

**DRAFT SCOPING OUTLINE
TOWN OF PINE PLAINS PLANNING BOARD – LEAD AGENCY
TYPE I ACTION – COORDINATED REVIEW
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)
FOR CONCEPTUAL DEVELOPMENT PLAN APPROVAL WITH
SPECIFIC ANALYSIS OF INFRASTRUCTURE AND AMENITIES
PROPOSED FOR SUBDIVISION AND SITE DEVELOPMENT PLAN APPROVAL
THE HUDSON VALLEY CLUB (HVC)**

INTRODUCTION

A Draft Environmental Impact Statement (DEIS) will be prepared by the applicant and project sponsor (1133 Taconic, LLC / Landmark National) regarding the proposed development of approximately 2,025 acres of land located primarily on the easterly side of the Taconic State Parkway, on the northerly and southerly side of NYS Route 199, and on the northerly and southerly side of Ferris Road/Woodward Hill Road within the municipal boundaries of both the Town of Milan (400 acres, 20%) and the Town of Pine Plains (1,625 acres, 80%), Dutchess County, New York hereinafter referred to as the proposed action.

The proposed action, The Hudson Valley Club (HVC), consists of the phased development of a primary and second home community, including approximately 975 single family housing units (which will in part reconfigure a partially developed existing 230 lot subdivision) on varying lot sizes and configurations, various amenities including the upgrading of an existing 18 hole golf course, construction of an additional 9 holes of golf, Clubhouse, Members Club including pool and tennis, Equestrian Center and riding trails, summer camp, lake beachfront and clubhouse, and an array of related hiking trails, passive recreational opportunities and related infrastructure.

The project will be phased as described below. Phase 1 components will be evaluated in the DEIS on a site specific basis which will enable consideration of required Phase 1 applications and approvals. Subsequent phase components will be evaluated in the DEIS on a generic basis but in sufficient breadth and detail so as to enable the processing of subsequent phase applications and approvals with no further environmental review if the activities proposed in those subsequent phases are consistent with those evaluated in the subject SEQR process and there are no pertinent changes in conditions.

PURPOSE OF THE DEIS

The DEIS will describe the proposed project and its phasing, describe the existing project site, surroundings and existing environmental resources, evaluate the environmental suitability of the subject property for the proposed action, identify and assess the potential impacts of developing the proposed site as identified in the Lead Agency’s Environmental Assessment Part 2 (EAF Part 2) and through the public scoping process, identify and describe the means by which those impacts can be mitigated, and identify and evaluate alternatives. The DEIS is the core document from which the Lead Agency makes SEQR Findings upon which Lead Agency and the Involved Agencies will base their permit decision making.

DEIS PREPARATION REQUIREMENTS

The following shall apply to the preparation of the DEIS:

1. Information will be presented in a manner which can be readily understood by a lay person. Use of technical terminology will be avoided or clarified and defined when used.
2. Any assumptions incorporated into the assessment of potential project impacts will be clearly identified and described.
3. The DEIS will be written in the third person (i.e., the terms “we” and “our” will not be used). The DEIS will focus on the issues and potential impacts in an objective fact finding manner.
4. Project changes and/or mitigation measures, whose intent is to avoid, reduce or otherwise lessen the scope and extent of those impacts are to be identified and incorporated into the proposed action where practicable.
5. Narrative discussions are to be accompanied by appropriate tables, charts, graphs and figures whenever possible and work shall be at a level of detail as described in the Final Scoping Outline or otherwise appropriate to the issue.
6. The DEIS will evaluate alternatives to the proposed action, and to the extent that such alternatives avoid, reduce or otherwise lessen project related impacts, the alternatives or portions thereof are to be incorporated into the proposed action where practicable.

PHASING AND SEQR

Phase 1: SEQR–DEIS / Site Specific Component

The action is proposed to include the development of approximately 700 single family home lots on varying lot sizes and 275 single family attached structures in conservation cluster configurations. The number of structures to be constructed during Phase 1 and during subsequent project phases will be determined during the DEIS preparation process including the exploration of alternatives.

In addition to the residential development, the Phase 1 Site Specific Component of the action is proposed to consist of the 18 hole golf course renovation and the addition of 9 new holes, site infrastructure including water, sewer, roads, stormwater facilities, lighting, entry way, landscaping, and Phase 1 amenities including Phase 1 golf members clubhouse, Phase 1 home owners club and Phase 1 paths and trail system, lake and wetland restoration activities. Most of the proposed activities are located in the Town of Pine Plains. Proposed construction activities in the Town of Milan will require zone changes to be proposed.

