

## **DEIS Scoping Outline**

### **Knolls of Dover**

**Town of Dover, Dutchess County, New York**

**Draft: April 4, 2006**

**Revised: April 12, 2006**

**Adopted: \_\_\_\_\_**

### **DESCRIPTION OF THE PROPOSED ACTION**

The Proposed Action is a comprehensive redevelopment of the former Harlem Valley Psychiatric Center (“HVPC”) and an adjacent parcel (“Dykeman Property”) in the Wingdale hamlet of the Town of Dover. The proposed redevelopment plan proposes a variety of uses, including a mix of residential, commercial, institutional, community, recreational and open space uses, distributed among existing HVPC buildings and new structures sited in the most buildable areas of the site. The proposed program is intended to create a community with components that support each other and achieve the balance of development envisioned in the Town’s MC-Overlay district.

The western portion of the project will consist of a mix of housing types, including 212 villa-style residences, 54 attached single family townhomes, and 9 single family estate homes clustered around an upgraded 9-hole golf course. The townhomes and villa units will be age-restricted and age-targeted, and are expected to attract mostly empty nesters. The proposed program offers potential purchasers four types of housing in the golf course community including attached townhomes, two-unit attached and four-unit attached villas, and single family homes. Within the western portion of the site, approximately 96 of the dwelling units will be within a ½ mile walking distance of the railroad station.

The existing Directors’ Residence, which is centrally located on the west side of the site, has been restored and will be expanded to serve as a community center with social and recreational amenities. The former Psychiatric Center power plant and storehouse buildings near the train station will be adaptively re-used for commercial or other purposes.

Following its historic pattern, the eastern side of the project site is proposed for more varied and more intensive uses. A retail center will be established across from the Metro-North station along a realigned Wheeler Road. The layout is designed to create a “Main Street” for the new hamlet and includes buildings with residential and office loft space above ground floor retail. The residential loft space will accommodate approximately 35 units. The residential component will consist of 860 units of age-restricted housing distributed in townhouses and apartments, 126 age targeted townhouses, 32 workforce housing units and 10 single-family estate homes.

At full build-out, the site will contain approximately 877,640 square feet of floor area designated for commercial and community facility/public uses and approximately 1,338 dwelling units. Of that amount, approximately 275,000 square feet of retail and personal service uses can be

accommodated in the new “Main Street” and adjacent commercial areas. The balance includes space in existing buildings that would be adaptively re-used.

## **DRAFT ENVIRONMENTAL IMPACT STATEMENT CONTENT**

### **General Guidelines**

- The DEIS should cover all items in this Scoping Document and will conform to the format outlined in this document. Each impact issue (e.g., traffic, natural resources, etc.) should be presented in a separate subsection which includes a discussion of existing conditions, impacts associated with the Proposed Action and any mitigation measures designed to minimize identified issues. If appropriate, impact issues listed separately in this document may be combined in the DEIS, as long as all issues described in this Scoping Outline are addressed.
- 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 summarize and highlight information presented graphically.
- Information should be presented in a manner that can be readily understood by the public.
- All discussions of mitigation measures should consider at least those mitigation measures mentioned in the Scoping Outline. Where reasonable and necessary, such mitigation measures should be incorporated into the proposed action if they are not already so included. For any mitigation measure listed in the Scoping Document that are not incorporated into the Proposed Action, the specific reason why the Application considers them unnecessary should be discussed in the DEIS. The Applicant may suggest additional mitigation measures where appropriate. When no mitigation is provided, the DEIS should explain the basis therefore. The responsibility of proposed mitigation measures should be clearly identified.
- The document should be written in the third person (i.e. the terms "we" and "our" should not be used). The Applicant's conclusions and opinions, if given, should be identified as those of the "Applicant". When describing the project and its potential impacts the DEIS should use the work “would” rather than “will”.
- Any assumptions incorporated into assessments of impacts should be clearly identified. Any “worst case” scenario analysis should also be identified and discussed.
- The DEIS should be preceded with a cover sheet identifying the name and location of the proposed action, contact information for the Lead Agency and Project Sponsor, and consultant information, as per SEQRA

**I. Executive Summary**

The Executive Summary shall provide a concise description of the Proposed Action, its principle impacts and measures designed to mitigate impacts. It shall include a summary of the required project reviews and approvals.

