

FINAL
SCOPING DOCUMENT
FOR THE PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT STATEMENT
FOR
REVISED MAPLEWOOD VILLAGE AT GOSHEN
TOWN OF GOSHEN, ORANGE COUNTY, NEW YORK

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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 described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the site shall include adjacent homes, other neighboring uses and structures, roads, water bodies and a legend.
- 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.
- All discussions of adverse impacts must, whenever possible, offer more than one method to mitigate the potential impact. The potential mitigation measures should be considered with input from the involved agencies.

The DEIS is intended to convey general and technical information regarding the potential environmental impacts of the proposed project to the 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 Draft Environmental Impact Statement is encouraged to keep this audience of the DEIS in mind as it prepares the document. Enough detail should be provided in each subject area to ensure that most readers of the document will understand, and be able to make decisions based upon, the information provided.

As the DEIS will become, upon acceptance by the Lead Agency, a document 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 DEIS should contain objective statements and conclusions of facts based upon technical analyses. Subjective evaluations of impacts where evidence is inconclusive or subject to opinion should be prefaced by statements indicating that “It is the Applicant’s opinion that...”. The Town of

Goshen Planning Board, as Lead Agency, reserves the right, during review of the document, to request 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 Planning Board.

BRIEF DESCRIPTION OF THE PROPOSED ACTION

The project sponsor proposes to subdivide the property into 49 lots for the construction of 103 dwelling units which is to include 48 single family detached units and 55 condominium units as part of a Planned Adult Community (PAC) in accordance with a court stipulation dated June 11, 2010 and the Town of Goshen zoning code on a 95.6 acre property known as 51 Craigville Road and 103 Craigville Road. The property is bordered to the northeast and east by Coleman Road, and on the southwest by Craigville Road (County Route 66). The remainder is bound to the south by the Orange County Veteran's Cemetery and its northwest boundary by the Village of Goshen/Town of Goshen Municipal Line, and Salesian Park. The site is identified as parcels 8-1-1.1 and 8-1-48 on the Town tax rolls.

The Action is classified as Type 1 under SEQR and requires a coordinated review and approval by multiple other agencies. A Positive Declaration was adopted by the Lead Agency on March 16, 2006 and filed in accordance with Sections 617.7 and 617.12 of the State Environmental Quality Review.

The plan that is the subject of this DEIS is a significant modification to an earlier plan, which proposed more intense development on this project site. This DEIS is a new and separate document, but it will incorporate relevant studies from the earlier DEIS modified as appropriate to reflect project changes and any significant change in existing conditions. This document reflects a significant reduction in proposed units from 213 to a maximum of 103 and is based on a court stipulated agreement between the Town and the project sponsor. The stipulation agreement conditions will be reflected in this DEIS.

INVOLVED AGENCIES

A variety of permits and approvals are required for this project from the following agencies:

Agency	Approval/Permit/Review
Town of Goshen	
Town Board	<ul style="list-style-type: none"> • Formation of Town Sewer District and acceptance of offers of dedication of central sanitary sewerage system on behalf of Town Sewer District • Formation of Town Water District and acceptance of offers of dedication of central water system on behalf of Town Water District • Acceptance of dedication of roadways and other associated improvements • Acceptance of dedication of open space lands • Formation of Town lighting district • Formation of Town Drainage District • Special Permit for PAC • Determination regarding the integration of the proposed water supply with the existing Hambletonian Park water supply system • Flood plain development permit, if necessary
Town Planning Board	<ul style="list-style-type: none"> • Subdivision Approval • Site Plan Approval
Town of Goshen Highway Department	<ul style="list-style-type: none"> • Road Work Permit • Road Acceptance under Highway Law
Village of Goshen	
Village Board of Trustees	<ul style="list-style-type: none"> • Approval of Contractual Agreement Accepting Sanitary Sewerage Flow for Treatment at WWTP • Possible approval of emergency connection to Village public water supply system • GML § 239-<i>nn</i> referral
Orange County	
Department of Public Works	<ul style="list-style-type: none"> • Highway Work Permit • GML § 239-<i>f</i> referral
Department of Health	<ul style="list-style-type: none"> • Realty Subdivision • Design Approval of Water System
Department of Planning	<ul style="list-style-type: none"> • GML § 239-<i>m</i> referral
New York State	