The DEIS will define and evaluate the environmental impact of Phase 1 components on a site specific basis sufficiently detailed to enable Lead Agency and Involved Agencies decision making in both the Towns of Pine Plains and Milan on the applications and approvals required to implement Phase 1. The evaluation of Phase 1 activities will incorporate the cumulative impacts of the components of the proposed action to be implemented in subsequent phases.

Subsequent Phases: SEQR-DEIS / Generic Review Component

In addition to the proposed residential development, the generic review component to be implemented in Subsequent Phases include site infrastructure including expansions as required of water, sewer, roads, stormwater facilities, lighting, landscaping, and expansions of the amenities including golf members clubhouse, home owners club and paths and trail system, lake recreation facilities, and the development of the equestrian center and related riding trails.

The generic review of these components will identify, define and evaluate the environmental impact of these actions in sufficient detail so that at the time that the Lead Agency and Involved Agencies consider the specific applications and approvals for these future actions no further SEQR analysis is required in order for those review agencies to make SEQR Findings and permit decisions as long as the future actions are “as discussed” in the DEIS and no other pertinent conditions have changed which would necessitate additional SEQR review.

The generic component of the DEIS will evaluate the sponsor’s overall Conceptual Development Plan for the subject property. The generic portion of the SEQR review will be more general than the site specific portions of the DEIS appropriate to the consideration of broad-based actions or related groups of actions which are likely to be implemented in phases or over an extended period of time and for which it is impractical to have generated more detailed information.

The DEIS will address the cumulative impacts and secondary effects of the entire program, and set forth criteria or thresholds under which future site specific actions may be undertaken.

As such, a Conceptual Development Plan will be included in the DEIS which depicts the long term development potential of the project site and related phasing. The evaluation will be generic in nature and scope.

Proposed land use (type, scale, etc.) will be presented conceptually as development “envelopes” or “development pods”. Such areas will be identified and evaluated generically with regard to thresholds or maximum scales of possible development potential. Both generic and site specific mitigation measures will be discussed so as to minimize environmental impacts to the greatest degree practicable.

B. COVER SHEET

COVER SHEET

The DEIS will be preceded by a Cover Sheet that will include the following information:

1. Title and name of proposed action; the DEIS document will be titled:

**Draft Environmental Impact Statement (DEIS)
Taconic 1133, LLC – Landmark National
The Hudson Valley Club
Ferris Road/Woodward Hill Road
Town of Milan, Dutchess County, New York
Town of Pine Plains, Dutchess County, New York**

2. Reference to the following will be included:

- < Town of Pine Plains, Dutchess County, New York;
Town of Milan, Dutchess County, New York.
- < Precise location of subject property.
- < Name and address of the lead agency as follows:

**Town of Pine Plains Planning Board
Town of Pine Plains
Town Hall 199 East, PO Box 955
Pine Plains, New York, 12567**

- < Name and telephone number of the person at the lead agency who can provide further information will be listed as follows:

**Constance Young, Planning Board Secretary
Telephone: (518) 398-6339
Fax: (518) 398-6444**

- < Name and address of the owner(s) of the subject property.
 - < Name and address of the applicant.
 - < Date of DEIS submittal.
 - < Provision for the following:
 - ♣ Date of completion acceptance of the DEIS by the lead agency.
 - ♣ Date of SEQR Public Hearing.
 - ♣ Date by which written public comments will be accepted by the lead agency.
3. The Cover Sheet will be followed by a list of the names, addresses, and contact numbers of each of the companies, individuals and/or organizations that prepared and/or contributed in the preparation of the DEIS.

C. TABLE OF CONTENTS

TABLE OF CONTENTS

This Scoping Outline will serve as the DEIS Table of Contents (refer below under Section D for specific DEIS Chapters).

All technical studies, reports and assessments, and supporting materials are to be listed at the beginning of the DEIS, referenced and summarized in layman terms in the body of the DEIS, and included in their entirety in an Appendix to the DEIS.

All pertinent related SEQR documentation will be included as part of the DEIS document as appendices, including, but not limited to, the following:

- < Full Environmental Assessment Form.
- < Positive Declaration / Circulation Notice.
- < Final Scoping Outline.
- < Technical Letters from involved and interested agencies.
- < All correspondence relating to issues which are addressed in the DEIS.
- < Technical reports and studies prepared, or required to be prepared.
- < Full-scale development plans showing both the conceptual development plan and site-specific development components.

