

State Environmental Quality Review
POSITIVE DECLARATION
 Notice of Intent to Prepare a Draft EIS
 Determination of Significance

Project Number _____

Date _____

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 _____ as lead agency, has determined that the proposed action described below may have a significant impact on the environment and that a Draft Environmental Impact Statement will be prepared.

Name of Action:

SEQR Status: Type 1

Unlisted

Scoping: No Yes If yes, indicate how scoping will be conducted:

Description of Action:

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

Reasons Supporting This Determination:

For Further Information:

Contact Person:

Address:

Telephone Number:

A copy of this notice must be sent to:

Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1750

Chief Executive Officer, Town/City/Village of _____

Any person requesting a copy

All Involved agencies

Applicant (If any)

Environmental Notice Bulletin, 625 Broadway, Albany, NY 12233-1750

MacDonnell Heights Town Center Project

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

Draft Scope

**Approved by the Poughkeepsie Planning Board on
August 16, 2016**

Draft Scope Received: August 16, 2016

Public Scoping Session: September 22, 2016

Public Comment Period: August 16 - September 30, 2016

**MacDonnell Heights Town Center 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 MacDonnell Heights Town Center Project (MHTC), a mixed-use development project (the “Project”) in the MacDonnell Heights Center (MHC) District of the Town of Poughkeepsie, New York (the “Town”), proposed by MHTC Development, 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 approval by the Planning Board of the Town of the site plan, subdivision and special use permits for the Project;

Description of Proposed Action

MHTC Development, LLC, proposes to develop a mixed use pedestrian-oriented residential and commercial development on an approximately 60 acre site (the “project site”) located in the Town of Poughkeepsie. The project site is identified as tax parcel 6262-04-723342, 6262-04-761394, 6264-04-749282, 6262-04-754298, 6262-04-758301, 6262-04-864243 and 6262-04-892195 on the Town of Poughkeepsie Tax Map. The project site is principally located within the MacDonnell Heights Center (MHC) District of the Town. A small portion of the project site (parcel # 6262-04-892195, approx. 2.75 acres) is located in the Heavy Industry (I-H) District.

The project site spans both sides of Dutchess Turnpike (US Route 44) and is bordered on the north by residential development, on the south by industrial and residential development, on the east by the Wappinger Creek the Town of LaGrange and on the west by the Lutheran Care Center at Concord Village, a licensed skilled nursing care center.

The Project consists of a residential component incorporating between 288 and 350 apartments and townhomes, a commercial component of between 85,000 and 180,000 square feet in a variety of attached and detached structures and significant open spaces for conservation, active and passive recreational uses.

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.

The DEIS will be written in the third person (i.e., the terms “we” and “our” will not be used). When describing the Proposed Action and its potential impacts the DEIS will use the word “would” rather than “will”.

The organization and expected content of the DEIS are as follows:

Cover sheet and General Information

- A Cover Sheet shall be provided that includes:
 - Title of the document;
 - Title of the Proposed Action;
 - Location of the Proposed Action;
 - Name and address of the Applicant of the Proposed Action and name, address, and telephone number of contact person representing the Applicant;
 - Name, address and phone number of the Lead Agency, including name of the contact person;
 - Name, address and phone number of the preparer of the DEIS and contact person;
 - Date and acceptance of the DEIS (to be inserted at later time);
 - Date of the public hearing, deadline by which comments on the DEIS are due (to be inserted at later time).
- The DEIS shall include a list of the participating consultants, with their address, telephone number and project responsibilities.
- The DEIS shall also include a Table of Contents, List of Exhibits, List of Tables and List of Appendices.

The DEIS shall include a list of the participating consultants, with their address, telephone number and project responsibilities.

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. List of all Involved and Interested Agencies
- F. Statement of Project purpose and need
- G. Summary of significant adverse environmental impacts identified in each subject area
- H. Summary of mitigation measure proposed for significant adverse environmental impact
- I. 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 all existing uses and structures, currently on the project site, including buildings to be removed and retained and their current physical condition.

