

HUDSON HERITAGE PROJECT

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

**Approved by the Poughkeepsie
Town Board on: September 16, 2015**

Draft Scope Received July 22, 2015
Public Scoping Session – August 19, 2015
Scoping Public Comment Period – August 19-31, 2015

- 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 stationsDescription 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.
 - 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 Project's 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
 - (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, and 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/bicycle paths
 - (2) Connections to adjacent roadways, sidewalks, and pedestrian/bicycle paths
 - (3) Connections to adjacent neighborhoods and developments (Marist College, Mid-Hudson Plaza)
 - (4) Relationship to public transit both on and off site, including shuttle buses if contemplated.
 - (5) On and off-street parking
- h. 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 plan, including existing forested areas and plant lists.
 - (4) Description of alignment, and conceptual design for trail width, amenities, and surface materials for all recreational trails

- (5) Describe connections to adjacent public recreation areas including Quiet Cove Park and the Dutchess County Rail Trail.
 - (6) Describe disposition of Great Lawn, including plans for restoration, programming and other public and private recreational 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
 - e. Discussion of connections to existing infrastructure
 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
 8. General description of phasing for and interim measures to stabilize and protect from future deterioration all on-site buildings proposed for adaptive reuse.
- 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 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 one-half (1/2) 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

- (i) Marist College – North Residence Halls
- (ii) Marist College – Natural Science and Health Building
- (iii) Fairview Commons – Multi Family Housing
- (iv) Dalia Senior Apartments and Retail
- (v) Creek Road Apartments
- (vi) Beacon Residential (297 Violet Avenue)

(b) Town of Hyde Park

- (i) T-Rex Hyde Park Owner, LLC (east side of Route 9, across from the Culinary Institute of America)

(c) City of Poughkeepsie

- (i) O'Neill-Dutton mixed-use residential development
- (ii) 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 one-half (½) 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 one-half (1/2) 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, Hudsonia
 - (iv) Route 9 Land Use and Transportation Study
 - (v) Revitalizing Hudson River Waterfronts, Scenic Hudson
 - (vi) Town of Poughkeepsie Zoning Code, Site Plan and Subdivision Regulations and other relevant sections of the Town Code
 - (vii) Mid-Hudson Regional Sustainability Plan
 - (viii) 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 compatible with relevant planning and public policy documents by outlining relevant policies, sections of chapters and specific code citations.
 - (2) Discuss any potential impacts resulting from material inconsistency with, or deviation from, recommendations in the above referenced planning documents
 - 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 general urban design character of the immediately surrounding area
 - b. Describe the surrounding community character including the Route 9 corridor, Quiet Cove Park, Marist College, and surrounding residential and commercial areas
 - c. 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).
 - d. Perform a GIS based visibility analysis to identify any sensitive receptors from which the project site would be visible.
 - e. Perform a field visit to areas offsite to verify project visibility.
 - f. 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 (adjacent to Bob Shepard Highland Landing Park) 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 (adjacent to Bob Shepard Highland Landing Park) 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. Describe 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. Prepare 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 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. 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, including as required by federal regulations, use of protocols for delineation of streams, wetlands, and wetland buffers during periods of below-normal rainfall.
 - 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. 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/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 (e.g. 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 the means by which the project will address the requirements of GP-0-15-002 or any subsequent updates thereto.
 - f. Discuss ownership and maintenance of stormwater management facilities including related post-construction maintenance agreements with the Town.
 - g. Discuss compliance with 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.
- b. Implementation of Low Impact Development (LID) techniques

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 1996 Town of Poughkeepsie Sewer Master Plan Outline.
 - c. Discuss the Memorandum of Understanding dated March 15, 2005 between the Town, NYS Office of Mental Health and Hudson Heritage

- 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 disposal location and ability of the 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 documenting any changes to habitat.. 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 mapped discussed.
 - c. Discuss preservation of forested areas, and trees, to the extent practicable.
 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 and timing for data collection (when schools are in session), 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 using data provided by NYSDOT, Town of Poughkeepsie and Town of Hyde Park Police Departments (if available).
 - d. Describe current stops and routing for public transit facilities, inclusive of service to the Project Site and 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 2007 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. Provide a qualitative discussion of traffic generated when campus was fully occupied.
 - c. 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.
 - d. In accordance with NYSDOT requirements, analyses will be completed for ETC + 10 (Estimated Time of Completion plus 10 years) 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).
 - e. Provide an analysis of driveway geometry and sight lines.
 - f. Describe parking strategies (including shared parking) and design parameters.
 - g. 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.
 - h. Discuss proposed pedestrian crossing options from adjacent land uses (Marist College and Quiet Cove Park) and measures to accommodate an increase in demand.
 - i. Discuss proposed pedestrian connections (sidewalks) to the adjacent Mid-Hudson Plaza.
 - j. Discuss proposed ownership/maintenance of site roadways.
 - k. Discuss various types of roadways for different functions including alternate “non-standard” pavement and right-of-way widths.
 - l. Discuss potential roadway connections to/through the project site including: via the CSX right of way and connections to West Cedar Street and to Route 9G.
 - m. Discuss provisions for emergency access.
 - n. 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.
 - o. Evaluate the potential for a jitney service between the project site and Marist and the Poughkeepsie Train Station to serve area residents.

