

FINAL SCOPE
FOR
SEVEN PEAKS AT MOUNTAIN ROAD
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(DEIS)

PROJECT NAME:
SEVEN PEAKS AT MOUNTAIN ROAD

PROJECT LOCATION:
UPPER ROAD (CR 65)
MOUNTAIN ROAD

LEAD AGENCY:
TOWN OF **MAMAKATING** PLANNING BOARD
2948 ROUTE 209
WURTSBORO, NEW YORK 12790
Contact: Mr. John Piazza: Chairman **(845)** 888-3031

PREPARED BY:
MOUNTAIN ROAD PRESERVE, LLC
PO BOX 1040
BLOOMINGBURG, NEW YORK 12721
Contact: Matthew Sickler, P.E., (570) 296-2765

Approved by
Town of Mamakating Town Planning Board
March 24, 2009

Introduction

Mountain Road Preserve, LLC (Project Sponsor) has made application to the Town of Mamakating Planning Board (Planning Board) for the subdivision plan approval of the proposed Seven Peaks at Mountain Road Project. The State Environmental Quality Review Act (SEQR) requires that agencies determine whether the actions they approve may have a significant impact on the environment, and, if it is determined that the action may have a significant adverse impact, request an Environmental Impact Statement (EIS).

The Project Sponsor completed a Full Environmental Assessment Form (EAF) for the proposed project, which was submitted to the Planning Board. The Planning Board determined that the project was a Type 1 Action and subsequently circulated a Notice of Intent to assume Lead Agency status to other involved agencies. A letter dated December 23, 2008 was received from the NYSDEC noting that the Department consents to the Town Planning Board to serve as Lead Agency for the project. The Department's letter references a letter from the Town noting that an EIS will be required to be prepared by the Project Sponsor. The letters from the NYSDEC and the Town of Mamakating are attached in Appendix 1. At the 13 January 2009 Town of Mamakating Planning Board meeting, the Planning Board officially assumed the role of Lead Agency for the project, reviewed parts 2 and 3 of the EAF and issued a SEQRA positive declaration. The draft scope was subsequently submitted to the Planning Board and the Planning Board held a public scoping session on February 24, 2009 and circulated the draft scope to the SEQRA involved agencies.

This document is intended to identify all potentially significant adverse impacts which may be associated with the project and describe how these potential impacts will be evaluated during the preparation of the EIS. In fact, the purpose of scoping as set forth under 6 NYCRR 617.8 is to "focus the EIS on potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant or nonsignificant." A written scope should contain: (1) a brief description of the proposed action; (2) the potentially significant adverse impacts identified both in the positive declaration and as a result of consultation with the other involved agencies and the public, including an identification of those particular aspect(s) of the environmental setting that may be impacted; (3) the extent and quality of information needed for the preparer to adequately address each impact, including an identification of relevant existing information, and required new information, including the required methodology(ies) for obtaining new information; (4) an initial identification of mitigation measures; (5) the reasonable alternatives to be considered; (6) an identification of the information/data that should be included in an appendix rather than the body of the draft EIS; and (7) those prominent issues that were raised during scoping and determined to be not relevant or not environmentally significant or that have been adequately addressed in a prior environmental review.

Description of the Proposed Action

The Project Sponsor, Mountain Road Preserve, LLC, is proposing a 49 lot residential subdivision project, known as Seven Peaks at Mountain Road, in the Town of Mamakating, Sullivan County, New York. The project site consists of 653.41 acres located on the north side of Hamilton Road (CR 65) and Mountain Road. The 49 lot subdivision will be developed on 561.77 acres of the site and include amenities such as hiking trails, a horse barn and open space.