**II. Description of the Proposed Action**

With text, maps, photographs and sketches, this section of the DEIS shall provide a full description of the Proposed Action, including the overall Comprehensive Development Plan/Conceptual Site Plan, the proposed phases of development (including establishing a “Build Year” of approximately 2015), proposed infrastructure and proposed zoning. A summary of the project’s purpose, need and benefits shall be provided. A specific listing of all required permits, approvals and reviews by Involved and Interested Agencies shall be included, including those from the Town of Dover, Dutchess County and various State and Federal Agencies.

**A. Project Location**

1. Regional location in Dutchess County, the Town of Dover and Wingdale hamlet.
2. Frontage and access on abutting rights-of-way, including Metro-North, Regional Highways (i.e., Route 22 and 55) and other roads.
3. Tax Map Designations.
4. Description and mapping of existing on-site development and surrounding development patterns.

**B. Project History**

1. Brief history of HVPC

2. Planning goals and objectives that led to Mixed Use Institutional Conversion Overlay District legislation
3. Background describing solicitation and participation of the Benjamin Companies in the Project.

### **C. Proposed Comprehensive Development Plan**

Detailed description, with both text and graphics, of the proposed plan, including:

1. Overall Development and Design Concepts including illustrative site plan(s), delineated sensitive environmental areas, and sketches and discussion of architectural design concepts, addressing:
  - a. Proposed land uses and buildings, including traditional neighborhood design approach to portions of the development
  - b. Description of buildings planned for adaptive reuse
  - c. Elimination of substandard, blighted, deteriorated and deteriorating conditions
2. Open Space, Recreation and Environmental Preservation Plans
  - a. Description and protection of environmentally sensitive lands
  - b. Golf course
  - c. Boat launch
  - d. Running track rehabilitation
  - e. Village Center pocket parks
  - f. Proposed public and/or private trail system
  - g. Manor House
  - h. Community Center and Church
  - i. Connection to Appalachian Trail
  - j. Recreation centers

- k. Cemeteries
3. Access and Utilities Plans
    - a. Existing and proposed roads, including right-of-way and pavement width, sidewalks, on-street parking, traffic calming, etc.
    - b. Swamp River bridge and construction techniques, including stream bank stabilization, as appropriate
    - c. Stormwater management system
    - d. Wastewater treatment plant and sewers
    - e. Water supply facilities
    - f. Electric, gas and telephone/cable service
  4. Retail/Commercial/Office uses
    - a. Village Center
      - (1) Main Street retail, restaurants, cafes
      - (2) Offices and apartments above stores
      - (3) Storehouse re-use, power plant re-use
    - b. Supermarket/retail area
    - c. Train station and commuter parking area
    - d. Hillside Hotel
    - e. Manor House
  5. Residential development (specific locations, unit descriptions, number of bedrooms)
    - a. Age Restricted Housing – including definition
      - (1) Villas (West side)

- (2) Condominium Apartments (East side- Mixed Use Village)
  - (3) Condominium Apartments- (East side- Hillside)
- b. Age Targeted – including definition
  - (1) Attached Single Family Townhomes (West side)
  - (2) Townhomes (East side- Mixed Use Village)
  - (3) Second Floor Apartments (East side- Mixed Use Village)
  - (4) Condominium Apartments (East side- Hillside)
- c. Other Housing
  - (1) Single Family Homes (West side)
  - (2) Condominium Apartments (East side – Hillside)
  - (3) Single Family Estate Homes (East side-Hillside)
- d. Workforce/Affordable Housing
  - (1) Residential Reuse (East side)
- 6. Community Facilities
  - a. Village Center
    - (1) Church
    - (2) Smith Hall/Community Center
    - (3) Potential Town Hall, Post Office, Tourist Office
  - b. Recreation Centers and Facilities
- 7. Description and mapping of circulation and site access, including road hierarchy, pedestrian circulation, traffic calming, parking and loading, Route 22/Wheeler Road intersection treatment and proposed bridge design across Swamp River

