FINAL

SCOPE FOR A

DRAFT ENVIRONMENTAL IMPACT STATEMENT

(DEIS)

THE PATTERSON CROSSING

INTERSTATE 84 AND NYS ROUTE 311

TOWNS OF PATTERSON AND KENT

PUTNAM COUNTY, NY

Adopted: April 14, 2005

Lead Agency and Contact Person:

Planning Board
Town of Patterson
1142 Route 311
P.O. Box 470
Patterson, NY 12563

Chairman Herb Schech

Contact: Richard Williams Sr., Planner

PROJECT DESCRIPTION

SEQRA Classification of Action: Type 1

Description of Proposed Action

The Town of Patterson Planning Board has received an application for site plan approval from the Hudson Valley Realty Corp. to construct a "retail center" entitled "Patterson Crossing" on 90.46± acres of undeveloped land. The Project proposes 439,500 s.f. of retail space (including the garden center), with parking for 2,079 cars. Access will be from NYS Route 311, approximately 1,000 feet west of the I-84 intersection. Water to the site will be supplied from groundwater wells with an anticipated daily usage of 15,675 gallons per day. The Project Sponsor is evaluating various options to address wastewater disposal. An application has been submitted to the NYC Department of Environmental Protection for inclusion in the Pilot Offset Program which would allow the construction of a wastewater treatment plant. A series of stormwater basins will be used as the primary method of managing post-development stormwater runoff. A stormwater pollution prevention plan will be developed meeting the Town of Patterson, Town of Kent, NYS Department of Environmental Conservation and NYC Department of Environmental Protection requirements. The Project Sponsor is also proposing to complete remedial repairs to an eroding stream channel on the site which conveys runoff from the residentially-developed areas west of the site to a tributary of the Middle Branch Croton River.

Site Location

The project is located on the south side of New York State Route 311, approximately 1,000 feet west of the of the intersection of Interstate 84. The project site lies in the Town of Patterson and the Town of Kent, Putnam County. Three parcels are located in the Town of Patterson and have a combined area of 74.1± acres. An additional 16.3 ± acres of the project site, which abuts Route 311 and from which access is derived, is located in the Town of Kent. The project is located in the East Branch Croton Reservoir, and Middle Branch Croton Reservoir watersheds.

Potentially Significant Adverse Impacts

A. The proposed action will require the physical alteration of approximately 60 acres and the permanent conversion of 32.4 acres of site into impervious surface. This disturbance may have an adverse impact on surface water quality and quantity through increased erosion, loss of vegetation, changes in hydrology and increased pollution from the creation of large areas of impervious surfaces.

B. The proposed action may substantially increase the quantity of traffic on the area's roads.

C. The creation of large areas of impervious surface may restrict groundwater recharge and affect available ground water resources.

D. The proposed action may adversely affect human and community resources through increased noise, increased demand for fire or police services, and increased light pollution.

GENERAL GUIDELINES

1. The Environmental Impact Statement ("EIS") should be written in the third person, i.e., the terms "we" and "our" should not be used. The Applicant's conclusions and opinions should be identified as those of "the Applicant" or "the Developer".

   The "draft" EIS should include a discussion of each item identified in this Scoping Document. Existing conditions, where appropriate future conditions without the project (*i.e. "no action alternative"*), and future conditions with the project as presently planned should all be discussed within each sub-category (e.g. soils, surface water, traffic, etc.) rather than as separate sections. For each identified adverse impact, also discuss any mitigation that is needed to minimize, to the maximum extent practical, any identified adverse impacts.

2. Narrative discussions should be accompanied by appropriate tables, charts, graphs, maps and diagrams whenever possible. If a particular subject matter can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the site should include adjacent properties (if appropriate), neighboring uses and structures, roads, and water bodies.

3. Information should be presented in a manner which can be readily understood by the public. Where technical terms are used, they should include an explanation of their meaning.

3. The entire document should be checked carefully to ensure consistency with respect to the information presented in various sections.

4. The level of detail provided should be sufficient to ensure that the EIS will be adequate to support the SEQR findings of all involved agencies and should include any pending rules and regulations which may impact the project.

5. Any assumptions incorporated into the assessment of an impact should be clearly identified. In such cases, the "worst case" scenario analysis should also be identified and discussed.

PROJECT SCOPE

COVER SHEET

A. Identify whether it is a "Draft" or "Final" Environmental Impact Statement

B. The name of the project.

C. The location of the project.

D. The name and address of the project sponsor, and the name and contact information of the contact person representing the Applicant.