A 63.8 acre parcel will be created as part of the action. Future development of this parcel may include a resort hotel, with up to 200 rooms. While approvals related to the possible resort hotel are not being sought by the Project Sponsor at this time, the potential location of the hotel, and its impacts including area of disturbance, water usage, sanitary waste treatment and disposal, traffic, and stormwater runoff and erosion control will be assessed in the DEIS. The Project Sponsor is also reserving 17.64 acres of the site within the NR Zone and 10.19 acres within the WRA Zone for potential future development of single family residences. Approvals associated with these parcels are not being requested by the Project Sponsor at this time, but as with the hotel, these sites and potential future houses and associated facilities will be evaluated in the DEIS. The DEIS will evaluate the potential impacts associated with the development of all proposed parcels to the extent that they can be determined at this time.

The project is comprised of Tax Map Parcels 68-1-30.1 and 72-1-1.1.

The 49 residential lots being developed at this time will have lot sizes in excess of five (5) acres, and will be serviced by on-lot individual wells and sewage disposal systems. The Project Sponsor believes that the homes developed will be second homes and not primary residences.

Potential Significant Environmental Impacts

The following potentially significant adverse impacts have been identified:

1. Vegetation and Wildlife Resources – Potentially significant impacts for vegetation and wildlife resources could possibly occur from the proposed development if listed species or rare communities occur on the site or would be negatively impacted by the project plans. Based on correspondence with the New York Natural Heritage Program, there is a record of the state and federally listed bog turtle within one mile of the site and a chestnut oak forest, which the Heritage Program considered significant, on the site.

Vegetation – The New York Natural Heritage Program considers the chestnut oak forest as having high ecological and conservation value. Impacts to this ecological community and other on-site ecological communities could occur and the significance of these impacts will be evaluated in the DEIS.

Wildlife – Development of the project site could result in the loss of wildlife habitat. Potential for impacts to birds and bird habitat exist.

Endangered and Threatened Species – Development of the project site could potentially affect endangered, threatened, or rare wildlife or plant species if they inhabit the site. The New York Natural Heritage Program data base reported that the bog turtle, a threatened species (by the NYSDEC and the U.S. Fish and Wildlife Service) is known to occur within one mile of the project site. There are also records of state-listed bird species from nearby locations. An evaluation of endangered, threatened, or rare species will be provided based on field studies conducted on the project site by a team of biologists and review of appropriate literature.

2. Topography and Soils – Proposed construction activities will take place on slopes of 15% or greater, with a high potential for soil erosion. Town of Mamakating Code Section 199-35, Environmental Constraints, regulates development on slopes. Mitigation measures will be thoroughly evaluated..
3. Groundwater Quantity – The development of the 49 lots will require individual water supply wells with a combined demand of 31,850 gallons per day. Potential impacts to pre-existing uses of groundwater nearby, or surface water resources will be evaluated.
4. Surface Water/Stormwater – The development of the proposed project will result in an increased impervious surface at the project site, with the potential for additional stormwater runoff and impacts to regulated waters, including potential impacts to biological resources.
5. Traffic – The proposed project will result an increase in local traffic which may impact existing roadways.
6. Aesthetic Resources – The proposed project may be visible from state highways and recreational areas. Additional areas of potential visibility include the Waikiki Valley to the east, the Neversink Highlands, the Basha Kill to the west, and Delaware and Hudson (D&H) Canal Trail.
7. Community Services – The proposed project will create the need for some additional community services such as police, recreation and fire protection. The project may also induce additional growth locally.
8. Wastewater Disposal – The proposed project will require the treatment and disposal of wastewater from 49 residential dwellings.
9. Public Resources of Statewide Significance – Any potential indirect impacts from the project on public lands managed by the State, such as the Basha Kill Wildlife Management Area will be evaluated. The DEIS will also evaluate the Project as

it may affect priority areas for conservation as discussed in official DEC planning documents such as the NYSDEC Open Space Conservation Plan.

