TOWN OF POUGHKEEPSIE TOWN BOARD
STATE ENVIRONMENTAL QUALITY REVIEW
POSITIVE DECLARATION
AND NOTICE OF PUBLIC SCOPING SESSION TO BE HELD ON
AUGUST 19, 2015

Notice of Intent to Prepare a DEIS
Determination of Significance

Date: July 22, 2015

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Poughkeepsie Town Board, as Lead Agency, has determined that the Proposed Action, described below, may have a significant effect on the environment and a Draft Environmental Impact Statement ("DEIS") will be prepared.

Name of Action/Project: HUDSON HERITAGE PROJECT

Name of Applicant: EFG/DRA HERITAGE, LLC

SEQR Status: Type 1

Scoping: Yes

If yes, indicate how scoping will be conducted:
Scoping is the process by which the Lead Agency identifies the potentially significant adverse impacts related to the Proposed Action that are to be addressed in the DEIS, including the content and level of detail of the analyses, the range of alternatives, and the mitigation measures needed.

A public Scoping Session will be held at the Town of Poughkeepsie Town Hall (One Overocker Road, Poughkeepsie, New York), on August 19, 2015, at 7:00 pm, or as soon thereafter as the matter may come to be heard. The Applicant has submitted a draft Scoping Document to the Town Board, which identifies the issues to be addressed in the DEIS for the proposed Hudson Heritage Project mixed-use development project (the "Project") in the Town of Poughkeepsie, New York (the "Town").

The Scoping Document contains the items described in 6 NYCRR Part 617.8 (f) (1) through (6). For all purposes of this Positive Declaration, the term "Proposed Action" means the Project and all related implementing actions, including but not limited to: (i) proposed amendments to the Zoning Law of the Town; (ii) approval by the Town Board of the Town of the "Development Master Plan" for the Project; (iii) approval by the Planning Board of the Town of the site plan and subdivision for the Project; and (iv) potential area variance(s) from the Zoning Board of Appeals.

The draft Scoping Document will be distributed to all interested and involved agencies, and will be available for public review in advance of the Scoping Session on the Town's website

http://www.townofpoughkeepsie.com and in hard copy, available with the Town Clerk at the Town of Poughkeepsie Town Hall, One Overocker Road, Poughkeepsie, New York 12603.

Copies will also be available at the scoping session. Public comment will be accepted at the scoping session on all issues related to the scope of the DEIS.

Written comments on the proposed scope will also be accepted by the Town Clerk at the address below, or to the following e-mail address: fsalvatore@townofpoughkeepsie-ny.gov until 4:00pm, Monday, on August 31, 2015.

Notice to involved agencies: You are requested to provide written comments reflecting your concerns, jurisdictions and information needs sufficient to ensure that the DEIS will be adequate to support your agency's SEQR Findings.

Description of Action:

The Applicant, EFG/DRA Heritage, LLC, proposes to develop a mixed use pedestrian-oriented residential and commercial development on an approximately 156 acre site (the "Project Site") located primarily in the Town of Poughkeepsie (0.04 acres at the northern edge of project site is located in the Town of Hyde Park, but no development is proposed on this portion of the site). The Project Site is identified as tax parcel 6163-03-011149 on the Town of Poughkeepsie Tax Map. The Project Site is located within the Historic Revitalization Development District (HRDD) of the Town.

The Project Site is bordered on the north by commercial and residential development and the Town of Hyde Park town line, on the south by the Mid-Hudson Plaza, on the east by New York State owned property and on the west by New York State Route 9. The Project Site is located directly across from Dutchess County's Quiet Cove Park and the Marist College campus.

The Project consists of a residential component incorporating up to 750 apartments, townhouses and a limited number of detached single-family dwellings arranged in a pattern of neighborhoods connected by walking paths and incorporating open space and recreation areas. The Project also includes a 350,000 square foot commercial component consisting of an approximately 165,000 square foot building and a variety of smaller retail spaces, all arranged to be accessible and attractive to pedestrians. The Project may also include adaptive re-use of the 80,000 square foot of the main wing of the former Hudson River Psychiatric Center's (HRPC) Administration Building, potentially as a hotel, as well as potential re-use of the former HRPC Library, Amusement Hall and Chapel buildings. The Project will conserve the 18 acre "Great Lawn" and will include publicly accessible recreation opportunities, as well as public open spaces integrated into the commercial component.

Location of Action:

Town/Municipality:	Town of Poughkeepsie
County:	Dutchess County
Street Address:	Former Hudson River Psychiatric Institute 3532 North Road (US Route 9) Poughkeepsie, New York

Tax Map Parcels: 134689-6163-03-011149

Reasons supporting this Positive Declaration:

Potential impacts due to clearing, blasting, grading, and construction on steep slopes and in areas where depth to bedrock is < 5 feet

Potential impacts from construction that continues for more than one year or in multiple phases

Potential impacts from increased erosion, whether from physical disturbance or vegetation removal

The Proposed Action is located within a Coastal Erosion Hazard Area.

Potential impacts on surface water

Potential impacts on groundwater

Potential impacts on flooding

Potential Impacts to Rare, Threatened or Endangered Species and their habitats

Potential impacts on agricultural resources

Potential impacts on aesthetic resources

Potential visual impacts

Potential impacts on historic and archeological resources due to the proposed demolition of a number of the former Hudson River State Hospital.

Potential impacts on transportation/traffic on local, county and state highways

Potential impacts from increase demand for energy

Potential impacts on human health and community plans

Potential impacts from increased demands on community services, schools, and related infrastructure

Potential noise impacts due to construction and size and magnitude of the project

THIS POSITIVE DECLARATION WAS AUTHORIZED AT A MEETING OF THE LEAD AGENCY HELD ON JULY 22, 2015.

For Further Information:

Contact Person:
Neil Wilson, Esq.
Town of Poughkeepsie Director of Municipal Development
Town of Poughkeepsie
Town Hall
1 Overocker Road
Poughkeepsie, New York 12603
Phone: (845) 485-3600

A copy of this Notice is being sent to:

INVOLVED AGENCIES

Town of Poughkeepsie Planning Board
Chairman John T. Weisman, Chairman
1 Overocker Road
Poughkeepsie, New York 12603
(845) 485-3657

Town of Poughkeepsie Zoning Board of Appeals
James Challey, Chairman
1 Overocker Road
Poughkeepsie, New York 12603
(845) 485-3600

Dutchess County Department of Health
Tanya Clark, P.E.
Dutchess County Health Department
Environmental Services
85 Civic Center Plaza
Suite 106
Poughkeepsie, New York 12601
(845) 486-3400

New York State Department of Transportation
SEQRA Unit
Traffic Engineering & Safety Division
Region 8 NYS Department of Transportation
4 Burnett Boulevard
Poughkeepsie, New York 12603
(845) 431-5750

New York State Department of Environmental Conservation - Region 3
Martin Brand, Regional Director
Region 3
21 South Putt Corners Road
New Paltz, New York 12561

(845) 256-3000

New York State Office of Parks, Recreation and Historic Preservation
William Krattinger
Field Services Bureau
P.O. Box 189, Peebles Island
Waterford, New York 12188-0189
(518) 237-3265