Department of State	• Authorization for incorporation of Homeowners' Association
Department of Environmental Conservation	• SPDES General Permit for Stormwater Discharge from Construction Activities • 401 Water Quality Certification • Water Taking Permit • Approval of Sanitary Sewer System Design • Protection of Waters (stream) Permit • Jurisdictional Determination / Wetlands Permit
Attorney General's Office	• Authorization of Filing of Offering Plan
Department of Health	• Well Supply Approval

INTERESTED AGENCIES

- U.S. Army Corps of Engineers
- New York State Office of Parks, Recreation and Historic Preservation
- Goshen Central School District
- Town of Goshen Environmental Review Board
- Town of Goshen Fire District
- Orange County Veterans Service Agency
- Town of Goshen Department of Parks and Recreation
- Town of Goshen Joint Recreation Committee
- Village of Goshen Planning Board
- Town of Goshen Building Department (Architectural design permitting)

SCOPE OF THE ENVIRONMENTAL IMPACT STATEMENT

The following items are required elements of the Draft Environmental Impact Statement (DEIS).

A. Cover Sheet

The cover sheet shall identify the following:

1. Identification as the Draft Environmental Impact Statement;
2. The date the document was submitted to the Planning Board;
3. The name and location of the Project;
4. The Lead Agency for the Project, and the name, address, telephone number of the contact person for the Lead Agency, and website of the Lead Agency;
5. The name and address of the Project Sponsor, and the name, address and telephone number of the contact person representing the applicant;

6. The name and address of the primary preparers of the DEIS, and the name, address and telephone number of the contact person representing the preparer;
7. The date the DEIS was accepted by the Lead Agency as complete, *i.e.*, adequate for public review (to be inserted at a later date);
8. The date of the public hearing, and any subsequent adjournments, on the DEIS (to be inserted at a later date);
9. The date which written public comments on the DEIS are due to the Planning Board (to be inserted at a later date);
10. All revision dates of the DEIS.

B. 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.

C. Body of the Document

Chapter I: Executive Summary

An Executive Summary shall be required as part of the DEIS. 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:

1. An introduction, including the purpose of the DEIS, a relevant history of the SEQRA process and other legal proceedings that have occurred.
2. List of Involved and Interested Agencies and Required Approvals
3. Project purpose, need and benefits.
4. Existing Site Description – A short description of the subject property and characterize its topographical, water and natural features as well as provide a brief history of the use of the property and where existing changes to its natural state have occurred (*i.e.*, locations of buildings and/ or farming activities). A site location map and an existing conditions map will be provided.
5. Project Description Overview – provide sufficient narrative detail to provide an overview of the project design including all major elements to be constructed such as buildings, roads and utility infrastructure.
6. Summary of Existing Conditions, Potential Impacts and Proposed Mitigation – this section should be organized by topic areas of discussion, as presented in this scoping document under the Chapter III below, in tabular form if possible. Discussion should be brief and can reference back to the Section where more information can be found.

7. Construction Impact – include a brief discussion of phasing plans, as well as provide a summary of potential impacts that are likely to occur during the period of the construction of the project.
8. Alternatives considered
9. Potential Growth Inducing Aspects
10. Unavoidable Adverse Impacts
11. Irreversible and Irretrievable Commitment of Resources

Chapter II: Description of the Proposed Action

1. Site Location and Description – This section will include a narrative description and graphical representation of the regional and area location of the proposed project. In addition, the tax map designation, abutting streets, utilities and infrastructure, surrounding land uses and existing zoning categories will also be presented.

2. Description of Proposed Action – A narrative description of the proposed project, zoning requirements and construction timing will be provided, and the Applicant shall indicate if any waivers or variances will be required. A description and graphical presentation of the proposed residential community, Planned Adult Community, general layout of the site, parking configuration, internal road system, site access, phasing and amenities, and any other improvements, will be presented. Discussion of ownership and maintenance of all amenities and provision of such services as snow removal and refuse disposal to the site. Description of the affordable units including number provided and consistency with court stipulation as well as other applicable regulations will be provided. A brief discussion of the history of the project and the settlement with the Town will be provided, including references to any interplay issues between the Town Code provisions and the settlement provisions. Any agreed upon non-compliance with the Town Code (by the Town and project sponsor) will be explained.