8. Discussion of Project background and Project site history including previously submitted applications for the project site and adjacent sites controlled by Project Sponsor, to the extent the information is relevant to this application.

C. Description of the Proposed Project

1. Proposed MHTC Development
 - a. Mapping and narrative of layout and design concept for the Project 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 design vocabulary, and general color palettes for on-site buildings.
 - c. 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) Landscape elements
 - d. Description and graphics presenting streetscape design (including frontage along Dutchess Turnpike, amenities and site lighting concepts, at an appropriate level of detail for inclusion in the DEIS.
 - e. 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, and building heights) and required streetscape design and public amenities.
 - f. 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 category.
 - (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.
- g. Site Access, Roadways and Circulation
 - (1) Internal Site Circulation: Proposed roadway and pedestrian design, including roadway maintenance and ownership, and sidewalks and pedestrian paths.
 - (2) Connections to adjacent roadways, sidewalks, and pedestrian paths (Victory Lane, Darrow Place, Concord Village Road).
 - (3) On and off-street parking.
 - h. Recreation and Open Space
 - (1) Description and graphics illustrating public and private recreation spaces and amenities, including general description of ownership and maintenance, at an appropriate level of detail for inclusion in the DEIS.
 - (2) Conceptual landscaping plan and plant lists for new installation, significant trees to be retained. A detailed tree inventory for areas not to be disturbed is not required.
 - (3) Description of alignment, width, amenities, and surface materials for all recreational trails.
2. Description and mapping of utilities, including on-site and off-site infrastructure improvements (to be shown graphically (2-dimensional only) 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
 - e. Discussion of connections to existing infrastructure
 3. Conceptual grading plan for the purpose of generally understanding stormwater and earthworks impacts. Further grading detail will be provided only at site plan review/approvals stage.
 4. Conceptual stormwater quantity and quality management plan, including preliminary 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).
- 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.
- F. 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 (using Google Earth quality or equivalent) of current project site land use, including description of any relevant easements or other rights of use by others.
- (2) Description and mapping of typical land uses within a one-quarter (1/4) mile radius of the project site including public and private open space areas.

b. Future without the Proposed Project

- (1) Description of any known, significant land use changes in the future without the Project including approved development projects along the Route 44 corridor in the Town of Poughkeepsie, and Town of Pleasant Valley, determined by the Town of Poughkeepsie (as of August 2, 2016 there are no approved projects).

c. Potential Impacts as a Result of the Proposed Project

- (1) Describe the compatibility of the proposed Project with existing land uses in the 1/4 mile study area.

d. Proposed Mitigation

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

2. Zoning

a. Existing Conditions

- (1) General description of current MHC District site zoning requirements including: use, lot and dimensional requirements; 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 one-quarter (1/4) 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 MHC District zoning.
- (2) Briefly describe any known, proposed, significant zoning changes within the one-quarter (1/4) mile project study area.

- c. Potential Impacts as a Result of the Proposed Project
 - (1) Describe the process for review and approval of site and subdivision plans and any special permit applications for the Project.
 - d. Proposed Mitigation
 - (1) Discuss appropriate mitigation measures to reduce identified impacts.
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) Significant Habitats in the Town of Poughkeepsie, Hudsonia
 - (iii) Town of Poughkeepsie Zoning Code, Site Plan and Subdivision Regulations and other relevant sections of the Town Code
 - (iv) Mid-Hudson Regional Sustainability Plan
 - (v) 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) Provide a detailed discussion of how the Project components are consistent or inconsistent with relevant planning and public policy documents by outlining relevant policies, sections of chapters and specific code citations.
 - d. Proposed Mitigation
 - (1) Discuss appropriate mitigation measures to reduce identified impacts.