Dutchess County Industrial Development Agency
Charles Daniels, Chairman
3 Neptune Road
Poughkeepsie NY 12601
(845) 463-5400

INTERESTED AGENCIES

Town of Hyde Park Town Board
Aileen Rohr, Supervisor
Town Hall
4383 Albany Post Road
Hyde Park, New York 12538

City of Poughkeepsie Common Council
John Tkazyik, Mayor
City Hall
62 Civic Center Plaza
Poughkeepsie, New York 12601

Town of Lloyd
Paul J. Hansut, Supervisor
12 Church Street
Highland, NY 12528
(845) 691-2144

Town of Poughkeepsie Conservation Advisory Commission
1 Overocker Road
Poughkeepsie, New York 12603

Town of Poughkeepsie Historic Preservation Commission
John R. Pinna, Historian
1 Overocker Road
Poughkeepsie, New York 12603

Town of Poughkeepsie Highway Department
Marc Pfeifer, - Superintendent of Highways
1 Overocker Road
Poughkeepsie, New York 12603
(845) 485-1750

Fairview Fire District
Chris Maeder, Chief
258 Violet Avenue
Poughkeepsie, New York 12601
(845) 452-7453

Town of Poughkeepsie Police Department
Ronald Spero, Chief of Police
19 Tucker Drive
Poughkeepsie, New York 12603
(845) 485-3666

Hyde Park Central School District
Dr. Greer Rychcik, Superintendent
11 Boice Road
P.O. Box 2033
Hyde Park, New York 12538
(845) 229-4000

Dutchess County Department of Planning & Development
Eoin Wrafter, Commissioner
27 High Street
Poughkeepsie, New York 12601
(845) 486-3600

Department of Public Works
Dutchess County Parks Department
Steve Olsen, Director
Bowdoin Park Office
85 Sheafe Road
Wappingers Falls, NY 12590

United States Army Corps of Engineers
Civil Works Office
U.S. Army Engineer District, New York
26 Federal Plaza
New York, New York 10278-0090
Contact: Mary Ann Miller
General Number: (917) 790-8414

United States Department of the Interior
US Fish and Wildlife Services
David Stillwell
Field Supervisor
3817 Luker Road
Cortland, New York 13045
(607) 753-9334

New York State Office of General Services
41st Floor Corning Tower
Empire State Plaza
Albany, NY 12242

Scenic Hudson
Ned Sullivan, President
One Civic Center Plaza, Suite 200
Poughkeepsie, NY 12601
(845) 473 4440

Hudson River Sloop Clearwater, Inc.
724 Wolcott Ave
Beacon, NY 12508
(845) 265 8080

Riverkeeper
20 Secor Road
Ossining, New York
(914) 217-4837

Other required filings: (Section 617.12 (b)(1))

Environmental Notice Bulletin
New York State Department of Environmental Conservation
625 Broadway, 4th Floor
Albany, NY 12233-1750

Town Consultants

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Nina S. Peek, AICP
Senior Technical Director
AKRF, Inc.
34 South Broadway, Suite 401
White Plains, New York 10601
Phone: (914) 922-2350

Any Other Parties Requesting a Copy

Agency Use Only [If applicable]

Project :

Date :

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer **"Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer **"No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☐	☑
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☑
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☑
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☐	☑
h. Other impacts: _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☐ NO ☑ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☑	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☑	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☑	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☑
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☑	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☑	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☑
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☑
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☑
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☑	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☑	☐

l. Other impacts: _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☐ NO ☑ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☑	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☑	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☑	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☑	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☑	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☑
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☑	☐
h. Other impacts: _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☑	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☑
c. The proposed action may result in development within a 500 year floodplain.	E2k	☑	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☑
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☑
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☑	☐

g. Other impacts: _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D,2,h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐ NO ☑ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☑
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☑
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☑	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☑	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☑	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☑	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☑
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ TO BE DETERMINED	E1b	☐	☑
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☑	☐
j. Other impacts: _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☐ NO ☑ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☑
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	☑	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☑	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☑	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☑	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☑	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☑	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☑
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☑	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☑ ☑
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☑ ☑
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☑	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☑
g. Other impacts: _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	☐	☑
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☑
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☑

d. Other impacts: _____		☐	☐
e. If any of the above (a-d) are answered "Yes", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☑
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☑
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☑

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____		☐	☐

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☐ NO ☑ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - g. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☑
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☑
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☑
f. Other impacts: _____		☐	☐

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☐ NO ☑ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☑	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☑
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☑
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☑
e. Other Impacts: _____		☐	☐

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☑
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☑
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☑
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☑
f. Other impacts: _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☐ NO ☑ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☑
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☑
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☑
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☑
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☑
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☑	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☑	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☑
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☑
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☑
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☑	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☑	☐
m. Other impacts: _____		☐	☐

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☐ NO ☑ YES
(See Part 1. C.1, C.2. and C.3.)
If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☑	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☑	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☑	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☑	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☑	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☑
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☑
h. Other: _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☐ NO ☑ YES
(See Part 1. C.2, C.3, D.2, E.3)
If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☑
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☑
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☑	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☑	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☑	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☑	☐
g. Other impacts: _____		☐	☐

PRINT FULL FORM

Agency Use Only [IfApplicable]

Project :

Date :

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Potential impacts due to clearing, blasting, grading, and construction on steep slopes and in areas where depth to bedrock is < 5 feet

Potential impacts from construction that continues for more than one year or in multiple phases

Potential impacts from increased erosion, whether from physical disturbance or vegetation removal

The Proposed Action is located within a Coastal Erosion Hazard Area.

Potential impacts on surface water

Potential impacts on groundwater

Potential impacts on flooding

Potential Impacts to Rare, Threatened or Endangered Species and their habitats

Potential impacts on agricultural resources

Potential impacts on aesthetic resources

Potential visual impacts

Potential impacts on historic and archeological resources due to the proposed demolition of a number of the former Hudson River State Hospital buildings

Potential impacts on transportation/traffic on local, county and state highways

Potential impacts from increase demand for energy

Potential impacts on human health and community plans

Potential impacts from increased demands on community services, schools, and related infrastructure

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Town Board of the Town of Poughkeepsie as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

☑ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Hudson Heritage Project

Name of Lead Agency: Town Board of the Town of Pougkeepsie

Name of Responsible Officer in Lead Agency: Todd Tancredi

Title of Responsible Officer: Town Supervisor

Signature of Responsible Officer in Lead Agency: Todd A. Tancredi Date: 7/23/15

Signature of Preparer (if different from Responsible Officer) Eric Hollman Date: 7/23/15

Planning Dept., Town of Poughkeepsie

For Further Information:

Contact Person: Neil Wilson, Esq. Director of Municipal Development

Address: Town of Poughkeepsie, One Overocker Road, Poughkeepsie, NY 12603

Telephone Number: 845-485-3600

E-mail: nwilson@townofpoughkeepsie-ny.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

HUDSON HERITAGE PROJECT

Town of Poughkeepsie, New York
Draft Environmental Impact Statement (DEIS)

Draft Scope

Approved by the Poughkeepsie Town Board on XXX, 2015

HUDSON HERITAGE PROJECT
Town of Poughkeepsie, New York
Draft Environmental Impact Statement (DEIS)
Draft Scoping Document

This document identifies the issues to be addressed in the Draft Environmental Impact Statement (DEIS) for the proposed Hudson Heritage Project mixed-use development project (the "Project") in the Town of Poughkeepsie, New York (the "Town"), proposed by EFG/DRA Heritage, LLC (the "Applicant"). This Scope document contains the items described in 6 NYCRR Part 617.8 (f) (1) through (6). For all purposes of this Scope, the term "Proposed Action" means the Project and all related implementing actions, including but not limited to: (i) proposed amendments to the Zoning Law of the Town; (ii) approval by the Town Board of the Town of the "Development Master Plan" for the Project; (iii) approval by the Planning Board of the Town of the site plan and subdivision for the Project; and (iv) potential area variance(s) from the Zoning Board of Appeals [see EAF].

