

**FINAL
SCOPING DOCUMENT**

FOR

**ALL MINE OF ORANGE, INC. ACTIVE ADULT COMMUNITY
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)**

**TOWN OF HAMPTONBURGH TOWN BOARD
ORANGE COUNTY, NEW YORK**

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INTRODUCTION

This document identifies the issues to be addressed in the Draft Environmental Impact Statement (DEIS) proposed by All Mine of Orange Inc. (the "Applicant") for the proposed All Mine of Orange, Inc – Active Adult Community (the "Project" or "Proposed Action") in the Town of Hamptonburgh. This scope contains the items described in 6 NYCRR Part 617.9 (e) (1) through (7).

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 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., truckloads 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 Document. Where reasonable and necessary, mitigation measures should be incorporated into the Proposed Action if they are not already included.
- Where specific impacts are currently unknown or where they may vary based on the specific end user of the Project, analysis provided should assess a worst-case scenario.

The DEIS is intended to convey general and technical information regarding the potential environmental impacts of the Proposed Project to the Town of Hamptonburgh Town 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 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 Hamptonburgh Town 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.

DESCRIPTION OF THE PROPOSED ACTION

The Proposed Action consists of the construction of 72 Active-Adult Age Restricted Housing units in accordance with the requirements of the §150-15(K) of the Town of Hamptonburgh’s zoning ordinance. The multi-family residential complex consists of eighteen 4-unit buildings on Town of Hamptonburgh tax lot 6-1-61. Access to the proposed development will be from Maybrook Road (County Route 4). The development will have private on-site community water system and a subsurface wastewater disposal (septic) system.

The Project Site is located in the Rural Preserve (R-4A) zoning district of the Town of Hamptonburgh where Active-Adult Age Restricted Housing requires a Special Use Permit from the Town of Hamptonburgh Town Board and Site Plan approval from the Planning Board.

SEQRA STATUS

The proposed project is a Type I Action pursuant to SEQRA Part 617.4 (b) (6) (i). After initiating a coordinated review, the Hamptonburgh Town Board Declared its intent to be Lead Agency for the purposes of the environmental review on March 3, 2025. A notice was prepared and circulated to all Involved Agencies. On April 7, 2025, the Hamptonburgh Town Board adopted a resolution issuing a Positive Declaration requiring the preparation of a Draft Environmental Impact Statement (DEIS). This scoping document provides a basic outline for the information and analysis to be contained in that DEIS.

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INVOLVED AGENCIES

NYS Department of Environmental Conservation
NYS Department of Environmental Conservation – Region 3
Orange County Department of Health, Division of Environmental Permits
Orange County Department of Public Works
Town of Hamptonburgh Planning Board
Village of Maybrook Board of Trustees (potentially involved for public water connection)

INTERESTED AGENCIES

US Army Corp of Engineers
NYS Office of Parks, Recreation and Historic Preservation
Orange County Planning Department
Orange County Agriculture and Farmland Protection Board
Campbell Hall Fire Department
NYS Department of Health
US Environmental Protection Agency

CONTENTS OF THE DRAFT ENVIRONMENTAL IMPACT STATEMENT

COVER SHEET

- Name and location of the project
- Identification of document as the Draft Environmental Impact Statement
- Date of submittal to the Planning Board and any revision dates
- Lead agency, project sponsor and contact information for each
- Date of acceptance by Lead Agency or placeholder
- Date of public hearing or placeholder
- Date which public comments will be due

TABLE OF CONTENTS

- Including listings of tables, figures, maps, charts & any items that may be submitted under a separate cover (and identified as such).

I. EXECUTIVE SUMMARY

The Executive Summary should consist of a brief but precise summary of the DEIS that adequately and accurately summarizes the document.

