOPE OF DEIS

COVER SHEET

The DEIS must begin with a cover sheet that identifies the following:

- Identification as the Draft Environmental Impact Statement;
- The date the document was submitted to the Planning Board;
- The name and location of the Project;
- Lead Agency for the Project, and the name, address, telephone number of the contact person for the Lead Agency
- The name and address of the Project Sponsor, and the name and telephone number of the contact person representing the applicant;
- The name, address and email address of the primary preparers of the DEIS, and a contact person representing the preparer;
- The date the DEIS was accepted by the Lead Agency as complete (to be inserted at a later date);
- The date of the public hearing and subsequent adjournments (to be inserted at a later date);
- The date which public written comments on the DEIS are due (to be inserted at a later date); and
- All revision dates of the DEIS.

TABLE OF CONTENTS

The DEIS will include a Table of Contents identifying major sections and subsections of the document. The Table of Contents must also include a list of figures, tables, appendices and any additional volumes if necessary.

CHAPTER I. EXECUTIVE SUMMARY

An Executive Summary shall be required and will provide a précis of the more comprehensive information included within the document. No information will be included in the Executive Summary that is not found within the body of the document. The Executive Summary will include the following elements:

- An Introduction, including the purpose of the DEIS, a relevant history of the SEQRA process that has occurred (*i.e.*, relevant dates establishing Lead Agency, the date of adoption of the Positive Declaration, date of the acceptance of the Scoping Document) and the Type of Action under SEQRA (Type I)
- Project Site Existing Conditions - provide a short description of the subject property and characterize its location and natural features as well as provide a brief history of the use of the property.
- Description of the Proposed Action - overview of the project layout, size and use of proposed structures, parking, circulation, landscaping, lighting and proposed utilities.

- List of Involved and Interested Agencies.
- Project purpose, public need and benefits.
- Summary of Existing Conditions, Potential Impacts and Proposed Mitigation Measures in the order they appear later in the document (organized by topic and presented in tabular format, if possible).
- Unavoidable Adverse Environmental Impacts.
- Alternatives to the Proposed Action
- Summary of Impacts on Energy and Solid Waste Management
- Summary of Irreversible and Irrecoverable Commitment of Resources
- Summary of Growth Inducing Impacts

CHAPTER II. PROJECT DESCRIPTION

A. Site Location – This section will include a narrative description and graphical representation of the location of the proposed project. In addition, parcel acreage, tax map designation, abutting streets, zoning designation, surrounding land uses, and all easements, rights-of-way, special district boundaries and any other legal agreements that may affect the proposed use of the site. This section should also discuss the historical uses of this property.

B. Description of Proposed Action – This will include a description of the Proposed Action including general layout of the site, proposed buildings and structures, site access, open space areas, circulation and parking. Any improvements to public rights of ways or other public improvements will be discussed. Proposed drainage, utilities and construction phasing will be summarized.

C. Project Public Need and Benefit – This section will include a narrative description of the public need for the project, it shall identify the objectives of the project sponsor and the public benefits achieved by the development of the proposed action.

D. Permits and Approvals required – This section will list the Involved Agencies for the Proposed Action and the necessary approvals, etc. and a list of the Interested Agencies.

CHAPTER III. EXISTING CONDITIONS, POTENTIAL IMPACTS AND PROPOSED MITIGATION MEASURES

A. Soil and Topography

1. Existing Conditions

- Soil types and characteristics shall be identified as presented in the Sullivan County Soil Survey
- Site topography and slopes shall be described; and
- Topographical maps at 2' contours shall be provided

2. Potential Impacts

- Total amount of site disturbance and total impervious surfaces proposed;
- Limitations that geology or soils may place on the development of the site;
- Potential for erosion or drainage complications;
- Grading plan will be presented and a discussion of the ability to balance the site will be provided;
- The need for any retaining walls will be discussed;
- Discussion of development on steeply sloped areas and the ability to avoid or minimize these areas if possible.

3. Proposed Mitigation

- Mitigation will be proposed for identified adverse environmental impacts as necessary. This will include a Stormwater Pollution Prevention Plan (SWPPP) with soil testing to confirm the appropriateness of mitigations proposed.

B. Surface Water and Stormwater

1. Existing Conditions

- Existing surface waters, including wetlands, streams, and any other natural water features will be discussed in terms of jurisdiction, classification, size and any applicable regulated areas.
- Discussion of pre-development drainage patterns;
- Mapping of surface water features will be provided with confirmation of boundaries by appropriate regulatory agencies.

2. Potential Impacts

- Any encroachment into surface water resources, wetlands or regulated areas will be discussed, and quantified based on proposed design. Discuss whether those encroachments will be permanent or temporary.
- Discuss the purpose of the encroachment and any potential for contamination of surface waters on both a long- and short-term (construction) basis will be addressed;
- Describe post-development drainage patterns;
- Discuss any impacts related to proposed sewer conveyance.
- Correspondence with NYSDEC will be provided.

3. Proposed Mitigation

- Mitigation will be proposed for identified adverse environmental impacts as necessary but will include proposed short-term (construction) and long-term protection measures for surface waters through an erosion and sediment control plan prepared consistent with the most up to date NYSDEC stormwater design manual. Any compensatory wetlands will also be discussed.

C. Groundwater/ Water Supply

1. Existing Conditions

- Identify any existing wells on the property their pumping and/or rated capacity. Documentation of the pump testing protocol will be included. All water quality data associated with the wells, if any, should be provided;
- Describe aquifers beneath the site; and

2. Potential Impacts

- Calculate the anticipated amount of water demand for the proposed Action;
- Confirm onsite wells can meet maximum daily demand consistent with Health Department Standards.
- Describe any new infrastructure or system improvements required for the proposed water distribution system (storage tanks, pump stations water mains, etc.) and provide a map of the proposed system. Discuss necessary permitting.
- Describe administrative issues related to the onsite water system such as easements, facility ownership and maintenance.
- Discuss fire flow pressure requirements.
- Discuss potential impacts/ drawdown to surrounding wells based on pump testing.