- p. Describe Project consistency with the 2007 Town of Poughkeepsie Town Plan and Route 9 Land Use and Transportation Study goals.
 - q. Discuss any potential impacts resulting from material inconsistency with, or deviation from, recommendations in the Town Plan and the Route 9 Land Use and Transportation Study.
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. Discuss coordination of new traffic signals with existing signals along Route 9.
 - c. 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.
 - d. 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 the U.S. census and population trends based on Census data from 1990 to most currently available Census ACS data.
 - b. Describe other demographic factors and trends including: income, employment and age.
 - c. Describe Town Community Facilities:
 - (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) Town of Hyde Park Central School District, including budget, enrollment trends and physical capacity.
 - (3) Other community services (such as libraries, day care centers, medical or intermodal transit facilities)

- (4) Generally describe Marist College student and faculty population and housing.
 2. Future without the Proposed Project
 3. Potential Impacts as a Result of the Proposed Project
 - a. Discuss anticipated Project population by age 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-aged children, and the potential impact to the Town of Hyde Park Central 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 Central 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. Human Health and Safety
 1. Existing Conditions

- a. Describe Town Emergency Service Providers including: locations of primary and secondary stations, response times, current staffing, equipment inventory, operations and maintenance budget, capacity, recent trends in service demand, and description of the taxing structure¹:
 - (1) Police: Town of Poughkeepsie Police Department, Dutchess County Sheriff's Office and New York State Police.
 - (2) Fairview Fire District and emergency services (EMS), including budget, capacity, and description of the taxing structure.
 - b. Describe existing mutual aid agreements and frequency of mutual aid provision over the past 5 years².
2. Future without the Proposed Project
- a. Establish the baseline condition against which potential incremental impacts of the Project will be assessed, based on the impacts of and anticipated mitigation for the following pending and proposed projects³:
 - (1) 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 and Beacon Residential (297 Violet Avenue).
 - (2) Town of Hyde Park: T-Rex Hyde Park Owner, LLC (east side of Route 9, across from the Culinary Institute of America).
 - (3) City of Poughkeepsie: O'Neill-Dutton mixed-use residential development and Vassar Brothers Hospital – medical facility expansion.
3. Potential Impacts as a Result of the Proposed Project
- a. Analysis of demand generated by the Proposed Project by Phase on each of the emergency service providers
 - b. Describe proposed internal roadway network and access for emergency service providers.
 - c. Assess the capacity of the emergency service providers (staffing, equipment and facilities) to accommodate Project generated demand.
4. Proposed Mitigation

¹ Using existing available data provided by the relevant emergency service providers, including capital planning documents.

² Using existing available data provided by the relevant emergency service providers.

³ Using existing available data on the impacts from and mitigation for those impacts to emergency service providers (from existing available environmental review documents)

- a. Discussion of property tax revenue generated by the proposed project - by Phase and including anticipated tax exemptions or abatements to address additional project generated demand for emergency services
- b. If necessary, discuss additional facilities, equipment and staffing necessary to accommodate Project generated demand.

M. 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, Library and 4th Ward Sewer District, etc.).
 - b. Assess the current operating and capital budgets for the Hyde Park School District, Fairview Fire District, Poughkeepsie Town-wide Water District and 4th Ward Sewer 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. The fiscal impact analysis will be completed 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. Describe any tax exemptions or abatements (BOA program, historic preservation credits), and the fiscal impact (and time horizon) to the relevant taxing jurisdictions.
 - d. 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.
 - e. Describe employment generation resulting from construction, and operation of the Project.