- A. An introduction including purpose of the DEIS, summary of previous site approvals, a relevant history of the current 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)
- B. Project Site Existing Conditions- provide a short description of the subject property and characterize its location and natural features as well as provide a brief history of the use of the property and where existing changes to its natural state have occurred.
- C. Project Overview of all aspects of the project including project layout, proposed buildings, parking, circulation, traffic or other offsite improvements, utilities, recreational amenities, necessary variances and requested zoning changes.

- D. Summary of purpose, including the Applicant's goals and objectives, public need and benefits
- E. Required permits and approvals, including list of involved and interested agencies.
- F. Summary of significant beneficial and adverse environmental impacts in each subject area identified and discussed further in Section III
- G. Summary of proposed mitigation measures proposed in each subject area identified and discussed further in Section III
- H. Description of alternatives analyzed including a table comparing the impacts of the proposed project with the impacts of each alternative analyzed
- I. Description of the issues considered in EAF review/Scoping and determined to be non-significant or not relevant, stating reasons why those issues were not included in the Final EIS Scope

II. DESCRIPTION OF THE PROPOSED ACTION

A. SITE DESCRIPTION

- 1. Location, tax map designation and acreage
- 2. Zoning and discussion of surrounding land uses
- 3. Context with surrounding area, including a site location map
- 4. Access and discussion of surrounding road network
- 5. Existing Uses/Structures
- 6. Existing Utilities
- 7. Existing Easements
- 8. Discussion of the prior subdivision approval, including concerns raised during that review, and the design considerations taken into account at that time.
- 9. Discussion of adjacent Superfund Site, current status of contamination and related restrictions on use of the Site or its associated groundwater

B. PROJECT DESIGN AND LAYOUT

- 1. Site Disturbance
 - a. Area of Site disturbance
 - b. Description of natural areas and areas of the Site to remain undisturbed.
 - c. Proposed impervious surface area (buildings, driveways, roads, etc.)
 - d. Discuss disturbance within existing easements and the ability to construct improvements in these areas
- 2. Structures
 - a. Building areas and height
 - b. Layout of buildings and structures
 - c. Number of bedrooms per unit
 - d. ADA compliance in accordance with Town special permit criteria
 - e. Sample building elevations
 - f. Recreational Amenities
- 3. Site access, vehicular and pedestrian circulation, and parking
 - a. Description of on-site vehicle & pedestrian circulation

- b. Discussion of ADA compliance of pedestrian circulation and access to/within recreational amenities.
 - c. Description of location & ownership of roads and emergency access, if necessary.
 - d. Proposed pavement area and pavement type
 - e. Number of parking spaces and layout, including an analysis of the computation of parking spaces for each building and structure
 - f. Description of access to nearby sidewalks
 - g. Any improvements to public rights of ways or other public improvements
 - h. Description of access to nearby public transportation facilities
 - 4. Utilities
 - a. Sewer
 - b. Water
 - c. Drainage
 - d. Electric and Natural Gas
 - e. Garbage and Recycling
 - f. Energy and Utility saving features
 - 5. Landscaping, Lighting & Signage Plans
 - a. Conformity with Town requirements
 - b. Description of existing and proposed landscape buffers in relation to potential Site visibility
 - c. Description of Site lighting, including hours of operation
 - d. Location & description of proposed signs
- C. CONSTRUCTION AND PROJECT PHASING**
- 1. Construction
 - a. Duration of construction and hours of operation
 - b. Description of anticipated construction activities, including site preparation, earthwork, removal of materials off-site, stockpiling, rock removal and blasting, if necessary
 - c. Proposed construction phasing plan
 - d. Construction Best Management Practices (BMPs)
 - e. Access points and parking for deliveries and construction workers
 - f. Number of Construction workers and estimated vehicle traffic
 - g. Number of truckloads anticipated for earthwork import/export
 - h. Identify short-term impacts resulting from construction activity, such as noise, air quality, stormwater and traffic
 - i. Methods and implementation of the coordination of construction timing with the Valley Central School District to minimize impacts on school operations
- D. OPERATION AND MAINTENANCE OF THE PROJECT**
- 1. Project Operation
 - a. Ownership of buildings and infrastructure improvements

