



Town of Fishkill
Building, Fire, Planning & Zoning Department
807 Route 52
Fishkill, NY12524
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www.fishkill-ny.gov

To: All Involved and Interested Agencies

From: Debbie Colonna, Planning Board/Zoning Board of Appeals Secretary

cc: Town of Fishkill Planning Board
Joel Petrus, Town of Fishkill Building Inspector /Zoning Administrator
John V. Andrews, Jr., P.E., Town Engineer
Kyle W. Barnett, Esq., Town Planning Board Attorney
Alex Auld, Senior Transportation Planner, Town Traffic Consultant
Adriana Beltrani Environmental Planner, Town Board/Planning Board Planner
Dennis Lindsay, P.E., Town Engineer
Stuart F. Turner, FAICP, PP, Town Board/Town Planning Board Planner
Anthony P. Russo, Vice President, Town Traffic Consultant
Michael Tremper, Town Water and Sewer Operator
Matthew Acocella, Esq., Counsel to Rolling Hills at Fishkill
Michael D. Zarin, Esq., Counsel to Rolling Hills at Fishkill

Date: August 2, 2019

Re: Town of Fishkill - Rolling Hills at Fishkill
Adopted SEQR Positive Declaration Resolution; Amended Full Environmental Assessment Form (Full EAF) Parts 2, 3; and Part 3 Narrative; and Scoping Outline for Rolling Hills Zoning Amendment and Site Development Plan;
Tax Map Parcel Nos.: 5955-02-856672, 5955-02-900555 and 5955-02-875598

On August 8, 2019, the Town of Fishkill Planning Board is expected to make a determination of significance (“Positive Declaration”) for the project known as Rolling Hills at Fishkill in accordance with New York State Environmental Quality Review Act (“SEQRA”), as set forth in 6 NYCRR 617.7, the SEQRA Regulations.

The Positive Declaration is specifically related to the proposal to construct a mix use residential and commercial project on a 55 acre site (the “site”), consisting of 30 buildings, totaling 463 apartments and 784 bedrooms, along with 24,000 square feet of retail space, (including a percentage of affordable units to be determined pursuant to Article IXB of Chapter 150 of the Town Code), approximately 21 acres of recreational space for walking and hiking, and approximately 24,000 square feet of neighborhood commercial use above the residential units located Half Moon Road, N. Lockey Woods Road and NY Route 9D, identified as Tax Map Parcel Nos: 5955-02-856672, 5955-02-900555 and 5955-02-875598 in the Town of Fishkill New

York. The applicant is also seeking zoning map change to zone the entire site RMF-5, and a minor zoning text amendment to Section 150-61(B). Under existing conditions, 15.85 ± acres of the subject site along its NY Route 9D frontage is in the PB (Planned Business) Zoning District, while the remaining 41 ± acres are in the R-MF-5 Zoning District. Approval by the Town Board of the requested rezoning will result in the entire subject site being zoned R-MF-5. Town-owned land identified as Tax Map Parcel No.: 5955-02-875598-0000 will be purchased from the Town by the applicant at a fair market value, and a land donation will be provided by the applicant for traffic improvements proposed at the intersection of NY 9D and Hudson View Drive.

The “Positive Declaration” means that the project may result in one or more significant adverse impacts on the environment, including generic impacts related to the anticipated zoning amendment; and an Environmental Impact Statement must be prepared to further assess the impact; possible mitigation and to explore alternatives to avoid or reduce those impacts. Please refer to the following enclosed Town of Fishkill Planning Board items for further details on the Rolling Hills Project and the next steps in the SEQRA review; Adopted SEQRA Positive Declaration Resolution; the full Environmental Assessment form (full “EAF”) Parts 2; 3; and Part 3 narrative and adopted Scoping Outline for the Rolling Hills project.

The Town of Fishkill Planning Board shall include in its Resolution a provision such that if any further issues may arise, that are specifically related to the change in the proposed Site Plan and Zoning Amendment, that the scoping outline may be revised and readopted if required. Within thirty (30) days from the date that these materials are circulated, the Planning Board will consider whether another Amended Positive Declaration is required; and whether the Adopted Scoping Outline must be revised and adopted.

The Draft Scope is available at the Town of Fishkill Town Hall in the Planning Department, located at 807 Route 52, Fishkill, NY 12524 and online at: <https://www.fishkill-ny.gov/public-hearings.html>. The public comment period is open until September 13, 2019. A public scoping session on the Draft Scope will be held on September 12, 2019 at 7:00 p.m. at the Fishkill Town Hall, 807 Route 52, Fishkill, NY 12525. **Please direct any comments or questions in writing about the anticipated Zoning Amendment and/or Site Development Plan described above to the contact person below.**

The Scoping Outline attached hereto; or a later version revised by the Planning Board to address specific concerns related to the Zoning Amendment and the Site Plan, will be used for preparation and review of a draft EIS or DEIS.