B. Community Character/Visual Impacts

1. Existing Conditions
 - a. Document, with photographs, narrative, the visual character of the project site and the general design character of the immediately surrounding area.
 - b. Describe the surrounding community character including the Route 44 corridor, Poughkeepsie Business Park, Lutheran Care Center, and surrounding residential areas.
 - c. Perform a GIS based visibility analysis to identify any sensitive receptors (public parks, registered landmarks, or public view corridors) from which the project site would be visible within a ½ mile area.
 - d. Perform a field visit to areas offsite to verify current project site visibility.
 - e. Take photographs of the project site from Darrow Place, Thomas Avenue, Barnes Drive, The Lutheran Care Center and Route 44 (in front of the project site), and provide a narrative description of method and findings, including information regarding applied photo lens. Unless a significant number of existing trees which currently provide screening of site features are proposed to be removed, “leaf off” simulations are not deemed necessary.

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. Describe the proposed development in relation to surrounding buildings and uses using the NYSDEC Program Policy, Assessing and Mitigating Visual Impacts, DEP-00-2 as a guideline.
 - b. Illustrate visibility of the Project as viewed from Darrow Place, Thomas Road, Barnes Drive, The Lutheran Care Center and Route 44 (in front of the project site), using common graphic design photographic simulations. . Unless a significant number of existing trees which currently provide screening of site features are proposed to be removed, “leaf off” simulations are not deemed necessary.
 - c. Discuss at a level of detail appropriate for inclusion in the DEIS, the proposed materials and architectural design for the proposed structures on the Project Site.
 - d. 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.
 - e. Discuss general compliance with the Town’s lighting standards at Zoning Ordinance Section 210-81.
4. Proposed Mitigation
- a. Discuss appropriate mitigation measures to reduce identified impacts.
- C. Geology – Soils, Topography and Steep Slopes
1. Existing Conditions
- a. Identify existing on-site soils using 2002 Dutchess County Soil Survey data.
 - b. Describe soil map units erodibility, 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 that are identified as potentially impacted. Areas of the site that will not be subject to clearing or earth moving do not need further examination.
 - 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. Prepare a schematic grading plan and describe potential impacts from site grading with respect to soil erosion, slope stabilization, rock removal, and tree removal.
 - b. Provide an overall site-wide 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. Describe conceptual environmental and erosion 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. Surface Water Resources
1. Existing Conditions
 - a. Delineate and map existing streams, wetlands and wetland buffers under federal (U.S. Army Corps of Engineers), State, and Town jurisdictions, including as required by federal regulations, use of protocols for delineation of streams, wetlands, and wetland buffers during periods of below-normal rainfall.
 - b. Discuss and provide mapping of floodplains and floodways on site, if any.
 - c. Discuss relevant Town Flood Damage Prevention regulations (Town Code Chapter 113).
 - d. Discuss relevant Town Aquatic Resource protection Regulations (Town Code Chapter 116).
 - e. 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. Provide a table quantifying pre-and post- construction square footage of wetlands and wetland buffers that include temporary and permanent impacts.
 - c. Discuss compliance with Town Aquatic resource protection regulations (Town Code Chap 116).
 - d. Discuss compliance with Town Stormwater Management regulations (Town Code Chapter 173).
 - e. Discuss compliance with Town's Biodiversity Analysis.
 - f. Discuss compliance with ACOE protocol to avoid and minimize impacts
 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 exiting 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 44, any intervening Town/MS4 systems or those privately owned by Poughkeepsie Business Park.
 - b. Based on the project plans, address the post-development stormwater volumes and peak rates as required by the *New York State Stormwater Management Design Manual*, including discussions on the Runoff Reduction Volume (including proposed Green Infrastructure Practices), Water Quality Volume, Stream Channel Protection Volume (1-year storm), Overbank Flood Control (10-year storm) and Extreme Flood Control (100-year storm).
 - c. Discuss the proposed preliminary erosion and sediment control plan and material components of the conceptual 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, but not during the EIS process). Discuss the proposed conceptual stormwater management (quantity and quality) plan and SWPPP, including rough sizing of ponds and other practices necessary to address all relevant State and Town design criteria including “green infrastructure” practices.
 - d. Discuss the means by which the project will address the requirements of GP-0-15-002 or any subsequent updates thereto.
 - e. Discuss ownership and maintenance of stormwater management facilities including related post-construction maintenance agreements with the Town.
 - f. Discuss compliance with relevant Town Stormwater Management regulations (Town Code Chapter 173).