The proposed grading plan, including proposed limits of site disturbance, and identification of all/any retaining walls associated with the construction of the proposed project will be presented. Architectural renderings of the proposed project will be presented. The proposed landscaping, utility, water supply, sanitary sewage, stormwater management and sediment and erosion control plans will be presented. The design of the PAC housing will be presented, and will demonstrate ADA compliance for the exterior elements of the units, and the walkways and access.

3. Project purpose, need and benefits.
4. Involved and Interested Agencies and Required Approvals.

Chapter III: Existing Conditions, Anticipated Impacts and Proposed Mitigation Measures

1. Land Use, Zoning and Public Policy

a. Existing Conditions

- Existing zoning and land use within a half mile of the project site will be discussed and presented graphically.
- Existing zoning and land use on the project site, including a description of what is permitted in the zoning district, and any applicable overlay districts and applicable cemetery regulations, including a discussion addressing the screening requirements of § 97-54 of the Code. Other requirements affecting the site, such as the right-of-way connection from the cemetery, will be shown on the plan and addressed in the text.
- The Conservation Analysis map will be provided.
- A map of all existing wetlands will be included, verified by the DEC and/or ACOE, as applicable.

b. Potential Impacts

- Project's relationship with the most recent County and Town Comprehensive Plans, and the County's and Town's Open Space Plan, Southern Wallkill Biodiversity Plan, and Cornell Environmental Accounting for Sustainable Water Management Study. Also, a discussion on compliance with the Town's Rural Design Guidelines and Town trail map.
- Relationship with surrounding land uses including sensitive uses such as parks, the Veteran's cemetery and agricultural uses, including the increased traffic, noise, and light.
- Project's relationship to existing zoning, including regulations applicable to the proposed PAC. Discussion will be supplemented with discussion of stipulation determining maximum unit count and distribution on the site and any other effects.
- Discussion of affordable units and applicable zoning regulations.
- Potential impacts on steep slopes will be discussed. *See also*, § 97-46.
- c. Proposed Mitigations: Proposed and potential mitigation measures for identified adverse environmental impacts will be discussed, including a discussion of the feasibility and cost to create and maintain pathways to Craigville Road and Coleman Road, and a trail to Salesian Park.

Unavoidable adverse environmental impacts will be identified.

2. Visual Character

a. Existing Conditions:

- This section will document views from public roadways into the project site, and toward the potential water tower in Hambletonian Park. Views analyzed will include, those that were presented in the original DEIS which include the following locations: (1) the intersection of Craigville Road, at Yankee Maid Lane; (2) Veterans Cemetery; (3) Craigville Park; and (4) Salesian Park.
- Photographs of the site and its environs will be provided in this chapter. Prevalent landforms, vegetative cover and stone walls (for example) within the project site that are visible from public roadways or other public resources, such as parks, will be identified.

b. Potential Impacts

- Description of project's physical design (height, bulk, orientation and façade materials), site lighting, landscaping plan including proposed buffering. Visual impacts related to the construction of a water tower will also be evaluated, which shall include, but not be limited to the four views listed above.
- By the use of photographs, cross sections, elevations and/or sketches, the post-construction views into the project site from the four locations listed above. At a minimum, photographs and cross sections will be utilized to illustrate the potential visual impact of this project.
- Discuss any adverse impacts related to the character of the surrounding area, including the impact of exterior lighting.

c. Proposed Mitigations: Proposed and potential mitigation measures for identified adverse environmental impacts will be discussed, including the potential for vegetated berms, wooded buffers, stone walls and water features. Unavoidable adverse environmental impacts will be identified.