E. The name and address of the primary preparer(s) of the EIS, and the name and telephone number of a contact person representing the preparer.

F. The name and address of the Lead Agency (Town of Patterson Planning Board) for the project and the name and telephone number of the person to be contacted for further information.

G. The date of acceptance of the DEIS or FEIS.

H. Date of Public Hearing and deadline for written comments on the DEIS

I. List of Consultants involved with the project including: names, addresses, FAX numbers and project responsibilities of all consultants involved with the project.

TABLE OF CONTENTS

A. All headings which appear in the text should be presented in the Table of Contents along with the appropriate page numbers. In addition, the Table of Contents should include a list of figures, a list of tables, a list of appendix items, and a list of additional EIS volumes, if any.

I. SUMMARY

A. Brief description of the Proposed Action including public need and benefits, including social and economic considerations.

B. List of Involved and Interested Agencies and required approvals/permits.

C. A brief listing of the anticipated adverse impacts and proposed mitigation measures for each impact category discussed in the DEIS. The presentation should be simple and concise.

D. A brief description of the alternatives considered in the DEIS. A table should be presented which assesses and compares each alternative relative to the various adverse impacts identified.

E. Alternatives considered

F. A listing of matters to be decided which are not included in "B" above.

II. PROJECT DESCRIPTION

A. LOCATION

1. Background and history

2. Describe the geographic boundaries of the proposed project site.

   a. Provide the tax map designation of Site in both Patterson and Kent.
   b. Describe the road network surrounding the site, and means of access to the site.
   c. Include a location map.

3. Objectives of the Project Sponsor

   a. Describe range of market area and type of retail center (neighborhood, regional, etc.)

B. REGIONAL SETTING

1. Describe the existing land use and zoning in both Patterson and Kent

   a. Describe existing land use of project site.

   b. Discuss how the proposed use of the site relates to the Town of Patterson Comprehensive Plan and the Town of Kent Comprehensive Plan that include project site and surrounding area

c. Describe zoning of site and surrounding area.

2. Provide a description of the land use surrounding the site.

C. DESIGN AND LAYOUT

1. Structures

a. Gross area
b. Layout of buildings
c. Building use
d. Site Plans and building elevations
e. Drainage Plans
f. Utilities Layout

2. Parking

a. Number of parking spaces and layout

3. Description of access to the site.

a. Primary access
b. Pedestrian access
c. Emergency access
d. Access through adjoining residential neighborhoods

4. Landscaping Plan

a. Quantity, location and type of proposed landscaping
b. Setbacks and Buffer treatments

5. Water supply

a. Well location
b. Anticipated use requirements

6. Sewage disposal system

a. Location
b. Anticipated sewage flows

7. Site Lighting

   a. Type of lighting proposed.
   b. Proposed lighting levels

8. Site coverage.

   a. Proposed impervious surface area (roofs, parking lots, roads)
   b. Amount of land to be cleared with description of cover type, i.e. woodland, farmland, etc.
   c. Amount of open space to remain under control of project sponsor.
   d. Proposed conservation areas and disposition.

D. CONSTRUCTION AND OPERATION

1. Construction

   a. Total construction period anticipated
   b. Schedule of construction (sequencing)
   c. Phasing
   d. Winter operations
   e. Construction traffic.
   f. Dust Suppression
   g. Erosion and sediment control
   h. Blasting operations

2. Operation

   a. Equipment and materials storage and/or staging areas.
   b. Schedule of operation (hours, shifts, holidays)
   c. Anticipated number of employees
   d. Deliveries, means, methods and times of.
   e. Lighting and Security

III. ECONOMIC AND SOCIAL BENEFITS

A. Benefits of the proposed action

1. Economic

a. Discuss the existing cost of services and tax revenue generated by the site for:

1. Town of Patterson
2. Town of Kent
3. Putnam County
4. Carmel Central Schools

b. Discuss the expected, or anticipated cost of services and tax revenue generated by completed project for:

1. Town of Patterson
2. Town of Kent
3. Putnam County
4. Carmel Central Schools

2. Environment

3. Social

a. Need for retail

4. Employment

a. Describe existing employment conditions in the area
b. Employment opportunities during construction
c. Employment opportunities post-construction, including (type and salary levels)

IV. ENVIRONMENTAL SETTING, ANTICIPATED IMPACTS, AND PROPOSED MITIGATION MEASURES

A. GEOLOGY

1. Existing Conditions

a. Composition and thickness of bedrock material

1. Depth to, and nature of, subsurface bedrock formations.
2. Location and extent of any surficial bedrock.

2. Future “No Build” Conditions

    a. Describe future conditions without project.