8. Ownership, maintenance, HOA responsibilities (including stormwater treatment facilities, utilities, open space, roads, trails, recreation).
9. Compliance with overlay zoning and specific lot and bulk controls for each sub area; form based zoning for Village Center.
10. Proposed zoning for Dykeman Parcel, including use of clustering

**D. Phasing Plan**

1. Overall approach (including marketing of commercial development)
  - a. Detailed Plans for Phase One (1A, 1B and 1C)
  - b. Detailed Plans for Phase Two
  - c. Plans for Phase Three and Four
2. Projected Build-Out/Construction Schedules
3. Mechanisms/Assurances for Project Completion

**E. Project Purpose, Need and Benefits**

1. Objectives of Applicant, including discussion of timing and interrelationship between project components
2. Community objectives
3. Public and private need for the project discussed in terms of each major project component
4. Benefits, including social and economic considerations, and removal of blight

**F. Required Reviews and Approvals**

**III. Impact Analyses**

This section of the DEIS shall include an analysis of Existing Conditions, Baseline Conditions (i.e., conditions in the build year without the Proposed Actions) and Build

Conditions (i.e., conditions in the build year with the Proposed Actions), for each chapter set forth below. Section 145-16(C)(3) of the Dover Zoning Code establishes that in conducting SEQRA review in the MC District “the reviewing board shall consider any impacts to be insignificant if they are comparable to or less than the impact of the Harlem Valley Psychiatric Center when it was in full operation.” Accordingly, the Baseline Conditions for the purposes of this SEQRA review shall be comprised of the impact of the Harlem Valley Psychiatric Center when it was in full operation and conditions in the surrounding community in the build year.

Impacts will be determined by measuring the Baseline Condition to incremental changes associated with Build Conditions. The determination as to whether any changes between Baseline and Build Conditions are significant enough to warrant mitigation will depend upon the specific technical area at issue. Mitigation measures will be discussed in each technical area where it is determined that Build Conditions indicate a significant impact. The impact analyses shall include text accompanied by maps, photographs and/or sketches, as appropriate.

#### **A. Land Use and Zoning**

1. Description of existing on-site uses, buildings and conditions
2. Existing land uses within ¼ mile radius of project site
  - a. Parcel by parcel inventory by land use category (e.g., residential, retail, other commercial, public, etc.) based on field survey
  - b. Comparison between on-site and off-site uses
3. Existing and Proposed Zoning

- a. Description of Overlay Zoning and zoning for Dykeman parcel (e.g., clustering)
  - b. Zoning districts within 1/4 mile from project site
  - c. Compliance with zoning regulations and guidelines with the requirements of the MU Overlay zoning and other regulations and requirements
4. Land Use, Plans, Policies and Goals
- a. Town Comprehensive Plan
  - b. Planning studies for the site, including overlay zoning
  - c. Dutchess County plans and policies
  - d. Other
5. Anticipated Impacts
- a. Existing and proposed land uses, including contrast with surrounding areas, both man-made and natural
  - b. Consistency with planning studies and zoning
  - c. Loss of agricultural land and mature forest
6. Proposed Mitigation Measures

**B. Visual Resources and Community Character** (addressing architectural design, gateway treatment, relationship between existing and proposed elements, including MetroNorth Station etc.). This section will consist of a Visual Resource Assessment in accordance with NYSDEC Program Policy “Assessing and Mitigating Visual Impacts” (DEC Policy 2002)

