FINAL

SCOPING DOCUMENT

JULY 16, 2015

FOR

AMY'S KITCHEN, INC.

Draft Environmental Impact Statement

NYS Route 17M/ Echo Lake Road/ Hartley Road
Town of Goshen
Orange County, New York

Lead Agency and Contact Person:
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TOWN CLERK

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. All plans and maps showing the applicable sites 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.

The DEIS is intended to convey general and technical information regarding the potential environmental impacts of the proposed project to the Town of Goshen 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 Town of Goshen Planning Board 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.

BRIEF DESCRIPTION OF THE PROPOSED ACTION

The proposed project comprises five (5) primary components:

- Amy's Kitchen manufacturing plant on the "ver Hage property" (12-1-1.222 & 19.2);
- Subdivision of approximately 10 to 12 acres from the "ver Hage property" for future warehouse use;
- Science of the Soul conference center on the "Echo Lake property" (12-1-23.2 & 24.2);
- Use of the "Strong Farm property" (10-1-11.2) for agricultural use and parking for volunteers during the Science of the Soul national event; and
- Use of the "Lipoff Wells property" (12-1-1.41) as a source of water for Amy's Kitchen manufacturing plant.

Amy's Kitchen

Amy's Kitchen, Inc. ("Amy's Kitchen") proposes to construct an approximately 366,000 square foot manufacturing plant where food is prepared, packaged and frozen. The manufacturing plant is proposed to be constructed on the "ver Hage property," which fronts on Hartley Road. Initial site access will be from Hartley Road. Ultimately, a new entrance drive will provide direct access for Amy's Kitchen to NYS Route 17M across the "Echo Lake property" via a new vehicular bridge across the Wallkill River.

The plant will be constructed in two (2) phases: (i) an initial approximately 226,000 square foot plant, including an 11,000 square foot office area, to be opened in the First Quarter of 2018, and (ii) an approximately 140,000 square foot expansion to be opened in approximately 2023. An ancillary building of approximately 3,000 square feet will be constructed for on-site medical treatment of Amy's Kitchen employees as part of Phase 1. The project proposes approximately 642 parking spaces for employees, 49 parking spaces for visitors, and 18 tractor-trailer parking spaces for the manufacturing plant and office area. For the plant, 20 to 30 loading bays will be provided. The Amy's Kitchen manufacturing facility will employ approximately 681 people on the project site at full build-out.

ver Hage Subdivision

An approximately 10- to 12-acre portion of the ver Hage property will be subdivided for future warehouse use with access from Hartley Road.

Science of the Soul

Science of the Soul ("SoS") is an international, non-denominational philosophy and organization based on the teachings universal to all religions. SoS, also known as Radha Soami Satsang Beas, has been in the United States since in 1911 and is a registered 501(c)(3) religious non-profit organization.

SoS proposes to construct a conference center on the "Echo Lake property." The conference center will comprise an approximately 200,000 square foot covered structure with open sides and an earthen floor; ancillary buildings for administration and support; parking areas (both paved and gravel) to accommodate approximately 2,000 cars and 130 buses; two (2) 2,600 square foot caretaker residences; and one (1) five-bedroom guest-house.

The conference center will be used to host an annual three-day national conference, with attendance of up to 12,000 people. This annual conference will usually be held over a three-day period. Science of the Soul believes that sufficient parking would be accommodated on-site at the Echo Lake site. Volunteer parking would be provided on the Strong Farm property and overflow parking could be provided at the Amy's Kitchen facility.

In addition to the annual three-day conference, SoS will hold one (1) annual regional two-day conference for 1,200 to 2,000 people. Regular weekly meetings on Sunday mornings for local congregants would attract approximately 200 to 400 people. During the week, a small staff (5 to 10 people) and a small number of volunteers will attend to normal administrative and property management tasks.

Access to SoS will be from a new entrance drive off NYS Route 17M, which will also serve the Amy's Kitchen manufacturing plant upon the completion of the new vehicular bridge across the Wallkill River as noted above. This road will traverse an approximately 7 to 10 acre area of land currently owned by the State of New York. The State has agreed to transfer this land to the Town of Goshen for highway purposes, and an access arrangement (easement or other) will be sought from the Town to construct a road over this land. Emergency access and such other access as the Town may require will be provided from Echo Lake Road with a permeable hard surface.

Strong Farm

SoS has purchased the Strong Farm on Cheechunk Road and Owens Road for agricultural use and parking of the volunteers for the SoS conference center.

Infrastructure

Water supply for the Amy's Kitchen manufacturing plant will be provided by wells to be established on a property north of Echo Lake Road, known as the "Lipoff Wells property", with a new private utility connection (and Transportation Corporation or other appropriate entity) conveying the water to the ver Hage parcel. Water supply for the SoS conference center will be provided by two (2) existing wells on the Echo Lake property. Water supply for the ver Hage future warehouse use would be provided by the same wells serving the Amy's Kitchen manufacturing plant.

Wastewater for Amy's Kitchen will either be conveyed to an on-site sewage treatment facility where it will be treated and discharged to the Wallkill River or conveyed to a nearby municipally owned sewage treatment facility. Wastewater for SoS will be provided through an on-site septic system (supplemented by portable facilities during the annual 12,000 person events) or through interconnection with the Amy's Kitchen site. All options will be explored. Wastewater treatment for the ver Hage future warehouse use would be provided at the Amy's Kitchen tertiary treatment plant through a Transportation Corporation or other appropriate entity.

This application is a TYPE 1 Action under SEQRA, as it involves the construction of a non-residential facility with greater than 100,000 square feet, parking for more than 1,000 cars, and involves the physical alteration of more than 10 acres. See 6 N.Y.C.R.R. § 617.4(b)(6).

