



www.EngineeringPropertiesPC.com  
71 Clinton Street  
Montgomery, NY 12549  
phone: (845) 457-7727  
fax: (845) 457-1899

April 29, 2020

Town of Thompson Planning Board  
4052 New York 42  
Monticello, NY 12701  
**ATTN: Lou Kiefer, Chairman**

**RE: BBIS AUTO AUCTION  
KAUFMAN ROAD  
PART 3 EAF SCOPE**

Dear Chairman Kiefer and Board Members:

Attached please find a preliminary grading plan, a revised Part 1 of the Full Environmental Assessment Form and a draft Part 2 of the Full Environmental Assessment Form (copies attached). These documents are being submitted for the purpose of identifying the relevant environmental issues associated with the above-referenced project. Based on these documents and the responses received in response to the Lead Agency coordination we offer the following outline on the issues that have been identified as potential environmental impacts. We would like to discuss this outline with the Planning Board and its consultants along with the Full Environmental Assessment Form to assure that all relevant environmental issues that the Board is concerned about are identified. Once we have your input, we will proceed to use the outline as may be amended to prepare the necessary information to a Part 3 to the FEAF. This Part 3 EAF will provide further information and reports on each environmental category listed below for further discussion and review along with describing the appropriate mitigation measures as may be required

### **Potential Impacts on Land**

An Erosion and Sediment Control Plan along with a Storm Water Pollution Prevention Plan will be prepared to address erosion and sedimentation and the multiple construction phases expected. The Part 3 EAF narrative will summarize the findings of these studies. The proposed mitigation will ensure that there will be no significant increased erosion from physical disturbance, due to construction on slopes of 15% or greater and due to construction in multiple phases.

### **Potential Impacts on Surface Water**

The onsite surface waters will be described including size, location on site, classification and jurisdiction. A wetland Jurisdictional Determination will be solicited from the ACOE and a NYSDEC wetlands delineation approval will be provided. To mitigate potential impacts to surface waters, the amount of wetland disturbance will be quantified, and any necessary permits will be identified. In addition, an Erosion and Sediment Control Plan along with a Storm Water

Pollution Prevention Plan will be prepared and implemented. A pre-development and post-development storm water study will be completed in accordance with applicable State Pollution Discharge Elimination System regulations for construction activities to confirm that the plan mitigates the potential impacts. A Part 3 EAF narrative summarizing the findings will be provided to demonstrate that any potential surface water impact due to construction of vehicle storage areas and buildings for the proposed project will be addressed.

### **Potential Impact on Plants, Animals and Open Space**

A habitat assessment will be performed by a biologist that address the removal of meadow and forest habitat and the potential impact the removal of this open space habitat will have on plants and animals.

### **Potential Impact on Agricultural Resources**

A Part 3 narrative of the sites existing, and potential agricultural use and impacts will be provided.

### **Potential Impact on Aesthetic Resources**

A visual analysis will be prepared to ensure views of the site from NYS Route 17B will be screened either through the use of preservation of existing vegetation or by soil berms and landscaping. The analysis will use cross sections and if necessary visual simulations to demonstrate that the site is appropriately screened from public view. A Part 3 EAF narrative will be prepared discussing the analysis and any mitigation proposed to ensure the views are protected.

### **Potential Impacts on Transportation**

A traffic study will be completed evaluating the proposed project traffic that will result due to the arrival and departure of approximately 20 employees on a daily basis and the delivery and removal of vehicles from the site. The study will discuss the capacity of NYS Route 17B at Kaufman Road and the NYS Route 17 on ramp at Kaufman Road/Benmoshce Road. The study will also confirm the routing of traffic which is expected to be primarily entering the site via NYS Route 17 Exit 104 to west bound 17B and north bound Kaufman Road and exiting the site via Kaufman Road to the north and NYS Route 17 on ramp east bound. A Part 3 EAF narrative will be prepared discussing the potential impact of increased traffic volumes and the storage of vehicles to confirm the project, including any proposed mitigation, will not result in any adverse impact on the surrounding environment.

### **Potential Impacts on Human Health**

A Part 3 EAF narrative discussion will be provided discussing all the measures to address to minimize the potential for accidental spills and protocols that will be put in place to mitigate this potential impact.

**Consistency with Community Plans and Character**

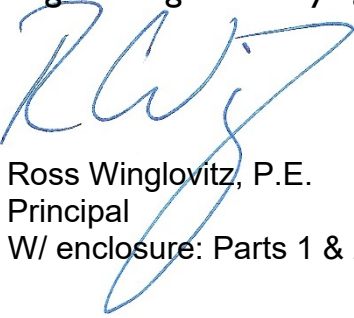
The proposed action is located adjacent to residential properties and woodlands. A Part 3 EAF narrative discussion will be provided addressing the potential land use impacts of the proposed use along with a discussion of any necessary mitigation.

We believe that this outline addresses all the potential impacts that have been identified in the draft EAF Part 2. We look forward to reviewing this outline with the board and your consultants so we can work to address all potential impacts associated with this project.

If you have any comments or questions, please do not hesitate to contact our office.

Sincerely,

Engineering & Surveying Properties, PC

A handwritten signature in blue ink, appearing to read 'RW', is written over the printed name and title.

Ross Winglovitz, P.E.

Principal

W/ enclosure: Parts 1 & 2 FEAF, Preliminary Grading Plan

This page is intentionally left blank.