- 1. Existing Conditions

- a. Photographic survey of on-site buildings and grounds, existing lighting and immediately surrounding developments
  - b. Description of the landscape character and the mix and density of land uses in surrounding areas
  - c. Condition of on-site and off-site buildings and uses
  - d. Project site visibility analysis and inventory of aesthetic resources with potential views of project site (e.g., Appalachian Trail, Hammersly Ridge, Wingdale Hamlet, Route 22)
  - e. Description of existing community character based upon information regarding visual conditions, land use pattern, and socioeconomic conditions
2. Anticipated Impacts, including
- a. Physical relationships between proposed development and its component parts (e.g., Main Street area, golf course villas, hillside village) and surrounding areas in terms of proposed uses, open spaces and buffer areas
  - b. Changes in views
    - (1) Provide photographs, maps and sketches depicting design treatment for:
      - i. Route 22
      - ii. Wheeler Road and Main Street
      - iii. Metro North Station area
      - iv. Hutchinson Avenue
      - v. Pleasant Ridge Road

- (2) Include architectural design concept drawings (new construction and adaptive reuse) illustrating design, height, massing, scale and façade treatment of selected buildings
      - (3) Visual analysis from key scenic resource receptors identified above
    - c. Assessment of Project's impact on the key elements defining the surrounding area's community character
    - d. Description of Project lighting and potential impacts on night sky
  3. Mitigation Measures, including landscape and architectural design treatment

## **C. Natural Resources**

1. Geology, Topography, Slopes and Soils
  - a. Existing Conditions
    - (1) Description and mapping of overall topography, based on 2-foot contour survey map, including low areas along Route 22 and the Swamp River, higher elevations to the east and west.
    - (2) Analysis and mapping of steep slopes (0-15%, 15-30% and 30% or greater)
    - (3) Description and mapping of existing soil types based upon Dutchess County Soil Survey, identifying limitations of various soils to development
    - (4) Mapping of soils with high water table and shallow depth to bedrock
    - (5) Identification of unique features such as marble knolls and other sensitive and critical environmental areas
  - b. Anticipated Impacts

- (1) Impacts on site topography, including the extent of rock removal or blasting, and engineering limitations
- (2) Extent of construction impacts on various slopes, particularly steep slopes in excess of 15% and 30%
- (3) Analysis of proposed cut and fill activities
- (4) Impact on various soil types, including soils with limitations for development
- (5) Impact on areas with marble knolls, and other sensitive and critical environmental areas

c. Mitigation Measures

- (1) Erosion and sediment control plan and procedures
- (2) Site stabilization and protection of steep slopes/ construction techniques for sloped areas
- (3) Rock removal and blasting protocols
- (4) Limitation on construction

2. Wetlands and Waterbodies (including reservoir and Swamp River)

a. Existing Conditions

- (1) Description and functions of on-site wetlands, including jurisdiction (i.e., DEC, ACOE), identification of wetland buffers and inter-wetland connectivity
- (2) General condition of wetlands, identifying areas of degradation
- (3) Description of waterbodies, including reservoir and Great Swamp River

b. Anticipated Impacts

- (1) Direct and indirect impacts of proposed development on wetland areas and buffers, including amount of disturbance and effects on wetland functions, utilizing the relative functional values of freshwater wetlands set forth under the Hollands and Magee (1985) methodology, including, determination of biological and physical characteristics, geology, hydrology of the site and the substrate and vegetation comprising the wetlands.
  - (2) Effects of proposed development on reservoir and river, including reconstruction of bridge across Swamp River
  - (3) Impacts on the 100-year flood plan
  - (4) Effects of proposed action on groundwater quality due to ash burials, VOC spills and formal or informal waste disposal
  - (5) Effects of use of fertilizers, pesticides or herbicides, if more than twice a year
- c. Mitigation Measures
- (1) Potential for wetland restoration
  - (2) Sediment and erosion control plan
3. Terrestrial and Aquatic Ecology
- a. Existing Conditions
- (1) Description and mapping of vegetative communities, including amount of forest cover
  - (2) Summary of detailed studies undertaken by consultants to the Town (Dr. Klemens, et. al.)