D. DEIS CHAPTERS

DEIS CHAPTERS

The DEIS Chapters are to be divided into Introductory Chapters, Potential Impact Issue Chapters, and Supplementary Chapters, as follows:

INTRODUCTORY CHAPTERS

- Chapter 1** **Executive Summary**
- Chapter 2** **Description of Proposed Action**

POTENTIAL IMPACT ISSUE CHAPTERS

- Chapter 3** **Land Use and Zoning**
- Chapter 4** **Agricultural Resources**
- Chapter 5** **Cultural Resources**
- Chapter 6** **Visual Resources**
- Chapter 7** **Vegetation, Flora and Fauna**
- Chapter 8** **Surface and Subsurface Water Resources**
- Chapter 9** **Geology, Soils and Topography**
- Chapter 10** **Transportation**

- Chapter 11** **Noise and Air Resources**
Chapter 12 **Infrastructure**
Chapter 13 **Community Services and Fiscal Impact**

SUPPLEMENTARY CHAPTERS

- Chapter 14** **Use and Conservation of Energy**
Chapter 15 **Growth Inducing Aspects**
Chapter 16 **Alternatives to Proposed Action**
Chapter 17 **Irreversible and Irretrievable Commitment of Resources**
Chapter 18 **Appendices**

INTRODUCTORY CHAPTERS

Chapter 1 **Executive Summary**

Chapter 1 will consist of an executive summary (*abstract*) which *briefly* describes the proposed action, the proposed action's purpose, phasing schedule, need and public benefit, needed approvals and permits, detailed assessment studies conducted, existing conditions and environmental setting, potential impacts, proposed mitigation measures, alternatives to the proposed action and the approach utilized in the site specific and generic analyses. The information presented in this Chapter will be repeated in greater detail and substance in the *Potential Impact Issue Chapters* (Chapters 3 through 13) and *Supplementary Chapters* (Chapters 14 through 18), as appropriate.

Chapter 1 will be presented in **LIST FORMAT**, with limited narrative dialogue.

Chapter 2 **Description of Proposed Action**

Proposed Action

Chapter 2 of the DEIS will provide a summary description of the proposed action and its component parts, and will set the context in which potential impacts have been assessed. Chapter 2 will document and identify the site's location and provide a historical summary and background of the proposed action and describe the approach to the structure of the DEIS evaluating both site specific and generic portions of the evaluation.

Purpose, Need and Public Benefit

The purpose and objectives of the proposed action will be described from a regional, local, neighborhood and site perspective. Also, the public need for and/or public benefits from implementation of the proposed action are to be identified and described.

Project Phasing

A summary of the anticipated proposed project phasing schedule will be included.

Needed Approvals

An identification and description of the various approvals and permits (and associated requirements and compliance thereto) needed to implement the proposed action including Federal, State, regional, and local (Town of Pine Plains and Town of Milan) will be enumerated in Table format.

POTENTIAL IMPACT ISSUE CHAPTERS

Chapters 3 through 12 of the DEIS are to evaluate the anticipated natural and human resource impact issues identified herein. Land based resources and impact changes resulting from implementation of the proposed action are to be graphically presented in map and graphic format, as well as evaluated in the DEIS text. *The format or organization of each of these chapters will include the following subchapters and section headings:*

- < **Existing Conditions and Environmental Setting**
- < **Potential Impacts**
- < **Mitigation Measures**

For example, each *Potential Impact Issue Chapter* will be organized and divided into subchapters (subsections) that includes an initial description of the *Existing Conditions and Environmental Setting* of the particular impact issue, followed by a quantification and evaluation of *Potential Impacts*, and ending with a description of needed and proposed *Mitigation Measures*. Each impact issue Chapter and Subchapter will distinguish between the Phase 1 Site Specific evaluations and the Subsequent Phase generic evaluations. This format will provide for a more meaningful presentation of the environmental issues in a reader-friendly form and will allow the reader to focus on individual impact issues.

Existing Conditions and Environmental Setting

Each *Potential Impact Issue Chapter* of the DEIS will include an assessment of the existing environmental setting of the subject property pertaining to the area of concern and the surrounding environment of influence (the geographic area impacted due to implementation of the proposed action).