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Room 1937
New York, NY 10278-0090

Hudson View Park, LLC
c/o Charles J. Gottlieb
Whiteman, Osterman & Hanna LLP
One Commerce Plaza
Albany, NY 12260

Rolling Hills at Fishkill

Town of Fishkill, Dutchess County, NY
Draft Environmental Impact Statement (DEIS) Draft Scoping Document

Name of Project: Rolling Hills at Fishkill

Applicant: Hudson View Park Company,
c/o JF Real Estate Group, LLC

Project Location: NY Route 9D & Hudson View Drive
Town of Fishkill
Dutchess County, NY

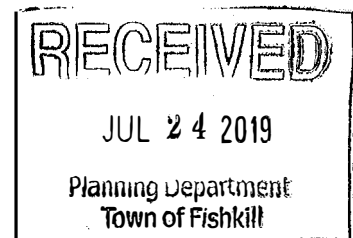
Tax ID: 5955-02-856672-0000
5955-02-875598-0000
5955-02-900555-0000

SEQRA Classification: Type I

Lead Agency: Town of Fishkill Planning Board
807 Route 52
Fishkill, NY 12525

Lead Agency Contact: Debbie Colonna, Planning Board Secretary
Town of Fishkill
(845) 831-7800; Ext. 3328

**DEIS Public Comment Period/
Hearing Date:**



**Rolling Hills at Fishkill
Town of Fishkill, Dutchess County, NY
Draft Environmental Impact Statement (DEIS)
Draft Scope**

This document identifies the issues to be addressed in the Draft Environmental Impact Statement (DEIS) for the proposed Rolling Hills at Fishkill (the “Project”) in the Town of Fishkill, New York (the “Town”), proposed by Hudson View Park Company, c/o JF Real Estate Group, LLC (the “Applicant”). This Scope document contains the items described in 6 NYCRR Part 617.8 (e) (1) through (7). For purposes of this Scope, the term “Proposed Project” means the Project and all related implementing actions, such as approvals and permits.

REQUIRED ELEMENTS OF THE DEIS

The DEIS is to conform to the requirements for preparation and content of environmental impact statements as stipulated in 6 NYCRR 617.9, which include but are not limited to the following:

- A description of the Proposed Project and its environmental setting;
- A statement of the environmental impacts of the Proposed Project, including its short- and long- term effects, and typical associated environmental effects;
- An identification of any significant adverse environmental effects that cannot be avoided if the Proposed Project is implemented;
- A discussion of alternatives to the Proposed Project;
- An identification of any irreversible and irretrievable commitments of resources that would be involved of the Proposed Project should it be implemented; and
- A description of mitigation measures proposed to minimize or avoid any significant adverse environmental impacts of the Proposed Project.

All discussions of mitigation will consider at least the mitigation measures identified in this Scope. Where reasonable and necessary, such mitigation measures will be incorporated into the Proposed Project if they are not already so included. If any mitigation measures listed in this Scope are not incorporated into the Proposed Project, the rationale for not incorporating them will be discussed in the DEIS. The Applicant may suggest additional mitigation measures where appropriate. When no mitigation is provided, the rationale will be discussed in the DEIS.

PROPOSED PROJECT

The Applicant is currently seeking Zoning Map and Text Amendments from the Town of Fishkill Town Board (the “Town Board”). These Zoning Map and Text Amendments are the initial step in an approval process with the ultimate goal of receiving Site Development Plan Approval to develop multifamily residential buildings together with accessory commercial uses. The Town Board referred the Application to the Town of Fishkill Planning Board

(“Planning Board” or “Lead Agency”) for its report and recommendation, and the Planning Board is serving as Lead Agency for the SEQRA review.

Design Development Plans are to be submitted as part of the DEIS so as to allow the Lead Agency to review the environmental impacts for the Project as a whole. The proposed development consists of 30 buildings, totaling 463 apartments and 784 bedrooms, along with 24,000 square feet of retail space. Town-owned land (tax parcel 5955-02-875598-0000) will be purchased from the Town by the Applicant following all proper procedures at a fair market value, and a land donation will be provided by the Applicant for the traffic improvements proposed at the intersection of NY 9D and Hudson View Drive.