- b. Description of age-restriction implementation, enforcement and monitoring.
 - c. Description of the required Home-Owners' Association.
- 2. Project Maintenance
 - a. Stormwater management facilities
 - b. Landscaping and recreation areas
 - c. Snow & Ice removal

E. PERMITS AND APPROVALS REQUIRED

- 1. Local
 - a. Site Plan Approval - Town of Hamptonburgh Planning Board
 - b. Special Use Permit – Town of Hamptonburgh Town Board
 - c. Municipal Separate Storm Sewer Systems (MS4) SWPPP Acceptance – Town of Hamptonburgh Town Board
- 2. County
 - a. GML §239 Referral – Orange County Planning Department
 - b. Water Main Extension – Orange County Department of Health
 - c. Water Treatment System permit - Orange County Department of Health
 - d. Highway Entrance & Improvements - Orange County Department of Public Works
- 3. State
 - a. ECL Article 17, Title 7, 8: State Pollutant Discharge Elimination System (SPDES) – discharge of treated Stormwater & Wastewater - NYS Department of Environmental Conservation
 - b. Water Withdrawal pursuant to 6 NYCRR 601.6 - NYS Department of Environmental Conservation
 - c. Public Water Supply Approval – NYS Department of Health
 - d. Clean Water Act Section 401 – Potential Water Quality Certification - discharge of fill in waters of the U.S. subject to regulation by the Army Corps of Engineers pursuant to Section 404 - NYS Department of Environmental Conservation
 - e. Article 24 Freshwater Wetlands Permit – Potential disturbance of wetlands and/or adjacent area that NYSDEC has asserted jurisdiction of.
- 4. Federal
 - a. Potential Wetland Permit for disturbance – U.S. Army Corps of Engineers.

F. PROJECT PURPOSE, NEED & BENEFIT

- 1. Public Need
 - a. Local market demand for senior housing.

2. Objectives of the Project Sponsor
3. Benefits of the Proposed Action

III. ENVIRONMENTAL SETTING, POTENTIAL IMPACTS AND PROPOSED MITIGATION MEASURES

This section describes the environmental conditions in and around the Project Site and identifies the potentially significant adverse impacts caused by the proposed development as determined in Part 2 of the FEAF, in consultation with involved agencies and the public as part of the scoping process. The Scoping process is intended to identify the extent and detail of information needed for the preparer to adequately address each impact, including an identification of relevant existing information, and required new information, including the required methodology(ies) for obtaining new information. Where appropriate, the DEIS will discuss both construction and operation impacts.

For each of the following topics to be addressed, existing Site conditions will be defined, proposed Site conditions shall be described, potential impacts of the proposed action will be identified and described, and mitigation measures designed to avoid, minimize or offset potential impacts are to be proposed. The extent of off-Site areas studied for the existing conditions should be defined for each issue. To the extent that the DEIS relies upon any previous analysis or studies performed on the Site, the previous analysis shall be discussed to the extent relevant, and the prior studies shall be referenced to a place where they can be located or incorporated in the DEIS as appendices.

A. LAND RESOURCES - Geology, Soils & Topography

1. Existing Conditions

- a. Provide topographic mapping at 2-foot contour intervals and a description of site topography
- b. Describe significant topographic or geological features, if any, on the Project Site or indicate that none are present
- c. Soil types and characteristics shall be identified as presented in the Orange County Soil Survey or USDA database, including building site development limitations, hydrologic group, depth to bedrock and seasonal high-water table for each soil type located within the Project Site
- d. Identify Soils of Statewide Importance and prime agricultural soils, if any
- e. Identify Site slope ranges (0 -10%, 10-20%, 20-25%, >25%)
- f. Map and discuss the underlying aquifer and other relevant hydro-geologic conditions

2. Potential Impacts

- a. Provide grading plan and describe potential impacts from site grading with respect to bedrock and groundwater depth, soil erosion, slope stabilization and rock removal
- b. Discuss the disturbance of areas of steep slopes
- c. Provide estimate of cut and fill to construction the Project.