Potential Impacts

Each *Potential Impact Issue Chapter* of the DEIS will analyze and evaluate potential impacts associated with implementation of the proposed Phase 1 Site Specific action and the Subsequent Phase generic components upon the existing setting of the specific area of concern. The evaluation of potential impacts will identify the magnitude of impacts in terms of short and long term effects and cumulative impacts. Adverse impacts are to be further classified and detailed as to the extent that they are *Unavoidable Adverse Environmental Impacts* or *Unmitigatable Adverse Environmental Impacts*.

Mitigation Measures

Each *Potential Impact Issue Chapter* of the DEIS will identify and describe the proposed and needed mitigation measures, which are to be designed and provided in order to avoid, lessen, offset or reduce potential adverse environmental impacts.

Generic Impact Criteria

Criteria of significance and the discussion to be utilized for the generic environmental analysis in the *Potential Impact Issue Chapters* shall include: Land disturbances related to future development, cumulative issues related to traffic, cumulative character of the community discussions, and cumulative natural habitat impacts issues, drainage, stormwater quality, sewage disposal and water supply, air and noise quality, and visual and aesthetic impacts. Evaluations will also include: sketch/concept depictions of typical conservation cluster configurations, road/driveway treatments, parking facilities, additional trails, specialized construction techniques for hill side development, specialized construction techniques for minimizing or mitigating environmental impacts, and other typical details which would contribute to the assessment of potential environmental impacts. The discussion should integrate all proposed project activities into a full project Concept Development Plan for the review of the Lead Agency which would identify which future activities and their location have been evaluated in the generic review.

Chapter 3 Land Use and Zoning

Chapter 3 of the DEIS will evaluate the existing conditions and anticipated impacts intended to answer questions regarding the proposed action' s compatibility with the character of the community and development trends in the area, as well as with surrounding land uses and community resources, including open spaces and recreational opportunities.

The DEIS will evaluate the relationship of the proposed action to existing land use, site development, plans in both Towns and zoning in the Town of Milan applicable to the subject property and its surrounding environment.

LAND USE

1. Existing and proposed land use of the subject property and the surrounding area.
 2. The compatibility of the proposed land uses on the site and surrounding area, including a qualitative impact assessment of lighting, natural buffers, construction noise, views, and community character issues.
 3. Relationship and compatibility with local, county, regional, and State land use studies and plans including the Towns respective Master Plans, Greenway Plan, etc.
 4. The existing visual character of the area and the visual relationship between the subject property, adjacent properties and the Taconic State Parkway.
 5. Open Space and recreational issues, including the relationship and potential impact upon the adjacent Lafayette and Roeliff Jansen Kill State Multiple Use Areas and the near by Stissing Mountain Multiple Use Area, on-site trails and trail connections, etc.
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6. Impacts associated with proposed construction activities, including phasing of planned development activities.
7. Subdivision configuration and designs such as conservation clustering to reduce impacts on the surrounding community.

ZONING

1. Existing zoning of the subject property within the Town of Milan and its impact on adjacent properties.
2. Individual subdivision lot layout and driveway conformance analysis with all applicable requirements of both Town's.
3. Impacts associated with the proposed, non-conforming development within the Town of Milan needs to be addressed (Zoning Code, Master Plan).

Chapter 4 Agricultural Resources

Chapter 4 of the DEIS will evaluate the existing agricultural conditions and anticipated impacts of the proposed action on agricultural resources on the project site and adjacent areas.

1. History of active farming and farmland production.
2. Soil potential for agricultural use.
3. Identification of prime farmland and farmland of statewide importance as defined by the US Department of Agriculture.
4. Impacts associated with the proposed action.
5. Identification of lands within an Agricultural District according to Article 25AA Agriculture and Markets Law on the proposed project site and within 500 foot of the project site's boundary. Discussion of relationship of the proposed action to the existing Agricultural District within the Town of Pine Plains.
6. Preparation of an Agricultural Data Statement according to Article 25 AA, 305-a of the Agriculture and Markets Law.
7. Economic viability of new agricultural operations.
8. Impact on existing agricultural operations.

Chapter 5 Cultural Resources

Chapter 5 will evaluate the site's potential for historic and archeologic resources, and the potential impact thereon. A site inspection will identify visible resources that may have historical significance on the subject site. As recommended by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) in a letter dated April 18, 2003, an inventory of all structures over 50 years old within or adjacent to the project area has been submitted. The OPRHP response dated August 8, 2003 identified an old school house (located on NYS Route 199) and several structures on the Hedge Farm (located on NYS Route 199) and Hicks Hill Road Farm (located on Hicks Hill Road) as structures that meet the criteria for listing on the State and National Register of Historic Places. Reuse of existing buildings will be discussed. In addition, the OPRHP indicated that the Taconic State Parkway is eligible for listing on the State/National Registers and that it was recently approved for nomination by the State Board for Historic Preservation.