10. Water Resources – Potential impacts on adjoining and nearby streams including the Basha Kill Wildlife Management Area and its tributaries, and the Shawangunk Kill and its tributaries. Potential impacts to the Shawangunk Kill's designation as a wild, scenic and recreational river in Ulster County. Potential impacts to unclassified streams and wetlands on the site and adjacent tributary systems, will be evaluated.
11. Recreational Resources – Potential impacts and the Shawangunk Ridge Trail/Long Path relative to trail development and connectivity in the project area.

Initial Identification of Mitigation Measures

1. Include design and management provisions for nearly 1 ½ miles of public trails. The proposed trail route to be located for potential connection to both future ridge trails and existing Basha Kill trails. The proposed trailhead including access and parking for the public. Trail design details and management provisions are being formulated in consultation with North American Land Trust (NALT) The NALT and its trail designer will consult with the NY NJ Trail Conference as appropriate. Discuss access to the public trail and any gates or fencing related to the trail and the proposed home sites.
2. Architectural Covenants requiring natural materials and designs which adapt to the environment of each site. Review of home design for energy star program compliance and consideration of incorporating elements of National Association of Homebuilders' residential green standards and elements suggested by the United States Green Building Council's Leadership in Energy and Environmental Design (LEED) program.
3. Minimizing site lighting and lighting covenants for each home site that controls the level and type of lighting on each site.
4. Individual home site erosion and sediment control plans and stormwater management plans which meet New York State guidelines and promote the use of rain gardens, cisterns for landscape irrigation, vegetated swales, vegetated buffers, bio-infiltration, retention systems, and surface recharge berms. Design of the landscape features to promote the use of native species. Alternative home sites will be evaluated based on environmental constraints.
5. Tree clearing covenants that strictly limit clearing of trees on each lot, and conservation of open space on lots as necessary to mitigate identified impacts. Conservation of commonly held open space and a plan for its management and preservation.

6. Requirement for narrow driveways that have grades which minimize cut and fill slopes with curves along contours. Adjust driveway alignments to maximize tree preservation. Comply with Town of Mamakating Code Section 199-33 with respect to grades.
7. A home owners association (HOA) will be created to maintain infrastructure, provide certain essential services and enforce covenants and restrictions adopted by the developer. HOA membership will be mandatory for all lot purchasers. The developer, subject to the requirements of New York State law, will, however, be responsible for these activities until such time as the HOA is fully functional. Infrastructure to be maintained will include, but not be limited to, roads and storm water management improvements. The HOA will also bear responsibility for control and maintenance of the proposed 1.42 mile trail. The HOA may contract with other entities (e.g., private contractors, a trail organization, the North American Land Trust) to assist with these maintenance responsibilities. The HOA may also provide certain recreational programs or services and will be responsible for preservation of all open spaces and recreation areas. Finally, the HOA will enforce the provisions of the declaration of covenants and restrictions, including, but not limited to, provisions relating to architectural standards, building and disturbance envelopes, protection of open spaces and maintenance of drainage easements. The HOA will be required to review all plans for development of individual lots to ensure their conformance to these standards and others adopted by the developer in the course of securing approval of the subdivision.

Reasonable Alternatives to be Considered

1. Alternative Locations for Proposed Development
2. Alternative Configurations for the proposed development at the proposed location:
 - a. Conventional subdivision as permitted by 199-36(B) of the Town of Mamakating Code
 - b. Subdivision utilizing the Environmental Constraints section of the Mamakating Zoning Code.
 - c. Subdivision utilizing the soil survey section of the Mamakating Zoning Code.
 - d. Conservation alternative that takes into account fewer, smaller and/or rearranged lots and/or trail locations as necessary to address and evaluate the continuity of natural corridors, to avoid or minimize negative impacts to the continuity of existing ecological and environmental resources, as well as to address any potential wildfire risk.
3. The project will require the treatment and disposal of wastewater generated by the 49 dwelling units. Alternatives for wastewater disposal, including on lot

systems and centralized treatment and disposal will be evaluated and potential impacts identified. Approaches to on-lot system management and maintenance will be described.