3. Future Conditions with Project.

    a. Describe area and depth of bedrock removal required, if any.
    b. Describe final disposition of any excavated bedrock.
    c. Blasting

        1. Identify and discuss state and local requirements regulating blasting.
        2. Identify volume of rock requiring blasting.

4. Mitigation Measures

    a. Discuss blasting plans and controls.
    b. If blasting is required, schedule and warning system to be approved by Town(s)

B. SOILS

1. Existing conditions

    a. Soil types based on USDA NRDC soil classifications (include map)

        1. Location
        2. Characteristics, hydrologic soil group designation, and engineering properties including the Erosion "K" factor.
        3. Suitability of their intended use.
        4. Depth to water table.

2. Future “No Build” Conditions.

    a. Describe future conditions without project.

3. Future conditions with project.

    a. Quantitative estimate of cut and fill to site.

        1. Provide data on anticipated cut and fill volumes from site
        2. Provide a preliminary grading plan showing existing and

proposed grading on the site.

3. Discuss impact if cuts and fills are not balanced.

4. Mitigation Measures

a. Design adequate soil erosion and sediment control devices to protect slope areas and surface waters, including retention/detention areas.
b. Site phasing
c. Use of retaining walls to reduce embankment regrading when possible.

C. TOPOGRAPHY

1. Existing Conditions

a. Description of topography at project site

1. Slopes
   a. 0-8%
   b. 9-15%
   c. 15-25%
   d. 25% or greater

2. Prominent or unique features
3. Description of topography of surrounding area

2. Future "No Build" Conditions.

a. Describe future conditions without project.

3. Future Conditions with project.

a. Describe changes to site topography
b. Compare pre-development and post-development topography.
c. Discuss the potential for slope instability

4. Mitigation Measures

a. Avoidance of construction on steep slopes.
b. Construction where unsuitable material encountered.

D. GROUNDWATER

1. Existing Conditions

    a. Location and description of aquifer and recharge areas

        1. Depth to water table
        2. Fracture Trace Analysis
        3. Define area contributing to recharge of the site.

    b. Identification of present uses and level of use of groundwater

        1. Location of existing wells

            a. Discuss number of wells and water usage within area contributing to recharge of the site, and at a minimum those wells within 2,000 feet of proposed wellhead
            b. Public/private water supply
            c. Industrial uses

        2. Well test protocol

            a. Conduct simultaneous 72-hour continuous pump test at the estimated maximum daily demand for the proposed wells for Patterson Crossing. Prior to conducting the test a plan shall be prepared describing the test parameters and submitted to the Putnam County Health Department and Patterson Planning Board, as lead agency. The test parameters shall include monitoring of one or more of the adjacent residential wells.
            b. Near the end of the test, samples will be collected from each well for analysis of the water-quality parameters to be determined by Putnam County Health Department and the Patterson Planning Board as lead agency.

2. Future Conditions without project.

3. Future Conditions with project.

    a. Describe loss of recharge area based on hydrogeologic study which includes calculations of pre- and post-construction changes in groundwater recharge.

b. Identify effect on neighboring wells from well-yield test.
c. Discuss potential impacts to groundwater resources from construction, including blasting.

4. Mitigation Measures

a. Maintain permeable areas on the site
b. Contingency plans for accidental spills
c. Potential scheme for mitigating impacts to area wells such as long term monitoring.

E. SURFACE WATER

1. Existing Conditions

a. Describe existing drainage areas
   1. Middle Branch Watershed
   2. East Branch Watershed
   3. Identify discharge points of existing drainage

b. Describe current quantity of stormwater runoff for the 90th percentile, 1, 2, 10, 25 and 100 year 24 hour storm events.

c. Describe current quality of stormwater relative to the following pollutants:

   1. Total phosphorus
   2. Total nitrogen
   3. Biological oxygen demand
   4. Suspended solids

d. Describe runoff from existing residential area entering onto site.

2. Future "No Build" Conditions

a. Describe future conditions without project.

