DRAFT

SCOPING DOCUMENT

FOR

BT HOLDINGS LLC-CHESTER DEVELOPMENT

DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT

TOWN AND VILLAGE OF CHESTER

ORANGE COUNTY, NEW YORK

Lead Agency and Contact Person:

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Date of Scoping Meeting _____

April 10, 2008

DESCRIPTION OF THE PROPOSED ACTION

BT Holdings LLC proposes to annex a 60.6 acre parcel of land presently in the Town of Chester to the Village of Chester, and rezone that annexed property – currently zoned Town SR-6 (Suburban High-Density Residential) with a small portion zoned Town LB (Local Business) – to the Village's RM (Residential Multi-Family) zoning. Additionally, two smaller existing Village parcels totaling 4.0 acres would be remapped from the Village's RS (Residential Single-Family) zoning to the Village's RM zoning. A +3.7 acre portion of an adjacent M-2 (Manufacturing) zoned property in the Village is proposed to be subdivided and added to the BT Holdings site and remapped to RM as well.

The subject property consists of four tax parcels. The lot in the Town of Chester (to be annexed to the Village) has a Section-Block-Lot number of 2-1-39 and is 60.6 acres. The two existing tax lots in the Village are 107-3-4 and 108-1-1 and total 4.0 acres. A +3.7 acre portion of Village lot 120-1-1 is under contract to the Applicant and would be subdivided from the parent lot as part of this action. The entire assembled parcel would be approximately 68.3 acres comprising four tax lots or portions as summarized below.

	Section-Block-Lot:	**Zones**	**Acres**
Town of Chester	2-1-39	SR 6 and LB	60.6
Village of Chester	107-3-4 108-1-1	RS	4 acres
	120-1-1	M2	3.7

With the annexation and zone change, the Applicant proposes to develop a 438-unit residential project on the subject property, which is located east of NYS Route 17M, with its only road frontage on 17M. The parcel in the Town of Chester is currently zoned SR-6 (Suburban High-Density Residential). The two parcels in the Village of Chester are currently zoned RS (Residential Single-Family), and the adjacent parcel under contract is currently zoned M2 (Manufacturing).

The Applicant proposes a 438-unit residential project that would include 100 Senior apartments in two 3-story buildings and 338 market-rate Townhomes in buildings of various sizes, placed along an interior road network. The application is being proposed pursuant to the requirements of the Village of Chester Zoning Law. In addition to the requested map changes certain zoning amendments or variances will be evaluated as the project moves forward through the municipal and public review process.

In order for this concept to be implemented in a manner that readily provides for water, sewer, and other municipal services, the 60.6 acres of land currently in the Town of Chester is proposed to be annexed to the Village of Chester, where such services presently exist.

Development of the project would require a change in the zoning of the Village portions of the property from RS and M-2 to RM. The Town parcel to be annexed would be rezoned from its current SR-6 and LB zoning to the Village's RM, a comparable zoning classification to the Town's SR-6 zoning. The conceptual site plan is designed to conform generally to the dimensional requirements of the applicable Village regulations for the RM District.

GENERIC ENVIRONMENTAL IMPACT STATEMENT

SEQRA allows a GEIS to "be broader and more general" than a regular EIS and requires that a GEIS and its findings set forth specific conditions or criteria under which future actions will be undertaken or approved. Potential impacts have been addressed at this time by incorporating appropriate mitigation measures in the form of criteria or thresholds which have been established as guidelines for future development. The GEIS process and the related concept development plans establish a general development plan for each individual project, establishing development guidelines such as limits of disturbance and impervious surface limits. Subsequent specific site plan applications may, and most likely will, change from the concept development plans included in this FGEIS without additional environmental review provided they substantially comply with the development guidelines developed in the GEIS process and this Findings Statement. Accordingly, elements such as building and roadway location and design may change from the concept development plans in the FGEIS to the specific individual site plans without additional environmental review, provided they meet the development thresholds established in the GEIS process and specifically set forth in this Findings Statement.