INVOLVED AGENCIES

NYS Department of Environmental Conservation
- SPDES (wastewater and stormwater)
- Water Supply Application

NYS Department of Transportation
- Highway Work Permit
- Approval of new bridge

NYS Office of General Services
- Land transfer to the Town of Goshen

NYS Office of Mental Health
- Land transfer to the Town of Goshen

Orange County Legislature
- Approval of potential wastewater conveyance within the Heritage Trail right-of-way

Orange County Department of Public Works
- Realignment of County road

Orange County Department of Health
- Approval of public water supplies

Town of Goshen Town Board
- Granting of access easement and acceptance of roadway dedication of land transferred to the Town from the State.
- Potential Zoning Map amendment for Echo Lake parcel

Town of Goshen Planning Board
- Site Plan, Subdivision and Special Permit Approval

Town of Goshen Zoning Board of Appeals
- Potential Area Variance(s)

Town of Goshen Highway Department
- Highway Work Permit for improvements on Echo Lake Road, Hartley Road, Owens Road, and/or Cheechunk Road

Town of Goshen Building Department
- Floodplain Development Permit

Village of Goshen
- Potential agreement to treat sanitary sewage at the Village WWTP

Orange County Industrial Development Agency
NYS Department of Parks, Recreation and Historic Preservation
NYS Dormitory Authority

INTERESTED AGENCIES

U.S. Army Corps of Engineers
Orange County Department of Planning — G.M.L. § 239-l, m, and n
Orange County Department of Parks, Recreation and Conservation (Heritage Trail)
Town of Goshen Environmental Review Board
Town of Goshen Fire Department
Town of Goshen Police Department
Goshen Volunteer Ambulance Corp
Town of Wallkill
Town of Wawayanda
NYS Department of Agriculture & Markets
U.S. Fish and Wildlife Services
NYS Police (for large SoS events)
County Sheriff Department (for large SoS events)

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;
- The Town of Goshen Planning Board as the Lead Agency for the Project, and the name, address, telephone number and facsimile number of the contact person for the Lead Agency, and the SEQRA status (Type I action);
- The name and address of the Project Sponsor, and the name, address and telephone number of the contact person representing the applicant;
- The name, address and email address of the primary preparers of the DEIS, and the name, address, email address and telephone number of the 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.

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).
- Project Site Existing Conditions - provide 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.
- Project Description - overview of the project layout, size and use of proposed structures, discussion of parking, loading, circulation, landscaping, lighting, and proposed utilities.
- Discussion of Project Plan Alternatives
- List of Involved and Interested Agencies.
- Project purpose, 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).
- Summary of adverse impacts and irreversible commitment of resources.
- Alternatives to the Proposed Action including the mandatory no build alternative.
- Unavoidable Adverse Impacts and Irreversible and Irretrievable Commitment of Resources.

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, existing utilities (and access thereto) will be included as well as any and all easements, rights-of-way, private agreements, special district boundaries and any other legal agreements that may affect the proposed use of the site. This section should discuss the historical uses of the properties proposed to be developed by Amy's Kitchen, SoS and the ver Hage future warehouse use.

B. Description of Proposed Action — This will include written and graphical representation of the proposed action including general layout of the site, access, circulation, parking and loading. Hours of operation and general operations at the site will also be described, as well as large events to be held at the SoS conference center. Any improvements to public rights of ways or other public improvements will be discussed. Transfer of land for access purposes will be discussed (correspondence with the State will be provided). Any areas to remain as open and/or green space will be discussed. This section will discuss the possible presence of any hazardous materials utilized by, in, or created by the various processes in the facility or the wastewater treatment or potable water treatment plants. It will also discuss the height of the buildings, and number of people anticipated to be in any given structure at any one time, and the nature of the fire alarm system. The fire protection for the building shall be discussed in terms of on-site pressurized water systems, hydrants, stand pipes, sprinklers, year round connections, and whether the Wallkill River could be utilized for fire protection as a backup system.

Proposed drainage, utilities and construction phasing will be summarized. The section will discuss the project's compliance with the Zoning Code, and any required variances, zoning changes or waivers needed to construct the project, and an evaluation of why such variance is needed. This section should discuss the relationship between the Proposed Action and both the Town and County Comprehensive Plans.

C. Project Need and Benefit — This section will include a narrative description of the 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 and a list of the Interested Agencies.

III. EXISTING CONDITIONS, POTENTIAL IMPACTS AND PROPOSED MITIGATION MEASURES

A. Geology and Soils

1. Existing Conditions
    - Underlying geological conditions including depth to bedrock and depth to groundwater will be described;
    - Soil types and characteristics shall be identified as presented in the Orange County Soil Survey and supported with actual borings when necessary.
    - The Applicant shall provide a map of the fracture traces on the property, including those traces that continue onto adjacent properties.
2. Potential Impacts
    - Limitations that geology or soils may place on the development of the sites;
    - Potential for erosion or drainage complications; and
    - Potential for blasting or major rock removal.

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

B. Topography

1. Existing Conditions
   - Site topography and slopes shall be described.
   - Topographical maps at 2' contours shall be provided.
2. Potential Impacts
   - Grading plan will be presented with a cuts and fills analysis at 2' contours;
   - The need for any retaining walls will be discussed; and
   - Any limitations or relevant regulations of the Town Code shall be discussed and the project's consistency therewith.
3. Proposed Mitigation
   - Mitigation will be proposed for identified adverse environmental impacts as necessary.