3. Future Conditions with project.

a. Describe the post-development quantity of stormwater runoff for the 90th percentile, 1, 2, 10, 25 and 100 year 24 hour storm events.
b. Describe the post-development quality of stormwater runoff relative

to the following pollutants:

1. Total Phosphorus
2. Total nitrogen
3. Biological oxygen demand
4. Suspended solids

c. Describe the quantity and quality of stormwater runoff during construction.
d. Potential for sedimentation and erosion
e. Assess the potential thermal impacts to downstream fish habitat in the Middle Branch River.
f. Potential for failure of detention ponds.
g. Discuss the use of de-icing materials on the quality of surface runoff.
h. Increase in nutrients associated with parking areas such as petroleum, antifreeze and refuse.
i. Future monitoring of basins and stormwater discharged from site.
j. Conduct a detailed geomorphic assessment in accordance with the New York State Stormwater Management Design Manual Appendix J for any drainage basin with 50 acres of developed area with an impervious cover greater than 25%.
k. Discuss the potential for stormwater basins being used by mosquitos for breeding, including any design or control measures to inhibit mosquito breeding.
l. Discuss any of-site road improvements and stormwater practices.

4. Mitigation measures

a. Include a conceptual Stormwater Pollution Prevention Plan that meets the Town's, City's and State's regulatory requirements. The conceptual plan should include sequence of construction, sediment and erosion control measures, and description of BMP's, with a goal of zero-net increase in runoff rate and zero-net increase from pollutants such as phosphorus and suspended solids from the pre-development condition for each individual sub-watershed basin.
b. Design parking lot to reduce stormwater runoff to the maximum extent practicable.
c. Describe proposed use of stormwater runoff from roof surfaces for irrigation use onsite and for Garden Center.
d. Provide treatment of stormwater generated from adjoining residential areas
e. Stabilize existing streambank erosion problem.
f. Employ the use of soil erosion control techniques during construction

and operation to avoid siltation, including:

1. Implementation of a soil erosion control plan based on the latest New York State technical guidance for controlling erosion and sedimentation.
2. Phasing of construction.
3. Construction Sequence
4. Maintenance requirements during construction
5. Post construction maintenance requirements
6. Responsible parties for implementation and maintenance of erosion control measures and stormwater facilities during construction and post-construction.

g. Discuss the use of Low Impact Development Techniques (LID) including pervious pavement.

F. WETLANDS, STREAMS AND WATER BODIES

1. Existing Conditions

a. Identify United States Army Corps of Engineers (USACE), State and local jurisdictional wetland areas and buffers within or contiguous to the project site.

1. Acreage
2. Vegetative Cover
3. Functional value
4. Classification or level of importance
5. Description of wetland types
6. Wildlife habitat

b. Identify State, local or NYC Department of Environmental Protection streams on the site, or any streams that may be discharged to.

1. Seasonal variation
2. Size
3. Discuss the existing condition of the steam channel and identify any areas of streambank erosion.
4. Benefits provided (wildlife, recreation, etc.)
5. NYS DEC Classification
   a. No. H-31-P44-23-P59-6

c. Identification of flood plains, discussion of potential for flooding

d. Discuss the existing condition of Lake Carmel.

2. Future "No Build" Conditions.

a. Describe Future conditions without project.

3. Future Conditions with project.

a. Disturbance to Town regulated wetlands in connection with storm water discharge into the Middle Branch Croton River
b. Potential alteration of natural hydrology of wetlands on the site
c. Impacts to wildlife
d. Identify any changes to existing streams on the site.
e. Discuss the effect that the proposed action will have on the water quality of Lake Carmel.

2. Mitigation measures

G. VEGETATION AND WILDLIFE

1. Existing Conditions

a. Description of vegetative cover presently on the proposed project site.
b. Description of wildlife currently inhabiting the proposed project site.
c. Identification of any endangered or threatened vegetation or wildlife existing on the site.

1. Contact NYS DEC Wildlife Resource Center to identify the presence of any rare, threatened, or endangered species or concern that may be known to inhabit the site.
2. Qualified personnel to perform field survey.

2. Future "No Build" Conditions

a. Describe future conditions without project.

3. Future Conditions with project.

a. Discuss potential for loss of wildlife habitat.
b. Discuss potential impact to rare or endangered species.

4. Mitigation Measures

a. Dedication of restricted open space
b. Remove minimum amounts of forest cover
c. Leave clusters of trees wherever possible
d. Leave vegetative buffers along stream banks
e. Landscape with native vegetation that provides high quality wildlife habitat.