Classification of Action: *Type 1*

Lead Agency:

Town Board
Town of Poughkeepsie
1 Overocker Road
Poughkeepsie, NY 12603
Contact Person: Neil Wilson, Esq.,
Director of Municipal Development
Town of Poughkeepsie
Telephone/Email: 845-485-3657

REQUIRED ELEMENTS OF THE DEIS

The DEIS shall contain an analysis of environmental impacts in the subject areas outlined below:

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

The DEIS will cover all items in this Scope and will conform to the format outlined in this document. The DEIS will be submitted in hard copy and electronically in pdf format. Each impact issue (e.g., traffic, natural resources, etc.) will be presented in a separate subsection, which includes a discussion of existing conditions, impacts associated with the Proposed Action and any mitigation measures designed to minimize identified issues. If appropriate, related impacts may be addressed together in the DEIS, as long as all potential impacts identified in this Scope are addressed.

Narrative discussions will be accompanied by appropriate tables, charts, graphs and figures whenever appropriate. If a particular subject can be most effectively described in graphic format, the narrative discussion will summarize and highlight information presented graphically.

Information will be presented in a manner that can be readily understood by the public. All assumptions will be clearly stated.

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

The DEIS will be written in the third person (i.e., the terms "we" and "our" will not be used). The Applicant's conclusions and opinions, if given, will be identified as those of the "Applicant". When describing the Proposed Action and its potential impacts the DEIS will use the word "would" rather than "will".

The DEIS will be preceded by a cover sheet(s) that identifies that the document is a DEIS, the name of the Proposed Action, the location of the Proposed Action by address and tax map parcel numbers, the name and address of the Lead Agency (the Town Board) and project sponsor (the Applicant) along with the name, email address and phone number of the contact for each, the name, address, email address and phone number of the primary preparer(s) of the DEIS, the date of acceptance of the DEIS, the deadline by which comments are due on the DEIS, the date of the public hearing on the DEIS, a list of the project sponsor's consultants involved with the Proposed Action and their mailing, email addresses and phone numbers , and a Table of Contents, which will include a list of figures, tables, appendix items and additional DEIS volumes, if any.

PROPOSED ACTION

The Applicant, EFG/DRA Heritage, LLC, proposes to develop a mixed use pedestrian-oriented residential and commercial development on an approximately 156 acre site (the "project site") located primarily in the Town of Poughkeepsie (0.04 acres at the northern edge of project site is located in the Town of Hyde Park, but no development is proposed on this portion of the site). The project site is identified as tax parcel 6163-03-011149 on the Town of Poughkeepsie Tax Map. The project site is located within the Historic Revitalization Development District (HRDD) of the Town.

The project site is bordered on the north by commercial and residential development and the Town of Hyde Park town line, on the south by the Mid-Hudson Plaza, on the east by New York State owned property and on the west by New York State Route 9. The project site is located directly across from Dutchess County's Quiet Cove Park and the Marist College campus.

The Project consists of a residential component incorporating up to 750 apartments, townhouses and a limited number of detached single-family dwellings arranged in a pattern of neighborhoods connected by walking paths and incorporating open space and recreation areas. The Project also includes a 350,000 square foot commercial component consisting of an approximately 165,000 square foot building and a variety of smaller retail spaces, all arranged to be accessible and attractive to pedestrians. The Project may also include adaptive re-use of up to 80,000 square foot of the main wing of the former Hudson River Psychiatric Center's (HRPC) Administration Building, potentially as a hotel, as well as potential re-use of the former HRPC Library, Amusement Hall and Chapel buildings. The Project will conserve the 18 acre "Great Lawn" and will include publicly accessible recreation opportunities, as well as public open spaces integrated into the commercial component.

ORGANIZATION AND EXPECTED CONTENT OF THE DEIS

The DEIS will contain the following information and address the following issues as they relate to the Proposed Action:

COVER SHEET identifying:

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

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

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

The text of the DEIS will include the following:

I. EXECUTIVE SUMMARY

A. Introduction
B. Description of the Proposed Action
C. Description of the Proposed Project
D. List of all Local, County State and other approvals required
E. Statement of Project purpose and need
F. Summary of significant adverse environmental impacts identified in each subject area
G. Summary of mitigation measure proposed for significant adverse environmental impact
H. Description of alternatives analyzed and a table comparing the impacts of the Proposed Action with various alternatives

II. DESCRIPTION OF THE PROPOSED ACTION AND PROJECT

A. Description of the Proposed Action
   1. Description of each component of the Proposed Action.
   2. Description of the approvals process required to effectuate the components of the Proposed Action.

B. Project Identification
   1. Identification of regional and area location (including mapping and other descriptive graphics).
   2. Narrative and mapping of tax parcel, and total parcel area.
   3. Describe the nature and location of any known easements on the Project site.
   4. Narrative and mapping of abutting streets, site access and surrounding road network clearly indicating the routes to and from the Proposed Project both local and on the regional roadway network.
   5. Description of on-site utilities and utilities serving the project site.
   6. Description of site and surrounding land uses and existing zoning in narrative and graphic form.
   7. Description of State Historic District, Federal Historic District, and National Historic Landmark structures and landscape features.

8. Description of all existing uses and structures, currently on the project site, including buildings to be removed and retained and their current physical condition.
9. Discussion of site remediation plans and schedule.
10. Discussion of Project background and Project site history including previously submitted applications for the project site.

C. Description of the Proposed Project

1. Proposed Master Development Plan (Proposed MDP)
   a. Mapping and narrative of layout and design concept for the Proposed MDP at an appropriate level of detail for inclusion in the DEIS.
   b. Narrative and graphics illustrating the residential and commercial component of the Project, at an appropriate level of detail for inclusion in the DEIS, including discussion of rehabilitation and reuse of existing buildings.
   c. Use and general design concepts for each building to be rehabilitated and reused (including sf of community space, number of hotel rooms, sf of retail space, ownership and operational considerations for the hotel).
   d. Sustainability and Green Building Design: Description of any sustainability measures and environmental building technologies that may be used, wherever possible including:
      (1) Stormwater management infrastructure
      (2) Installation of bike racks
      (3) Use of energy efficient and shielded light fixtures
      (4) Potential reuse and recycling of demolition debris in site paving bases
      (5) Landscape elements
      (6) Installation of adaptive traffic signals
      (7) Installation of electric charging stations

   e. Description and graphics presenting streetscape design (including frontage along Route 9), amenities and site lighting concepts, at an appropriate level of detail for inclusion in the DEIS.

