

**SCOPING DOCUMENT  
FOR  
BT HOLDINGS LLC-CHESTER DEVELOPMENT  
DRAFT 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 30, 2008

Adopted by Resolution of the Lead Agency  
July 14, 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 68.4 acres comprising four tax lots or portions as summarized below.

	<b>Section-Block-Lot:</b>	<b>Zones</b>	<b>Acres</b>
Town of Chester	2-1-39	SR 6 and LB	60.6
Village of Chester	107-3-4	RS	4 acres
	108-1-1		
	120-1-1	M2	3.8

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) with a small portion zoned (LB) Local Business. 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 specifically related to the proposed 438-unit residential development, 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.

The annexation and zoning amendments will include specific conditions for development of the site consistent with: the type of residential development described herein and shown on the conceptual plans (senior apartments and townhouses); and examined as a result of the EIS review defined by this outline.

### **DRAFT ENVIRONMENTAL IMPACT STATEMENT**

The Draft Environmental Impact Statement (DEIS) defined by this outline will include both broader and more general; and site-specific descriptions and analyses of the project, the existing setting, impacts and mitigation, as appropriate, in each chapter and section. General descriptions and analyses will be used to address the annexation and zoning amendment aspects of the proposed action. Site-specific descriptions and analyses will be provided to address the effects of the proposed land development (senior apartments and townhouses) as depicted on the conceptual plans and additional drawings. The DEIS, FEIS and Findings will set forth specific conditions or criteria and thresholds under which future actions will be undertaken or approved.

Potential impacts will be addressed by incorporating appropriate mitigation measures identified in the form of criteria or thresholds which will be established as guidelines for future development. The DEIS 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 DEIS without additional environmental review provided they substantially comply with the development guidelines developed in the DEIS process and this Findings Statement. Accordingly, elements such as building and roadway location and design may change from the concept development plans in the DEIS without additional environmental review, provided they meet the development thresholds established in the DEIS process and specifically set forth in this Findings Statement.

#### **General Guidelines**

The DEIS 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.
- 2. Identify proposed areas of annexation and rezoning

### **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; and potential dog run areas.
- f. Conceptual storm water management/drainage plans.
- g. Wetlands onsite, if any
- h. Anticipated type of ownership of units

#### **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
- e. Sustainable design and construction practices

#### **3. Access**

- a. Discuss main access from NYS Route 17M
- b. Discuss ownership and maintenance of proposed roads

- c. Discuss potential additional road connections with existing surrounding road network and with Chester Mall
- d. Discuss emergency access at Oakland Avenue
- e. Discuss potential pedestrian access and pathways including pedestrian access to Chester Mall

4. Landscape

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

5. Zoning

- a. Describe project design conformance with proposed Village of Chester zoning regulations, including calculation of required parking, and Orange County Master Plan goals.
- b. Describe project design in relation to existing Town of Chester zoning regulations

C. CONSTRUCTION AND OPERATION

1. Construction (generically discuss)

- a. Anticipated construction period
- b. Schedule of construction
- c. Discussion of project phasing

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. Annexation and Zoning Amendment Adoption – Chester Village Board
- b. Special Permit and Site Plan Approval – Village of Chester Planning Board
- c. Describe anticipated variances, if any – Village of Chester Zoning Board of Appeals

2. County

- a. Orange County Planning Department
- b. Water supply – Orange County Health Department
- c. Sewer system connection - Orange County Health Department

3. State

- a. Highway access permit - NYS Department of Transportation
- b. Stormwater and Wastewater SPDES permit –

New York State DEC

4. Federal

- a. United States Army Corps of Engineers (ACOE) wetland permit, if needed

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 to both Town and Village of Chester

#### **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
  - f. Describe result of any soil testing, if completed
2. Anticipated Impacts
  - a. Grading potential, cuts and fills
  - b. Potential for erosion
  - c. Temporary effects of construction
  - d. Ongoing use and maintenance of the site
3. Mitigation Measures
  - a. Use of excavated material for land reclamation
  - b. Slope stability design
  - c. Discuss thresholds for future site development such as maximum land disturbance and clearing; cut-and-fill; extent of rock removal, etc.
  - d. Discuss provision of plans for grading, erosion and sedimentation control, phasing and landscaping, etc.

##### **B. WATER RESOURCES**

1. Groundwater
  - a. Existing Conditions
    - 1) Define and identify present and future level of groundwater use
    - 2) Describe the relationship of surface water to hydrologic conditions including aquifers
  - b. Anticipated Impacts
    - 1) Describe anticipated water demand including human consumption, daily use, and lawn maintenance
    - 2) Describe potential impact on groundwater due to construction of underground basements and foundations
    - 3) Describe cumulative water demand from this and other significant approved or pending projects.
  - c. Mitigation Measures
    - 1) Describe possible water-saving or drought measures and/or water use controls instituted by Village



- 2) Discuss thresholds for future site development such as maximum building and impervious surface coverage, extent of landscaped area, etc.
- 3) Discuss provisions for incorporating infiltration to recharge groundwater, as appropriate

## 2. 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 and potential for impacts to adjacent properties
- 2) Identify potential water quality impacts from storm water 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."
- 3) Discuss thresholds for future site development such as maximum land disturbance and clearing; no net increase in stormwater runoff; maximum building and impervious surface coverage, etc.
- 4) Discuss provision of plans for grading; stormwater management; erosion and sedimentation control; phasing and landscaping, etc.