4. No Action Alternative

General DEIS Guidelines

1. The DEIS will address all items designated as significant in this scope. Each potential impact will be evaluated and presented in a separate section. Each section will include a discussion of existing conditions, impacts associated with the proposed action and mitigation measures proposed to minimize potential impacts.
2. The DEIS shall minimize the use of technical jargon, shall be written in "layman's terms" when possible, and shall be written in the third person.
3. A narrative discussion of each potential impact will be prepared. Graphics, charts, tables and plans will be prepared to accompany the narrative discussion when necessary. A description of the methodology used to evaluate potential impacts will be provided.
4. The DEIS will include an evaluation of short term and long term cumulative impacts associated with the project. This evaluation will include the resort parcel and reserved residential parcels, to the extent that impacts associated with their development can be identified at the time of DEIS preparation.
5. A full set of subdivision plans will be prepared which show:
 - a. Locations of dwellings, onsite wells and sewage disposal systems
 - b. Proposed roads
 - c. Proposed open space and recreational facilities
 - d. Existing and proposed topography at a 2 foot contours for intervals for entire property, including the 63.8, 17.64 and 10.19 acre parcels. Slopes greater than 35% will be identified.
 - e. Proposed sewage disposal system designs
 - f. Proposed clearing limits and landscaping
 - g. Proposed stormwater management system and erosion control measures

Environmental Impact Statement Content

Cover Sheet, which shall include:

- Name of proposed action
- Draft or final EIS
- Location of action (Town and County), street name and tax map designation

- Name and address of lead agency
- Name and telephone number of contact person at lead agency
- Name, telephone number and address of DEIS preparer(s)
- Date of acceptance of DEIS by lead agency
- Date by which public comment must be received by lead agency

List of Consultants, including contact name, address, telephone number and area of expertise

List of Exhibits

List of Appendix Materials

Table of Contents

Section 1: Executive Summary

- Provide an introduction and brief description of the proposed action
- Summary of significant impacts and proposed mitigation measures
- Summary of alternatives considered
- List of permits and approvals required
- List of involved agencies for DEIS distribution

Section 2: Description of Proposed Action

- Project location and physical description:
 - Provide site location and describe access from existing road system
 - Describe existing and previous land use for site and surrounding area
 - Describe physical features of site including topography, wetlands, streams and vegetation.
- Project objective:
 - Describe the project purpose, public need and benefits of the proposed action, including social and economic considerations
 - Objectives of project sponsor
 - Benefits of proposed action
- Land use and zoning plans:
 - Describe existing zoning classification of property
 - Describe permitted density and proposed density
 - Describe proposed project configuration
 - Describe proposed open space and recreational feature, including public access. Describe homeowner's association conservation covenants. Describe public access and parking for trail and other features.
- Schedule and construction summary:
 - Describe phasing of project, construction sequence and construction schedule

2. Describe erosion and sedimentation control measures to be employed during construction activities
3. Describe limits of construction activities, hours of operation, construction practices to minimize noise impacts, blasting and rock removal
4. Describe Project Maintenance and operations of common areas and infrastructure including operations of the HOA. Describe approach to open space and recreation area preservation, management and maintenance.

e. Permits and approvals required:

AGENCY	PERMIT
Town of Mamakating Planning Board	Subdivision Approval
	Stream Buffer Disturbance Permit
Sullivan County DPW	Roadway Occupancy Permit
NYS DEC	Stormwater Discharge
NYS Attorney General\	Home Owner Association Filing
Town Board	Home Owner Association Approval
Sullivan County Department of Planning	Response to GML 239-m Referral

The New York State Department of Transportation, as an interested agency, will be reviewing and commenting on the traffic study.