   f. Residential component
      (1) Number and types of dwelling units (including total number of bedrooms).
      (2) General discussion of planned ownership and management of the residential component (rental, condominium, fee-simple, homeowner's association, etc.).
      (3) Proposed metrics permitting flexibility in response to future market conditions, including maximum bedroom counts, dimensional requirements (lot sizes, setbacks, building heights) and required streetscape design and public amenities.

g. Commercial component
   (1) Location and type of retail and other commercial development.
   (2) Bulk and area requirements for commercial development (floor area, building height, setbacks, parking).
   (3) Loading requirements and typical hours of operation for each anticipated commercial use.
   (4) Façade design concepts, and conceptual landscaping and lighting plans.
   (5) Proposed metrics permitting flexibility in response to future market conditions, including floor area and floor area ratio, dimensional requirements (lot size, setbacks, building heights), required streetscape design and public amenities.

h. Site Access, Roadways and Circulation
   (1) Internal Site Circulation: Proposed roadway and pedestrian design, including roadway maintenance and ownership, and sidewalks and pedestrian/bicycle paths.
   (2) Connections to adjacent roadways, sidewalks, and pedestrian/bicycle paths.
   (3) Connections to adjacent neighborhoods and developments (Marist College, Home Depot plaza).
   (4) Relationship to public transit both on and off site, including shuttle buses if contemplated.
   (5) On and off-street parking.

i. Recreation and Open Space
   (1) Description and graphics illustrating private recreation spaces and amenities, including general description of ownership and maintenance, at an appropriate level of detail for inclusion in the DEIS.
   (2) Description and graphics illustrating public recreation spaces and amenities, including general description of ownership and maintenance, at an appropriate level of detail for inclusion in the DEIS.
   (3) Conceptual landscaping and plant lists.
   (4) Connections to adjacent public recreation areas including Quiet Cove Park and the Dutchess County Rail Trail.
   (5) Disposition of Great Lawn, including plans for restoration and uses.

2. Description and mapping of utilities, including on-site and off-site infrastructure improvements (to be shown graphically on a plan at a conceptual level of detail appropriate for inclusion in the DEIS):

a. Preliminary description of proposed water lines, locations of any booster stations, pressure reducing stations, etc.
b. Preliminary description of proposed gravity sewer mains and/or sanitary force mains to include locations of any wastewater pump stations, etc.
c. Preliminary description of necessary infrastructure upgrades for both water and/or sewer both on site and off site.
d. Preliminary description of ownership and maintenance of utilities.

3. Conceptual grading plan, including road profiles for main, public roads only.
4. Stormwater quantity and quality management plan, including master Stormwater Pollution and Prevention Plan (SWPPP) for the project site (to be shown graphically on a plan at conceptual level of detail appropriate for inclusion in the DEIS).
5. General description of Project phasing, including how market conditions will effect phasing and the flexibility required to address that phasing.
6. General description of construction and construction phasing (to be shown graphically on a plan at conceptual level of detail appropriate for inclusion in the DEIS).
7. General description of demolition phasing, including demolition permit process and required remediation, and means and methods of demolition.

D. Project Purpose and Need
1. Description of Project purpose and need and benefit to the Town of Poughkeepsie.
2. Description of the objectives of the Applicant.

E. Summary of All Approvals Required
1. Identify all discretionary land use approvals required by various Federal, State, County and Local Agencies.
2. List of Involved and Interested Agencies.

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

A. Land Use, Zoning and Public Policy
1. Land Use
a. Existing Conditions
(1) Description and mapping of current project site land use, including the Great Lawn and Calvert Vaux landscape, National Register listed buildings, and current building condition (including description of any relevant easements or other rights of use by others).

(2) Description and mapping of land uses within a 1/4 mile radius of the project site including public and private open space areas.
(3) Discuss the relationship of the Project to the adjoining county/state mental health facility immediately east of the project site.

b. Future without the Proposed Project
(1) Description of any known land use changes in the future without the project including the following pending or proposed development projects in the Town of Poughkeepsie, City of Poughkeepsie and Town of Hyde Park:
(a) Town of Poughkeepsie
Marist College – North Residence Halls
Marist College – Natural Science and Health Building
Fairview Commons – Multi Family Housing
Dalia Senior Apartments and Retail
Creek Road Apartments
(b) Town of Hyde Park
T-Rex Hyde Park Owner, LLC (east side of Route 9, across from the Culinary Institute of America)
(c) City of Poughkeepsie
O'Neill-Dutton mixed-use residential development
Vassar Brothers Hospital – major medical facility expansion

c. Potential Impacts as a Result of the Proposed Project
(1) Describe the compatibility of the proposed Project with existing land uses in the study area.

2. Zoning
a. Existing Conditions
(1) General description of current HRDD site zoning requirements including: use, lot and dimensional requirements; Master Development Plan review and approval process, and design standards; site plan review and approval process, and site plan design standards; and subdivision review and approval process, and subdivision design standards.
(2) Description and mapping of zoning districts within a ¼ mile radius of the project site and permitted uses in each of the identified zoning districts.

b. Future without the Proposed Project
(1) Discuss the development of the project site under current HRDD zoning (without the proposed amendments to the HRDD regulations).

(2) Briefly describe any proposed zoning changes within the ¼ mile project study area.

c. Potential Impacts as a Result of the Proposed Project
   (1) Discuss the proposed amendments to HRDD regulations.
   (2) Describe the process for review of the Proposed MDP, and process for review and approval of site and subdivisions plans for the Project.

d. Proposed Mitigation

3. Public Policy
   a. Existing Conditions:
      (1) Describe local, regional and other applicable public planning and policy documents including, but not limited to
         (i) Town of Poughkeepsie Master Plan (2007).
         (ii) Town of Poughkeepsie Local Waterfront Revitalization Guidelines
         (iii) Significant Habitats in the Town of Poughkeepsie
         (iv) Route 9 Land Use and Transportation Study
         (v) Town of Poughkeepsie Zoning Code, Site Plan and Subdivision Regulations and other relevant sections of the Town Code
         (vi) Mid-Hudson Regional Sustainability Plan
         (vii) Greenway Connections: Greenway Compact Program and Guide for Dutchess County Communities

   b. Future without the Proposed Project
      (1) Describe any currently pending public policy initiatives.

   c. Potential Impacts as a Result of the Proposed Project
      (1) Generally discuss compatibility of the proposed Project with relevant planning and public policy documents listed above by outlining relevant policies, sections of chapters and specific code citations.

   d. Proposed Mitigation

B. Community Character/Visual Impacts
   1. Existing Conditions
      a. Document, with photographs, simulations, and narrative, the visual character of the project site and the immediately surrounding area.
      b. Describe and provide photographs of the appearance of the project site from surrounding land uses to be specified by the Town.

c. Describe the surrounding community character including the Route 9 corridor, Quiet Cove Park, Marist College, and surrounding residential and commercial areas.
d. Identify any NYSDOS Scenic Areas of Statewide Significance or other projected/designated viewsheds or critical scenic resources identified at the federal/state/local level from which the Project would be visible (on both sides of the river – in Dutchess or Ulster Counties).
e. Perform a GIS based visibility analysis to identify any sensitive receptors from which the project site would be visible.
f. Perform a field visit to areas offsite to verify project visibility.
g. Take photographs of the project site in "leaf-on" and "leaf-off" conditions from the Walkway Over the Hudson, the Mariners Harbor on the Hudson Marina on the west side of the Hudson River (Highland) and from Route 9 in front of the project site, and provide a narrative description of method and findings, including information regarding applied photo lens.