H. TRANSPORTATION

1. Existing conditions

a. Description of size, capacity, geometry and condition of services.

1. Roads (I84, Rt.311, Rt.52, Fair Street)
2. Traffic control
3. Local Accident data
4. Route 311 causeway at Lake Carmel
5. Route 311 between Ludingtonville Road and Cushman Road

b. List of intersections to be studied (A discussion of the methodology used should be included).

1. NYS Route 311 and Route 52
2. NYS Route 311 and Terry Hill Road/North Terry Hill Road
3. NYS Route 311 and Longfellow Drive
4. NYS Route 311 and Ludington Court
5. NYS Route 311 and I-84 eastbound, including ramps
6. NYS Route 311 and I-84 westbound, including ramps
7. NYS Route 311 and Ludingtonville Road (CR-43)
8. NYS Route 311 and Fair Street(C.R.60)
9. NYS Route 311 and NYS Route 164
10. NYS Route 311 and Site Access (Build-Condition only)
11. Horsepond Road (south) and Route 52
12. Barrett Hill Road and Route 52
13. Terry Hill and Fair Street

c. Description of current level of services

1. Discuss occurrence of peak hour traffic patterns for retail activities
2. PM and Saturday peak hour traffic flows
3. Vehicle mix
4. Source of existing traffic

d. Public Transportation

1. Description of current availability of service
2. Description of present level of use.

2. Describe future conditions without project.

3. Future Conditions (Based on a Project completion in *2010*)

a. PM and Saturday peak hour traffic flows.
b. Analysis of increase in traffic as a result of project, including site access, road conditions, sight distance, queue lengths, storage capacity and character.
c. Potential impact from truck traffic on roads and intersections.
d. Increased traffic related to project construction.
e. Analysis of internal traffic circulation.
f. Discuss the potential increase in traffic from vehicles using North Terry Hill/Putnam Drive as a short cut.

4. Mitigation Measures

a. Discuss road improvements (as needed)

1. Types of improvements (e.g., traffic control at intersections, road widening, intersection improvements, drainage improvements, surface improvements, etc.)
2. Responsibility for improvements
3. Methods of funding as appropriate.

I. NOISE

1. Existing conditions

a. Existing noise levels from proposed project site.

b. Analyze three receptor locations as follows:
    1. In general area of northeast terminus of Greenwood Court.
    2. At property line abutting residential properties along Concord Road.
    3. At property line abutting residential properties along Vernon Drive.

2. Future "No Build" Conditions

    a. Describe future conditions without project.

3. Future Conditions

    a. Discuss noise levels during construction including hours of operation.
    b. Discuss noise levels post-construction including hours of operation and deliveries. The discussion should include the anticipated increase in noise on adjacent residential areas, especially during evening/sleep hours and anticipated use of exterior loudspeakers.

4. Mitigation measures

    a. Schedule construction during "normal business" hours to minimize noise impacts during sensitive times such as early morning and late night.
    b. Assure adherence to construction noise standards.
    c. Sound barriers for adjacent residential areas

        1. Describe various types of sound barriers such as vegetative buffers and fences and their ability to reduce noise.
        2. Use of building location to serve as sound barrier.

    d. Locating loading dock areas away from adjacent residential areas.

J. UTILITIES

1. Wastewater Disposal

    a. Future Conditions

        1. Discuss proposed method of providing wastewater treatment.
        2. If a wastewater treatment plant with surface discharge is proposed, identify receiving water body and discuss ability of

water body to assimilate effluent.

3. Discuss alternative method of providing for wastewater treatment meeting current regulatory requirements.
4. Identify any water quality impacts associated with wastewater disposal.

b. Mitigation Measures

1. Discuss NYC Department of Environmental Protection Pilot Phosphorous Offset Program and proposed methods to provide offsets.

2. Electric and Gas

a. Existing Conditions

1. Identify provider and available service in the area

b. Future Conditions

1. Discuss demand created for electric, fuel oil and/or gas

c. Mitigation

1. Incorporate energy savings measures into facility design
2. Install utility services underground.
3. Discuss use of energy saving technologies such as geo-thermal heating and cooling.