- (3) Identification of issues relating to critical environmental areas (Deuel Hollow and Great Swamp)
- b. Anticipated Impacts
  - (1) Effects on habitat buffer areas
  - (2) Quantification of loss of wooded areas and analysis of forest quality/fragmentation impact
  - (3) Impacts on resident plant and animal populations, particularly protected species, and migratory patterns
  - (4) Impacts of fertilizers and pesticides, if more than twice a year
  - (5) Relationship and impact, if any, on identified critical environmental area (CEA) characteristics
- c. Mitigation Measures, including HOA responsibilities, increased access to Swamp River, and augmentation of wildlife habitats

#### **D. Utilities and Stormwater Management**

- 1. Water Supply
  - a. Existing Conditions
    - (1) Description of usage, source, capacity, pressure and structural condition of the existing reservoir water supply system
    - (2) Description of site groundwater conditions, including depth to groundwater in the valley bottom
  - b. Anticipated Impacts, usage and available supply for domestic, commercial, fire protection and irrigation purposes
    - (1) Water demand analysis, capacity/supply availability

- (2) Proposed water supply system and infrastructure improvements, including proposed ground water supply
- (3) Effects on water supply, pressure and fire protection
- (4) Evaluation of anticipated aquifer withdrawal versus rate of recharge and well drawdown projections for 180-day drought, or other appropriate local standard
- (5) Completion of 72-hour pump test to demonstrate adequate water yield and monitoring to evaluate potential impacts to wetlands, waterbodies and off-site wells
- (6) Identification of recharge areas for existing and proposed wells and wellhead protection plan
- (7) Location of wells in relation to known waste disposal areas and sampling protocol to test for well contamination
- (8) Location of water storage facilities and potential visual impacts

c. Mitigation Measures, including

- (1) Measures to reduce and conserve water resources, and system and infrastructure improvements
- (2) Measures to reuse treated sewage for irrigation to reduce water demands

2. Sanitary Sewage

- a. Existing conditions, including flow quantities and current treatment plant capacity

- b. Anticipated impacts, including future flow quantities, disposal system requirements, adequacy of collection system, relation to treatment plant capacities and SPDES permitting requirements, description of improvements to the treatment plant, including visual impacts, if any
  - c. Mitigation Measures
    - (1) Water saving fixtures
    - (2) Reuse of treated water for irrigation and commercial uses
3. Stormwater Management
- a. Documentation of existing drainage facilities, drainage patterns, flooding conditions, drainage basins, etc.
  - b. Analysis of the pre- and post- conditions for the peak rate of stormwater flow for the 2, 5, 10, 25 and 100 year storm frequencies using SCS TR-55 stormwater methodology
  - c. Mitigation Measures, including provisions for stormwater detention to reduce the peak rate of flow to no more than the existing peak rate of flow and provisions for stormwater quality measures in accordance with the NYSDEC stormwater design manual. Also, provisions to minimize soil loss by utilizing erosion and sediment control systems for construction and post-construction activities, including operation and maintenance meeting New York State and Dutchess County guidelines.
4. Electricity and Heating Fuel
- a. Existing Conditions
    - (1) Identification of service providers and existing energy infrastructure

- b. Anticipated Impacts
  - (1) Anticipated energy demand and ability of providers to service the project
  - (2) Anticipated heating fuel type
- c. Mitigation Measures

## **E. Traffic, Transportation and Parking**

- 1. Existing Conditions (including text, figures and maps)
  - a. Detailed description of roadway system, including number of lanes, right-of-way width, traffic controls, parking, posted speed limits, etc. for:
    - (1) NYS Route 22 and Cricket Hill Road (C.R. 26)
    - (2) NYS Route 22 and Wheeler Road
    - (3) NYS Route 22 and Hutchinson Avenue
    - (4) NYS Route 22 and Pleasant Ridge Road (CR 21)
    - (5) NYS Route 22 and County Route 68
  - b. Peak Weekday Hour (AM and PM) and Saturday Peak traffic volumes developed for each of the above based upon field counts
  - c. Roadway and intersection geometry
  - d. Level of service (LOS) capacity analyses for each intersection cited above in accordance with acceptable traffic engineering methodologies, including 2000 Highway Capacity Manual (or later edition)
  - e. Accident Data
    - (1) Collection of most recent three year period of accident data for the study area intersections and access roads based on NYS Police records