2. Future without the Proposed Project
   a. Provide narrative description of the project site in the future condition without the proposed Project at a level of detail appropriate for inclusion in the DEIS.

3. Potential Impacts as a Result of the Proposed Project
   a. Provide photographic simulations of the Project from the Walkway Over the Hudson, the Mariners Harbor on the Hudson Marina on the west side of the Hudson River (Highland) and from Route 9 in front of the project site and any other location identified in the B.1.d and B.1.e. above, utilizing the same methodology utilized for assessment of existing conditions.
   b. The photosimulations will be prepared for the following principal phases of development: full build-out of only the commercial component and full build-out of both the commercial and residential components .
   c. Discuss at a level of detail appropriate for inclusion in the DEIS the proposed exterior lighting program including typical light fixtures, maximum foot candles, and how this complies with the Town lighting standards.
   d. Discuss general compliance with the Town's lighting standards at Zoning Ordinance Section 210-81.

4. Proposed Mitigation

C. Geology – Soils, Topography and Steep Slopes
   1. Existing Conditions

a. Identify existing on-site soils using 2002 Dutchess County Soil Survey data.
b. Disclose soil map units erodability, depth to bedrock/groundwater, drainage class, hydrologic soil group and limitations for use related to proposed action (limitations for construction, dwellings with basements, site disturbance, etc.).
c. Describe subsurface conditions including soil stratigraphy based on published references.
d. Describe surface conditions including delineation or identifications of outcroppings, significant depressions, ridges or other landforms.
e. Describe topography and steep slopes (in accordance with Town Code requirements) using available mapping with graphic overlay, and shown with the existing buildings and road network as a frame of reference.

2. Future without the Proposed Project

3. Potential Impacts as a Result of the Proposed Project
   a. Show a preliminary grading plan and describe potential impacts from site grading with respect to soil erosion, slope stabilization, rock removal, and tree removal.
   b. Provide an estimate of cut and fill, describe the impacts if cuts and fills are not balanced and discuss any applicable Town requirements.
   c. Discuss rock removal and blasting, if any, and on-site rock crushing, if any.
   d. Discuss possible construction debris processing and reuse and any related impacts (i.e. brick, concrete, asphalt, etc.).
   e. Discuss increase in impervious surfaces.
   f. Describe conceptual environmental and sedimentation control measures with a focus on areas of steep slopes, erodible soils, and any additional site-specific measures necessary to prevent erosion and water quality impacts on adjacent areas at a level of detail appropriate for inclusion in the DEIS.

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

D. Subsurface and Surface Water Resources
   1. Existing Conditions

a. Describe subsurface conditions based on published resources.
b. Delineate and map existing streams, wetlands and wetland buffers under federal (U.S. Army Corps of Engineers), State, and Town jurisdictions.
c. Discuss and provide mapping of floodplains and floodways on site, if any.
d. Discuss relevant Town flood damage prevention regulations (Town Code Chapter 113).
e. Discuss relevant Town aquatic resource protection regulations (Town Code Chapter 116).
f. Discuss Town's Biodiversity Analysis.

2. Future without the Proposed Project

3. Potential Impacts as a Result of the Proposed Project
   a. Describe potential impacts to federal, State and Town streams, wetlands and wetland buffers and efforts to avoid and minimize potential impacts.
   b. Discuss compliance with Town aquatic resource protection regulations (Town Code Chap 116).
   c. Discuss compliance with Town stormwater management regulations (Town Code Chapter 173).
   d. Discuss compliance with Town's Biodiversity Analysis.

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

E. Stormwater Management
1. Existing Conditions
   a. Discuss existing drainage patterns (including regional watershed and on-site drainage) and their relationship to the project site. Compute pre-development stormwater volumes and peak rates for the 1, 10, 25, and 100 year storms to each design point/point of interest throughout the site based on proposed area of disturbance.

2. Future without the Proposed Project
   a. Describe the conditions on the project site without the proposed Project.

3. Potential Impacts as a Result of the Proposed Project
   a. Describe potential impacts to State drainage system in Route 9, any intervening Town/MS4 systems or those privately owned (i.e. Marist College) and downstream discharge points.
   b. Describe pre and post development stormwater volumes and peak rates for the 1, 10, 25, and 100 year storms to each design point/point of interest throughout the site based on proposed area of disturbance.

c. Discuss the proposed erosion and sediment control plan and material components of the master SWPPP (a complete SWPPP will be developed in accordance with New York State Department of Environmental Conservation (NYSDEC) regulations as part of site plan review).
d. Discuss the proposed stormwater management (quantity and quality) plan and master SWPPP, including rough sizing of ponds and other practices necessary to address all relevant State and Town design criteria including "green infrastructure" practices.
e. Discuss ownership and maintenance of stormwater management facilities including related post-construction maintenance agreements with the Town.
f. Discuss relevant Town stormwater management regulations (Town Code Chapter 173).

4. Proposed Mitigation
   a. Consider extensive use of porous pavement in parking lots, where appropriate for existing conditions.

F. Water
1. Existing Conditions
   a. Discuss the existing Town-wide Water District water supply and capacity.
   b. Discuss existing on-site infrastructure and the extent to which it will be used or abandoned.
   c. Discuss the Memorandum of Understanding dated March 15, 2005 between the Town, NYS Office of Mental Health and Hudson Heritage CPCR Ventures, LLC, and the Agreement dated August 8, 1980 between NYS Office of Mental Health, Facilities Development Corporation and the Town.

2. Future without the Proposed Project
   a. Describe the conditions on the project site without the proposed Project.

3. Potential Impacts as a Result of the Proposed Project
   a. Describe Project-generated demand for potable water, by Project component at full buildout.
   b. Describe ownership and maintenance of on-site water supply conveyance system.
   c. Describe preliminarily proposed water lines, locations of any booster stations, pressure reducing stations, etc.
   d. Describe capacity of Town-wide Water District to accommodate Project- generated demand.

e. Describe removal or abandonment of existing water utility infrastructure during construction, and protocol to address previously unknown subsurface infrastructure encountered prior to, or during, construction.

4. Proposed Mitigation
   a. Discuss appropriate mitigation measures to reduce identified impacts.
   b. Discuss measures to reduce water consumption.

G. Sanitary Sewage
1. Existing Conditions
   a. Describe the existing Fourth Ward Improvement Area Sewer District and City of Poughkeepsie Wastewater Treatment Plant and capacity.
   b. Discuss the Memorandum of Understanding dated March 15, 2005 between the Town, NYS Office of Mental Health and Hudson Heritage CPCR Ventures, LLC, and the Agreement dated August 8, 1980 between NYS Office of Mental Health, Facilities Development Corporation and the Town.
   c. Generally discuss existing sewer infrastructure and discuss the extent to which it will be used or abandoned.
   d. Discuss existing off site (downstream) infrastructure and characterize in terms of age, condition, adequate capacity, slope, etc.