Chapter 6 Visual Resources

Chapter 6 will provide a visual resource identification and impact assessment, through the use of narrative text, photographs, and landscape architectural drawings. The analysis will address existing site conditions and natural features contributing to the visual quality of the site and its surrounding environment; the visual character of the neighborhood area; and the visual relationship between the project site and the surrounding area. Chapter 6 is also to evaluate the change, enhancement and impact on that existing visual character and quality as a result of project components and site improvements. As recommended by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) in a letter dated April 18, 2003, potential impacts associated with the Taconic Parkway will be discussed. Also, potential impacts on Stissing Mountain will be discussed.

1. An area of visual influence will be defined, generally focusing on the surrounding street network and hill areas. Visual conditions are to include:
 - < Identification and mapping of viewsheds, high points, visibility range, ridgelines, and site features which contribute to the site's visual and aesthetic image and character.
 - < Significant views from the site and ridgelines.
2. Description of the changes in visual character of the site and surrounding areas. The visual impact assessment will include:
 - < Potential impacts to high points, ridgelines and site trees and vegetation resources.
 - < Potential impacts associated with road construction on sloping terrain.
 - < Potential for increased night time light emissions.
3. Discussion of mitigation measures.

Chapter 7 Vegetation, Flora and Fauna

Chapter 7 will include the preparation of a Site Natural Resource Survey and Assessment by a qualified field biologist. The Natural Resource Survey and Assessment will identify and evaluate the characteristics and functions of site terrestrial and aquatic communities including wetlands and an inventory of the representative flora and fauna of all site ecological communities.

NYS Department of Environmental Conservancy and Natural Heritage Program listed plant species (Endangered, Threatened, Rare, Exploitably Vulnerable) and animal species (Endangered, Threatened, Special Concern), unique or locally rare plants and animals, and significant habitats on or in the vicinity of the project site will also be identified and evaluated. Potential project impacts will be discussed in connection with site specific near-term development plans and long-term generic development plans. Cumulative impacts for combined short-term and long-term proposed development will also be assessed. Mitigation measures will be developed to offset proposed impacts.

1. Identification of representative woody and non-woody plant species, including trees, shrubs and herbaceous plants and characterization of their approximate size, density, distribution and cover within each site ecological community. A map identifying and showing the extend of site vegetation types (e.g. forests, shrublands and meadows) will be prepared.
2. Identification and discussion of all NYS Natural Heritage Program listed Significant Habitats occurring on the site and their Statewide rarity designation as described in *Ecological Communities of New York State (Reschke 1990)* will be provided.
3. Identification and evaluation of unusual, locally rare, or exemplary plant and animal species natural communities, or locally significant habitats on or in the vicinity of the site.
4. Inventory and description of wildlife on site, including an assessment of habitat types and critical habitats for rare species.
5. An evaluation of potential impacts of proposed short-term and long-term development on the resources identified above will be provided with regard to potential disturbance, loss or removal and reduction of function of existing plants, animals and site ecological communities.
6. Evaluation of potential impacts of uses associated with various project components such as the golf course will be discussed.

Chapter 8 Surface and Subsurface Groundwater Resources

Chapter 8 will provide assessment of existing characteristics and functions of associated groundwater, wetlands and surface water resources. Potential impacts on groundwater, floodplain, wetlands and surface water resources located in the proximity of or otherwise affected by the proposed action will be evaluated.

The following reference resources will be consulted where appropriate:

- < NYSDEC Manual: Reducing the Impacts of Stormwater Runoff from New Development; April, 1992.
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- < NYSDEC Technical Operations and Guidance Series document (5.1.8): Stormwater Management Guidelines for New Development.
- < New York Guidelines for Urban Erosion and Sediment Control.
- < Dutchess County Best Management Practices.
- < Compliance with water quality mandates and guidelines promulgated by NYSDEC pursuant to EPA Phase II Stormwater Regulations.