C. Surface Water Resources

1. Existing Conditions
   - All existing surface waters, including wetlands (as defined by the Goshen Town Code and Federal/NYS criteria) the Wallkill River and flood plains, will be discussed and presented graphically; and
   - All resources will be described in terms of jurisdiction, classification, size and any applicable regulated areas including buffer and floodplains. A Jurisdictional Determination will be provided as an attachment to the DEIS.
2. Potential Impacts
   - Any encroachment into surface water resources or regulated areas will be discussed. Discuss whether those encroachments will be permanent or temporary and impacts associated therewith will be provided;
   - The potential for contamination of surface waters on both a long- and short-term (construction) basis will be addressed, including use of deicing agents on site; and
   - Proposed existing supply wells that are tested may be impacted by surface water. Thus, all water supply well testing shall include appropriate testing measures (i.e., piezometers and monitoring of wetlands and surface water bodies).
3. Proposed Mitigation
   - Mitigation will be proposed for identified adverse environmental impacts as necessary.

D. Vegetation and Wildlife

1. Existing Conditions
   - Site Biological Assessment will be prepared for the sites by a qualified consultant. Mapping for habitats of threatened and endangered species and species of special concern 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;
   - On-site vegetative communities will be described and an inventory of species likely on the sites will be provided;

- Existing significant trees (i.e., 12" dbh), hedgerows, etc. will be discussed;
- Threatened, endangered and rare species as well as species of conservation concern (as defined by DEC), found on the site or known to be located in the area, and the potential for such species to locate on the sites given the existing site ecology will be discussed; and
- Correspondence with and documentation from the NYS DEC Natural Heritage Program and U.S. Fish and Wildlife Services will be provided.

2. Potential Impacts
   - Discuss amount of vegetation removal including any portion of habitats identified above and the amount of open and/or green space which will remain after construction. In addition, the impact on existing trees with the limits of potential site disturbance will be provided.
   - The impacts to, and maintenance of, any significant trees (i.e., 12" dbh), hedgerows, etc. shall be discussed with regard to the layout of the facilities and entry road.
3. Proposed Mitigations
   - Mitigation will be proposed for identified adverse environmental impacts as necessary, which may include, if appropriate, preservation, rehabilitation, relocation, plantings, etc. or a restriction on tree cutting during specified time periods. Additionally, the selection of any planted vegetation for mitigation should be, to the extent possible, restricted to native, companion and xeriscape compatible vegetation.

E. Groundwater/ Water Supply

1. Existing Conditions
   - Identify existing wells on the sites and their pumping capacity. Include dates of pump testing and protocol employed. Provide both current and prior testing (quantity and quality) where relevant and identify inconsistencies. Provide confirmation protocol was consistent with requirements of the Town of Goshen Zoning Code.
   - Identify an off-site existing supply well array that will be monitored during proposed on-site water supply testing to assess off-site impacts, if any.
   - Identify source of ground water and potential contamination sources.
   - Calculate water budgets for both the bedrock and unconsolidated aquifers beneath the sites. Relate the water budgets to proposed site water use. Estimate available water on the subject sites and in the surrounding drainage basin for the bedrock and unconsolidated aquifers.
2. Potential Impacts
   - Calculate the anticipated amount of water usage for the proposed Action and discuss the ability and feasibility of the existing and proposed wells to serve the project in terms of both quantity and quality, as well as any long-term impacts to the local hydrogeological character of the aquifer(s);
   - If the existing sources are inadequate discuss alternatives for providing adequate water for potable or non-potable uses including development of adjacent water supplies and/or connections to or expansion of existing systems;
   - Discuss the results of off-site and on-site and surface water monitoring before, during and after pump testing of on-site supply wells. Confirm what the impacts of on-site pumping are on these three items;
   - Describe the infrastructure required for the proposed water distribution system (storage tanks, pressure zones, distribution mains, etc.) and provide a map of the system(s). Both on and off-site improvements will be described if appropriate. Discuss anticipated water demand (domestic, fire flow and process), treatment systems based on the results of the water quality analysis;

- Discuss any possible connectivity and/or draw-down of on-site or adjoining surface waters, as well as on existing off-site water supply wells;
- Discuss fate of existing wells on all of the sites (Echo Lake, ver Hage, Lipoff and Strong) that are not intended to be developed including well abandonment procedures;
- Describe administrative issues related to the proposed water systems such as property ownership, easements, facility ownership, maintenance, and service area boundaries; and
- Discuss any possible connection between the proposed Amy's Kitchen and/or SoS and/or ver Hage warehouse water systems.

3. Proposed Mitigation
   - The Applicant shall discuss what mitigation measures will be proposed for identified adverse environmental impacts including off-site existing supply wells. Unavoidable adverse environmental impacts will also be identified.

F. Wastewater Management

1. Existing Conditions
   - Identify existing wastewater infrastructure on-site or in the immediate vicinity of the project site.
2. Potential Impacts
   - Calculate amount of anticipated wastewater production for the proposed Action;
   - Describe proposed system to collect, convey and treat wastewater and provide a map of the proposed system including potential outfall location and alternatives (if any);
   - Describe the feasibility and impacts associated with an on-site wastewater treatment systems including impacts to surface water resources and ground water as well as possible odor or noise associated with the system. Discuss the maintenance, replacement and life expectancy of an on-site sewage collection and treatment system;
   - Describe administrative issues related to the on-site sewage collection and treatment system such as property ownership, easements, facility ownership, maintenance, and service area boundaries. Discuss the requirements to form a Sewage Works Corporation if pertinent; and
   - Describe proposed plan to address wastewater collection, conveyance and treatment from anticipated annual conference.
3. Proposed Mitigation
   - Mitigation will be proposed for identified adverse environmental impacts as necessary.

G. Stormwater Management

1. Existing Conditions
   - Existing drainage patterns will be described and presented graphically; and
   - Discuss of the overall watershed in which the project sites are located.
2. Potential Impacts
   - Project will require coverage under SPDES General Permit for Stormwater Discharges from Construction Activity - GP-0-15-002;
   - Temporary construction impacts will be discussed;
   - Describe pre and post-construction drainage patterns, flows and proposed infrastructure to capture and treat stormwater consistent with the NYS DEC design manual (latest edition);
   - Describe and graphically depict proposed stormwater pond discharges and study points;
   - Potential water quality impacts will be addressed; and

- Preliminary SWPPP, which shall include a sediment and erosion control plan, will be provided as an appendix.