2. Future without the Proposed Project
   a. Describe the conditions on the project site without the proposed Project.

3. Potential Impacts as a Result of the Proposed Project
   a. Discuss estimated Project-generated demand by use component at full buildout.
   b. Discuss suitability of the existing site infrastructure for possible re-use.
   c. Discuss removal or abandonment of existing sewer utility infrastructure during construction, and protocol to address previously unknown subsurface infrastructure encountered prior to, or during, construction.
   d. Generally describe ownership and maintenance of on-site project wastewater conveyance system including locations of significant infrastructure items such as sewer pump stations.
   e. Discuss the capacity of the existing City of Poughkeepsie Wastewater Treatment Plant and downstream collection system to accommodate Project-generated demand, and proposed upgrades, if any.
   f. Discuss management of fats-oil-grease (FOG) from commercial wastewater stream so as to not create a nuisance downstream.

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

H. Solid Waste
   1. Existing Conditions
      a. Discuss existing solid waste generation from the project site.
      b. Discuss current collection and disposal for the project site.
      c. Discuss any existing or capped solid waste landfills that are present on site (see related discussion in section on Hazardous Materials).

   2. Future without the Proposed Project
      a. Describe the conditions on the project site without the proposed Project.

   3. Potential Impacts as a Result of the Proposed Project
      a. Discuss anticipated Project-generated solid waste, by use component at full build out.
      b. Discuss on-site storage, removal, etc. (including discussion of recycling).
      c. Discuss disposal location and ability of this off-site location to accommodate Project-generated solid waste and related construction and demolition debris.
      d. Discuss any on site processing of building materials including brick, concrete, asphalt, etc.
      e. Discuss any on- going management plans, restrictions related to reuse for the closed landfill areas in accordance with NYSDEC regulations.
      f. Describe any amendments to any current site management plans that might be necessary as a result of the intended site reuse.

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

I. Vegetation and Wildlife
   1. Existing Conditions
      a. Review NYS Breeding Bird Atlas data and Herpetological Atlas data for the project site quadrangle and adjacent quadrangle to identify the species found in the survey block(s) covered by the site. Develop a table that lists potential species, whether they are endangered, threatened or special concern species, their habitat requirements, and whether required habitat is found on the site. Obtain data from the NYNHP and USFWS regarding potential Endangered and Threatened species in the vicinity of the site. Review the Hudsonia Significant Habitats Report (2008), and Turtle Habitats Report (2009) for the Town of Poughkeepsie to determine the habitats identified for the site, and whether they are common or unusual.
      b. Complete a site-specific vegetation and wildlife assessment. Review habitats on the site to determine: 1) their general extent and limits; ii) whether they are common or unusual; iii) whether they have the

potential to support specific endangered, threatened or rare species; and iv) whether they are consistent with the identification by Hudsonia. Complete a survey of dominant and other plant species observed on-site linked to habitats. Using aerial photographs and field observations, develop a map that identifies the various habitats on site.

c. Based on information requests to the USFWS, Indiana Bat, New England Cottontail and Northern Long-eared Bat have been identified as occurring in the vicinity (i.e. Dutchess County) of the site. The NYNHP does not report any occurrence records for bats in the vicinity of this site. The Applicant will coordinate with the USFWS and NYSDEC to determine whether there is need for any site-specific surveys for Indiana or Northern Long-eared bats, whether presence should be assumed, and whether mitigation measures should be developed.

d. Conduct species-specific T&E surveys as necessary based on results of a formal NYNHP request for records of past occurrence of federal/state-listed species and federal species as listed for the project site or vicinity in the IPaC system.

2. Future without the Proposed Project

3. Potential Impacts as a Result of the Proposed Project

a. Prepare a proposed conditions map. A comparison of existing and proposed conditions will be made to identify impacts to ecological communities.

b. The loss of, or changes to rare or unusual habitat, or habitats capable of supporting threatened or endangered species will be discussed.

4. Proposed Mitigation

a. Discuss appropriate mitigation measures to reduce identified impacts.

J. Traffic, Transportation, Pedestrians and Transit

1. Existing Conditions

a. Inventory existing road conditions in the project site vicinity, including lane widths, lane markings, parking conditions and regulations, speed limits, shoulder/sidewalk widths, general alignments and general grades. The inventory will include Route 9, Route 9G, West Dorsey Lane, West Cottage Road, Fulton Street, and Cedar Street. Determine existing traffic volumes, including pedestrians and bicyclists, in the weekday AM and PM peak hours and Saturday peak hour (when schools including but not limited to Marist College are in-session) by manual traffic classification counts, and existing levels-of-service and queuing, for each of the following intersections:

(1) Route 9 and new access to CIA/St. Andrews project

(2) Route 9 and West Dorsey Lane/CIA Drive

(3) Route 9 and River Point Road
(4) Route 9 and Big Meadow Lane
(5) Route 9 and existing northerly project site driveway/aligned with Quite Cove Park entrance
(6) Route 9 and proposed new southerly project site driveway
(7) Route 9 and Home Depot/northern Marist College Drive
(8) Route 9 and central Marist College Drive/Fulton Avenue
(9) Route 9 and southern Marist Drive/Marist Drive Extension/Route 9G
(10) Route 9G and Paint Shop Road/Cottage Road
(11) Route 9G and Fulton Street
(12) Route 9G and Cedar Street
(13) Route 9G and Pendell Roads
(14) Route 9/North Road
(15) North Road/Cedar Street
(16) North Road/Route 9G
(17) Route 9G/W. Dorsey Lane

b. Perform Automatic Traffic Recorder (ATR) counts on Route 9 and 9G at two locations on each road for one week. Locations will be selected in consultation with the Town before data collection is initiated.
c. Analyze available traffic accident reports for the past three (latest available) years for the above noted roadway network.
d. Describe available transit services for residents of the Fairview area including Dutchess Community College, Mid-Hudson Regional Hospital of Westchester, and Marist College.
e. Describe relevant goals of the Town of Poughkeepsie Master Plan and Route 9 Land Use and Transportation Study.
f. Evaluate existing pedestrian crossings on Route 9 from adjacent land uses (Marist College, Quiet Cove Park).
g. The capacity analysis for all conditions (Exiting, No Build, Build and Build with Mitigation) shall utilize the latest version of the Synchro software.

2. Future without the Project
   a. Identify the "No Build" conditions, which include the existing traffic volumes projected with a growth rate and appropriate surcharges to account for other pending or proposed projects as identified by the Town Planning Department to the Build Year(s) to determine the No-Build levels-of-service and queuing for each of the above-noted intersections. Quantified analyses of existing on-site intersections will be limited to the intersections of major internal roads. All other on-site intersections will be qualitatively assessed.