SURFACE WATERS

Surface Waters conditions will be summarized as follows:

1. Existing surface water bodies, streams, drainage patterns and wetland areas of the site and within the watershed area pertaining to the site.
2. Federal and State regulations and classification site wetlands and watercourses, as applicable, including function and habitat assessment.
4. 100-year floodplain resources.
5. Pre- and post-development stormwater characteristics, impacts and mitigation measures.
6. Erosion and sedimentation control measures.
7. Wetland avoidance as impact minimization, as well as planned mitigation measures.

SUBSURFACE GROUNDWATER

1. Presence, extent, and present use of groundwater and aquifer resources, including seasonal variations and fluctuations.
2. Potential impacts on groundwater recharge and to groundwater quality and quantity.
3. Development design aspects intended to maximize groundwater recharge, water conservation methods, and potential stormwater infiltration practices and control measures.

Chapter 9 Geology, Soils, and Topography

Surface and subsurface rock conditions and overlaying soils on the site will be evaluated. Constraints imposed by topographic conditions and topographic grades (steep slopes), surficial bedrock and site soils will be evaluated, including their limitations and suitability for construction of roadways, structures, subsurface sewage treatment facilities, and stormwater control systems.

GEOLOGY

Geological conditions are to be summarized as follows:

1. Consolidated materials (underlying bedrock). The DEIS will identify and evaluate the underlying bedrock formation type(s), including their depth, composition, and thickness. The following references will be used to describe and discuss site geology: *Fisher, D.W., Y.W. Isachsen and L. Rickard. 1971. Geologic Map of New York 1970, New York State Museum and Science Service, Albany, New York.* and other site relevant geological references.
2. Unconsolidated materials (subsurface material positioned between surface soils and bedrock). The DEIS will identify and evaluate geologic origin and formation, compositions thickness and suitability /limitations to construction. The following references will be used to describe and discuss site unconsolidated materials: *Cadwell, D.H. (Ed). 1989. Surficial Geologic Map of New York, New York State Museum and Science Service. Albany, New York.* and other site relevant geological references.
3. Mitigation measures developed to avoid and/or minimize impacts to bedrock, ledge and rock outcropping.
4. Discuss project activities in areas with slopes in excess of 15% and related pertinent design and construction methods considered if these areas are proposed to be effected.
5. In the event that blasting is envisioned a rock blasting plan and mitigation measures to control rock blasting will be provided.

SOILS

Soils will be mapped in accordance with the *Soil and Water Conservation District 1994 Soil Survey of Dutchess County, New York.* Evaluation of site soils will include the following:

1. Identification and evaluation of hydric and non-hydric soils and soils containing potential hydric inclusions that occur on-site and are contiguous with similar off-site soils.
2. Identification and evaluation of Prime Farmland, Prime Farmland Where Drained and Statewide Important Farmland that occur on-site or within 500 feet of the project boundary.
3. Analysis of the period and extent of flooding or saturation to the surface of on-site and adjacent area soils.
4. Soil characteristics including, but not limited to soil texture, drainage characteristics, soil bearing capacity, depth to bedrock and depth to water table.
5. Potential erosion impacts.

6. Impact of proposed types and methods of construction on soils, and mitigation measures proposed to minimize soil erosion and to contain sediments.
7. Identification of construction methods and best management practices that will be employed, including erosion and sedimentation control measures.

TOPOGRAPHY

Description of prominent and/or unique topographic features and assessment of potential impacts on existing site topography and relationship to surrounding topography. Methods of construction designed to minimize the impacts on existing topography will be discussed.

Chapter 10 Transportation

Chapter 10 will include a Traffic Impact Analysis that evaluates existing traffic conditions compared to conditions which would be anticipated from implementation of the components of the Development Plan.

The Traffic Impact Analysis will address potential impacts and identify proposed traffic improvements associated with implementation of the proposed action as follows:

1. Available information regarding existing traffic volumes, accidents, future improvement projects, etc. from NYSDOT and Dutchess County will be included. Collect detailed turning movement traffic counts at intersections in the area during typical weekday AM and PM peak hours. Data collection will include manual counts and turning movements for one weekday (7:00am to 9:00am, and 4:00pm to 7:00pm) and one weekend day (Saturday 11:00am to 2:00pm) at the following intersection locations. Collect machine traffic counts sufficient to supplement the above information for a typical weekday covering a 24-hour period, and would include the following roadways:
 - ♣ Hicks Hill Road
 - ♣ Ferris Road aka Woodward Road
 - ♣ Route 199
 - ♣ Stissing Mountain Road
 - ♣ Sherwood Road

Summarize the above information to establish the existing traffic volumes.