- (2) Summarize data and indicate any significant patterns
  - f. Describe Existing Metro-North service, including parking facilities and conditions
2. Anticipated Impacts
- a. Estimate traffic to be generated by other projects in the area, as well as overall growth in the area (background growth rate to be determined based upon NYSDOT information), as the No-build level of service analysis.
  - b. Describe the proposed on-site vehicular and pedestrian circulation plans, including treatment for Route 22 frontage, in terms of potential widening, turning lanes and improved signalization. Indicate whether the proposed internal roads will be public or private. For the internal street network, describe the traffic calming measures that will be provided and proposed east-west connection across Route 22
  - c. Estimate the site generated traffic for the Design Year based upon Institute of Traffic Engineers information and assign traffic to the adjoining roadway system
  - d. Undertake future levels of service analysis for each intersection cited above in accordance with procedures of the Highway Capacity Manual
  - e. Parking
    - (1) Provide calculations of the parking required by proposed land use/development components, and time relationship between different uses as to define potential shared parking. Indicate the number of handicap parking spaces to be provided.

(2) Provide a description of on-street and off-street parking

f. Pedestrian circulation, including description of sidewalks and trails

g. Truck and vehicle access

h. Public transportation, including bus and train service, commuter parking, and the future growth of the train station and needed parking requirements as planned by Metro-North Railroad

3. Mitigation

**F. Community Facilities and Services** (For all services analyzed, include letters from providers documenting assertions and conclusions on existing facilities and their adequacy)

1. Police, Fire, Hospital and Emergency Services

a. Describe existing facilities and services and conditions applicable to the proposed development, including personnel, equipment and travel time.

b. Anticipated Impacts

(1) Assess any potential impacts as a result of the proposed development (e.g., need for additional police, fire, emergency service, personnel or equipment etc., and the capital and personnel costs based on applicable standards and information provided by the service provider).

(2) Compare costs with expected tax revenues as set forth in item 5 below.

c. Mitigation Measures

2. Parks, Recreation, Library

a. Existing Conditions

(1) Identify public and private park and recreation facilities, including Town and County facilities, and their proximity to the site

- (2) Describe library services
  - b. Anticipated Impacts
    - (1) Identify the need for additional facilities, including need to provide on-site facilities
    - (2) Describe on-site park and recreation facilities and public access to the Swamp River and Appalachian Trail
  - c. Mitigation Measures
3. Schools
- a. Existing Conditions
    - (1) Obtain existing public school enrollment trends and capacities from school district officials
    - (2) Assess current trends in the school budgets, including education costs per student and state aid, based on three prior year school budgets.
  - b. Anticipated Impacts
    - (1) Project the number of public school children for each housing type in the proposed development based upon Urban Land Institute (ULI), Rutgers University CUPR, Dutchess County and other available sources
    - (2) Project taxes generated to school district
    - (3) Project additional cost for education vs. anticipated revenue
  - c. Mitigation Measures
4. Solid Waste
- a. Existing Conditions
  - b. Anticipated Impacts

- (1) Determine solid waste generation based upon ULI standards
  - (2) Document impacts on solid waste disposal and resource recovery, i.e., capacity to accept additional solid waste.
  - (3) Describe proposed plan for removal of construction debris
- c. Mitigation Measures
5. Socio-Economic Conditions
- a. Existing Conditions
- (1) Identify current and prior payments of taxes
  - (2) Describe current and past on-site employment
  - (3) Describe demographic characteristics of the Town
- b. Anticipated Impacts
- (1) Identify anticipated population generation and impact on Town's demographic profile
  - (2) Estimate property tax revenues to School, Town, County, and other taxing jurisdictions based upon per dwelling unit and commercial square footage comparables made available from the Town, to the extent applicable. Document assumptions for taxes from development types that do not currently exist in Dover.
  - (3) Identify additional personnel and capital costs to the Town of Dover, including equipment needed to service the proposed development based upon correspondence
  - (4) Compare capital and personnel costs with expected revenues