- d. Discuss ability of cut materials to be re-used on site or if materials will be hauled off-site.
- e. Discuss rock removal, if required, and discuss method(s) to be used and potential for blasting
- f. Discuss any disturbance of Soils of Statewide Importance and prime agricultural soils.
- g. Discuss proposed retaining walls
- h. Identify areas where existing vegetation will be removed
- i. Discuss the potential for soil compaction resulting from construction

3. Mitigation Measures

- a. Provide and discuss an erosion and sediment control plan, designed in accordance with the NYS Department of Environmental Conservation's "New York Standards and Specifications for Erosion and Sedimentation Control" (current version) and Town of Hamptonburgh requirements, focusing on areas of steep slopes and erodible soils
- b. Provide blasting plan, if required
- c. Provide plan for excess cut, or for imported fill, if required.
- d. Identify whether a Town clearing and grading permit is needed
- e. Discuss construction phasing and staging to limit the time periods during which areas of disturbance would be left open.
- f. If a waiver from the NYSDEC maximum disturbance limit of 5 acres is proposed, additional appropriate mitigations will be provided
- g. Mitigation will be proposed for other identified adverse environmental impacts as necessary.
- h. Unavoidable adverse impacts will be identified.

B. SURFACE WATER RESOURCES

1. Existing Conditions

- a. Identify existing on-Site surface water and off-Site receiving surface waters, including wetlands, streams, and other natural water features will be discussed and presented graphically
- b. All resources will be described in terms of jurisdiction, classification, size and any applicable regulated areas including buffers. Include a discussion of the 2025 NYSDEC wetland regulations and whether on-site wetlands are now under NYSDEC jurisdiction or remain Federal jurisdiction.
- c. Map and discuss the extent of FEMA designated floodplains and floodways or conclude that these areas are not present on the site
- d. Discuss existing on-Site drainage patterns
- e. Discuss relevant State and Town stormwater regulations
- f. Quantify pre-development stormwater peak flow rates for the 1-, 10- and 100-year storm events

2. Potential Impacts

- a. Quantify, map and describe encroachments, if any, into any on-Site surface waters or associated regulated areas, including whether encroachments are temporary or permanent, and discuss the potential effect on the quality and function of these resources
- b. Quantify post-development stormwater peak flow rates for the 1-, 10- and 100-year storm events
- c. Discuss impact to floodplain elevations (if any)
- d. Describe the components and functions of the proposed stormwater management system facilities, including the method of collecting, treating, reuse or conveyance of stormwater and low-impact stormwater design features.
- e. Discuss any stormwater proposed to flow onto neighboring properties, or state that none will flow to adjoining areas. Describe impacts to surface waters and the downstream watershed from erosion and construction impacts.

3. Mitigation Measures

- a. Discuss permitting standards that must be met for impacts to any regulated wetland or waterbody in accordance with the NYS Department of Environmental Conservation's "Stormwater Management Design Manual." (current version) and Town of Hamptonburgh requirements.
- b. Summarize the Stormwater Pollution Prevention Plan (SWPPP) designed for the Site, including a discussion of the erosion and sediment control plan and methods employed to reduce impacts and provide SWPPP as an Appendix
- c. Discuss methods to minimize activity and disturbance near wetland resources
- d. Discuss ownership and maintenance (both short and long term) of the stormwater management system
- e. Mitigation will be proposed for other identified adverse environmental impacts as necessary.
- f. Unavoidable adverse impacts will be identified

C. GROUNDWATER RESOURCES/WATER SUPPLY

1. Existing Conditions

- a. Provide the location and description of any existing on-site wells and off-site wells within 500 feet of the site.
- b. If on-site wells exist, describe their construction (bedrock, gravel, depth, etc.)
- c. Identify whether the Project Site is located over a designated aquifer.
- d. Discuss the adjacent Nepera Property and the environmental remediation of soil and groundwater on the Property that was completed under the supervision of the USEPA, NYSDEC and NYSDOH, including the Environmental Easement granted to the NYSDEC and the Orange County Ordinance restricting the use of groundwater as a source of potable water.