The proposed Zoning Text Amendments include edits that are specific to the R-MF-5 District that would impact development in the R-MF-5 Zoning Districts in the Town. These apply to Town Code Chapter 150 “Zoning” as amended 11/20/2018. The proposed Zoning Text Amendments request, *inter alia*, modifications of the defined limitations for commercial developments, which are permitted accessory uses within the R-MF-3 and R-MF-5 Districts, as outlined in Section 150-73.B(9)(a) of the Town Code.

The Project Site consists of approximately 56.85 acres and includes three parcels identified on the Town of Fishkill Tax Maps as Section 5955, Block 02, Lots 856672, 875598, and 900555, as well as the land incorporated and identified as Riga Boulevard on the Survey for the Project Site, as listed in the supporting documents. The 7.084 acre Lot 875598 is currently owned by the Town of Fishkill. Under existing conditions, ±15.85 acres of the subject site along the NY Route 9D frontage is in the PB (Planned Business) Zoning District, while the remaining ±41 acres are located in the R-MF-5 Zoning District. Approval of the rezoning sought by the Applicant from the Town Board will result in the entire subject site being zoned R-MF-5.

ORGANIZATION AND CONTENT OF THE DEIS

The DEIS will contain the following information and address the following issues as they relate to the Proposed Project.

COVER SHEET identifying:

- (1) The Proposed Project and its location;
- (2) The name, address and telephone number of the Lead Agency and contact person;
- (3) The name, address and telephone number of the preparer and other organizations that contributed to the DEIS; the date of DEIS submission and acceptance;
- (4) The name, address and telephone number of the Applicant/Owner;
- (5) Public hearing date and DEIS comment period; and
- (6) Website where the DEIS and Final Environmental Impact Statement (FEIS) will be posted.

Following the cover sheet, a list (name, address and telephone numbers) of all of the Applicant's consultants, and a list of all interested and involved agencies will be provided, with names, address and phone numbers for each agency provided.

TABLE OF CONTENTS, indicating the chapters of the DEIS and page numbers as well as lists of exhibits, tables and appendices.

The text of the DEIS will include the following:

I. EXECUTIVE SUMMARY

- A. Introduction;
- B. Description of the Proposed Project;
- C. List of all involved and interested agencies and identification of local, county, State and other approvals required;
- D. Statement of Project purpose and need;
- E. Summary of significant adverse as well as beneficial environmental impacts identified in each subject area;
- F. Summary of mitigation measures proposed for significant adverse environmental impacts; and
- G. Description of alternatives analyzed and a table comparing the impacts of the Proposed Project with the impacts of the various alternatives.

II. DESCRIPTION OF THE PROPOSED PROJECT

- A. Description of the Project Approval Process.
- B. Project Identification
 - 1. Identification of regional and area location (including mapping and other descriptive graphics).
 - 2. Narrative and mapping of tax parcels, and total parcel area.
 - 3. Description of present ownership and use.
 - 4. Existing and abutting streets, site frontage and access and surrounding road network.
 - 5. Describe the Project Site's relationship to available transit options.
 - 6. Description of utilities serving the Project Site.
 - 7. Description of site conditions, surrounding land uses and existing zoning.
 - 8. Discussion of Project Site history.

Description of wetland and watercourse features on-site.

C. Description of the Proposed Project

1. Introduction
 - a. Proposed rezoning and zoning text amendments.
2. Project Components
 - a. Mapping and narrative of layout and design concept for the Proposed Project.
 - b. Residential Component
 - (1) Number and types of dwelling units (including total number of bedrooms) and parking.
 - (2) Proposed building styles and materials, including where currently available, in general, color palette and architectural concepts. Provide elevations illustrating design concepts.
 - (3) Discuss consistency with Comprehensive Plan.
 - (4) Identify affordable housing components.
 - (5) Discussion of planned ownership and management (rental, condominium, fee-simple, homeowner's association, etc.).
 - c. Residential Amenities Component
 - (1) Location, ownership, maintenance, type and use of proposed clubhouse facilities, including number of employees and hours of operation for club use.
 - (2) Bulk and area requirements for club use (floor area, building height, setbacks, parking).
 - (3) Proposed parking and loading facilities, including location, layout and count.
 - (4) Describe pool facility.
 - (5) Describe public and private recreation spaces and amenities, including walking trail.
 - (6) Describe proposed bike sharing.
 - d. Commercial/Retail Component
 - (1) Size
 - (2) Location
 - (3) Parking and Loading
 - (4) Ownership
 - (5) Hours of Operation
 - e. Site Access, Roadways and Circulation
 - (1) Internal Site Circulation: Proposed roadways and abandonment of roadways.
 - (2) Proposed sidewalks.
 - (3) Connections to adjacent roadways, sidewalks.
 - (4) Connections to adjacent neighborhoods and developments.
 - (5) Relationship to public transit.
 - (6) On and off-street parking.
 - (7) Emergency, refuse service and maintenance access and

circulation.