3. Proposed Mitigation
   - Mitigation will be proposed for identified adverse environmental impacts as necessary.
   - The discussion shall include consideration of vegetated roof decks and stormwater infiltration as a way to mitigate run-off from impervious rooftop on the manufacturing plant, and a use of impervious and pervious materials for the on-site and off-site parking areas.

H. Traffic

1. Existing Conditions
   - Provide a detailed description of existing area roadways (most particularly, U.S. Route 6/NYS Route 17M and Hartley Road), including ownership, pavement width, pavement condition, width of travel lanes, shoulder and parking lanes, speed limits, roadway characteristics including vertical and horizontal features, location of bus stops and types of traffic control and signage with focus on the following intersections:
     - U.S. Route 6/ NYS Route 17M and Lower Road/ Golf Links Road;
     - U.S. Route 6/NYS Route 17M and Mid-Hudson Psychiatric Center Access;
     - U.S. Route 6/NYS Route 17M and Training Center Lane;
     - U.S. Route 6/NYS Route 17M and Hartley Road/Gate Schoolhouse Road;
     - U.S. Route 6/NYS Route 17M and 6 1/2 Station Road;
     - U.S. Route 6/NYS Route 17M and Route 17;
     - U.S. Route 6/NYS Route 17M and 1-84;
     - U.S. Route 6/NYS Route 17M and Cannon Hill Drive;
     - Echo Lake Road and Golf Links Road/McVeigh Road; and
     - Hartley Road and Echo Lake Road.
   - Perform manual field traffic counts during the weekday AM (6:30-9:00 AM) and PM (3:00-6:00 PM) hours as well as on Saturdays from 11:00 AM to 2:00 PM at the above listed intersections (Study Intersections). Also obtain available traffic volume data for the NYS Route 17M corridor from NYSDOT.
   - Perform at least three runs in either direction along the corridor to document (1) the number of school buses encountered traveling in either direction, and (2) the number of stops that were observed.
   - Compute the existing intersection capacity and operational level of service for the Study Intersections during the peak hours for each intersection following the procedures set forth in the 2010 Highway Capacity Manual (HCM). Analysis will be performed using an appropriate analysis tool such as Synchro, including an evaluation of the adequacy of left-turn queue storage lanes on US Route 6/NYS Route 17M. **For the PM Peak Hour, the analysis shall focus on the period from 3:00 p.m. to 4:00 p.m., when there is a shift change at the plant, when traffic volumes are at 97% of peak and schools may be letting out.**
   - Obtain the most recent three years of accident data from NYSDOT and from the Town of Goshen Police Department for the study area listed above. Compile and analyze the accident data to determine whether there are any locations which have exhibited a high rate of accidents (defined as twice the statewide average rate for similar facilities). For such locations, study the type of accidents, list of contributory causes and conduct a field inspection of the location to verify that the roadway geometry conforms to current design standards.

2. Future Traffic Conditions without the Project

For a development of this size, the New York State Department of Transportation, who will have approval jurisdiction over the U.S. Route 6/NYS Route 17M access, typically requires future traffic volumes to be evaluated for a ten-year window after the estimated time of completion ("ETC + 10").

The analysis of future conditions without the Project shall consist of the following elements:

- Apply an annual growth factor to the existing traffic volumes to project them to the expected ETC +10. Note, this may or may not require the use of separate evaluation years for each of the alternatives. The Applicant should provide their best estimate for when each of the alternatives will be completed and then conduct the analysis for 10 years after that. Add in traffic from other projects (proposed, approved, under construction or constructed but yet occupied) in the area expected to add more than ten vehicles per hour to the corridor.
- Calculate intersection capacity, queues and operational level of service at the Study Intersections for future conditions without the project.

3. Potential Impacts

Two alternatives shall be evaluated to determine the project's future impacts. The first alternative will assume full development of the Amy's Kitchen and Science of the Soul facilities with access to the Amy's Kitchen component provided through the Echo Lake site via the contemplated new bridge from the ver Hage site to the Echo Lake site, together with the development of the ver Hage warehouse use. The second alternative (see Chapter V, "Alternatives") will assume the contemplated full development of the Amy's Kitchen and Science of the Soul facilities with access to the Amy's Kitchen component provided via Hartley Road and access to the Science of the Soul component from U.S. Route 6/NYS Route 17M, together with the development of the ver Hage warehouse use.

Science of the Soul has indicated that the site will be used to host an annual three-day national conference, with attendance of up to 12,000 people. This annual conference would usually be held over a three-day period. Science of the Soul believes that sufficient parking would be accommodated on-site at the Echo Lake site. Volunteer parking would be provided on the Strong Farm property and overflow parking could be provided at the Amy's Kitchen facility. Science of the Soul indicates that in addition to the annual three-day conference, an annual two-day regional conference with attendance between 1,200 to 2,000 people, and regular weekly meetings on Sunday mornings for local congregants, estimated between 200 and 400 people would be held. During the week, a small staff (5 to 10 people) and a small number of volunteers will attend to normal administrative and property management tasks.

The event analysis must assume that the event may occur on any three-day period, including weekdays and weekends, and that access to the Amy's Kitchen facility will be through the Science of the Soul property, as this is the worst-case analysis. Analysis of the SoS National Event will be conducted for a weekend (when Amy's Kitchen would not be in operation) and for a weekday (when Amy's Kitchen would be in operation). Mitigation may consist of such measures as police officers providing temporary traffic control or other similar event-type measures. An event analysis assuming access to Amy's Kitchen component of the development is via Hartley Road need only be performed if it is determined that there are unacceptable and unmitigable adverse traffic impacts with a single point of access via U.S. Route 6/NYS Route 17M. The potential impact on the NYS Route 17 exit 122A interchange and access to the Strong Farm shall be evaluated including the Cheechunk Road and Owens Road intersection.