3. Potential Impacts as a Result of the Proposed Project
   a. Develop anticipated trip generation for the Project for the AM, PM, and Saturday peak hours and develop the distribution for entering and exiting traffic during those peak hours from and to the road network.
   b. Determine "Build" levels-of-service with Project generated traffic added to the No-Build traffic volumes for each of the two principal Project phases (full build out of only the commercial component; and full build out of both the commercial and residential components) for the intersections noted above. Analysis of existing on-site intersections will be limited to the intersections of major internal roads.
   c. Provide an analysis of driveway geometry and sight lines.
   d. Describe parking strategies and design parameters.
   e. Discuss pedestrian and bicycle circulation on-site and its relationship to community (including area colleges, recreation trails, Walkway Over the Hudson and Quiet Cove Park) goals and area trails including access to on-site and off-site active and passive recreation facilities.
   f. Discuss proposed pedestrian crossing options from adjacent land uses (Marist College and Quiet Cove Park) and measure to accommodate an increase in demand.
   g. Discuss proposed ownership/maintenance of site roadways.
   h. Discuss various types of roadways for different functions including alternate "non-standard" pavement and right-of-way widths.
   i. Discuss provisions for emergency access.
   j. Describe available multi-modal travel network options for future residents and patrons of the Project including distances to transit stops and accommodations to access transit.
   k. Evaluate the potential for a jitney service between the project site and Marist and the Poughkeepsie Train Station to serve area residents.
   l. Describe how the Project addresses the Town of Poughkeepsie Town Plan and Route 9 Land Use and Transportation Study goals.

4. Proposed Mitigation
   a. Identify necessary mitigation measures to address safety, capacity, level-of-service and delay and queuing degradations associated with the Project and its impact on the transportation network. Mitigation measures may include but are not limited to:
      (1) Traffic control implementation including signing, markings, signalization, etc.
      (2) Roadway or intersection modifications including new roadways, intersection relocations, easements, right-of-way donations, linkages to adjacent parcels, multi-modal improvements such as pedestrian, bicycle, and transit accommodations.
   b. Provide a plan for implementation of the recommended mitigation measures. The plan will include, but not be limited to, construction

phasing and timing and a monitoring plan to ensure the appropriateness of each recommended improvement at the time of construction.

c. Provide qualitative evaluation of innovative traffic mitigation measures such as Intelligent Transportation Systems (ITS), including but not limited to Adaptive Traffic Signal Systems (ATS).

K. Demographics and Community Facilities

1. Existing Conditions

a. Describe current population of the Town from census and population change from 1990 to present.

b. Describe other demographic factors such as income, employment, age, etc.

c. Describe Town facilities and other relevant service providers including:

(1) On-site and off-site recreational resources (active, passive and availability for public) such as open space, trails or commercial recreational venues and their current connectivity.

(2) Police.

(3) Fairview Fire District and emergency services, including budget, capacity, and description of the taxing structure.

(4) Town of Hyde Park School District, including budget, enrollment trends and physical capacity.

(5) Other community services (such as libraries, day care centers, medical or intermodal transit facilities).

(6) Generally describe Marist College student and faculty housing.

2. Future without the Proposed Project

3. Potential Impacts as a Result of the Proposed Project

a. Discuss anticipated Project population and resulting increase in Town population.

b. Discuss potential impacts to community facilities and services based upon information provided by each service provider.

c. Discuss anticipated Project-generated school age children, and the potential impact to the Town of Hyde Park School District. Anticipated Project generated school aged children (SAC) will be calculated based on available data provided by the School District. The proportion to be publicly schooled will be calculated. The cost per new public SAC (net of state aid per new pupil SAC, if any) will be calculated to arrive at a total cost to the Hyde Park School District. The net cost will be compared to the school tax revenues to be derived from the project.

d. Discuss project impact on current Marist College housing project and related needs.
e. Provide an assessment of potential impacts on parks, playgrounds and other active and passive recreational space in the Town generated by the Project considering:
   (1) Total acreage, location and use of all proposed open and recreational space at the project site that will be publicly accessible;
   (2) Total acreage, location and use of all proposed open and recreational space at the project site that will be accessible only to Project residents; and
   (3) The total acreage of all proposed open space to be left in a natural state for conservation or landscaped for scenic purposes.

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

L. Fiscal and Economic
1. Existing Conditions
   a. Identify current taxes provided to each taxing jurisdiction (Town, County, Hyde Park School District, Fairview Fire District, Poughkeepsie Town-wide Water District, etc.).
   b. Assess the current operating budgets for the Hyde Park School District, Fairview Fire District, Poughkeepsie Town-wide Water District, Town Police, Town highway department and other service providers.

2. Future without the Proposed Project

3. Potential Impacts as a Result of the Proposed Project
   a. Discuss potential impacts to community facilities and services, including the Town, school district and other taxing jurisdictions by estimating variable revenues (including the potential effects on the distribution of sales tax collected by the County) and expenses associated with the Project. Each jurisdiction's particular financial situation and sources of revenues and expenses will be assessed to gauge total changes in revenues and expenditures. Standard metrics (new residents, new school aged children, new highway lane miles, etc. as appropriate and applicable) will be used to determine new costs using a "marginal costing" technique. An annual net fiscal impact (revenues less expenditures) will be generated for each jurisdiction.

b. Prepare a "Retail Leakage" Analysis. The analysis will identify the general types of retail establishments for which there is currently unmet demand in the trade area.
c. Describe employment generation resulting from construction, and operation of the Project.
d. Describe fiscal impacts resulting from resident expenditures.
e. Discuss construction and operational period direct and indirect economic impacts (RIMS-II-modeling).

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

M. Historic and Cultural Resources
1. Existing Conditions
   a. Define an appropriate study area in which to assess the Project's potential effects on historic resources, e.g. an Area of Potential Effect (APE). This may include property outside the project site to properly assess both potential physical and visual effects on historic resources.
   b. Provide current photographs of all structures within the APE, with captions, keyed to an orthoimage or site plan.
   c. Identify all the historic buildings on the site, their National/State Register standing, and local standing, and describe what the Project's effects will be on these resources. This should include a summary of the 2005 Higgins & Quaesbarth report, and the Town Historic Resources Survey (Larson Fisher Associates, 2011).
   d. Conduct consultation with SHPO to confirm the National Register eligibility of the buildings and structures on the project site.
   e. Review SHPO databases and conduct a survey to identify if there are any other historic resources located in the APE.
   f. Provide a summary of Phase 1A and 1B archeological studies.
   g. Based on the archeological studies prepared, assess the project site's potential archeological sensitivity.
   h. Summarize archeologist's recommendations for resources identified in the Phase 1B study or any other studies conducted, including if further archeological investigations are warranted.
   i. Conduct consultation with SHPO to review the archeological studies undertaken for the site.

2. Future without the Proposed Project
   a. Discussion of the disposition and concerns that would occur in the future without the project.

3. Potential Impacts of the Proposed Project
   a. Assess the project's potential effects on archeological and historic resources on the project site and on any historic resources identified in the APE.
   b. Identify which structures and archeological features will be preserved and which will be removed and explain why.
   c. Summarize consultation with SHPO and measures that will be taken to avoid, minimize or mitigate adverse effects on archeological and historic resources.
   d. Conduct consultation with SHPO to develop measures to avoid, minimize or mitigate adverse impacts to archeological and historic resources.

4. Proposed Mitigation
   a. Discuss measures that will be taken to mitigate adverse effects on archeological and historic resources
   b. Discuss review of archeological and historic issues during the preparation of the SWPPP.