- f. Landscaping and Buffers
 - (1) Conceptual landscaping plan, including plant lists.
- g. Utilities and Support Facilities
 - (1) Description and mapping of public and private utilities, including on-site and off-site infrastructure improvements:
 - (a) Projected sanitary flows and water demand.
 - (b) Description of any proposed water lines.
 - (c) Description of any proposed gravity sewer mains and/or sanitary force mains.
 - (d) Description of gas and electric loads and “Will Serve” letter(s).
 - (e) Description of any necessary infrastructure upgrades for both water and/or sewer off site.
 - (f) Description of ownership and maintenance of utilities.
- h. Site Excavation, Grading and Cut/Fill
 - (1) Grading plan.
 - (2) Cut and fill plan, showing amounts and areas to be cut and filled.
 - (a) Earth/Soil Excavation
 - (b) Rock Excavation
 - i. Required chipping and/or blasting
 - ii. Over-excavation for plantings, utilities, etc.
 - (3) Amount and source of any net required fill or disposition of any net excess.
- i. Stormwater Management
 - (1) Proposed Preliminary Stormwater Pollution and Prevention Plan (PSWPPP) to manage stormwater quantity and quality, including downstream analysis.
- j. Construction
 - (1) Description of Project phasing.
 - (2) Description of construction process and phasing, including a general description of truck routes.
 - (3) Temporary parking for construction workers, and hours of construction activity.
 - (4) Identify mitigation measures as needed, including any controls (e.g. dust control and blasting plans) that are proposed.

D. Project Purpose and Need

- 1. Discussion of Proposed Project purpose and need, including data and/or demographic market trends and identified housing demand for a project of this type and target audience.
- 2. Discussion of objectives of the Applicant.
- 3. Discussion of benefits of the Proposed Project to the Town.

III. EXISTING CONDITIONS, POTENTIAL IMPACTS AS A RESULT OF THE PROPOSED PROJECT AND PROPOSED MITIGATION

A. Land Use, Zoning and Public Policy

1. Land Use and Zoning

a. Existing Conditions

- (1) Description of current Project Site land use.
- (2) Map and describe zoning districts within a ½ mile radius including the current zoning requirements including: use, density, bulk and height, and lot and dimensional requirements.

b. Future Without the Proposed Project

- (1) Discuss the use of the Project Site without the Proposed Project, including potential development under current zoning.
- (2) Future known and planned projects in the Town of Fishkill with the potential to affect the Proposed Project.

c. Potential Impacts as a result of the Proposed Project

- (1) Describe the compatibility of the Proposed Project with existing land uses in the study area (½ mile radius).
- (2) Describe impacts to the Subject Site and any other applicable parcels within the Town resulting from the proposed zoning map amendment and zoning text amendments.
- (3) Discuss the affordable housing component.

d. Mitigation

- (1) Discuss appropriate mitigation measures to reduce identified impacts.

2. Public Policy

a. Existing Conditions:

- (1) Describe local, regional and other applicable public planning and policy documents including, but not limited to the Town of Fishkill 2009 Comprehensive Plan, including any recommendations relevant to the Subject Site.

b. Future without the Proposed Project

- (1) Describe any currently pending public policy initiatives that would affect the site or the ½ mile study area.

c. Potential Impacts as a result of the Proposed Project

- (1) Discuss compatibility of the Proposed Project with relevant planning and public policy documents listed above by outlining relevant policies, sections of chapters and specific code citations.
- (2) Discuss any recommendations relevant to the Project Site and the Proposed Project in the 2009 Town of Fishkill Comprehensive Plan.