The analysis of future conditions for both alternatives, as well as the event analysis, shall consist of the following elements:

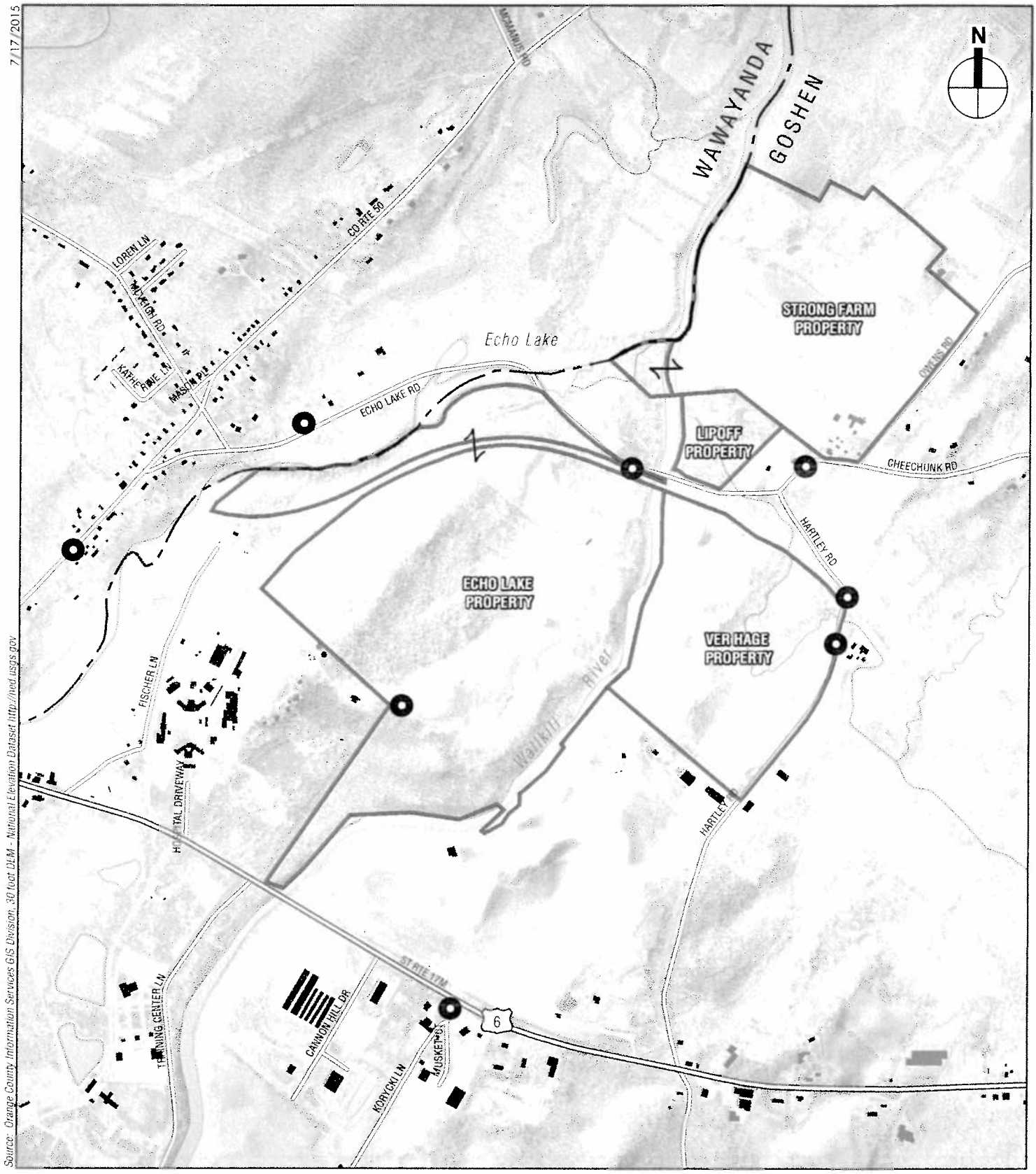
- Describe Amy's Kitchen employees' shifts and impacts on traffic; describe staggering of traffic for both the Amy's Kitchen facility and the annual event.
- For non-event days, estimate peak-hour traffic generation of passenger vehicles, busses and trucks for typical operation of Amy's Kitchen facility, including the potential future warehouse use located on Hartley Road. For ease of analysis, all truck and bus trips generated by the project shall be identified and each shall be counted as 2 car trips for the analysis of future conditions with the project (the alternative would be to have the applicant calculate the number of site-generated truck/bus trips on every movement and then adjust the heavy vehicle percentage of each movement manually, an extremely laborious effort). Rates from a similar Amy's Kitchen facility should be used to make this determination, but there should be a clear link between the size of the operations/number of employees at such similar facility and the size of operation of the proposed facility. Also estimate the number of peak-hour trips generated by the proposed adjacent private conference center on a typically busy day when no special traffic mitigation measures will be implemented.
- For event days, identify the measures that will be used to reduce the potential trip generation of the annual event and its possible impact. Such measures may include limiting the times when events start or finish to periods when traffic volumes on US Route 6/NYS Route 17 are below a critical threshold value (700 vph, for example) or using satellite parking and bussing some or all of the visitors to and from the site.
- Estimate the number of peak-hour trips which could be generated by the proposed conference center's annual event. Based on implementation of previously identified measures, estimate (showing calculations) how many passenger vehicles, busses and trucks would be added to the roadway system during the annual event (counting each single bus or truck trip as the equivalent of two passenger car trips).
- To the trips generated by the annual event, also estimate and add the number of Amy's Kitchen trips that would be added to the roadway system at the same time, indicating whether or not such events would be scheduled to start or finish at times other than Amy's Kitchen shift changes.
- Generally identify areas where sufficient parking could be provided to accommodate annual event parking and describe how adequate access to the regional roadway network would be provided to these general areas.
- Apply the estimated combined traffic volumes to the Study Intersections utilizing appropriate arrival and departure distributions for the Amy's Kitchen build condition and the annual event condition. The arrival and departure distributions should reflect the general bias to and from the west exhibited by the psychiatric center and the training center (but modified to reflect the location of satellite parking for bussed events) as well as the apparent considerable use of Gate Schoolhouse Road by local motorists. Calculate intersection capacity and operation level of service including left-turn lane queuing, at the Study Intersections for future conditions with the Amy's Kitchen manufacturing facility and conference center;
- Calculate intersection capacity and operation level of service including left-turn lane queuing at the Study Intersections for future conditions with a large event at the Science of the Soul conference center.