3. Vegetation and Wildlife

a. Existing Conditions

- Updated site information concerning rare, endangered and threatened species, and species of conservation concern will be obtained from the NYS Natural Heritage Program, NYS Department of Environmental Conservation and the US Department of the Interior Fish and Wildlife Service, as determined by those Federal and State departments. (The DEC definitions for these terms shall be used.) This list will include, but not be limited to the Indiana bat, bald eagle and bog turtle.
- The Applicant shall hire a botanist, licensed in New York and specializing in flora, to walk the property, take an inventory of and provide a study concerning rare, endangered and threatened species, and species of conservation concern. The Applicant shall hire a biologist, or other appropriate expert, licensed in New York and specializing in fauna, to walk the property, take an inventory of and provide a study concerning rare, endangered and threatened species, and species of conservation concern.
- Describe onsite vegetative communities according to the standard in "Ecological Communities of New York State" (Edinger, 2002). Mapping of these communities and habitats will be provided. For purposes of this DEIS, a habitat is a place where a plant or animal lives, with all the living and nonliving conditions necessary for it to thrive. Also, an ecological community shall be considered an assemblage of plants and animals that interact in a shared environment, and a vegetative community is only the plant component of the assemblage.
- The existing habitats onsite, both within and outside of the areas of disturbance, should be identified and described, including terrestrial, wetland and aquatic habitats. Identify those species that are rare, endangered, threatened or are species of conservation concern, as identified by the NYS Natural Heritage Program, NYS DEC, and US FWS, that can be supported by those habitats described as being present onsite.
- Identify invasive species contained onsite, and any proposed after construction.

b. Potential Impacts

- Identify changes in ground cover and vegetative communities, and discuss any impacts that lighting will have on the nighttime species.
- Discuss the project's potential impacts to habitats and the species of conservation concern that use them (as identified in Section 3(a) above). Information from original DEIS species evaluation may be used as a starting point, with the addition of species of conservation concern and habitats as described in Section 3(a) above. This will include a discussion of any onsite or downstream water quality or temperature impacts on animals and plants.
- In addition, the impact on existing trees within the limits of potential site disturbance will be presented. All trees within the site disturbance area of 12" dbh shall be identified.
- The reports presented in this section should specify the dates, methods, number of hours and time of day for all plant and wildlife surveys conducted.
- Discuss the impacts of the replacement of native vegetation with alien (non-native) ornamentals.
- Describe potential impacts to the Purgatory Swamp important biodiversity area (a portion of the project site lies within this area) described in the "Southern Wallkill Biodiversity Plan" (Miller et al., 2002).

c. Proposed Mitigations: Proposed and potential mitigation measures for identified adverse environmental impacts will be discussed. Unavoidable adverse environmental impacts will be identified.

4. Wetlands and Surface Water Hydrology**a. Existing Conditions**

- Regulated State and Federal wetlands and other surface water or flood plains will be described (including size, classification and appropriate jurisdiction) and delineated as well as associated buffers as enacted by the NYS DEC and ACOE, updated from the original DEIS.
- Identify any connections between onsite and offsite water resources (*i.e.*, wetlands and streams); also, identify any offsite wetlands with buffers that extend onto the project site. Discuss compliance with Town Code § 83-15(B)(1).
- There will be a discussion of the contributing drainage areas ("CDAs") for all of the surface waters.
- Identification of any vernal pools on the site.

b. Potential Impacts

- Identify and discuss all wetland and/or buffer encroachments and the reason for such encroachments. Identify all direct and indirect impacts on wetlands from construction, stormwater management systems or water supply sources.
- Potential for impacts to wetlands by the proposed connection of the PAC roadway to Coleman Road.

- Identify potential impacts from diverting water from the CDAs, the addition of impervious surfaces on CDAs, and the increased water usage and hydrological changes resulting from converting existing vegetation into construction and post-construction conditions.
- c. Proposed Mitigations: Proposed and potential mitigation measures for identified adverse environmental impacts will be discussed, including sustainable landscaping, the use of low water usage species and native plants, and the potential for using open box culverts or bridges to span wetlands to allow for the natural flow of the water and travel of the existing fauna. Unavoidable adverse environmental impacts will be identified.

5. Groundwater

a. Existing Conditions

- Existing ground water supply and aquifer shall be discussed and its feasibility as a potable water supply for the project. Existing wells map to be provided and well testing protocol (protocol to be implemented shall be that which was in effect prior to the Town's 2008 zoning moratorium) and results shall be summarized. There will be a discussion of the existing water budget for the property, and the proposed changes, including for landscaping, car washing, etc. There will be a map provided showing the wells, stormwater basins and other facilities on the map of the proposed action to demonstrate the location of the items in relation to protection areas and other project elements.
- Describe municipally controlled water supplies, and the feasibility of connecting to those systems, both legally and technically.