- f. Describe fiscal impacts resulting from resident expenditures.
 - g. 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.
- N. 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 and supplemental narrative for each building.
 - c. Identify and map all the historic buildings on the site, their National/State Register standing, and local standing as detailed and verified in the July 16, 2015 correspondence from the New York State Office of Parks, Recreation and Historic Preservation.
 - d. Include a summary of the 2005 Higgins & Quaesbarth report, and the Town Historic Resources Survey (Larson Fisher Associates, 2011).
 - e. Conduct consultation with SHPO to confirm the National Register eligibility of the buildings and structures on the project site.
 - f. Review SHPO databases and conduct a survey to identify if there are any other historic resources located in the APE.
 - g. Provide a summary of Phase 1A and 1B archeological studies.
 - h. Based on the archeological studies prepared, assess the project site's potential for archeological sensitivity.
 - i. Summarize archeologist's recommendations for resources identified in the Phase 1B study or any other studies conducted, including if further archeological investigations are warranted.
 - j. 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. For all significant resources (listed, eligible for listing, and contributing)⁴, prepare a report (an “Adaptive Re-use Assessment” – see Appendix I) discussing the factors, including but not limited to structural conditions, marketplace conditions and other financial and/or economic and programmatic considerations, on which the Applicant’s proposal not to preserve or re-use the building/structure is based.
 - c. Identify which structures and archeological features will be preserved and which will be removed and explain why
 - d. Describe measures to potentially restore the historic landscape design, including the Great Lawn.
 - e. Summarize consultation with SHPO, and discussions with the Dutchess County Historian and the Dutchess County Historical Society, and describe the feasibility studies that were undertaken to assess the reuse potential of the historic buildings and measures that will be taken to avoid, minimize or mitigate adverse effects on archeological and historic resources.
 - f. Describe measures that will be implemented (and the schedule for implementation) to protect the buildings that are proposed for adaptive reuse to prevent further deterioration. These measures may include: installation of temporary weather barriers, clearing of brush, installation of security lighting in front, side and rear of structures; boarding additional windows on all stories; blocking underground access by sealing tunnels.
 - g. Conduct consultation with SHPO to develop measures to avoid, minimize or mitigate adverse impacts to archeological and historic resources.
 - h. Discuss potential Project application for/use of tax credits for preservation of on-site historic resources.
4. Proposed Mitigation
- a. Discuss measures that will be taken to mitigate adverse effects on archeological and historic resources
 - b. Discuss preservation and disposition of (including timing for reclaiming) time capsules located in the cornerstones of on-site buildings.
 - c. Discuss preservation and reuse within the project design - of building materials, including: 1868 date stones, bricks, ironwork, moldings, stonework, stained glass windows, slate roof materials.
 - d. Discuss potential for on-site commemorative plaques, walking tours or memorial.

⁴ Structures located on the Proposed Project Site that are identified in the correspondence from the New York State Office of Parks, Recreation and Historic Preservation in their July 16, 2015 correspondence to the Town.

- e. Discuss review of archeological and historic issues during the preparation of the SWPPP.
 - f. Discuss required consultation with Section 106 of the National Historic Preservation Act, in the event that the Project applies for a federal permit or funding.
- O. 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.
 - c. Discussion of existing surface water resources conditions (baseline stream, groundwater and wetland sampling) to address remediation per NYSDEC Voluntary Clean-up program considering PCB contamination in stream sediment.
 - 2. Future without the Proposed Project
 - a. Describe the status of both the north and south contaminated sites, and the disposition/clean-up of these areas without the 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.
 - b. Discussion of clean-up/remediation of surface water resources, if necessary

4. Proposed Mitigation
 - a. Discuss appropriate mitigation measures to reduce identified impacts.
- P. 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.
 - b. Qualitative discussion of potential noise impacts from the Proposed Project’s HVAC systems.

- c. Qualitative discussion of the effects of relocation/removal of buildings and trees on the Project site on the level of noise shielding provided to adjacent noise receptors.
 - d. Discussion of hours of operation for truck deliveries and refuse removal and anticipated noise impacts from their operations.
 - 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 using codes and ordinances applicable to construction related noise.
 - 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, including those related to truck deliveries and refuse removal.
- Q. 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 NAAQS, 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.

R. Construction Impacts

- 1. Construction Plan: Prepare a conceptual construction plan for Phase 1 of the proposed development, including truck routes, staging areas, measures to protect on-site mature trees, rock removal, on-site rock crushing and blasting.
- 2. Potential Impacts of the Proposed Project
 - a. Qualitatively describe the impacts of Phase 1 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 blasting 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 and details (windows, ironwork, cornices, slate, cornerstones, etc.)
 - 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 evaluation and disposition of any unanticipated archeological materials, inclusive of artifacts or human remains that are encountered during the demolition and/or construction phases of work.
 - i. 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 2 - Development Under the Existing HRDD Zoning.
- C. Alternative 3 - Lesser Development Alternative with 500 units of housing and 250,000 s.f. of retail space.
- D. Alternative 4 - Project Plan with Route 9 to 9G Connector Road and CSX Rail Right of Way (r-o-w).

Alternative 5 - Alternate Development Plan with Residential Uses More Fully Integrated with the Southern Commercial Portion of the Site (including, but not limited to, residential units located above commercial uses along Route 9).

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. Adaptive Reuse Report
- J. Phase I Environmental Site Assessment
- K. Habitat Assessment (if necessary)
- L. Water and Sewer Reports
- M. 2005 MOU and Agreement for Water and Sewer
- N. Any relevant Town studies (i.e. Map, Plan and Report for Water or Sewer Districts)