- Potential for use of public transportation and the existing Heritage Trail will be discussed; including how cyclists and pedestrians would travel from the site to the trail;
- Calculate the total number of parking spaces expected to be needed at the Amy's Kitchen Plant, including during shift changes and compare it to the proposed number of Amy's Kitchen parking spaces.
- Calculate the total number of parking spaces for cars and for busses expected to be needed at the proposed private conference center at the annual event and compare it to the proposed number of parking Spaces.
- Discuss how parking may or may not be shared by the facilities and how this would either permit the total impervious coverage to be reduced or to allow more parking at the private conference center for events.
- Where high accident locations were identified, discuss the projected increase in traffic volumes on the movements involved and how the increase might impact traffic safety;
- Describe on-site circulation by trucks, bus and car traffic for both sites.
- Describe proposed emergency access and discuss use as secondary access or service access during the annual event.

4. Proposed Mitigation
   - Recommend traffic and safety improvements, including roadway widening, addition of lanes, signalization additions and modifications, signage, striping, etc. as needed for the Study Intersections;
   - Identify measures for accommodating annual event conditions, including temporary traffic control (such as police officers directing traffic and functioning like a simple signal);
   - Identify who will be responsible for funding the measures and who will be responsible for ensuring that the measures are implemented or carried out;
   - Describe the traffic management plan(s) to be employed for the annual event at the Science of the Soul conference center and who will be responsible for ensuring that the measures are implemented or carried out; and
   - Additional Mitigations as necessary. All unavoidable impacts will be identified.

I. Noise

1. Existing Conditions
   - Existing noise measurements will be taken at locations identified on the Noise Monitoring Locations map, annexed hereto, to characterize ambient noise levels at sensitive receptors (e.g., residences) in close proximity to the project site. Dates and times of measurements will be provided.
2. Potential Impacts
   - Major sources of noise will be identified and their potential noise levels based on manufacture specifications or noise measurements at other similar facilities, including the SoS conference center;
   - Overall anticipated noise generation from the proposed action will be discussed and a comparison to existing conditions will be provided; and
   - A discussion of how the anticipated noise levels relate to Town or other noise regulations will be provided.
3. Proposed Mitigation
   - Mitigation will be proposed for identified adverse environmental impacts as necessary.



Amy's Kitchen
Science of the Soul

Noise Monitoring Locations
Figure III.I-1

J. Utilities and Solid Waste Disposal

1. Existing Conditions
   - Utilities not discussed above, including gas and electric service will be discussed in terms of their availability at the project site and service providers; and
   - Existing solid waste management will be discussed.
2. Potential Impacts
   - Impacts to electric and gas service will be discussed including any required upgrades to service or existing infrastructure;
   - If standby power generators are being proposed, describe the possible impacts, positive and negative, including the possibility of load-sharing during peak times of consumption;
   - Impacts of the use and conservation of energy; and
   - Impacts of the proposed action on solid waste management.
3. Proposed Mitigation
   - Mitigation will be proposed for identified adverse environmental impacts as necessary, including recycling where possible. The Applicant will expand on what is available to the facilities in terms of recycling.

K. Land Use and Zoning

1. Existing Conditions
   - Existing land use and zoning of the project site and within one mile will be described and presented graphically; and
   - Overlay districts will be identified.
2. Potential Impacts
   - A bulk table comparing the existing zoning dimensional requirements with proposed conditions will be prepared;
   - Special Permit criteria, overlay district requirements, and requirements of § 97-14 (HC, CO and I Districts) of the zoning code will be discussed and how the project does or does not meet these criteria;
   - Subdivision regulations will be discussed;
   - Any required variances or waivers will be identified;
   - Consistency with the Town and County Comprehensive Plans will be addressed; and
   - Discuss the relationship with surrounding land uses including the Heritage Trail and landfill; and
   - A statement and evaluation of the potential impacts shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence, and as otherwise necessary pursuant to the items listed at 6 NYCRR § 617.9(b)(5)(iii)(a)-(h), including the relationship of the proposed project to the overall land use patterns within the study area. This section will describe the project's conformance with the Town Zoning Code, the Town Comprehensive Plan, the Town Open Space and Farmland Protection Plan, the Southern Wallkill Biodiversity Plan, the Orange County Comprehensive Plan and the Orange County Open Space Plan.
3. Proposed Mitigation
   - Mitigation will be proposed for identified adverse environmental impacts as necessary.

L. Community Services

1. Existing Conditions
   - Police, Fire, Ambulance and Town Hall services will be discussed in terms of manpower, equipment and facility locations relative to the project site.
2. Potential Impacts
   - Services will be contacted to discuss their possible concerns related to the project. A discussion of fire fighting needs, including water storage, access and circulation, will be provided.
   - Services will be contacted to discuss potential needs during large events at the SoS conference center.
   - Provide a discussion on the loss of a future recreation resource, which shall include a discussion of the Town's Wallkill River Trailway Report, Comprehensive Plan and Trail Map.
3. Proposed Mitigation
   - Any on-site security will be discussed; and
   - Mitigation will be proposed for identified adverse environmental impacts as necessary.