- (3) Provide comparison of Proposed Project to build out analysis done for the site.
 - d. Proposed Mitigation
Discuss appropriate mitigation measures to reduce identified impacts.
- B. Community Character
 1. Existing Conditions
 - a. Describe the surrounding community character.
 2. Future without the Proposed Project
 - a. Provide narrative description of the Project Site in the future condition without the proposed Project.
 3. Potential Impacts as a result of the Proposed Project
 - a. Describe the architectural design, including, where currently available, in general, materials, colors, characteristic details and dimensions of proposed structures (elevations and perspectives).
 4. Proposed Mitigation
Discuss appropriate mitigation measures for identified impacts.
- C. Geology – Soils, Topography and Steep Slopes
 1. Existing Conditions
 - a. Identify existing on-site soils using the USDA web soil survey.
 - b. Disclose soil map units and properties including erodibility, depth to bedrock/groundwater, drainage class, hydrologic soil group and limitations for use related to the Proposed Project (limitations for construction, dwellings with basements, site disturbance, etc.).
 - c. Describe subsurface conditions including soil stratigraphy based on available geotechnical information.
 - d. Describe topography and steep slopes, as defined in the Town of Fishkill Code Chapter 150-44.
 2. Future without the Proposed Project
 - a. Describe conditions on the Project Site without the Proposed Project.
 3. Potential Impacts as a result of the Proposed Project
 - a. Provide a grading plan.
 - b. Describe potential impacts from site grading with respect to bedrock depth, soil erosion, slope stabilization and rock removal.
 - c. Provide an estimate of cut and fill, describe the impacts if cuts and fills are not balanced and discuss any applicable Town requirements.
 - d. Discuss rock removal and blasting, if any, and on-site rock crushing, if any. Describe plan/protocols, including compliance with relevant standards and laws.
 - e. Describe erosion and sedimentation control measures with a focus on areas of steep slopes, erodible soils, and any additional site-specific measures necessary to prevent erosion and water quality impacts on adjacent areas.

4. Proposed Mitigation
 - a. Discuss appropriate mitigation measures to reduce identified impacts.

D. Surface Water Courses and Wetlands

1. Existing Conditions
 - a. Delineate and map existing streams, waterbodies, wetlands and aquatic resource buffers under Federal (United States Army Corps of Engineers), State, and Town jurisdictions, as may be appropriate. Describe such resources in close proximity to the Project Site.
 - b. Discuss relevant Town Code Chapter 82 Freshwater Wetlands regulations.
 - c. Discuss relevant Federal (United States Army Corps of Engineers) regulations.
2. Future without the Proposed Project
 - a. Describe conditions on the Project Site without the Proposed Project.
3. Potential Impacts as a result of the Proposed Project
 - a. Describe potential impacts to Federal and Town regulated streams, wetlands and wetland buffers and measures to avoid and/or minimize potential impacts.
 - b. Discuss compliance with Federal and Town permitting standards for any activities affecting regulated resources.
4. Proposed Mitigation
 - a. Discuss appropriate mitigation measures to reduce identified impacts.
 - b. Discuss the status of any permitting required from State or Federal agencies.

E. Stormwater Management

1. Existing Conditions
 - a. Discuss existing drainage patterns and their relationship to the Project Site. Compute pre- development stormwater volumes and peak rates for the applicable design storms to each design point/point of interest throughout the site based on proposed area of disturbance.
 - b. Discuss relevant Town, County and State Stormwater Management and Erosion and Sediment Control regulations.
2. Future without the Proposed Project
 - a. Describe the conditions on the Project Site without the Proposed Project.
3. Potential Impacts as a result of the Proposed Project
 - a. Describe the components and function of the proposed drainage system. Describe potential impacts to the local drainage system and downstream discharge points from construction and operation of

- the proposed drainage system. Discuss the need for improvements, if required, to any downstream components of the drainage system.
- b. Describe pre and post development stormwater volumes and peak rates for the 1, 10, 25 and 100 year design storms to each design point/point of interest throughout the site based on proposed area of disturbance.
 - c. Discuss the proposed erosion and sediment control plan and material components of the PSWPPP.
 - d. Discuss the proposed stormwater management (quantity and quality) plan and PSWPPP, including sizing of ponds and other practices necessary to address all relevant State and Town design criteria including “green infrastructure” practices.
 - e. Discuss ownership and maintenance of stormwater management facilities.
 - f. Discuss compliance with relevant Stormwater Management and Erosion and Sediment Control regulations.
4. Proposed Mitigation
 - a. Discuss appropriate mitigation measures to reduce identified impacts.

F. Water Supply

1. Existing Conditions
 - a. Discuss the existing Rombout Water District water supply and capacity.
2. Future without the Proposed Project
 - a. Describe the conditions on the Project Site without the Proposed Project.
3. Potential Impacts as a result of the Proposed Project
 - a. Describe Project-generated demand for potable water, irrigation water and water for fire suppression at full buildout. Assess the ability of the system to provide required flows and pressure when considering the Project.
 - b. Describe ownership and maintenance of on-site water supply conveyance system.
 - c. Describe preliminarily proposed water lines, locations of any booster stations, pressure reducing stations, etc.
 - d. Describe capacity of Rombout Water District to accommodate Project-generated demand and the Water District’s willingness to serve the Project.
4. Proposed Mitigation
 - a. Discuss appropriate mitigation measures to reduce identified impacts.
 - b. Discuss measures to reduce water consumption.