Section 3: Existing Environmental Settings, Anticipated Impacts and Mitigation Measures

- a. Topography and soils:
 1. Soils will be mapped on the project site utilizing the Soil Survey of Sullivan County, prepared by the United States Department of Agriculture Soil Conservation Service. Actual on-site deep soils test pits will be undertaken as necessary to identify on-site soils in relation to their suitability for individual sanitary wastewater disposal systems and to evaluate suitability for stormwater management and project related construction. Soils evaluation will consist of the following:
 - The DEIS will include an erosion and sedimentation control plan. The plan will identify and describe the specific control measures to be implemented. Calculations, plans and details will be included.
 - A description of construction methods and management practices which will be followed to minimize erosion will be provided.
 2. A topographic survey, with a two (2) foot contour interval will be provided. A grading plan will be prepared for the proposed project development. Both plans will identify slopes in categories of: 0-15%; 15-25%; 25-50%; 50% and greater.
 3. Suitability of onsite materials will be evaluated, and a discussion regarding disposal of unsuitable material will be provided. "Unsuitable materials" will be defined.

4. A discussion will be provided regarding the amount of earthrock to be removed and the excavation methods proposed.
- b. Groundwater resources:
1. Project water demands shall be estimated based on New York State Department of Environmental Conservation and New York State Department of Health criteria.
 2. A groundwater availability report will be prepared which will evaluate yields of existing and newly drilled onsite wells following characterization of the source/geologic formation. The DEIS evaluation will address the nature of the formation the wells will withdraw water from, the productivity of the formation, whether any interference among wells is likely and impacts, if any, to other nearby, if any, well users. A water budget analysis will be performed to evaluate project impacts on groundwater resource, interference between individual wells on and off the site, and potential impacts to on-site wetlands and stream flows due to well water withdrawals. Describe approach to well construction and testing standards to be established and enforced.
 3. Code requirements and the availability of water sources for fire suppression will be evaluated.
- c. Surface water/stormwater resources:
1. On-site intermittent and perennial streams, wetlands and vernal pools will be evaluated, including any hydrological connections between on-site surface water resources and off-site classified streams and mapped or federal jurisdictional wetlands. Potential impacts to such surface waters and wetlands will be described including sedimentation and siltation and streambed and bank erosion due to increased concentrated runoff to such surface waters, as well as indirect impacts to the Bashakill WMA and Shawangunk Kill, if any.
 2. A stormwater management plan will be prepared to evaluate pre and post development drainage conditions, and to assess runoff from the site. Pre-development and post-development peak rates of runoff will be evaluated for the 1, 10 and 100 year, 24 hour Type III storm events. Stormwater quality treatment methods will be described. The conclusions of the stormwater management plan will be discussed in the DEIS. The full plan and calculations will be provided as an appendix. Potential impacts to regulated waters will be discussed.

Stormwater quality treatment methods will be prepared in accordance with New York State Department of Environmental Conservation Design Standards. The approach to new SPDES General Permit Requirements (GP-0-08-001) will also be addressed. Erosion and Sedimentation Control during construction will be addressed.

Present plans for individual on lot E&S control and stormwater management features. Describe methods for implementation of requirements during home

construction and maintenance of temporary and permanent measures.

d. Vegetation and wildlife:

■ Detailed surveys will be performed at various times of the year to evaluate vegetation and wildlife (flora and fauna) resources on the site. These efforts will include surveys for common plants and animals, as well as listed species or rare habitats with the potential to occur in the area. Listed species or rare communities evaluations will include those: 1) reported from the area by the New York Natural Heritage Program, 2) with potential habitat on the site, or 3) that could potentially be directly or indirectly impacted by the proposed project. Proposed impacts to vegetation and wildlife resources will be addressed and mitigation measures proposed where appropriate.

a. Vegetation: A vegetation cover type map of the site will be developed using the community designations presented in Edinger 2002. A list will be made of all plant species that occur and a description of each cover type presented. A forest inventory and stand map including basal area analysis will be developed in accordance with NYSDEC guidelines. A perspective of the plant communities on the site, particularly the chestnut oak forest, relative to region will be provided. Impacts to vegetation resources will be assessed and mitigation measures proposed where necessary. Biodiversity and fragmentation issues will be addressed.