General Guidelines

The GEIS should cover all items in this Scoping Document. Each impact issue (e.g., soils, surface water, traffic, etc.) should be presented in a separate subsection as it relates to existing conditions, future conditions without the project and future conditions with the project as presently planned, and any mitigation measures designed to minimize the identified impacts.

Narrative discussions should be accompanied by appropriate tables, charts, graphs, and figures whenever possible. If the graphic format is not easily expressed within an 8.5" x 11" format, 11" x 17" paper should be used. Full size plans shall be at a scale no smaller than 1 inch equals 100 feet and shall be on a minimum paper size of 24" x 30". If a particular subject can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the site should include adjacent properties (if appropriate), neighboring uses and structures, roads, and water bodies.

Information should be presented in a manner that can be readily understood by the public. Efforts should be made to avoid the use of technical jargon.

Discussions of mitigation measures should clearly indicate which measures have been incorporated into project plans, versus measures that may mitigate impacts, but have not been incorporated into project plans. Mitigation measures that are not incorporated into the proposed action should be discussed as to why the applicant considers them unnecessary.

The document and any appendices or technical reports should be written in the third person (i.e., the terms "we" and "our" should not be used).

Any assumptions incorporated into assessments of impact should be clearly identified. In such cases, the "reasonable worst case" scenario analysis should also be identified and discussed.

The entire document should be checked carefully to ensure consistency with respect to the information presented in the various sections, and for spelling, grammar, and word usage.

CONTENTS

1. COVER SHEET

A. State whether this is a draft or final statement.
B. Title/name of the project.
C. Location (county and town) of the project.
D. Name and address of the lead agency; name and telephone number of the person to contact at the lead agency for information.
E. Name and address of project consultants; including contact name and number.
F. Date of submittal.
G. Date of acceptance of the DEIS.
H. Date of Public Hearing
I. The deadline date by which comments are due.

2. SUMMARY

A. Brief description of the Proposed Action.
B. Significant beneficial and adverse impacts.
C. Issues of controversy specified.
D. Proposed mitigation measures.
E. Adverse impacts that cannot be avoided.
F. Alternatives considered.
G. Irreversible and irretrievable commitment of resources.
H. Growth inducing aspects.
I. Use and conservation of resources.
J. Permits and approvals.

3. PROJECT DESCRIPTION

Describe proposed zoning change, annexation, and concept plan. Discuss the following to a level of detail available from the conceptual drawings:

A. LOCATION

1. Establish geographic boundaries and general conditions of the project site, including regional and local maps.

B. PROJECT DESIGN AND LAYOUT

1. Site Statistics
    a, Tax lots and zoning
    b. Anticipated impervious surface area (roofs, parking lots, roads.)
    c. Amount of land to be cleared by type, i.e. woodland, meadow, etc.
    d. Amount of open space, if any
    e. Pedestrian facilities.
    f. Conceptual stormwater management/drainage plans.
    g. Wetlands onsite, if any

2. Structures and Infrastructure
    a. Location and configuration of residences
    b. Clubhouse and recreational facilities
    c. Parking spaces and layout; total pavement area
    d. Utility plan, water and sewer

4. Access
    a. Discuss main access from NYS Route 17M
    b. Discuss emergency access at Oakland Avenue

5. Landscape
    a. Describe landscape plan concept
    b. Describe buffers to be provided between housing groups and between site and adjacent properties

6. Zoning
    a. Describe project design conformance with Village of Chester zoning regulations and Orange County Master Plan goals.