G. Sanitary Sewage

1. Existing Conditions
 - a. Describe the existing Rombout Sewer District and wastewater treatment facility and treatment capacity.
 - b. Complete a video inspection of existing sanitary sewer mains to receive Project flows, with limits agreed to with the Lead Agency.
 - c. Complete an analysis of the existing flows within the sanitary sewer mains to receive Project flows at three locations agreed to with the Lead Agency. The flow analysis shall be at least 30 days and shall include at least one rain event of ½ inch over a 24 hour period.
 - d. Discuss existing off site (downstream) infrastructure and capacity.
2. Future without the Proposed Project
 - a. Describe the conditions on the Project Site without the Proposed Project.
3. Potential Impacts as a result of the Proposed Project
 - a. Discuss estimated Project-generated demand by use component at full buildout. Assess the ability of the system to convey and treat wastewater from the Project.
 - b. Discuss the capacity of the existing Rombout Wastewater Treatment Plant and downstream collection system to accommodate Project-generated demand and the Sewer District's willingness to serve the Project.
4. Proposed Mitigation
 - a. Discuss appropriate mitigation measures to reduce identified impacts.

H. Solid Waste

1. Existing Conditions
 - a. Discuss current solid waste collection and disposal for the Project vicinity.
2. Future without the Proposed Project
 - a. Describe the conditions on the Project Site without the Proposed Project.
3. Potential Impacts as a result of the Proposed Project
 - a. Discuss anticipated Project generated solid waste, by use component, at full build out.
 - b. Discuss on-site solid waste storage, removal, etc. (including discussion of recycling).
 - c. Describe whether solid waste removal will be handled by a private company or through the Town's services.
4. Proposed Mitigation
 - a. Discuss appropriate mitigation measures to reduce identified impacts.

I. Electric and Gas

1. Existing Conditions
 - a. Discuss existing electric and gas infrastructure adjacent to the Project Site.
 - b. Identify electric and gas providers.
2. Future without the Proposed Project
 - a. Describe the conditions on the site without the Proposed Project.
3. Potential Impacts as a result of the Proposed Project.
 - a. Discuss electric and gas providers' ability and capacity to serve the Proposed Project.
4. Proposed Mitigation
 - a. Discuss appropriate mitigation measures to reduce identified impacts.

J. Vegetation and Wildlife

1. Existing Conditions
 - a. Obtain data from the New York Natural Heritage Program (NYNHP) and/or the USFWS regarding potential Rare, Threatened and Endangered species on and in the vicinity of the site and assess the potential for the site to support these species.
 - b. Discuss the site's habitat and wildlife values.
2. Future without the Proposed Project
 - a. Describe conditions on the Project Site without the Proposed Project.
3. Potential Impacts as a result of the Proposed Project
 - a. Discuss impacts to on- and off-site habitat and wildlife values as outlined for species identified by NYNHP and USFWS.
 - b. Discuss the impact of construction activities and ongoing use on vegetation and wildlife.
4. Proposed Mitigation
 - a. Describe proposed conceptual landscape plan, including use of native species. Identify any Town ordinance or requirements to be met.
 - b. Discuss the landscape maintenance plan, including responsibilities and proposed use of fertilizers, pesticides and herbicides.
 - c. Discuss construction timing and methods.

K. Traffic, Transportation, Pedestrians and Transit

1. Existing Conditions
 - a. Describe the roadway network and local intersections serving the site.
 - b. Collect current traffic data for the listed intersections. The data used for analysis shall reflect periods when schools are in session.
 - (1) Manual Traffic Counts
Manual turning movement counts are to be collected at the following intersections on a weekday from 7:00-9:00 A.M.

and from 4:00-6:00 P.M. as well as on Saturday from 12:00-2:00 P.M.

- (a) NY 9D & I-84 Eastbound Ramps
- (b) NY 9D & I-84 Westbound Ramps
- (c) NY 9D & Hudson View Drive / Site Driveway A
- (d) NY 9D & Robert R. Kasin Way / Site Driveway B
- (e) NY 9D & Vellano Drive / Site Driveway C
- (f) NY 9D & Brockway Road / Pappas Lane
- (g) NY 9D & Stadium Driveway / Shopping Center Driveway
- (h) NY 9D & Red Schoolhouse Road

(2) Automatic Traffic Recorder (ATR) Counts

Conduct automatic traffic recorder counts at two locations along NY Route 9D within the study area for one week.