2. Potential Impacts

- a. Describe proposed well location(s).
- b. Calculate the estimated water usage of the proposed on-site uses.
- c. Discuss the source of potential contaminants (i.e. pesticides, herbicides, deicing agents, subsurface sewage disposal systems) from the site and adjacent properties and their potential impacts to the proposed well and identified resources.
- d. Discuss adjacent NYSDEC Superfund site, its potential groundwater impacts, and any groundwater use restrictions.
- e. Conduct water supply investigations in accordance with Appendix 5-D of the New York State Department of Health (NYSDOH), Orange County Department of Health (OCDOH), and the New York State Department of Environmental Conservation (NYSDEC) Regulations for community supply wells.
- f. Conduct a 72-hour well monitoring and drawdown test for each proposed well including water quantity, and identify observed impacts on neighboring wells. The location of well monitoring and parameters for the study will be reviewed and approved by the Planning Board's Engineer prior to the test being conducted.
- g. Conduct and provide results of water quality testing. The water sample(s) will be sent to a New York State certified laboratory and will be analyzed in accordance with NYSDOH Regulations for a complete NYS Sanitary Code Part 5 Analysis.
- h. Discuss impacts from the adjacent Nepera Property.

3. Proposed Mitigation

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

D. PLANTS AND ANIMALS

1. Existing Conditions

- a. Discuss the potential presence of rare, threatened, and endangered species and ecologically significant communities and habitats based on available data from appropriate outside agencies - New York State Department of Environmental Conservation (NYSDEC) and the US Fish and Wildlife Service.
- b. Discuss ecological communities present on the Project Site and the species that are likely to occupy each community.

2. Potential Impacts

- a. Quantify and discuss impacts to the Site's to rare, threatened or endangered species or ecologically significant communities and habitats, if any.

- b. Quantify the impacts to each existing ecological community and discuss how removal of vegetation will impact resident species.
- 3. Proposed Mitigation
 - a. Discuss proposed landscaping plans, tree clearing restrictions, and any areas to remain open space on the Project Site.
 - b. Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified.

E. AGRICULTURAL RESOURCES

- 1. Existing Conditions
 - a. Discuss whether the Site is located within an agricultural district and what portions of the Site are considered agricultural.
 - b. Describe the timeframe for when the Site was last used for agricultural purposes.
 - c. Describe and quantify agricultural soil groups found on the Site.
 - d. Discuss any agricultural operations within 500 feet of the Project Site or state that none are present.
- 2. Potential Impacts
 - a. Quantify and describe the agricultural soil that will be permanently transformed.
 - b. Describe the loss of agricultural productive soils and how this will affect the agricultural district.
 - c. Discuss impacts to existing agricultural operations within 500 feet of the Project Site, if any.
- 3. Proposed Mitigation
 - a. Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified.

F. AESTHETIC RESOURCES

- a. **Visual**
 - 1. Existing Conditions
 - a. Describe the visual character of the Site and surrounding area.
 - b. Provide photos of existing views of the site during leaf-off conditions from adjacent properties, as well as any surrounding sensitive receptors including surrounding parks, recreation areas or historic resources.
 - 2. Potential Impacts
 - a. Provide photo-simulations or renderings of proposed buildings in the context of the Project Site.
 - b. Identify proposed buildings height, length and width.
 - c. Describe the proposed architecture of the buildings.
 - 3. Mitigation Measures
 - a. Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified.