b. Potential Impacts

- Amount of use of groundwater and proposed water distribution system shall be discussed (either from onsite wells or other source).
- Potential for impacts to neighboring properties or to connection to other systems. The Project Sponsor shall monitor offsite wells according to the Town's applicable water protocol for potential impacts.
- Future expansion of water system and option of Town ownership to be discussed
- Impacts from an emergency connection to Village public water system, including, but not limited to, distribution pressure (hydraulic grades), fire flow, and any institutional issues affecting available capacity.
- A water budget that describes the project's impacts on the site's natural water features (wetlands, streams, ponds) through its affects on groundwater, including a discussion on recharge: pre- and post-construction.
- Describe impacts on groundwater resources and recharge, including relationships between groundwater and water available for connected surface water features.
- Discuss potential emergency connection to the Village, infrastructure, installation and method/responsibility for payments/costs.
- Discuss connection for expansion of Hambletonian Park Public Water system, including hydraulic grades and what infrastructure would be required, installation and method of payment/cost.
- Discuss the cumulative impact of the drawdown.

- Discuss the impacts of pools and other amenities anticipated for the project, and the sustainability of the proposal.

c. Proposed Mitigations: Proposed and potential mitigation measures for identified adverse environmental impacts will be discussed, including the posting of a bond for three years after the final Certificate of Occupancy is issued and possible restrictions on pools and lawn irrigation. The Applicant will set forth a plan to ensure the integrity of offsite neighboring wells from any potential impacts of the proposed development. Unavoidable adverse environmental impacts will be identified.

6. Stormwater Management

a. Existing Conditions

- Existing intermittent streams, vernal pools and run-off/drainage patterns and stormwater flow volumes/peaks will be described as per 2010 NYS DEC Stormwater Management Design Manual.

b. Potential Impacts

- Post construction drainage patterns flows and peaks will be described.
- Consistency with 2010 NYS DEC applicable regulations will be discussed, as well as the preparation of a preliminary SWPPP describing, at a minimum, the calculated quantity of runoff using standard methodologies, the quality of treated stormwater discharges, identification of proposed structural and nonstructural stormwater management measures, including identification of the location and size of proposed structures.
- Potential impacts on down stream properties will be discussed.
- Potential impacts from any water quality treatment proposed including impacts on quality, recharge and temperature.
- Discuss snow disposal, and the impacts of salt and other snow/ice treatments, and the additional cumulative impact that such salt and other snow/ice treatments will have on the Otterkill Creek (and its tributaries) and Purgatory Swamp.

c. Proposed Mitigations: Proposed and potential mitigation measures for identified adverse environmental impacts will be discussed, including using stormwater to recharge water loss from municipal wastewater disposal. Conceptual stormwater management system and drainage facilities will be described. Unavoidable adverse environmental impacts will be identified.

7. Infrastructure and Utilities

a. Existing Conditions

- Existing available utilities will be described, including stormwater collection and conveyance systems, domestic sewer treatment, and available utilities (electric, gas, phone, cable). All available site utilities will be described utilizing information from original DEIS (ground water section will be referenced).

b. Potential Impacts

- Describe sewage collection system and anticipated amount of site wastewater to be described.
- Potential connection to Village of Goshen public sewer system will be discussed including available capacity. Applicant to contact Village Sewer Commissioner.
- The potential impacts of odor and noise due to wells, pump stations and other infrastructure in connection with the proximity to residences, as well as chemical usage and delivery for odor control, if required, will be identified.
- Costs of the infrastructure will be discussed.
- A discussion regarding the proposed interbasin transfer resulting from the discharge of sanitary wastes to the Village of Goshen's wastewater treatment plant will be included.
- A map of the proposed infrastructure and utilities will be provided, and any utilities proposed within or through the wetlands or associated DEC buffers.

c. Proposed Mitigations: Proposed and potential mitigation measures for identified adverse environmental impacts will be discussed. A recommended management plan of all infrastructure will be discussed in this section. This section will include a discussion of ways to reintroduce stormwater back into the aquifer to offset taking from well supply and loss to Village of Goshen wastewater plant, *i.e.*, roof drains, etc. Unavoidable adverse environmental impacts will be identified.