2. Project the Existing Traffic Volumes for each of these intersections to a future design year, utilizing a background growth factor, to be determined through discussions with the NYSDOT, Dutchess County, and Lead Agency consultants. Estimate traffic from any other known developments in the immediate area and add to the projected traffic volumes, to obtain the design year No-Build Traffic Volumes.

3. Utilizing information published by the Institute of Transportation Engineers, in combination with any other available data, prepare estimates of the site-generated traffic volumes for the proposed development.
4. Based upon a review of existing traffic patterns in the area and of marketing information from the client, prepare an arrival and departure distribution to be utilized in assigning the site traffic to the roadway network.
5. Add the site-generated traffic volumes to the roadway network, utilizing the arrival and departure distributions for each of the peak hours. Combine the site-generated traffic volumes with the design year No-Build Traffic Volumes to obtain the Build Traffic Volumes, for each of the intersections identified above.
6. Existing volume-to-capacity (v/c) ratios delays and level of service (LOS) on area streets will be determined utilizing Highway Capacity Methodology (HCM), version 2.4e or later.
7. Traffic volumes and traffic network conditions in the future without the proposed action will be estimated by adding background growth factors to existing volume information.
8. Evaluate pedestrian uses, golf cart uses, horse back riding and internal maintenance or other traffic and related potential impacts.

Chapter 11 Noise and Air Resources

Chapter 11 will provide a general description of existing air quality and noise levels in the areas proximate to the subject property will be provided. The discussion on potential impacts to noise and air resources will be limited to the anticipated short term impacts related to construction activity and future usage of the site in that site and facility operating noises are negligible.

Chapter 12 Infrastructure

Chapter 12 will evaluate potential impacts regarding wastewater treatment and disposal, water supply facilities, stormwater management, road maintenance, lighting, solid waste, electricity, and other needed utilities. Specifically, the DIES will address the following:

1. Well logs and pumping test reports describing developed sources of potable water supply for the project will be provided along with a site-wide groundwater recharge budget.
 2. Analysis will be presented demonstrating how water will be provided for golf course irrigation.
 3. A draft plan for long-term environmental monitoring in identified locations surrounding the proposed golf facilities will be prepared. The environmental monitoring program will include pre-construction and use-concurrent soil, surfacewater, and groundwater monitoring for chemical proposed for use at the golf facility.
 4. New roadway design geometry and construction specifications will be per Subdivision Regulation standards.
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5. Community road, and facilities lighting will be at appropriate levels for the use, and will make use of cutoff type fixtures where required to prevent spill into lower illumination level areas, and glare on roadways.
6. Description of stormwater management and erosion and sediment control objectives.
7. Description of the potential impacts relating to stormwater and sediment and erosion.
8. Description of the hydrologic characteristics of watershed.
9. Description of the analysis methodologies.
10. Description of pre- and post-development conditions and hydrologic calculations for the 2, 10, 25, and 100-year design storms.
11. Identify and describe the measures proposed to provide qualitative treatment of the storm water quality volume and manage peak rate of runoff during post development condition (not including calculations).
12. Tabulation of storm water quality volumes associated with each watershed.
13. Description of the components of the erosion and sediment control (ESC) plan not including calculations).
14. Description of operations and maintenance procedures and schedules for each ESC practice.
15. Description of site assessments and inspections to take place prior to, during, and following construction.
16. Preparation of conceptual storm water management depicting proposed structures such as drainage swales, stormwater management basins, and retention basins for irrigation purposes will be shown using symbols. The conceptual plans will not identify the locations of the underground stormwater conveyance system (i.e. catch basins, storm water manholes, culverts, irrigation line layout). Grading of these structures and specification of invert and outlet elevations will not be included.
17. Preparation of conceptual erosion and sediment control plans depicting control structures to be implemented; limits of disturbance; and areas to be cleared, graded, and preserved. Grading of structures (i.e. sediment trap) and specification of invert and outlet elevations will not be included.
18. Preparation of wastewater treatment and discharge feasibility report and plan, description of impacts, evaluation of alternatives and mitigation measures where necessary.
19. An evaluation of the capacity of existing electrical service transmission facilities in the vicinity will be undertaken.

Chapter 13 Community Services and Fiscal Impact

Chapter 13 will evaluate potential fiscal impacts of the project on the local economy and on existing community services including: police, fire, emergency services, schools, library and recreational facilities, other social service provider organizations providing services in the Towns of Milan and Pine Plains and within the project vicinity.