- c. Physical Inventories. Prepare figures depicting the physical inventories of the studied intersections included lane width and approach grade.
 - d. Base Traffic Volumes. Review the traffic count data collected to determine the traffic volumes on the adjacent roadway network during the peak weekday AM and PM hour as well as the peak Saturday hour. Also, balance the peak hour traffic flows as appropriate for use in analysis of base traffic operating conditions.
 - e. Traffic Operating Conditions. Perform a capacity and Levels-of-Service (LOS) analysis using the latest Highway Capacity Manual (HCM) utilizing Synchro software. Determine "Base" LOS and queuing for each of the above-noted intersections for the studied peak hours. Discuss base traffic operating conditions.
 - f. Accident History. Perform an accident analysis at all studied locations and roadway links between intersections using traffic safety data from the Town of Fishkill Police Department and the NYSDOT records for the most recent three-year period. Prepare collision diagrams and tables of the accident data. Review the NYSDOT High Accident Location (HAL) report.
2. Future Without the Proposed Project
- a. Identify the "No-Build" conditions, which include the base traffic volumes projected with an annual growth rate of 2% and to other pending or proposed projects in and as identified by the Town of Fishkill, which are the Birches at Fishkill, the Waterfront at Fishkill, and Briar Ridge developments, and the City of Beacon, which are the Edgewater, the View, the West End Lofts, and River Ridge developments, to the 2026 Design Year.
 - b. Discuss planned, proposed or underway traffic improvements.
 - c. Traffic Operating Conditions. Perform a capacity and Levels-of-Service (LOS) analysis using the same methodology as that described for existing conditions. Determine "No-Build" LOS and

queuing for the intersections noted above for the analyzed peak periods. Qualitative discussion of No-Build traffic operating conditions.

3. Potential Impacts of the Proposed Project
 - a. Trip Generation. Using the Institute of Transportation Engineers (ITE) Trip Generation Manual, latest edition, provide estimates of traffic generated by the Proposed Project.
 - b. Provide qualitative analysis for potential all-residential Project alternative.
 - c. Proposed Trip Distributions. Add the Site-generated traffic to the study streets and intersections and describe the methodology used to determine the patterns of the new traffic.
 - d. Traffic Operating Conditions. Determine "Build" LOS and queuing for the intersections noted above, including all proposed new driveways, for the analyzed peak periods. Qualitatively discuss the impact of site-generated volumes on No-Build traffic operating conditions during peak hours.
 - e. Conduct a corridor analysis along NY Route 9D. Compare the corridor delay within the study area projected under the No-Build and Build conditions.
 - f. Provide an evaluation of potential traffic reduction measures that can be applied by the Applicant such as shuttle bus service to the train station, bike/pedestrian amenities, etc.
 - g. Provide sight distance analysis for proposed driveways using the standards and methodology published by the American Association of State Highway and Transportation Officials (AASHTO).
 - h. Internal Site Traffic Circulation. Discuss access to the Site and planned circulation within the Site.
 - i. Discuss the potential for impacts associated with construction truck traffic, including construction worker and delivery of materials traffic, and routes used to access the site.
 - j. Discuss proposed ownership and maintenance of site roadways.
 - k. Discuss provisions for emergency access and evacuation.
4. Proposed Mitigation.
 - a. Based on the results of the Levels-of-Service analyses, identify and describe roadway and operational improvements at the study locations needed to help mitigate Project impacts.
 - b. Provide figure depicting conceptual improvements to help mitigate Project impacts.
 - c. Discuss the proposed roundabout features (i.e. traffic calming features) and the conceptual process which resulted in the proposed roundabout.
 - d. Perform a turning analysis at the proposed roundabout for the appropriate design vehicle.

L. Community Demographics, Facilities and Services

1. Existing Conditions
 - a. Describe current population of the Town from census, and population change from 1990 to present.
 - b. Describe other demographic factors such as income, employment, age, etc.
 - c. Describe Town facilities and other relevant service providers including:
 - (1) Recreational resources (active, passive and availability for public) such as open space, trails or commercial recreational venues. Discuss any master plans for recreation facilities and use.
 - (2) Police, including capacity.
 - (3) Chelsea Fire District including capacity.
 - (4) Beacon Central School District, including enrollment trends.
 - (5) Other community services (such as libraries, day care centers).
2. Future without the Proposed Project
 - a. Describe conditions on the Project Site without the Proposed Project.
3. Potential Impacts as a result of the Proposed Project
 - a. Discuss anticipated Project population and resulting increase in Town population.
 - b. Discuss potential impacts to community facilities and services.
 - c. Estimate number of school children to be generated by the Proposed project using published and comparable development demographic multipliers.
 - d. Estimate number of school children generated by grade level.
 - e. Discuss any impacts that may occur to the School District.
 - f. Identify parks, playgrounds and other active and passive recreational space that would be available for use by new residents.
 - g. Provide an assessment of potential impacts on parks, playgrounds and other active and passive recreational space in the Town generated by the Project, including impacts on youth group recreation.
4. Proposed Mitigation
 - a. Discuss appropriate mitigation measures to reduce identified impacts.