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

 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. Identify water demands of the Project and compare to current capacity levels. To the extent the project will use a currently-permitted water source, no impacts from use of that source will be addressed as those impacts were contemplated through the prior permit process.
 - 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. Discuss the 1996 Town of Poughkeepsie Sewer Master Plan Outline.
 - b. Generally, discuss existing sewer infrastructure and discuss the extent to which it will be used or abandoned.
 - c. Discuss existing off site (downstream) infrastructure proposed for use and characterize in terms of age, condition, adequate capacity 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. Identify sewer demands of the Project and compare to current capacity levels. Calculate sewer demand for the Project at full built out based on Department of Health Multipliers or alternate formula accepted by Department of Health.
 - b. 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.
 - c. Discuss consistency/compliance with the above referenced policy documents.
 - d. Generally describe ownership and maintenance of on-site and off-site wastewater conveyance and treatment systems intended to serve the Project, including locations of significant infrastructure items.

- e. Discuss the capacity of the Poughkeepsie Corporate Center Wastewater Treatment Plant and downstream collection system to accommodate Project-generated demand, and proposed upgrades and expansions as may be required.
 - f. Undertake Waste Assimilative Capacity (WAC) analysis for the Wappingers Fall Creek.
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.
 - 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, hours of operation of refuse removal etc. (including discussion of recycling).
 - c. Discuss removal process and ability of the off-site location to accommodate Project-generated solid waste.
 - 4. Proposed Mitigation
 - a. Discuss appropriate mitigation measures to reduce identified impacts.
- I. Vegetation and Wildlife
- 1. Existing Conditions
 - a. 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 of the areas proposed for significant disturbance. 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 of threatened and

endangered species. Using aerial photographs and field observations, develop a map that identifies the various habitats on site.

- c. Based on information provided by the NYSDEC in correspondence dated April 22, 2016, the State's Natural Heritage records indicate that the site is located within or near record(s) of Blanding's Turtle, a threatened species. The preparer will coordinate with the USFWS and NYSDEC to determine whether there is need for any site-specific surveys for any threatened or endangered species, whether presence should be assumed, and whether mitigation measures should be developed.

2. Future without the Proposed Project

3. Potential Impacts as a Result of the Proposed Project

- a. Describe the potential impacts to vegetation and wildlife on-site or in the immediate vicinity of the Project Site and discuss the tree removal in terms of the Town of Poughkeepsie's Tree Preservation Law (Chapter 187).
- b. Describe 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. To the extent site-specific studies or surveys may be required but have not yet been completed, typical mitigation shall be implemented to address potential impacts. All surveys must then be completed and appropriate mitigation will be reviewed for implementation at each development phase, determined at the time that phase submits for site plan or subdivision approval.

J. Traffic, Transportation, Pedestrians and Transit

1. Existing Conditions

- a. Supplement the 2012 Traffic Impact Study conducted by John Collins Engineers as may be required to:

- (1) 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 44, Degarmo Road, Hornbeck Road, Overocker Road, Victory Lane and Concord Village Road.
- (2) Determine existing traffic volumes, in the weekday AM and PM peak hours and Saturday peak hour (when schools are in-session) by manual traffic classification counts, and existing levels-of-service and queuing, for each of the following intersections as identified by

the Town of Poughkeepsie Planning Department prior to the preparation of the 2012 Traffic Impact Study:

- (a) Route 44 and Hornbeck Road
 - (b) Route 44 and Colonial Knolls
 - (c) Route 44 and Barnes Drive/Victory Lane
 - (d) Route 44 and Degarmo Road (C.R.46)/Walgreens driveway
 - (e) Route 44 and Overocker Road
- (3) Analyze available traffic accident reports for the past three (latest available) years for the above noted roadway network using data provided by NYSDOT, Town of Poughkeepsie Police Department and Dutchess County Sherriff's Department (if available).
- (4) Describe current stops and routing for public transit facilities, inclusive of service to the Project Site.
- (5) Evaluate existing pedestrian crossings on Route 44 from adjacent land uses.
- (6) 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
- Identify the "No Build" conditions, which include the existing traffic volumes projected with a 1% annual growth rate and surcharges to account for the projects identified in III.A.1.b.(1) 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 Route 44 road network.
 - b. Determine "Build" levels-of-service with Project generated traffic added to the No-Build traffic volumes for the intersections noted above. If roadway improvements are to be phased, provide the levels of service at the intermittent development phases until such time as phased mitigation is implemented.
 - c. Provide an analysis of driveway geometry and sight lines.
 - d. Describe parking strategies (including shared parking) and design parameters.
 - e. Discuss pedestrian and bicycle circulation on-site and its relationship to community 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.
- g. Discuss proposed ownership/maintenance of site roadways.
- h. Discuss potential roadway connections from the project site to Darrow Place, Victory Lane and Concord Village Drive.
- 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, and potential for LOOP stops within or adjacent to the Project Site.

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, roundabout, 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. Community Services

- 1. Demographics
 - a. Existing Conditions
 - (1) Describe current population of the Town from the U.S. census and population trends based on Census data from 1990 to most currently available Census ACS data.
 - (2) Describe other demographic factors and trends including: income, employment and age.
 - b. Potential Impacts
 - Discuss anticipated Project population by age and resulting increase in Town population.
 - c. Mitigation Measures
 - Discuss appropriate mitigation measures to reduce identified impacts.

2. Police Services

a. Existing Conditions

- (1) Identify the staff size and organization of the Town of Poughkeepsie Police Department, Dutchess County Sheriff's Office and New York State Police.
- (2) Identify the location of police station.
- (3) Identify average response time to the Project site.

b. Future without the Project

c. Potential Impacts

- (1) Evaluate increased demand for police services.
- (2) Identify concerns of the Police Department (if any).
- (3) Analyze the adequacy of access to the proposed development.
- (4) Discussion of property tax and PILOT revenue (if applicable) generated by the proposed project to address additional project generated demand for emergency services.

d. Mitigation Measures

Discuss appropriate mitigation measures to reduce identified impacts.

3. Fire Services

a. Existing Conditions

- (1) Identify the staff size and organization of the Arlington Fire District Fire Department.
- (2) Identify the fire station nearest the Project site.
- (3) Identify fire department equipment.
- (4) Identify the number of calls for service per year.
- (5) Identify the average response time to the Project site.
- (6) Describe how the site plan will adequately provide emergency service access to the residences and that the Project meets all applicable local and NYS fire codes.
- (7) Discussion of property tax and PILOT revenue generated by the proposed project to address additional project generated demand for emergency services.

b. Future without the Project

c. Potential Impacts

- (1) Evaluate the increase demand for fire department services.
- (2) Identify concerns from the Arlington Fire District Fire Department (if any).
- (3) Discussion of property tax and PILOT revenue (if applicable) generated by the proposed project to address additional project generated demand for emergency services.

d. Mitigation Measures

Discuss appropriate mitigation measures to reduce identified impacts.

4. Emergency Services
 - a. Existing Conditions
 - (1) Identify ambulance/EMS service staff size and organization.
 - (2) Identify location of nearest station.
 - (3) Identify available equipment.
 - (4) Identify number of calls for service per year.
 - (5) Identify response time to the Project site.
 - b. Future without the Project
 - c. Potential Impacts
 - (1) Evaluate and discuss increased demand for ambulance service, including average number of calls per year.
 - (2) Identify concerns from the ambulance service (if any).
 - (3) Analyze adequacy of access to proposed development.
 - (4) Discussion of property tax and PILOT revenue (if applicable) generated by the proposed project to address additional project generated demand for emergency services.
 - d. Mitigation Measures

Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development.
5. Recreation and Open Space
 - a. Existing Conditions

Describe existing public recreation, trails, and open space facilities in the Town and immediate vicinity.
 - b. Future without the Project
 - c. Potential Impacts
 - i. Discuss potential impacts to public recreation and open space facilities that would result from the Project.
 - ii. Describe the recreation space, open space, and green space provided by the Project in comparison to existing recreational space, open space, and green space on the site, and describe whether the recreation space will be public or private, for active or passive recreation, and whether there will be any restrictions on the use of such spaces such as conservation easements or other encumbrances.
 - d. Mitigation Measures

Discuss appropriate mitigation measures to reduce identified impacts.
6. Other Community Services and Community Needs
 - a. Existing Conditions

Describe existing community services such as libraries, day care centers, and medical or intermodal transit facilities.

b. Future without the Project

c. Potential Impacts

Discuss potential impacts to these facilities that would result from the Project including the incorporation of apartments accessible to those with disabilities.

d. Mitigation Measures

Discuss appropriate mitigation measures to reduce identified impacts.

7. Schools

a. Existing Conditions

(1) Identify location and capacity of existing schools in the Arlington Central School District.

(2) Identify current enrollments and education cost per pupil.

b. Future without the Project

c. Potential Impacts

(1) Analyze the generation of school children from the proposed development, the potential increase in school enrollments and any anticipated increase in costs to the Arlington Central School District.

(2) Analyze the potential tax revenue and PILOT revenue (if applicable) to the Arlington Central School District that would be generated from the proposed development and compare to projected costs. The net cost will be compared to the school tax revenues to be derived from the project, based on a straight-line per capita basis and analyzed over the life of the PILOT Program.

d. Mitigation Measures

Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development.

L. Fiscal and Economic

1. Existing Conditions

a. Identify current taxes provided to each taxing jurisdiction (Town, County, Arlington Central School District, Arlington Fire District, Poughkeepsie Town-wide Water District, and Library, etc.).

b. Provide a summary of the current operating budgets for the taxing jurisdictions listed above.

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 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. The fiscal impact analysis will be completed for the full build-out
 - c. Describe any exemptions or abatements (PILOT, 485(b)), and the fiscal impact to the relevant taxing jurisdictions.
 - d. Describe employment generation resulting from construction, and operation of the Project.
4. Proposed Mitigation
- a. Discuss appropriate mitigation measures to reduce identified impacts.

M. Historic and Cultural Resources

1. Existing Conditions
 - a. Review SHPO databases and define preliminary areas of direct and indirect impact.
 - b. Conduct informal consultation with SHPO to review prior archeological and buildings/structures studies undertaken in the Project and adjacent to it the provisionally defined Area of Potential Effect (APE).
 - c. Conduct a walkover of the direct and indirect APE's to identify areas of recent disturbance or building/structure modifications that have occurred since the prior work. Photograph conditions that have been changed
 - d. Submit notice of project information to SHPO using CRIS. The submission will include mapping showing the locations of prior work, locations of recent disturbance, and those area that would need to be subject to new investigations.
 - e. Based on the SHPO response and in consultation with the Town, define an appropriate study area in which to assess the Project's potential effects on historic resources, e.g. APEs for both direct and indirect effects.
 - f. Conduct archaeological Phase IA/IB survey for any previously unassessed area of direct impact.
 - g. Conduct buildings/structures survey for any previously unassessed building/structure within the direct and indirect APEs as defined by the Town and in consultation with the SHPO.