The analysis will address the following:

1. Project the resident and user population by age categories to be generated by the proposed development both directly and indirectly using recognized projection methodology and numerical factors.
 2. Project the school-age population impact of the proposed development in light of its intended seasonal home configuration. Project employment generation for the construction phase, operational phases (golf course, clubhouse restaurant, riding academy, pool/tennis and club facilities, HOA repairs and maintenance) and indirect or induced employment generation in the area.
 3. Provide an assessment of the project impacts on existing service facilities and organizations evaluating their respective capacity in the light of potential demand changes as the project is developed over its 10 year projected build-out:
 - ♣ Educational facilities
 - ♣ Library facilities
 - ♣ Fire Protection and Emergency Services
 - ♣ Utilities (water and wastewater)
 - ♣ Public Works, including road construction and maintenance
 - ♣ Recreational facilities
 - ♣ Tax and other bill paying administrative work load of the Towns
 4. Prepare a fiscal impact cost projection identifying any increase in costs to be incurred by the provider of each community service described above in meeting the potential demand for said services from the projects by units of labor/person hours or other appropriate factors. An accepted methodology such as the Burchell's Fiscal Impact Analysis should be referenced and used.
 5. Prepare a fiscal impact revenue projection identifying the development-induced revenues for all of the relevant taxing jurisdictions for each Town, other fee based or earned income from other service providing organizations, and increased revenues from State and Federal transfer income (e.g., school aid) or other assistance as a result of the proposed development.
 6. Evaluate fiscal impact by comparing development-induced costs to revenues by utilizing a compatible methodology which compares and evaluates changes in revenues to changes in operating and other costs and which incorporates pertinent changes in operating efficiencies and other factors as appropriate.
 7. Regarding the economic impact of the project on the local economy, evaluate the degree to which the project would induce economic activity or growth which would result in impacts on existing local businesses or the growth of new businesses in the local economy through the construction of the project, the project's resident homeowner population, user population, employees, or project operation's purchases of goods and services.
 8. Evaluate the impact of loss of the availability of the public golf course as a community resource.
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SUPPLEMENTARY CHAPTERS

Chapter 14 Use and Conservation of Energy

Chapter 14 will evaluate the effects and aspects of the proposed action pertaining to the use and conservation of energy resources.

Chapter 15 Growth Inducing Aspects

Chapter 15 will evaluate the effects of the proposed action as it relates to the potential increase in development of additional properties in the Towns of Milan and Pine Plains or on other lands associated with the project sponsor or its affiliates, and the potential increase in permanent residential population. The Growth Inducing aspect of the proposed action will describe any potential that the proposed action may have for triggering further development in terms of attracting similar, additional, or ancillary uses, significant increases in local population, increasing the demand for support facilities, and increasing the development potential for the local area. This section will be addressed by the Fiscal Impact Analysis described above.

Chapter 16 Alternatives to Proposed Action

Chapter 16 will evaluate and compare reasonable alternatives to the proposed action, which are listed below.

The following alternatives are to be studied:

1. No Action Alternative

This alternative will study the effects of not implementing the proposed action.

2. Conventional Alternative

This alternative will study the effects of a more conventional, spread out residential development alternative.

3. Non Second Home Fiscal Impact Alternative

This alternative will study the effects of a Non Second Home development alternative including the fiscal impact on the school district and other community service facilities.

5. Alternative Use and/or Layout

This alternative will evaluate the impacts from a different site development configuration of the proposed Conceptual Development Plan component parts and with a different mix of private development uses within the generic development pods.

6. Town of Milan as of Right Alternative

This alternative will evaluate the impacts from a different site configuration where each project component that does not conform to the Town of Milan existing zoning ordinance is located in the Town of Pine Plains.

Chapter 17 Irreversible and Irretrievable Commitment of Resources

Chapter 17 will identify and evaluate the extent to which the proposed action may cause a loss of environmental resources, both in the immediate future and in the long term. Natural and human resources that would be consumed, converted, or made unavailable for further uses are to be identified. The DEIS will evaluate the extent to which the proposed action involves trade-offs between short-term environmental gains and long-term losses and to the extent that the proposed action forecloses future options.

Chapter 18 Appendices

All technical studies, reports, assessments, full size maps and plans, and supporting materials are to be summarized in layman's terms in the body of the DEIS text with appropriate references and to be included in their entirety in an Appendix under Chapter 18.