3. Solid Waste Disposal

a. Existing Conditions

1. Identify method of solid waste disposal in area of site

b. Future Conditions

1. Identify level of wastes to be generated.
2. Discuss the potential impacts from the location of compactors and/or refuse storage areas on the surrounding area.
3. Discuss the potential increase in rodent or scavenger populations.

c. Mitigation Measures

1. Ensure proper disposal techniques for solid waste.
2. Identify methods that will be used to maximize recycling.
3. Discuss means that will be used to control litter and maintain parking area in a clean condition.
4. Identify methods that will be used to control rodents and other scavengers such as use of containers with lids.

K. COMMUNITY SERVICES AND FACILITIES

1. Police Protection (State, County and local) and Security

a. Existing conditions

1. Review existing police protection capabilities in Patterson and Kent, including response time and human resources.

b. Future Conditions

1. Security and traffic
2. Discuss traditional police or security demands from other comparable projects operated by the applicant or prospective retail stores to operate at this site.
3. Emergency Access
4. Pedestrian trespass or "shortcutting" through private property
5. Identify and increase in costs to Town(s) or County.

c. Mitigation measures

1. Internal security system and surveillance cameras.

2. Evaluate effectiveness of fencing and/or landscape buffers to prevent "shortcutting" through private property, and other non-intrusive security measures to protect the adjacent residential homes.

3. Security provisions for emergency road.

2. Fire Protection

a. Existing Conditions

1. Review existing fire fighting capabilities in Patterson and Kent, including response time and human resources.
2. Identify primary response provider.

b. Future Conditions

1. On-site fire protection measures
2. Emergency response
3. Include an assessment of equipment type by responding agency and an assessment of whether the available equipment (i.e. ladder truck/ pumper truck) would be adequate for the height and size of the buildings proposed.
4. Assess the water supply needs to fight a worst-case fire event.
5. Identify and increase in costs to Town(s) or County.

c. Mitigation Measures

1. Discuss fire protection measures that will be incorporated into site design
2. Assure adequate water and vehicular access for fire fighting
3. Discuss any mutual aid agreement between the Patterson and Kent Fire Departments that may impact the Project.

3. Health care facilities and emergency services (hospitals and ambulance)

a. Existing conditions

1. Identify existing facilities and service in terms of location and response time

b. Possible Impacts

1. Employee or customer illness or injury

c. Mitigation Measures

1. Protocols for responding to on-site accidents
2. Provisions (if any) for air lifting trauma patients from site.

L. SOCIOECONOMIC

1. Identify the characteristics of existing community retail centers for Patterson and Lake Carmel.

   a. Identification of the types of commercial establishments that are likely or unlikely to draw from the community retail centers.

   b. Project how the proposed project may affect the community retail centers.

      1. Increased economic growth of supporting businesses in the area, such as gas stations, restaurants and office supply businesses.
      2. Describe likely economic effect or synergy with businesses in identified community retail centers.

   c. Mitigation Measures

      1. Discuss mitigation needed, if any to address increase in cost of services provided by municipalities.
      2. Identify any tax incentives which may reasonably be anticipated will be applied to the project.

2. Retail Opportunities

   a. Discuss the existing regional shopping opportunities.
   b. Discuss disposable income and local spending habits.
   c. Discuss the existing travel patterns, vehicle miles traveled and energy consumption.

M. CULTURAL RESOURCES

1. Historic and archeological resources

   a. Existing Conditions

      1. Location and description of historical areas or structures listed on State or National Register or designated by the community, or included on a Statewide Inventory
      2. Identify areas of site and/or adjoining site that have potential

significant archaeological value, including results of a Phase IA cultural resource inventory

b. Possible Impacts

c. Mitigation Measures

2. Visual Resources.

a. Existing Conditions

1. Description of the physical character of the community.
2. Prepare a viewshed analysis.
3. Description of natural areas of significant scenic value, if any exist in the immediate area
4. Identification of structures of significant architectural design

b. Future Conditions

1. Visual impact to views from nearby roads and highways visible to the project site.
2. Visual impact to views from residential areas.
3. Signage
4. Site Lighting

a. Discuss how site lighting during nighttime hours will effect the surrounding area, especially the nearby residences.
b. Discuss impacts from different types of lighting (Metal Halide, low pressure sodium and high pressure sodium)
c. Include a photogrammetric map depicting the light levels at the property lines of the project and extending for a distance of 200 feet.

c. Mitigation measures

1. Visibility of site from NYS Route 311 due to topography.
2. Viewshed will be limited to I-84 due to setback requirements, landscaping, and design of facility
3. Minimize visual impact through thoughtful and innovative design of signs to consider height, size, and design.