b. Lighting

1. Existing Conditions
 - a. Describe the existing nighttime lighting levels on the Site.
 - b. Discuss Site conditions that would affect light propagation such as terrain, existing vegetation, etc.
2. Potential Impacts
 - a. Discuss the Project's proposed lighting
 - b. Discuss conformance with the Town's Zoning Code
3. Mitigation Measures
 - a. Discuss methods to avoid or reduce adverse effects from Site lighting to off-site areas, including night-sky friendly lighting and limiting foot-candles at the property boundary line
 - b. Mitigation will be proposed for other identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified.

c. Landscaping

1. Existing Conditions
 - a. Describe the existing on-Site vegetation.
2. Potential Impacts
 - a. Discuss and present graphically the overall limits of clearing, areas that will remain vegetated, and the development's proposed landscaping plan.
 - b. Address the use of native species in proposed landscaping plan.
 - c. Discuss conformance with the Town's Zoning Code.
3. Mitigation Measures
 - a. Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified.

G. HISTORIC & ARCHEOLOGICAL RESOURCES

1. Existing Conditions
 - a. Provide an inventory, map and description of structures or areas on the Site or within ½ mile of the Site, listed on the State or National Historic Register, or otherwise noted to have historic significance.
 - b. Contact New York State Office of Parks Recreation and Historic Preservation to determine if a Phase 1A/1B Archaeological Survey is warranted.
 - c. If required, Conduct a Phase 1A/1B Archaeological Survey of the site following the standards of the New York State Office of Parks Recreation and Historic Preservation to be included in the Appendix.
2. Potential Impacts

- a. If required, discuss results of Phase 1A/1B Archaeological Survey, including all interaction with New York State Office of Parks Recreation and Historic Preservation.
- b. Describe the potential for construction of the Proposed Project to affect any cultural resources that may be present on the Project Site.

3. Mitigation Measures

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

H. TRANSPORTATION

1. Existing Conditions

- a. Discuss and illustrate vehicle and pedestrian access to and circulation through the Site.
- b. Identify any existing or proposed near-term traffic improvement plans within the vicinity of the site by NYSDOT, Orange County or Town of Hamptonburgh that may affect traffic patterns.
- c. Provide a description of the classification, jurisdiction, width of pavement, number of travel lanes per direction, presence of shoulders, sidewalks, on-street parking & bus stops, speed limit, traffic controls and advisory signs, and roadway surface condition of the following roadways:
 - i. Maybrook Road (County Route 4)
 - ii. NYS Route 207
 - iii. NYS Route 208
 - iv. Erie Street
- d. Record vehicle traffic volumes and vehicle classifications on the surrounding roadway network through manual or automatic traffic data recorder counters to determine the peak hours and identify any daily variations.
- e. Record volume of other users of the surrounding roadway network, such as trucks, delivery vehicles, school buses, pedestrians, cyclists and any other modes of transportation
- f. Turning movement traffic and pedestrian counts shall be performed on weekdays during times when local schools are in session, during the weekday morning and afternoon peak periods.
- g. Perform detailed intersection capacity analyses of the existing weekday A.M. and P.M. peak-hour volumes using the current version of Synchro or Highway-Capacity-Software, based on the Highway Capacity Manual for the following intersections:
 - i. Maybrook Road & Erie Street
 - ii. Maybrook Road & NYS Route 207
 - iii. Maybrook Road & NYS Route 208
 - iv. Erie Street & NYS Route 207
- h. Provide an analysis of the accident history based on available State and Town Police records of affected roadways (listed in c. above) and

affected intersections (listed in g. above), detailing the number, type, contributory factors, and conditions, for the most recent five-year period and compare accident rates to the statewide average for similar roadways (provide tables in the Traffic Impact Study summarizing the data)

- i. Identify nearest public transportation stops and pedestrian/bicycle routes (including the planned route through Campbell Hall as described in the County Bikeway Plan).