b. Wildlife: Detailed studies of birds, mammals, amphibians and reptiles utilizing the site will be conducted at different times during the year. This analysis will also evaluate the presence of vernal pools on the site. All pertinent literature and atlas data will be reviewed and used in the report. Common species with a focus on nuisance conditions which may arise will be evaluated. Both resident and migratory species will be included in the wildlife resources description. A breeding bird survey will be performed. An evaluation will be made of the potential use of the site by bats. Direct and indirect impacts to wildlife resources from the proposed project will be evaluated. Resident and migratory species will be assessed. Biodiversity and fragmentation impacts will be discussed. Mitigation measures will be proposed where appropriate.

2. Endangered and Threatened Species and Rare Communities: Contact will be made with the New York Natural Heritage Program for listed species or rare communities that are known from the vicinity of the site. U.S. Fish and Wildlife Service records for the federally listed species for the county will also be evaluated. Species or communities of concern are bog turtle, timber rattlesnake, and Indiana bat. Specific surveys will be performed for these species. Other listed species with potential to occur in the area based on habitats available or records in the vicinity will be assessed. Species of special concern, such as barrens buck moth and several bird species will be addressed based on habitat potential. Impacts to listed species or rare communities will be fully addressed in the DEIS. Mitigation measures will be presented if necessary.

e. Traffic:

1. A traffic study will be prepared which will evaluate existing traffic conditions and those which can be anticipated from the proposed project. The study will address potential traffic impacts from the project and identify proposed improvements or mitigation measures to the adjacent roadway network. Methodologies shall conform to the latest version of the Highway Capacity Manual.

- Study intersections

- o Simpson Road and the site
- o County Route 65 and proposed site entrances
- o County Route 65 and Mountain Road
- o County Route 65 and County Route 62
- o County Route 65 and County Route 64
- o County Route 64 and County Route 62

- Peak hours – the a.m. and p.m. peak hour traffic volume data will be collected on a weekday when public schools are in session
- Roadway analysis – a description will be given of the existing roadway network including physical features, speed limits and control devices
- Analysis of impacts – the analysis will include the proposed project and other approved projects within the study area. The build year at which time the project will be completed, 2015, will be analyzed. The capacity of each intersection for the existing, no build and completed conditions will be analyzed. Potential traffic generation will be estimated based upon the Institute of Transportation Engineer's Trip Generation Manual, year of latest revision.
- Mitigation – recommendations for roadway improvements, intersection improvements and traffic controls will be discussed
- The DEIS will summarize the findings of the traffic study. The full study will be provided as an appendix.

2. Parking

3. Pedestrian Access

4. Public Transportation

5. The proposed roads are intended to be privately owned and maintained by the homeowners association. The DEIS will discuss the following:

- Road construction specifications and Town Code
- Maintenance of the roads
- Emergency vehicle access
- Plans and profiles of proposed roads and driveways

f. Aesthetic resources:

1. A visual analysis will be prepared in accordance with NYSDEC TAGM "Assessing and Mitigating Visual Impacts" to evaluate the potential visual impacts of the project, including impacts from nighttime lighting not mitigated

by the design of the lights. The analysis will use photographs and other graphic representations to describe:

- The existing visual character
 - The change in visual character as a result of the proposed project
 - Mitigation measures proposed to minimize the impacts of the proposed project such as building height and color, landscaping and preservation of existing vegetation
2. The study points will include:
- Delaware and Hudson Canal trail
 - Route 17 and Route 209 interchange
 - Wolffe Property on Winterton Road
 - Haven Road Bridge
 - Beaver Point access (Route 209 side)
 - Meyer Road near campground
 - Brola Road at Mount Hope/Walkkill Town line
 - Spruce Road/Sullivan County Route 62 intersection
 - County Route 65 (near box 805, Winterton Road)
 - Spruce Road (CR 64 & 65 intersection)
 - CR 65 and project entrance
 - Bashakill WMA (boat access area)
 - Winterton Road near Buttonwood working southwest
 - Route 17 East between exits 112 and 113
 - Route 17 west at exit 113