8. Geology, Topography and Soils**a. Existing Conditions**

- Underlying bedrock, soil conditions and topographic features of the site will be described utilizing data provided in the Orange County Soils Survey and supported with information provided by actual borings when necessary as presented in original DEIS.

b. Potential Impacts

- Grading and excavation plans will be described, including its impacts on flooding, depth to bedrock, landscaping and erosion.
- Potential for soil erosion.
- Discuss potential locations of any blasting, if necessary, and any bonding or protection of the cemetery, if blasting is to occur. Discuss the impact of excavation to get rid of bedrock, including how much bedrock will be removed from and/or relocated on the property

c. Proposed Mitigations: Proposed and potential mitigation measures for identified adverse environmental impacts will be discussed. Erosion and sedimentation control plan will be described. Compliance with applicable Town and State blasting regulations will be discussed. Unavoidable adverse environmental impacts will be identified.

9. Traffic and Transportation**a. Existing Conditions**

- Existing conditions will be documented for the weekday AM and PM peak hours and summer Saturday midday peak hours by conducting turning movements counts at the following intersections as reported in original DEIS, unless any intersection has been

physically modified since such data was collected, or new intersections are now being requested:

- Craigville Road and Yankee Maid
 - Craigville Road and Route 207
 - Craigville Road and Oakwood Drive
 - Sarah Wells Trail and Coleman Rd
 - Craigville Road and Coleman Rd
 - Duck Farm Road and Route 17M
 - Route 17M at South Street Exit
 - Craigville Road and Brookside Drive
 - South Street/Old Chester Road and South Church Street
 - South Church Street and Route 207 (if the Planning Board's traffic engineer deems it appropriate)
 - Old Chester Road and Route 17M
- Roadway Characteristics, as presented in the Town Wide Traffic Study and the original DEIS will be described including classifications, general conditions, number of lanes by direction, pavement markings, bus stops, percent heavy vehicles, traffic control and pedestrian buttons. The DEIS will set forth a sampling of the actual speeds traveled along Craigville and Coleman Roads.
 - Manual turning movement counts will be collected during typical weekday morning, afternoon and summertime Saturday peak periods as presented in the original DEIS
 - Accident History. An analysis of detailed accident data will be included in order to identify accident types, patterns, possible causes and safety deficient locations as presented in the original DEIS, and supplemented with up-to-date data.
 - Study will include a site distance evaluation and comparison to NYS DOT and AASHTO guidelines.
 - The project timeline will be included.
 - Pedestrian activity levels will be documented at each of the previously identified intersections.
 - Public transportation will be identified within the study area by type, location of stops, frequency and routing. Evaluation to include both public busing and school busing. Discussion of potential alternatives to driving, and how this project complies with the Comprehensive Plan goal of pedestrian access to nearby amenities.
 - Capacity analysis at each of the previously identified intersections will be in accordance with procedures identified in the most recent version of the Highway Capacity Manual Software or Synchro Traffic Signal Coordination Software for No Build and Build Conditions as presented in the DEIS for the previous project.

- Applicant to coordinate with Town Traffic Engineer.
- b. Potential Impacts:
- Town wide traffic report shall be utilized with respect to capacity analysis. Site Generated traffic volumes will be updated for reduced number of total units proposed and proposed curb cut locations using ITE data and methodology.
 - Updated estimated number of potential construction vehicles will be provided and identification of potential construction traffic patterns.
 - Number of parking spaces proposed for PAC will be identified
 - Emergency access will be discussed.
 - Pedestrian circulation will be discussed.
 - The interior roadway design should be fully described, or reference should be made to the applicable Town standards.
- c. Proposed Mitigations:
- Mitigations directly related to development on this site as recommended in the Goshen Area Traffic Impact Study (October 2005) and/or in the previous DEIS for this site will be evaluated to determine if, and to what extent, any are still appropriate given the reduction of traffic volume anticipated.
 - An outline of procedures to implement the new mitigations will be provided.