3. Proposed Mitigation

- The Applicant shall discuss what mitigation measures will be proposed for identified adverse environmental impacts.

D. Wastewater Management

1. Existing Conditions

- Identify existing wastewater infrastructure on site or in the immediate vicinity of the project site including existing capacity and operations of the Town's Kiamesha treatment plant.

2. Potential Impacts

- Calculate amount of anticipated wastewater production for the proposed Action;
- Describe proposed system to collect and convey wastewater and provide a map of the proposed system;
- Identify permits required and provide correspondence from the town indicating the viability of connecting to the town's sewer district;

- Describe administrative issues related to the onsite sewage collection and treatment system such as ownership, necessary easements and maintenance responsibility.

3. Proposed Mitigation

- Mitigation will be proposed for identified adverse environmental impacts as necessary.

E. Vegetation and Wildlife

1. Existing Conditions

- Onsite vegetative communities will be described and an inventory of general species likely on the site should be provided;
- NYSDEC online mapping identifies Bald Eagle habitat in the vicinity of the Project Site. The site will be evaluated by a qualified biologist to determine if the Project Site itself has the potential to provide Bald Eagle habitat. Protocol for evaluation will be discussed.
- Correspondence from the NYSDEC or ACOE will be provided.

2. Potential Impacts

- Discuss amount of site vegetation removal, including any portion of habitats identified above and the amount of open and/or green space that will remain after construction;

3. Proposed Mitigations

- Mitigation will be proposed for identified adverse environmental impacts as necessary based on NYSDEC and USFWS standard protocols. If a Taking Permit is deemed necessary and/or any compensatory mitigations these will be discussed. Unavoidable adverse environmental impacts will be identified.

F. Traffic

1. Existing Conditions

- The existing road network in the vicinity of the Site will be described;
- Existing traffic counts will be taken at the following intersections:
 - Gibber Road and Lover's Lane
 - Lover's Lane and La Vista Drive
 - La Vista Drive and NYS Route 42
 - Lover's Lane and NYS Route 42
 - Heiden Road (CR 161) and NYS Route 42

2. Future Traffic Conditions without the Project

- Apply an annual growth factor to the existing traffic volumes to project them to the expected design year for completion of the proposed project;
- Add in traffic from other projects (proposed, approved, under construction or constructed but not yet occupied as provided by the Town

3. Potential Impacts

- Projected traffic generation will be discussed based on standard ITE multipliers and impacts on the above road network will be described and presented graphically;
- New proposed site entrance onto La Vista Drive will be described and projected site distance will be provided;
- Proposed internal circulation, parking and road widths will be discussed; and
- Sight distance and stopping analyses will be provided.

4. Proposed Mitigation

- Recommend traffic and safety improvements as required based on the analysis and a timeline for the implementation of such measures; and
- Additional Mitigations as necessary.

G. Land Use, Zoning and Community Character

1. Existing Conditions

- Existing land use and zoning of the project site and within one-half mile of the project site will be described in narrative form and presented graphically.
- Any references to the Project Site in the Town's Comprehensive Plan will be discussed;
- Description of the area of the Project Site.

2. Potential Impacts

- A discussion will be provided comparing setbacks and other bulk standards of the current zoning with that which is proposed;
- A discussion of special permit requirements and the project's consistency;
- The need for any variances will be provided; and
- A discussion of the relationship with surrounding land uses will be provided.

3. Proposed Mitigation

- Mitigation will be proposed for identified adverse environmental impacts as necessary this will include a discussion of landscaping plans and site design considerations.

H. Community Services

1. Existing Conditions

- Identify Police and Fire Districts which provide service at the Project Site.

2. Potential Impacts

- Projected emergency response times will be discussed;
- The project plans will be reviewed with local emergency service providers and their comments considered;
- Water hydrants, storage and pressure needs for firefighting will be discussed.

3. Proposed Mitigation

- Mitigation will be proposed for identified adverse environmental impacts as necessary.

CHAPTER IV. Unavoidable Adverse Environmental Impacts

This section will identify and summarize those adverse environmental impacts that can be expected to occur with or without mitigation measures, and the probability of such impacts. This section shall include a summary of the proposed project impacts in terms of the loss of environmental resources, and should address the anticipated topographical impacts in terms of acres disturbed.

CHAPTER V. Alternatives**A. No Action Alternative**

B. Less Impact Development – This alternative will examine a residential project which a reduced in scope in order to reduce impacts over the preferred alternative.

C. Alternate Road Access – This alternative will examine utilizing the existing access road out to Barnes Road and no access through the Town of Fallsburg.

CHAPTER VI. Project Impacts on Energy Use and Solid Waste Management

This chapter will 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. It will identify the energy sources to be used, anticipated levels of consumption and ways to reduce energy consumption.

CHAPTER VII. Irreversible and Irretrievable Commitment Of Resources

This chapter will summarize the proposed project and its impacts in terms of the loss of environmental resources, both in the immediate future and in the long term.

CHAPTER VIII. Growth Inducing Impacts

This chapter will discuss whether there is a growth inducing impact as a consequence of the approval and construction of the proposed action.

CHAPTER VIII. Impacts on Climate Change

This chapter will discuss measures to avoid or reduce both the action's impacts on climate change and associated impacts due to the effects of climate change such as sea level rise and flooding.