The DEIS will summarize the visual analysis finding. The full analysis will be provided as an appendix.

g. Community Services, Fiscal and Economic Impacts:

The community services analysis shall review the existing capacity and staffing levels of service providers and identify fiscal concerns which may be associated with potential project impacts. The analysis will consider the following:

1. Community Services and Fiscal Impacts
 - Educational services
 - Emergency services (fire and police)
 - Town highway services
 - County social services
 - Recreation demands and contributions
2. Community Economic Impacts.
 - Employment impacts
 - Other economic impacts, including estimated real property tax revenue and/or revenue from payment in lieu of tax agreements, and costs to community services.

The DEIS will summarize the findings of the analysis. The full *Community Services, Fiscal and Economic Impacts Analysis* will be provided as an appendix.

h. Public Lands and Resources

Public lands and areas managed by the State for recreational and conservation purposes exist within the region, including the following:

1. The Basha Kill Wildlife Management area exists approximately $\frac{3}{4}$ mile northwest of the site.
2. The Shawangunk Ridge Trail/Long path within the Basha Kill Wildlife Management area.

Potential impacts to these lands associated with the project and potential future development will be identified and discussed, including impacts to recreational hunting, potential use of motorized all terrain vehicles, and potential increased recreational use of the Bashakill WMA by project residents and future uses such as the guests of the resort hotel and owners of the parcels reserved for future residential development.

i. Infrastructure and Utilities

1. Wastewater Disposal

- The project will require the treatment and disposal of wastewater generated by the **49** dwelling units. Alternatives for wastewater disposal, including on lot systems and centralized treatment and disposal will be evaluated and potential impacts identified. Approaches to on-lot system management and maintenance will be described.

2. Solid Waste

Solid Waste Generation and ability to transfer and dispose of the waste at off-site locations will be analyzed.

3. Other utilities including provision of electricity, gas, telephone, cable and internet services will be reviewed.

j. Noise and Air Quality

1. Existing conditions
2. Project impacts utilizing qualitative data
3. Proposed Mitigation

k. Wildfire

1. Evaluation of potential for forest fires, including reviewing historical data regarding wildfire activity in the area.
2. Evaluating project designs and mitigation measures to avoid or minimize the risk of fire to residential development.

l. Open Space Plan

Details of the proposed open space plan and how it may mitigate impacts to identified potential environmental impacts.

Section 4: Unavoidable Adverse Impacts

This section of the DEIS will identify impacts that are likely to occur despite mitigation measures and will compare the beneficial and adverse implications of these unavoidable impacts. Included in this Section will be a discussion of construction impacts such as truck traffic and noise impacts related to construction activity.

Section 5: Alternatives

- a. This section of the DEIS will evaluate and compare the alternatives listed below to the proposed action. A conceptual plan will be prepared and impacts compared in chart form.
 1. "No Action" alternative
 2. Alternative Configurations for the proposed development at the proposed location:
 - a. Conventional subdivision as permitted by 199-36(B) of the Town of Mamakating Code
 - b. Subdivision utilizing the Environmental Constraints section of the Mamakating Zoning Code.
 - c. Subdivision utilizing the soil survey section of the Mamakating Zoning Code.
 - d. Conservation alternative that takes into account fewer, smaller and/or rearranged lots and/or trail locations as necessary to address and evaluate the continuity of natural corridors to avoid or minimize negative impacts to existing ecological and environmental resources, as well as the potential concerns related to wildfire activity.
 3. The project will require the treatment and disposal of wastewater generated by the 49 dwelling units. Alternatives for wastewater disposal, including on lot systems and centralized treatment and disposal will be evaluated and potential impacts identified. Approaches to on-lot system management and maintenance will be described.