C. CONSTRUCTION AND OPERATION

1. Construction (generically discuss)
    a. Anticipated construction period
    b. Schedule of construction

2. Operation (generically discuss)
    a. Homeowners association
    b. Management company

D. PERMITS AND APPROVALS Provide a list of all required permits and approvals including the following:

1. Local
    a. Zoning Approval – Chester Village Board
    b. Site Plan Approval – Village of Chester Planning Board

2. County
    a. Orange County Planning Department
    b. Water supply – Orange County Health Department
    c. Septic approvals - Orange County Health Department

3. State
    a. Highway access permit - NYS Department of Transportation
    b. Stormwater and Wastewater SPDES permit – New York State DEC

E. PROJECT PURPOSE, NEED AND BENEFITS

1. Background and history.
2. Public need for the project, including social and economic considerations, and municipality objectives on adopted county and local development plans.
3. Social and economic benefits of the action

4. ENVIRONMENTAL SETTING, ANTICIPATED IMPACTS AND PROPOSED MITIGATION MEASURES

A. SOIL AND TOPOGRAPHY

1. Existing conditions:

    a. List of soil types and their distribution
    b. Composition and thickness of subsurface material

c. Depth to, nature of, bedrock formations and impermeable layers
d. Usefulness as construction material
e. Topography and environmentally sensitive lands

2. Anticipated Impacts

a. Grading potential, cuts and fills
b. Potential for erosion

3. Mitigation Measures

a. Use of excavated material for land reclamation
b. Slope stability design
c. Soil erosion control plan

B. WATER RESOURCES

3. Groundwater

a. Identification of present uses and level of use of groundwater

b. Describe anticipated water demand

c. Mitigation Measures

4. Surface Water

a. Existing Conditions

1) Location and description of surface water on the project site
2) Quantity and quality of surface water
3) Existing drainage areas, patterns, channels and flood plains

b. Anticipated Impacts

1) Discuss increased runoff from impervious surfaces
2) Identify potential water quality impacts from stormwater discharge

c. Mitigation Measures

1) Describe erosion control techniques to be used during construction and operation to avoid siltation

2) Discuss requirements for stormwater management and thresholds for same in accordance with NYSDEC "New York State Stormwater Management Design Manual."

C. FLORA AND FAUNA

1. Vegetation

a. Existing Conditions

1) Site vegetation characteristics and wildlife habitat, including wetlands
2) Identify rare and endangered species on site

b. Anticipated Impacts

1) Describe the anticipated disturbance to vegetation and wetlands.

2) Describe potential impacts on wildlife

c. Mitigation Measures

1) Discuss landscape treatment in general
2) Wetland mitigation, as applicable

2. Wildlife

a. Discuss wildlife populations and characteristics
b. Anticipated Impacts
c. Mitigation Measures

D. TRANSPORTATION AND TRAFFIC

1. Existing Conditions

a. Describe the size, capacity and physical condition of NYS Rte. 17M. Count intersections listed in D.1.c. from 6 a.m. to 9 a.m. and 4 p.m. to 7 p.m.

b. Describe traffic controls including speed limits, advisory signs.

c. Existing peak hour volumes and description of current level of services and delay for weekday a.m. and p.m. peak hour at:

- NYS Rte. 17M and Chester Mall north entrance
- NYS Rte. 17M and NYS Rte 94
- NYS Rte. 17 & U.S. 6 northbound ramp and NYS Route 94
- NYS Rte. 17 & U.S. 6 southbound ramp and NYS Route 94
- NYS Rte. 17 M and Main Street

3. Anticipated Impacts

a. List other developments in the vicinity that will have impact on the roadway network.
b. Describe use and accepted overall growth rate for the area and add surcharges for any proposed or approved but un-built projects.
c. Describe No Build (future without the project) peak hour volumes and no build level of services and delay for the weekday a.m. and p.m. peak hour at the intersections analyzed in the Existing Conditions (D.1.c.).
d. Estimate traffic to be generated during weekday a.m. and p.m. peak hour of the network for the site based on latest trip generation from Institute of Transportation Engineers' *Trip Generation.*
e. Determine project's effect on traffic volumes, level of service, delays, at locations analyzed (D.1.c.) and the site access at NYS Rte. 17M in the Build Condition (future with the project condition).
f. Compare No Build and Build conditions.

3. Mitigation Measures

a. Describe how the proposed site access will address projected traffic flow and safety.
b. Discuss necessary mitigation and the party that will be responsible for or pay for required mitigation.
c. Emergency access.