4. Minimize visual impact through thoughtful and innovative design of lighting to consider height, size, intensity, glare, and hours of lighting operation.
5. Minimize visual impact of proposed buildings through thoughtful design and use of earthtone colors and natural materials for buildings.
6. Design landscaping to be visually pleasing
7. If on-site water supply is required, tanks will be stored underground
8. Fencing

N. CUMULATIVE IMPACTS

1. Possible Impacts

a. Discuss the cumulative impacts of the proposed project, based on a design year of 2010, along with other projects of significant size which have applications pending before the Planning Board(s) of the Town of Patterson, Kent, Southeast and Carmel which have received at least a conceptual review, or have received approvals and construction has yet to be completed. Projects of significant size include residential subdivisions or site plans of forty-nine or more units and commercial projects of 40,000,or more, square feet. Evaluated projects should include Hillcrest Commons and Chestnut Petroleum.

O. AIR QUALITY

1. Existing Conditions

a. Description of existing ambient air quality levels based on closest SCAMS/NAMS station.

b. National and State Air Quality Standards - The air quality existing condition and impact effort will include first level screening of traffic data for potentially impacted locations within the study area. The study area is defined as an area extending 500 feet from the north, east and west property line and 1,000 feet from the west property line and along NYS Route 311. The screening effort will be followed by computer modeling analyses for a minimum of three sites to determine the magnitude of the action's impact. Final modeling will include CAL3QHC and MOBILE5B analyses for Carbon Monoxide (CO).

Emission models, modified per the current NYSDEC guidance (if any). All modeling will conform to NYSDOT's Environmental Procedures Manual.

2. Future "No Build" Conditions

   a. Mobile Source Analysis
   b. Stationary Source Analysis
   c. Consistency with New York State Air Quality Implementation Plan.

3. Possible Impacts - This analysis will include the proposed build scenario and is limited to one set of traffic data (existing conditions, no action and one full build scenario).

   a. Mobile Source Analysis
   b. Stationary Source Analysis
   c. Consistency with the New York State Air Quality Implementation Plan.

3. Mitigation Measures

   a. Truck idle time will be limited to 5 minutes or less
   b. Dust control measures will be employed during site construction.

V ADVERSE ENVIRONMENTAL IMPACTS WHICH CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED.

VI ALTERNATIVES

A. No Action

1. Impacts of no action

   a. Effects on public need
   b. Effects on private developers' need
   c. Beneficial or adverse environmental impacts

B. Alternative Scale or Magnitude

1. Alternate site plan layout

a. Building Orientation
b. Minimize parking area with multi-story parking facilities, and including below ground parking.

2. Alternate project size

a. Describe and evaluate a retail center of approximately 350,000 sq. ft.

C. Alternative Use

1. Consider an alternative use for property which complies with existing zoning (light industrial).

VII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Identify those natural and human resources listed in Section II that will be consumed, converted, or made unavailable for future use.

VIII. GROWTH INDUCING ASPECTS

This section describes the potential growth aspects the proposed project might have. Listed below are examples of areas of concern that are typically affected by the growth induced by a project.

A. POPULATION

1. Increases in business and resident population due to creation or relocation of business.
2. Increases in resident population due to the creation of jobs to be filled by people outside the Putnam County region.

B. SUPPORT FACILITIES

1. Business created to serve the new facility

2. Service industries created to supply the new facility

C. DEVELOPMENT POTENTIAL

1. Introduction or improvement of infrastructure (roads, waste disposal, sewers, water)

2. Creation of further growth potential by construction of improved infrastructure

IX EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

Identify the energy sources to be used, anticipated levels of consumption and ways to reduce energy consumption.

X APPENDICES

The following is a list of materials typically used in support of the EIS. This list will include supporting studies required as part of the DEIS.

A. List of underlying studies, reports, and information considered or relied on in preparing the statement. The DEIS should include any pertinent excerpts of those studies to facilitate review of the DEIS.

B. A copy of the Positive Determination and final Scoping Document.

C. List of all federal, state, regional, or local agencies, organizations, consultants, and private persons consulted in preparing the statement.

D. Relevant correspondence regarding the project and issues discussed in the DEIS.

E. Technical exhibits and studies, including traffic impact study, stormwater management, water supply, wastewater treatment, economic feasibility study, etc.