- h. Provide a comprehensive Phase IA/IB draft and final report that details the results of the archaeological and building/structures assessments. This report will include
 - (1) Current photographs of all structures within the APE, with captions, keyed to an ortho-image or site plan and supplemental narrative for each building.
 - (2) Results of consultation with SHPO to confirm the National Register eligibility of any potentially eligible buildings and structures on the project site
 - (3) An assessment of the project site's potential archeological sensitivity.
 - (4) The lead archeologist's recommendations for resources identified in the Phase IA/IB study or any other studies conducted, including if further archeological investigations are warranted.
 - (5) Results of consultation with SHPO to review any 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. For all significant resources (listed, eligible for listing, and contributing) that will be demolished or substantially altered on the Project Site, perform a feasibility study identifying why these structures cannot be retained and adaptively reused for the project.
 - c. Identify which structures and archeological features will be preserved and which will be removed and explain why.
 - 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. Archeological features may be avoided or left in place as appropriate mitigation in perpetuity or until such phase of development, if any, may impact any identified resource.

N. Hazardous Materials - Phase I Environmental Site Assessment

1. Existing Conditions
 - a. Summarize existing documents, such as any prior Phase I Environmental Site Assessment.
 - b. Summarize asbestos or lead-based paint survey reports, abatement methodologies and status of abatement.
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 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.
Summarize a qualitative description of the existing noise environment at the Project Site.
 - b.
 - c. Identify and describe the Town Noise Code (Chapter 139).
2. Future without the Proposed Project
3. Potential Impacts of the Proposed Project
 - a. Provide qualitative discussion of the construction related impacts of noise and the Project's adherence to the Chapter 139, Noise, of the Poughkeepsie Town Code.
 - b. Provide qualitative discussion of post construction noise and the Project's adherence to the Chapter 139, Noise, of the Poughkeepsie Town Code.
4. Proposed Mitigation

- a. Identify and describe measures to avoid or mitigate significant adverse noise impacts, including those related to truck deliveries and refuse removal.

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 post construction activity.
 - b. If blasting is proposed, the potential impacts on air quality from blasting will be qualitatively analyzed and discussed.
4. Proposed Mitigation
 - a. Discuss appropriate mitigation measures to reduce identified impacts.

Q. Construction Impacts

1. Construction Plan: Prepare a detailed construction plan of the proposed development, including truck routes, staging areas, measures to protect on-site mature trees, and rock removal, on-site rock crushing and blasting
2. Potential Impacts of the Proposed Project
 - a. Qualitatively describe the impacts of construction on traffic generation, air quality including dust, stormwater, and erosion control.
 - b. Summarize the results of the demolition and construction noise impact analysis
 - c. Describe the demolition and construction protocols to be implemented during construction
 - d. Describe plan for containment and disposal of construction debris and debris removal processing and reuse, and any related impacts (i.e. brick, concrete, asphalt, etc.)
 - e. Describe process for salvage, preservation and storage (and location of storage) of existing building materials.
 - f. Describe and provide code citations for compliance with all applicable local, state and federal regulations for hazardous materials debris removal.

- g. Describe protocol for containment and removal of any unanticipated hazardous materials that are encountered during the demolition and/or construction phases of work.
 - h. Describe protocol for preservation and protection of on-site mature trees during construction.
3. Proposed Mitigation
- a. Describe specific measures, which will be implemented to mitigate the impacts of Phase 1 construction on traffic, air quality including dust, noise, and stormwater throughout the entire time line of construction.
 - b. Describe the erosion and sediment control plan including dust suppression.
 - c. Describe project bonding requirements/compliance with applicable sections of the Town code.

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. Alternative 1 - The “No Action” Alternative
- B. Alternative Plan Based on Identified Significant Environmental Impacts: As a result of the DEIS analysis, if a significant environmental impact is identified that cannot be mitigated without a change in the site plan, the revised site plan will be evaluated in this section based upon a plan provided by the project team members.

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. SEQRA Materials
- B. Correspondence Related to the Project
- C. Technical Studies
- D. Traffic Impact Analysis
- E. Conceptual Stormwater Pollution Prevention Plan
- F. Cultural Resources Report(s)
- G. Phase I Environmental Site Assessment
- H. Habitat Assessment (if necessary)
- I. Water and Sewer Reports
- J. Any relevant Town studies (i.e. Map, Plan and Report for Water or Sewer Districts)