2. Potential Impacts

- a. Identify the estimated Project completion year and coordinate with the New York State Department of Transportation (NYSDOT) Planning Division at Poughkeepsie to determine the appropriate future “Design Year”.
- b. Identify other significant developments that would generate traffic in the Project vicinity.
- c. Based on historical traffic growth and the volumes of traffic to be added by the identified vicinity developments, establish an annual background traffic growth rate to grow the existing traffic volumes to the “Design Year”, which will be reflective of the anticipated increase in general traffic activity in the area by that time.
- d. Grow the existing traffic volumes at the intersections identified in Section F.1.g. above using the annual background traffic growth rate and add the vicinity development traffic volumes to get the future “No-Build” traffic volumes.
- e. Develop the anticipated trip generation and trip distribution patterns from the Project using accepted sources, such as the Institute of Transportation Engineers’ publication, *Trip Generation, Latest Edition*, or surveys of similar local facilities.
- f. Develop anticipated distribution patterns for project generated traffic based on existing conditions. Add the Project generated traffic to the “No-build” traffic volumes to determine the “Build” traffic volumes with the Project.
- g. Analyze the adequacy of the existing road infrastructure to accommodate the increased traffic by using the HCM Synchro analysis to determine levels of service and queuing at the intersections identified in Section G.1.g. above, provide a summary of this data in tables in the DEIS.
- h. Provide a discussion of the Project’s potential impact, if any, to pedestrian, bicycle and public transportation.
- i. Identify sight distance conditions at entrance and compare to AASHTO Criteria.
- j. Provide delivery and fire truck turning diagrams for all access paths.

3. Mitigation Measures

- a. Provide a discussion of, and conceptual plans for, roadway improvements, as required, including traffic calming and pedestrian safety measures.
- b. Provide a construction traffic plan, including routes to be used by trucks and heavy vehicles during the construction period.
- c. Identify who will be responsible for funding and implementing identified mitigation measures and the anticipated timeline for implementation.
- d. Identify mitigation to address any high accident locations identified in item H.1.h above.
- e. Discuss the potential to enhance public transportation to the Site.
- f. Mitigation will be proposed for other identified adverse environmental impacts as necessary.
- g. Unavoidable adverse impacts will be identified.

I. UTILITIES

1. Existing Conditions

- a. Water Supply
 - i. Describe existing wells, including monitoring wells, on the Project Site.
 - ii. Confirm that no public water infrastructure exists on/in the vicinity of the Site.
- b. Sewer System
 - i. Confirm that no public sewer infrastructure exists on/in the vicinity of the Site.
- d. Gas and Electric Services
 - i. Describe electric and gas infrastructure in the vicinity of the Project Site
- e. Solid Waste and Recycling
 - i. Describe existing services

2. Potential Impacts

- a. Quantify the Project demand on affected utilities, including water supply, sewage generation, energy needs and solid waste generated.
- b. Discuss pump testing of proposed wells and potential impacts to well use including
 - a. Impacts to surrounding wells.
 - b. Impacts to onsite wetlands.
 - c. Impacts related to adjacent Superfund site.
 - d. Separation from septic systems.
- c. Identify the location of each proposed utility system and any offsite improvements required for the Project.
- d. Discuss infrastructure to be constructed and long-term ownership and maintenance.
- e. Discuss Sewer and Water Transportation Corporation formation.

- f. Calculate fire flow requirements based on NFPA guidelines and discuss the water supply system's ability to provide required fire suppression demands and if automatic sprinkler systems will be provided
- g. Identify required permits.

3. Mitigation Measures

- a. Discuss proposed use of sustainable design elements and use of water conservation measures
- b. Mitigation will be proposed for other identified adverse environmental impacts as necessary.
- c. Unavoidable adverse impacts will be identified.

J. HUMAN HEALTH

1. Existing Conditions

- a. Identify existing facilities that serve children, the elderly, people with disabilities within 1,500 feet of the Project Site
- b. Identify location of any reported environmental spills or remedial actions at the Project Site or on adjacent sites
- c. Identify the location of any existing NYSDEC Environmental Remediation Site located within 2,000 feet of the Site
- d. Discuss the adjacent Nepera Property and the environmental remediation of soil and groundwater on the Property that was completed under the supervision of the USEPA, NYSDEC and NYSDOH.