Alternatives analysis shall include a site plan with limits of disturbance for each alternative. A summary table for each alternative will include acres of vegetation clearing, acres of wetlands disturbance, number of stream crossings, estimated water demand in gallons per day by use (potable and irrigation), estimated sewage treatment capacity required in gallons per day, and total area of disturbance. Other parameters will be included as appropriate for comparison of the alternatives.

Section 6: Irreversible and Irretrievable Commitment of Resources

- a. Identification of any environmental resources consumed, converted or committed as a result of the proposed action.

- b. Potential energy use and greenhouse gas emissions will be evaluated. The scope shall include analysis of all measures appropriate to reduce energy demands associated with the residential and hotel development. This section will provide a description of the effect of the proposed action on the short and long term use and conservation of energy resources; methods to reduce inefficient or unnecessary consumption of energy during construction and long term operation; and a discussion of applicable building codes. Design elements suggested by the United States Green Building Council's *Leadership in Energy and Environmental Design (LEED)* program will be evaluated for potential incorporation in the project design. This section will also include an analysis of greenhouse gas emissions that will result from development of the project. The New York State Department of Environmental Conservation's draft document released to the public, *Guide for Assessing Energy Use and Greenhouse Gas Emissions in Environmental Impact Statements* shall be used to guide this analysis. Renewable or alternative energy sources will be incorporated into the project site design as well.

Section 7: Growth Inducing and Cumulative Impacts

- a. The potential for economic impacts associated with growth induced by the project will be described.
- b. Cumulative impacts from development of the hotel and reserved residential parcels will be described. Impacts and mitigation measures evaluated under section 3 of the scope will also be analyzed as cumulative impacts under section 7 based upon concepts for such development, as follows:
1. Topography and Soils: Soil maps, soil test pits and topographical information shall be provided for the reserved lands to assess the suitability of soils for building.
 2. The groundwater analysis performed shall include an assessment of availability for the project and potential future development.
 3. Surface Water and Storm Water: Drainage characteristics of the reserved lands shall be described and the availability of adequate space on the lands or on adjacent lands to detain stormwater will be assessed.
 4. Vegetation and Wildlife: The reserved lands shall be inventoried consistent with the protocols set forth under section 3.
 5. Traffic: Potential future traffic impacts at full build out shall be assessed as set forth under section 3.
 6. Aesthetic Resources: The potential visual impacts of the project and potential future development shall be described in the context of potential cumulative impacts in the Visual Impact Assessment.
 7. Community Services: Potential demands and revenue from the full build out of the project will be described.
 8. Infrastructure and Utilities: The potential impact of wastewater disposal and water supply will be evaluated in connection with the potential future development.
 9. Noise and Air Quality: Potential cumulative impacts will be described.

10. Bashakill Wildlife Management Area: Potential indirect impacts will be described.

Section 8: Appendices

The appendices will consist of the reports and studies which form the basis for the preparation of the DEIS. These include the following:

- a. SEQRA documentation
- b. Correspondence
- c. Stormwater Management Report (E&S Plan)
- d. Traffic Impact Study
- e. Groundwater Availability Report
- f. Soil Deep Test Pit Report
- g. Phase I Archaeology Report
- h. Wetlands Delineation Report
- i. Flora/Fauna Analysis
- j. Visual Analysis
- k. Community Services Analysis
- l. Draft Homeowners Association documents

Section 9: Interested and Involved Agencies

1. Involved agencies (requiring a permit or approval)
 - Town of Mamakating Planning Board
 - Town of Mamakating Town Board
 - Sullivan County Department of Public Works
 - New York State Department of Environmental Conservation
2. Interested agencies (providing comments)
 - Sullivan County Department of Planning
 - New York State Office of Parks, Recreation and Historic Preservation
3. Other agency (federal)
 - U.S. Army Corps of Engineers