M. Fiscal and Economic Conditions

1. Existing Conditions
 - a. Identify current taxes provided to each taxing jurisdiction (Town, County, school district, fire district, etc.).
2. Future without the Proposed Project
 - a. Describe conditions on the Project Site without the Proposed

- Project.
3. Potential Impacts as a result of the Proposed Project
 - a. Estimate annual tax revenues to be generated to each taxing jurisdiction upon Project completion using current tax rates.
 - b. Discuss potential impacts to community facilities and services, including the Town, school district, fire district and other taxing jurisdictions.
 - c. Describe employment generation resulting from construction, and operation of the Project.
 4. Proposed Mitigation
 - a. Discuss appropriate mitigation measures to reduce identified impacts.

N. Historic and Cultural Resources

1. Existing Conditions
 - a. Obtain and discuss Phase IA Literature Review and Sensitivity Assessment and Phase IB Archeological Field Reconnaissance assessment reports.
2. Future without the Proposed Project
 - a. Describe conditions on the Project Site without the Proposed Project.
3. Potential Impacts of the Proposed Project
 - a. Describe potential impacts to cultural resources.
4. Proposed Mitigation
 - a. Discuss appropriate mitigation measures to mitigate any identified impacts.

O. Noise

1. Existing Conditions
 - a. Provide a list of sensitive noise receptors within 500 feet of the Project Site.
 - b. Provide a qualitative description of the existing noise environment.
2. Future Without the Proposed Project
 - a. Describe conditions on the Project Site without the Proposed Project.
3. Potential Impacts of the Proposed Project
 - a. Provide an estimate of construction noise impacts on surrounding land uses using published data regarding construction equipment.
 - b. If blasting is required, evaluate the noise impacts.
 - c. Provide qualitative discussion of the noise environment after the construction of the Project.
4. Proposed Mitigation
 - a. Identify and describe measures to avoid or mitigate significant adverse noise impacts including during construction.

P. Air Quality

1. Existing Conditions
 - a. Summarize existing ambient air quality conditions in the region based on published New York State Department of Environmental Conservation (NYSDEC) ambient air monitoring data and compare with the National Ambient Air Quality Standards (NAAQS).
2. Future without the Proposed Project
 - a. Describe conditions on the Project Site without the Proposed Project.
3. Potential Impacts of the Proposed Project
 - a. Provide a qualitative evaluation of potential air impacts resulting from construction activities, site preparation, and construction traffic and comparison to established air quality parameters.
 - b. Conduct an air quality screening process in accordance with the NYSDOT Environmental Procedures Manual to determine if Project specific (microscale) air quality analyses are warranted.
 - c. If blasting is proposed, the potential impacts on air quality from blasting will be qualitatively analyzed and discussed.
4. Proposed Mitigation
 - a. Discuss appropriate mitigation measures to reduce identified impacts.

IV. ALTERNATIVES

The analysis of reasonable alternatives to the Proposed Project will be based on schematic concept plans. Each alternative identified below shall be discussed with regard to the applicable environmental impact issues described in the DEIS in sufficient detail to enable a meaningful comparison of potential environmental impacts among alternatives and between the Proposed Project and alternatives. Alternatives are to be compared to one another and to the Proposed Project in a summary table. The alternatives will include:

- A. The “No Action” Alternative.
- B. As-of-Right Plan (With Waivers and R-MF-5 Text Amendments).
- C. As-of-Right Plan (With Waivers and R-MF-5 Text Amendments Excluding Building Height).
- D. As-of-Right Plan (No Waivers or Text Amendments).
- E. Proposed Project Plan (No Waivers)

V. SIGNIFICANT IMPACTS THAT CANNOT BE AVOIDED

Identify those adverse environmental impacts, if any, that cannot be avoided or adequately mitigated if the Proposed Project is implemented.

VI. GROWTH INDUCING ASPECTS

Identify any growth-inducing aspects related to the Proposed Project.

VII. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

A description of the effect of the Proposed Project on the short- and long-term use and conservation of energy resources will be provided, including ways to reduce inefficient or unnecessary consumption during construction and long-term operation.

VIII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Identify any irreversible and irretrievable commitments of environmental resources that would be associated with the Proposed Project if implemented.

APPENDICES

- A. SEQRA Notices and Filings
- B. Scoping Document
- C. Letters of Record
- D. Traffic Analysis
- E. Stormwater Pollution Prevention Plan
- F. Cultural Resources Report(s)
- G. Soils Testing Results
- H. Others as required