E. NOISE

1. Identify any major sources of noise and levels on site

2. Anticipated Impacts

a. Discuss any significant future exterior and interior noise levels after development

b. Discuss anticipated construction noise

3. Mitigation Measures

a. Construction schedule including hours and holidays.
b. Adherence to municipal noise standards

G. LAND USE AND ZONING

1. Existing Conditions

a. Describe of the existing land use of the project site and surrounding area, residential and non-residential
b. Describe existing zoning of site and surrounding area
c. Describe land use and master plans that include the project site and surrounding area
d. Discuss annexation of property by the Village of Chester
e. Discuss zoning amendment or variances required for development as proposed within the Village of Chester.

2. Anticipated Impacts

a. Describe anticipated consequences of the townhouse and senior citizen residential development related to land use in the project area.
b. Describe compliance of the project to with existing land use goals and zoning regulations

3. Mitigation Measures

b. Describe any mitigation measures, if any, related to impacts on zoning and land use.

H. ECONOMIC AND DEMOGRAPHIC

1. Existing Conditions

a. Discuss of existing population and housing parameters in Chester
b. Describe existing town, county and school tax structure and relationship to project

2. Anticipated Impacts

a. Describe demographic changes that would result from the proposed development employment opportunities
b. Discuss anticipated changes in tax revenues

3. Mitigation Measures

I. COMMUNITY FACILITIES AND SERVICES

Educational Facilities, Police Protection, Fire Protection, and Ambulance Services, and Solid Waste disposal facilities will all experience increased demands as a result of the proposed project.

1. Describe increased demands on services for each service.
2. Estimate the impact of the increased demands on each service area according to accepted standards.
3. Describe mitigation measures proposed including tax revenues to be generated by the project.

J. UTILITIES

1. Energy resources
   a. Existing Conditions including facilities
   b. Discuss demand created for electricity, fuel oil, or gas.
   c. Proposed Mitigation

2. Water supply
   a. Describe existing municipal system
   b. Discuss potential and costs for connecting project to the system
   c. Proposed Mitigation

3. Wastewater treatment
   a. Describe existing municipal sewer system (Consolidated Sewer District #1 or alternatives thereto.
   b. Discuss potential and costs for connecting project to the system
   c. Proposed Mitigation

K. VISUAL RESOURCES

1. Existing Conditions

   a. Describe of the physical character of the area surrounding the project site.
   b. Describe views into the site from the surrounding area

2. Anticipated Impacts

   a. Describe changes to visual character of site.

3. Mitigation Measures

a. Discuss architectural and landscape design standards
b. Discuss lighting standards

5. ADVERSE ENVIRONMENTAL IMPACTS WHICH CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED

A. Identify those adverse environmental effects in the previous sections that can be expected to occur regardless of the mitigation measures considered.

1. Temporary construction impacts
2. Impacts on natural site features
3. Operational impacts

6. ALTERNATIVES

This section contains alternatives to the proposed project that minimize or avoid adverse environmental impacts. Discussion of each alternative will be at a level sufficient to permit a comparative assessment of costs, benefits and environmental risks of each alternative. The general alternatives to be considered are as follows:

A. ALTERNATIVE DENSITIES

1. Single family homes
2. Multifamily buildings

B. NO ACTION – Development with no annexation

C. NO ACTION – No development

7. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Identify those natural and human resources that will be consumed, converted or made unavailable for future use.

8. GROWTH INDUCING ASPECTS

9. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

Identify the energy sources to be used, anticipated levels of construction and ways to reduce energy consumption.

10. THRESHOLDS FOR FUTURE REVIEW OF SITE PLAN APPLICATIONS

11. APPENDICES

A. List of underlying studies, reports and information considered and relied on in preparing GEIS.

B. List all federal, state, regional or local agencies, contacted in preparing the statement.

C. Technical exhibits including traffic and drainage computations.

D. Relevant correspondence regarding the project.