2. Potential Impacts

- a. Provide the status of any NYSDEC supervised clean-up in the Site vicinity, including a summary of regulatory status, background, the nature of the clean-up, areas involved and schedule
- b. Discuss impacts to the Site from reported environmental spills or remedial actions in the vicinity, including the Nepera Property.

3. Mitigation Measures

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

K. LAND USE & ZONING

1. Existing Conditions

- a. Discuss and present graphically existing land uses on the Site and within one-half (1/2) mile of the Project Site
- b. Discuss and present graphically existing zoning of the Site and within one-half (1/2) mile of the Project Site
- c. Discuss the permitted uses within the Rural Preserve (R-4A) Zoning District

2. Potential Impacts

- a. Discuss the Project's compatibility with zoning and surrounding land uses.
- b. Discuss the project's consistency with the Town Comprehensive Plan.
- c. Discuss compliance with Town of Hamptonburgh Code §150-15(K) for Active-adult, age-restricted housing
- d. Discuss proposed parking calculations, number of ADA compliant spaces and compliance with related zoning requirements
- e. Discuss the project's consistency with the Orange County Comprehensive Plan.

3. Mitigation Measures

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

L. COMMUNITY SERVICES AND FACILITIES

1. Existing Conditions

- a. Identify existing station locations, staffing levels, equipment availability, annual number of calls for service, annual number of calls for service to similar senior housing facilities (if available), and estimated response times to the Site for the following emergency services:
 - ii. Police
 - iii. Fire
 - iv. Ambulance
- b. Identify existing locations of public parks and recreation in the vicinity of the Site.

2. Potential Impacts

- a. Discuss the impacts additional residents will have on emergency service providers and their abilities to service the Project based on information obtained from each service provider.
- b. Identify impacts on existing recreational resources and facilities
- f. Identify how the emergency services providers will obtain access to the Site including width and road surface and any gating of these access points.
- g. Discuss need for fire suppression, including sprinkler systems and required water storage.

3. Mitigation Measures

- a. Discuss the proposed on-site recreational facilities and amenities and their adequacy to serve the proposed development.
- b. Discuss the proposed access and emergency access and how they will be provided to meet all requirements of the NYS Fire Code.
- c. Discuss the Project's proposed building height in relation to fire code aerial access and remoteness of site access points.
- d. Mitigation will be proposed for other identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified.

IV. ALTERNATIVES

This section of the DEIS will evaluate and compare alternatives to the proposed action, which are listed below. The evaluation and comparison will include a conceptual site plan and a tabular comparison of quantified impacts, such as trip generation comparisons with the proposed action. The following alternatives will be studied:

- A. No Action - Describe the “No-Build” alternative as required under 6 NYCRR 617.9.b.5.
- B. Development of the site as single-family conventional subdivision.
- C. Utilize municipal water from the Village of Maybrook.

V. MEASURES TO AVOID OR REDUCE IMPACTS ON CLIMATE CHANGE EFFECTS ON THE USE AND CONSERVATION OF ENERGY

This section will describe the Applicant's commitment to environmental sustainability, and it will summarize sustainable and green building practices to be employed. A description of the effect of the proposed action on the short- and long-term use and conservation of energy resources will be provided.

VI. SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS THAT CANNOT BE AVOIDED

This section will identify significant long-term and short-term construction and operation impacts that cannot be avoided, if any.

VII. IRREVERSABLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

This section will summarize resource commitments that are irreversible and irretrievable.

VIII. GROWTH-INDUCING IMPACTS

This section will provide a qualitative discussion of short and long-term growth inducing aspects, as required.

IX. APPENDICES

- A. SEQR Documentation (FEAF, Positive Declaration of Environmental Significance, Final Scoping Document)
- B. Studies, reports, exhibits and information considered and relied upon in preparing DEIS
- C. Relevant correspondence regarding the Project