- (5) Employment – estimate number and types of jobs to be generated from the proposed development (construction and permanent) based on ULI and construction industry standards
- c. Mitigation Measures
- 6. Historic and Archeological Resources
  - a. Existing conditions, including, an Historic Resources Report based upon the New York State Standards for Cultural Resource Investigation, including, a Phase 1A Literature Search and Sensitivity Study, and Phase 1B Field Investigation only if warranted by Phase 1A Study
  - b. Anticipated Impacts, including identification of impacts to historic, architectural and archaeological resources, including demolition and renovation of buildings.
  - c. Mitigation Measures. Where potential impacts may occur, coordination with SHPO will be undertaken to obtain a determination of effect and to identify possible mitigation measures

## **G. Noise/Air**

- 1. Existing Conditions
  - a. Description of existing noise environment in the vicinity and noise generators
  - b. Examination of current ambient sound levels through hourly noise monitoring during peak traffic periods to identify worst-case ambient noise levels and using appropriate noise descriptors (Leq, L10)
  - c. Identification of background CO levels based on available CO monitoring data

- d. Calculation of CO levels for maximum one- and eight-hour concentrations utilizing existing traffic and emission factors
2. Anticipated Impacts
    - a. Assessment of noise impacts, including construction activities and vehicular traffic during and after construction, based upon “DEC Policy DEP-001: Assessing and Mitigating Noise Impacts.”
    - b. Performance of CO analysis based upon NYSDOT Environmental Procedures Manual air quality screening criteria and utilizing the CA3QHC model
    - c. If air screening procedures identify a potential for impact related to PM2.5, analysis based on NYSDEC and NYCDEP interim guidance for PM2.5 analysis and CAL3QHCR modeling
  3. Mitigation Measures
    - a. Proper engineering and construction techniques to reduce short-term impacts such as fugitive dust and increased construction vehicle emissions, as well as analyze any potential on or off-site permanent noise abatement measures as required

## **H. Hazardous Materials**

1. Existing Conditions
  - a. Conduct Phase I Environmental Assessment
  - b. Identification of hazardous waste and solid waste dump sites, and any documented spills
  - c. Description of presence of asbestos containing materials, lead paint or other regulated materials within the existing HVPC buildings.

2. Anticipated Impacts
  - a. Location of development in relation to hazardous waste locations
  - b. Impacts associated with the demolition of buildings that contain lead paint or asbestos, including possible air quality impacts
3. Mitigation Measures
  - a. Demolition controls
  - b. Description of any required remediation or mitigation measures (e.g., vapor intrusion mitigation) based on contaminants identified on-site

#### **I. Construction Impacts**

1. Potential Impacts
  - a. Identification of potential short-term impacts from demolition, site preparation, and construction on issues such as noise, air quality, stormwater and traffic
2. Mitigation Measures
  - a. Discussion of construction management techniques, control plans and best management practices to be employed

**IV. Significant Adverse Impacts That Cannot Be Avoided, including short term construction impacts (e.g., truck trips, erosion control, air quality, noise, odors, demolition debris).**

**V. Parameters for Site Specific Reviews**

**VI. Alternatives to the Proposed Action**

Description of the following alternatives to the proposed development shall be provided with quantification of major impacts in tabular form

**A. No Action**

**B. Development without Overlay Zoning**

1. Overall Site
2. Dykeman Property

**C. Development with Overlay Zoning extended onto Dykeman Property**

**D. Alternative Design Concepts**

**VII. Growth Inducement**

**A. General effects on immediate areas to the north and south on Route 22**

**B. Discussion of economic “halo” effects typically expected in terms of taxes and jobs**

**VIII. Other SEQRA chapters**

**A. Effects on Energy**

**B. Commitment of Resources**

**IX. Technical Appendix**

**A. SEQRA Documentation**

**B. All Official Correspondence**

**C. All Technical Reports**

1. Traffic Study
2. Water and Sanitary Sewer Reports
3. Phase 1A Cultural Resource Report
4. Stormwater Management Report
5. Environmental Reports (Klemens, et.al.)
6. Other