10. Community Facilities

a. Existing Conditions

- Existing district information for services provided from original DEIS including Town Hall services, police, fire, ambulance, snow removal, recreation facilities, schools, libraries, the Town/Village Senior Center and solid waste disposal and pick-up. Access to shopping banking, the post office and other services will be provided from original DEIS, and updated with current data.
- There will be a discussion on Town/Village parks and recreation, and on the inter-relationship and connection to and between the proposed development and adjoining or nearby parks. Any on-site recreation proposed should be included and discussed.

b. Potential Impacts

- Calculation of anticipated project population and evaluation of district impacts
- Increased staffing and facility needs will be estimated for service districts.
- This section will refer to the Fiscal Impact section for a discussion of the costs associated with provided these services.
- Fire District and Emergency Services to review new layout and provide comments

c. Proposed Mitigations: Proposed and potential mitigation measures (including berms) for identified adverse environmental impacts will be discussed, including any adverse impact on the Veteran's Cemetery. Unavoidable adverse environmental impacts will be identified.

11. Fiscal Analysis

- a. Existing Conditions: Current project site property taxes broken down by jurisdiction will be described.
- b. Potential Impacts:
 - Analysis of the projected tax revenue and costs will be calculated for each taxing jurisdiction using Rutgers University Center for Urban Policy Research Residential Demographic Multipliers (June 2006) for single-family residences. Multipliers for PAC shall be determined based on available studies and local comparable projects (this should be coordinated with the Town Planning consultant). This impact should be studied based upon the full build-out of the project. The Applicant is advised that it will be required to adjust the analysis to the extent, if any, that the delay of any particular phase is anticipated to be so significant as to have an impact on the analysis.
- c. Proposed Mitigations: Proposed and potential mitigation measures for identified adverse environmental impacts will be discussed. Unavoidable adverse environmental impacts will be identified.

12. Cultural Resources

- a. Existing Conditions: Historic resources on-site and within a one-half mile radius will be identified and studied in accordance with the NYS Standards for Cultural Resources Investigation (information shall be reprinted from original DEIS). The project sponsor will contact SHPO to confirm there have been no changes since the prior DEIS was submitted.
- b. Potential Impacts: Impacts identified to archeological, cultural or historic resources in the DEIS for the earlier plan to be reviewed to determine if these are still applicable. Additional information will be provided if appropriate.
- c. Proposed Mitigations: Proposed and potential mitigation measures for identified adverse environmental impacts will be discussed. Unavoidable adverse environmental impacts will be identified.

Chapter IV: Construction Impacts

This chapter will outline the construction schedule for the project, including all components of phasing that are expected to occur. Hours of construction will be provided. Environmental impacts related to construction will be discussed (with references to truck traffic, damage to and weight limits on Town roads, and blasting discussions above). If applicable, a pre-blasting inspection program will be described.

Chapter V: Alternatives

1. No Action Alternative

2. Traditional Neighborhood Design (TND) Plan: A plan was previously submitted for a TND on this site which included the proposal for 229 residential units as well as 30,000 square feet of commercial uses and a number of private recreational uses. Although this is no longer permitted by

zoning on the site, it identifies various impacts that are helpful and relevant and shall remain as an alternative.

Chapter VI: Potential Growth-Inducing Aspects

The potential for the proposed project to induce growth is primarily based on anticipated increases in local expenditures that would be made by new residents of the proposed community through the local purchases of goods and services. The analysis of potential growth-inducing aspects of the proposed project will estimate how new expenditures might affect the local economy in terms of potential new off-site development (e.g., residential and commercial development).

Chapter VII: Unavoidable Adverse Impacts

This Section will identify and summarize those adverse environmental impacts that can be expected to occur, with or without possible mitigation measures.

Chapter VIII: Project Impacts on Energy Use

This chapter will summarize the proposed project and its potential environmental impacts in terms of the use of energy, including lighting for the project in general, and proposed structure lighting in particular. Construction using green technologies, LEED technology, energy star technology and energy efficient designs of structures and mechanical systems should be evaluated and employed if necessary to mitigate identified adverse impacts, *i.e.*, low impact design, high-energy window glazing, high SEER air conditioning systems. The project sponsor will examine the use of dark-sky friendly lighting for exterior lighting on the structures.

Chapter IX: Irreversible and Irrecoverable Commitment of Resources

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

Technical Appendices

- SEQRA Documentation
- SWPPP and supporting data
- Traffic and all other technical reports
- Agency Correspondence
- Site and Subdivision Plans
- Water supply data and technical reports
- Natural resources reports
- Supporting data on soils types
- Resumes of professionals performing studies and preparing reports