N. Hazardous Materials - Phase I Environmental Site Assessment and NYSDEC Brownfield Cleanup Program

1. Existing Conditions
   a. Summarize existing documents, such as the Phase I Environmental Site Assessment, the Remedial Investigation Report, and the Remedial Action Work Plan, including a discussion of recognized environmental conditions, areas of concern, and status of remedial activities. The discussion will also include: a description of any current or former underground or above ground petroleum storage tanks along with any related studies or remedial measures; a summary of the remediation and closure of site conditions under the NYSDEC Voluntary Cleanup Program by prior owners; and a description of the remedial work plan under the Brownfield Cleanup Program (BCP). A copy of the Phase I ESA Report and all other VCP/BCP documents will be made available.
   b. Summarize asbestos survey reports, abatement methodologies and status of abatement. Provide procedures for identification and handling of buried asbestos pipes.

2. Future without the Proposed Project

3. Potential Impacts of the Proposed Project
   a. Describe management and disposition of hazardous materials abatement and demolition debris (i.e. building contents), and remediation derived waste, including removal methods, transportation impacts, and the

potential release of hazardous materials from demolition, remedial activities, soil disturbance, etc.

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

O. Noise
1. Existing Conditions
   a. Provide a list of existing sensitive noise receptors within 500 feet of the boundaries of the project site.
   b. Conduct field measurements of existing ambient noise levels at the receptors identified in O.1.a, above (one-hour equivalent noise level, Leq(1)) and along major feeder streets to and from the project site. Measurements will be made during three weekday time periods--the morning peak, midday, and afternoon peak periods (including accounting for anticipated hours of construction). In addition weekday evening and weekend midday measurements will be made. Measurements will be made using a Type I noise analyzer and will include measurements of Leq, L1, L10, L50, and L90 noise levels.
   c. Identify and describe the Town Noise Code.

2. Future without the Proposed Project
   a. Per the NYSDEC "DEC Policy DEP-001: Assessing and Mitigating Noise Impacts, for noise exposure at residential land uses, noise levels at the Project Site should be compared with NYSDEC's recommended noise level for residential use.
   b. At each receptor location, noise levels without the proposed Project would be determined using existing noise levels and proportional modeling techniques or other approved analysis methodologies to account for increases in traffic volumes. Compare existing noise levels and future noise levels without the proposed Project with various noise standards, guidelines, and other noise criteria.

3. Potential Impacts of the Proposed Project
   a. Based on the anticipated traffic to be generated by the Proposed Project, perform a screening analysis of the receptor locations and at the intersections studied in the traffic analysis closest to such receptors to determine if additional detailed noise studies are warranted. The analysis will include an evaluation of increases in noise due to increases in traffic from the No Build to Build conditions. The potential for noise impacts will be assessed utilizing the NYSDEC "DEC Policy DEP-001: Assessing and Mitigating Noise Impacts." If impacts are considered to be potentially significant, a more detailed analysis shall be conducted.

4. Demolition and Construction Noise Impacts
   a. Existing noise levels would be measured at the analyzed receptors specifically during the potential hours of construction.
   b. A quantitative evaluation of potential noise impacts resulting from construction activities will be provided. The quantitative evaluation will include details concerning the expected noise levels produced by typical construction equipment and the impact on adjacent properties. The noise levels will be reviewed against existing noise levels, as well as applicable Town/State thresholds. Distance, topography, vegetation, noise source duration and weather conditions will be qualitatively evaluated for expected noise impacts associated with construction activities and construction traffic.
   c. Provide a qualitative comparison of construction generated noise levels to applicable Town thresholds.
   d. Description of potential impacts of noise from blasting and rock crushing will be qualitatively evaluated and discussed.

5. Proposed Mitigation
   a. Identify and describe measures to avoid or mitigate significant adverse noise impacts.

P. Air Quality
1. Existing Conditions
   a. Summarize existing ambient air quality conditions in the region based on published New York State Department of Environmental Conservation (NYSDEC) ambient air monitoring data and compare with the National Ambient Air Quality Standards (NAAQS).

2. Future without the Proposed Project

3. Potential Impacts of the Proposed Project
   a. Provide a qualitative evaluation of potential air impacts resulting from construction activities, site preparation, and construction traffic and comparison to established air quality parameters.
   b. If blasting is proposed, the potential impacts on air quality from blasting will be qualitatively analyzed and discussed.

c. Perform a screening analysis for the potential for carbon monoxide (CO) impacts using procedures from *The Environmental Manual (TEM)* or latest available NYSDOT guidance for intersections evaluated under the traffic analysis. For intersections with a Level of Service of "D" or worse in the Build Condition, the TEM capture criteria will be utilized to determine whether the intersections require further study. If any of the capture criteria are met, a volume threshold screening analysis will be performed at affected intersections.
d. If any intersections do not pass the volume threshold screening criteria, the intersection with the highest traffic volume will be subject to a mobile source analysis using vehicular CO engine emission factors from EPA's MOVES model and EPA's CAL3QHC dispersion model to predict the maximum change in carbon monoxide concentrations and to determine if the potential for exceedances of the carbon monoxide NAAQS exists at intersections near the Project Site. If the intersection analyzed exceeds the carbon monoxide NAAAQS, the intersection with the next highest traffic volume will be modeled. Additional intersections will be modeled, if required, to determine the threshold at which exceedances do not occur.
e. Qualitatively assess the potential for significant adverse impacts from the proposed project's HVAC heating/cooling systems. If the qualitative analysis of the proposed project's HVAC systems shows the potential for significant adverse impacts, perform a quantified analysis of the stationary source emissions per NYSDEC Policy DAR-1 (Air Guide 1).

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

IV. ALTERNATIVES

The analysis of reasonable alternatives to the Proposed Action will be based on schematic concept plans, with impacts quantified in terms of areas of disturbance, traffic generation, water and sewer utilization, population, school age children and tax generation. Alternatives will be compared to one another and to the Proposed Action in a summary table. The alternatives will include:

A. The "No Action" Alternative
B. Development Under the Existing HRDD Zoning
C. Lesser Development Alternative with 500 units of housing and 250,000 s.f. of retail space

V. SIGNIFICANT IMPACTS THAT CANNOT BE AVOIDED

Identification of significant long term and short-term construction impacts (including construction impacts: traffic, air quality, noise, etc.) that cannot be avoided.

VI. GROWTH INDUCING ASPECTS

A description and analysis of potential growth-inducing aspects, including short and long term, and primary, secondary and indirect impacts, will be provided and mitigation measures discussed if necessary. This section would provide a qualitative discussion of the potential impact of the Proposed Action on local business, population characteristics, community character, and community services.

VII. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

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

VIII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Identification of those natural and man-made resources consumed, converted or otherwise made unavailable for future use as a consequence of the Proposed Action.

IX. APPENDICES

A. Definition of Specific Terms
B. Provide definitions for any terms of art used in the DEIS.
C. SEQRA Materials
D. Correspondence Related to the Project
E. Technical Studies
F. Traffic Impact Analysis
G. Master Stormwater Pollution Prevention Plan
H. Cultural Resources Report(s)
I. Phase I Environmental Site Assessment
J. Habitat Assessment (if necessary)
K. Water and Sewer Reports
L. 2005 MOU and Agreement for Water and Sewer
M. Any relevant Town studies (i.e. Map, Plan and Report for Water or Sewer Districts)