M. Fiscal Impacts

1. Existing Conditions
   - Existing tax revenue for each taxing jurisdiction will be presented based on the most recent tax records.
2. Potential Impacts
   - Anticipated costs and revenues will be calculated for the proposed project using the proportional valuation method or other acceptable method agreed to by the Town Planning Board;
   - Provide an analysis of the changes in the local economy (including hotels, restaurants, shopping, services, etc.) that would likely occur as a result of the completion of the project, including jobs not only for Amy's Kitchen and SoS employees, but also for construction, maintenance, service, vendors, and other trades;
   - The discussion of the potential changes in the local economy will include a discussion of the anticipated economic benefits and any detriments from construction and operations over a three and five year period (and thereafter); and
   - Describe impacts to the operations and maintenance costs for road maintenance including Town Highway Department manpower, equipment and materials.
3. Proposed Mitigation
   - Mitigation will be proposed for identified adverse environmental impacts as necessary.

N. Visual Resources

1. Existing Conditions
   - Narrative and graphic description of the existing site and surrounding properties will be presented; and
   - Visual resources in the area of the site will be identified. View analysis will include the sites shown on Visual Analysis Locations Map, annexed hereto, as well as from:
     - The intersection of Golf Links Road and McVeigh Road;
     - Along Owens Road, approximately 1/4 to 1/2 mile north of its intersection with Cheechunk Road; and
     - At the municipal boundary along the Heritage Trail.

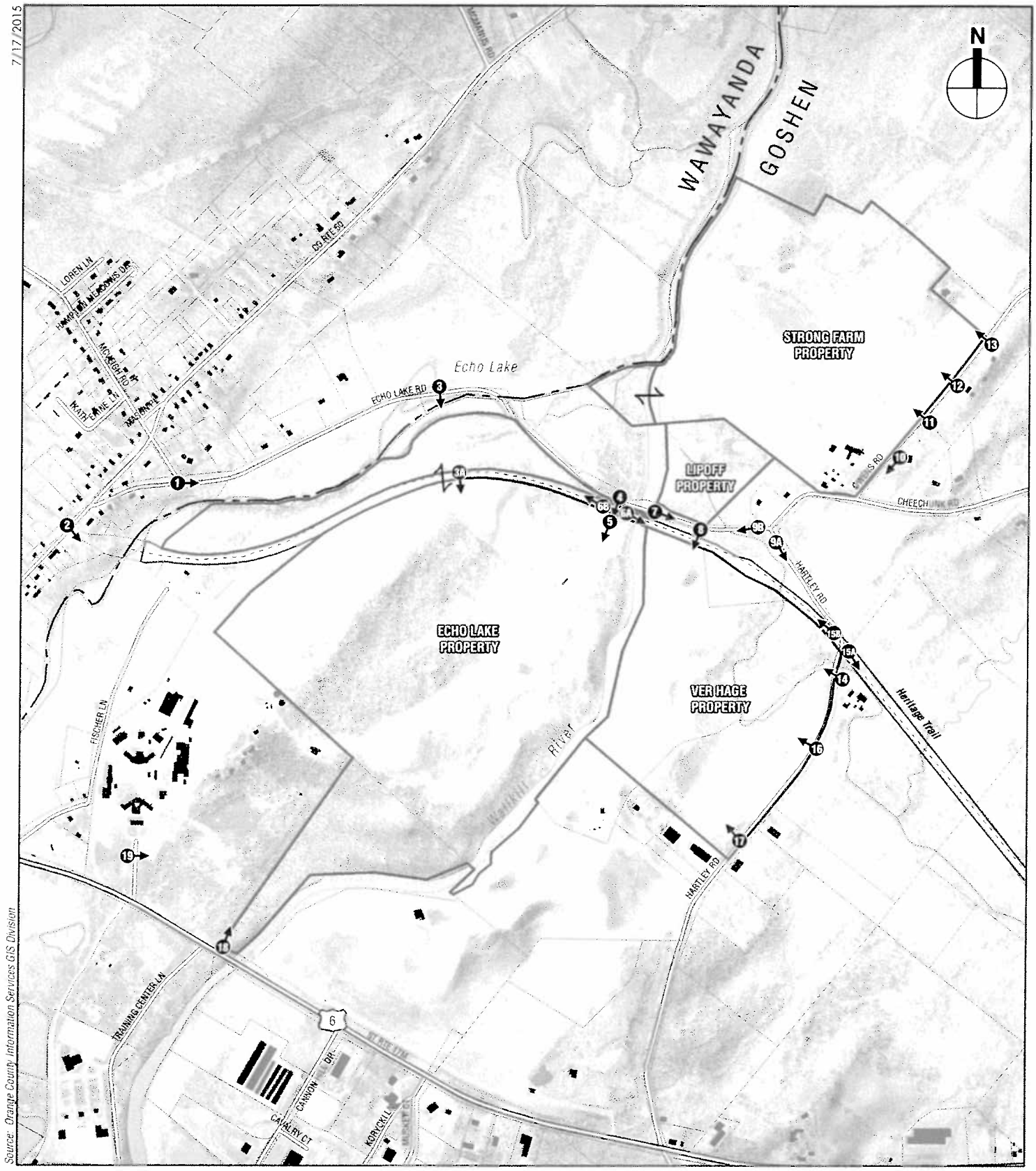
2. Potential Impacts
   - Narrative and graphic description of proposed project will be provided including physical dimensions and architectural characteristics of buildings and structures, and how they relate to visible structures in the surrounding area in terms of visibility, height, etc.;
   - Portions of proposed Action which will be visible from public roads will be discussed with photo-simulation, including from the views listed above;
   - Discussion of proposed site lighting (including, but not limited to, signage, security, driveway and parking lot lighting) and landscaping;
   - Discussion of proposed signage (and location of signage) for uses on-site; and
   - Discussion of visual impacts to the Orange County Heritage Trail.
3. Proposed Mitigation
   - Landscaping plans, including an entrance design for the main entrance on NYS Route 17M and the proposed emergency access on Echo Lake Road, the proposed temporary access on Hartley Road and any entrances to the volunteer parking from Owens Road will be described and presented graphically.
   - Mitigation will be proposed for identified adverse environmental impacts as necessary, including, but not limited to earth tone colors, night-sky friendly lighting, and limitation of foot candles at the boundary line.

O. Environmental Contamination

1. Existing Conditions
   - Surrounding contaminated sites will be discussed in terms of history, current status and likelihood of site impact.
   - Summarize the findings of any Phase I Environmental Site Assessments completed for each of the properties.
2. Potential Impacts
   - Potential for any contamination on the project site or for the proposed action to otherwise impact or disturb contaminated areas.
3. Proposed Mitigation
   - Mitigation will be proposed for identified adverse environmental impacts as necessary.

P. Cultural Resources

1. Existing Conditions
   - A Phase 1A archaeological investigation will be prepared and appended to the DEIS. This will include a discussion of the history of the use of the project site and immediate area;
   - A Phase 1B will be prepared if recommended.
2. Potential Impacts
   - Describe the potential for construction of the proposed project to affect any cultural resources that may be present on the project sites.
3. Proposed Mitigation
   - Mitigation will be proposed for identified adverse environmental impacts as necessary.



Amy's Kitchen
Science of the Soul

Visual Assessment Location Map
Figure III.N-1

Q. Agriculture

1. Existing Conditions
   - The project site is located in an Agricultural District. Discuss the implications associated with this designation; and
   - Discuss any agricultural history of the project site or adjacent sites.

2. Potential Impacts
   - Discuss reduction in agricultural land or impacts to surrounding agricultural land and/or impacts to local agricultural labor supply;
   - Discuss how Amy's will source materials, including whether there is processing for those materials and how that is to be accomplished, whether Amy's will need the use of certified organic farmers, and the potential contractors or categories of contractors for these materials; and
   - Discuss benefits to agricultural community and use of local products in Amy's facilities.
3. Proposed Mitigation
   - Mitigation will be proposed for identified adverse environmental impacts as necessary.

R. Air Quality

1. Existing Conditions
   - Existing ambient air quality conditions within the study area based on data obtained from the NYSDEC will be described. NYSDEC data will be analyzed and compared to the National Ambient Air Quality Standards in order to characterize the existing air quality at the site.
2. Potential Impacts
   - A statement and evaluation of the potential impacts shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence, and as otherwise necessary pursuant to the items listed at 6 NYCRR § 617.9(b)(5)(iii)(a)-(h). The effects of emissions from stationary sources at the project site will be qualitatively assessed, and, if necessary, a screening analysis to determine the potential impacts of site generated traffic on air quality will be performed to determine whether any location should undergo a detailed microscale CO analysis. This screening analysis should follow the procedures outlined by the New York State Department of Transportation. The Applicant shall include any potential impacts from construction equipment, trucks, busses, idling vehicles, traffic entering and exiting the site, and delivery vehicles, as well as all emissions during the operation of the proposed facilities.
3. Proposed Mitigation
   - Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. The discussion shall clearly indicate which mitigation measures have been incorporated into the plans. Unavoidable adverse Environmental Impacts will also be identified.

S. Construction Impacts

Potential Environmental Impacts anticipated due to the construction of the proposed project, phasing, if any, hours of construction operations, including noise, traffic, alternate construction traffic access to the site that will minimize the use of Town roadways, removal of soil, rocks and trees from the site, air quality (including all sources of emissions during construction), dust and the impact on the surrounding area will be described, including the potential (and remedial measures to be taken to correct such damage) to Town and County roadways and infrastructure from construction traffic, and the prevention of project mud and gravel from being tracked onto Town and County roadways. Estimates of the tons and truck trips necessary to accomplish the construction activities, and an itemization of the proposed construction traffic routes, and speed restrictions shall be set forth. Also, the precautions that will be

taken during construction to avoid and protect wetlands shall be described in detail. This Section will also describe methods of recycling waste and natural materials on-site during construction and the building process, and other "green" building techniques employed, so as to minimize the carbon footprint to the extent economically and technologically feasible.

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.

V. ALTERNATIVES

A. No Action Alternative
B. Alternatives to an on-site wastewater treatment package plant (i.e., Village of Goshen or Middletown)
C. Potential use of Echo Lake Road (over Heritage Trail) as an emergency access, "employee only" entrance/exit or access for Science of the Soul events.
D. Permanent access to Amy's Kitchen manufacturing facility from Hartley Road

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, including Leadership in Energy and Environmental Design Standards (LEED). This chapter will discuss whether geothermal and/or solar energy are options for use at this site, including but not limited to heating walkways, parking areas and road surfaces to reduce the amount of road salt required during the winter.

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.

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.

Technical Appendices (unless full report is in DEIS text)

1. SEQRA Documentation: EAF, DEIS Scope and Agency Correspondence;
2. SWPPP and supporting data;
3. Wetland Delineation Map and all other technical reports;
4. Site Plan (Full size);
5. Natural resources reports;
6. Subsurface Exploration Report(s);
7. Water System Data & Supporting Technical Reports;
8. Traffic Report;
9. Wastewater Collection & Treatment System Data & Supporting Technical Reports including WAC analysis (if required by DEC);
10. Archaeological Survey: Phases 1A and 1B (if required);
11. Noise Report;
12. Fiscal Report; and
13. Resumes of Professionals submitting reports.