## C. VEGETATION, WILDLIFE AND WETLANDS

This section shall include correspondence from the NYS DEC Natural Heritage Program

### 1. Vegetation

#### a. Existing Conditions

- 1) Site vegetation characteristics and wildlife habitat
- 2) Identify rare and endangered species on site

#### b. Anticipated Impacts

- 1) Describe the anticipated disturbance to vegetation including the loss of significant trees

- c. Mitigation Measures
    - 1) Discuss landscape treatment in general
    - 2) Discuss thresholds for future site development such as maximum land disturbance and clearing; extent of disturbance of vegetated areas, etc
    - 3) Discuss mitigation, as applicable
    - 4) Discuss provision of plans for phasing and landscaping, etc.
- 2. Wildlife
  - a. Discuss wildlife populations and characteristics and identify any and all threatened or endangered species
  - b. Anticipated Impacts
  - c. Mitigation Measures:
    - 1) Discuss thresholds for future site development such as maximum land disturbance and clearing; extent of disturbance of habitat areas, etc
    - 2) Discuss mitigation, as applicable
    - 3) Discuss provision of plans for phasing and landscaping, etc.
- 3. Wetlands
  - a. Existing Conditions
    - 1) Site wetland characteristics and function
    - 2) Discuss jurisdictional determination and regulatory status
  - b. Anticipated Impacts
    - 1) Describe the anticipated disturbance to wetlands.
    - 2) Describe potential impacts on function
    - 3) Describe impacts to any wetland vegetation or wildlife habitat including both on site and those which may be impacted in wetlands or other water bodies which the wetland is found to be connected.
  - c. Mitigation Measures
    - 1) Discuss thresholds for future site development such as maximum land disturbance and clearing; extent of disturbance of habitat areas, etc
    - 2) Discuss wetland mitigation, as applicable
    - 3) Discuss provision of plans for stormwater management; erosion and sedimentation control; phasing and landscaping, etc.

## D. ARCHAEOLOGICAL AND CULTURAL RESOURCES

1. Existing Conditions
  - a. Conduct a Phase 1A and B Historic and Archaeological Analysis of the site in accordance with procedures specified by the NYS Office of Parks, Recreation and Historic Preservation.
  - b. Describe prior land use (s)
  - c. Describe other historic sites adjacent to site
  - d. Describe any potential culturally sensitive areas on the Project Site including Military Encampment Sites and any cultural items found
  - e. Describe location, condition and history of stone walls
2. Anticipated Impacts of site disturbance and coverage
3. Mitigation Measures
  - a. Discuss various measures to preserve stone walls, to the extent practicable
  - b. Describe recovery of cultural items found
  - c. Discuss thresholds for future site development such as maximum land disturbance and clearing; extent of stonewall removal, etc
  - d. Discuss provision of plans for phasing and landscaping, etc.

## E. AGRICULTURAL RESOURCES

1. Existing Conditions
  - a. Describe Talmadge Farm adjacent to site and activities of the farm
  - b. Discuss existing views of Project Site from adjacent farms.
2. Anticipated Impacts
  - a. Describe impacts and potential for compatibility problems regarding development adjacent to an active agricultural operation including:
    - proposed views of potential development from adjacent farms and views potential residents will have of adjacent farm site
    - Potential for noise, odor or other impacts
3. Mitigation Measures
  - a. Describe mitigation measures such as agricultural notes which will be included on site plan maps, vegetative or other screening, set backs, buffers and fencing adjacent to agricultural areas
  - b. Discuss thresholds for future site development such as maximum land disturbance; maximum building and impervious surface coverage; extent of buffering, etc.
  - c. Discuss provision of plans for grading, erosion and sedimentation control, phasing, buffering and landscaping, etc.

## F. TRANSPORTATION AND TRAFFIC

### 1. Existing Conditions

All capacity analysis shall be presented in summary tables by individual lane groups and overall intersections for signalized intersections.

- a. Describe the size, capacity and physical condition of NYS Rte. 17M
- b. Describe traffic conditions on West Avenue Bridge
- c. Describe traffic controls including speed limits and advisory signs.
- d. Describe volumes, volume/ capacity ratios, average vehicle delay times and levels of service for existing weekday morning and evening peak hours (6 am to 9 am and 4 pm to 7pm) and weekend peak hour (as agreed to by the Village's traffic consultant) based on both current and historic traffic counts at:
  - NYS Rte 17M and West Avenue at Chester Mall
  - NYS Rte 17M and NYS Rte 94 at Academy Avenue
  - NYS Rte 17 & U.S. 6 northbound ramps and NYS Rte 94
  - NYS Rte 17 & U.S. 6 southbound ramps and NYS Rte 94
  - NYS Rte. 17M and Main Street
  - NYS Rte. 17M and Ward Road
  - NYS Rte. 17M and Arcadia Road
  - High Street and Hambletonian Avenue
- e. Discuss backup conditions on NYS Rte 17 and ramp queuing and impact on NYS Route and 94
- f. Discuss any area road improvements planned by the NYSDOT
- g. Discuss how school related traffic is likely to impact intersections if counts are taken during non-school months.
- h. Describe existing public transportation services, including both general and specialized senior citizen / handicapped bus services.

### 2. Anticipated Impacts

- a. List other significant developments under review in the vicinity that could have impact on the roadway network. (list to be agreed upon by Board and its consultants)
- b. Describe use and accepted overall growth rate for the area and add surcharges for any proposed or approved but un-built projects and any projects now under construction.
- c. Describe No Build (future without the project) volumes, volume/ capacity ratios, average vehicle delay times and levels of service for the weekday morning and evening and weekend peak hours at the intersections analyzed in the Existing Conditions (F.1.d)
- d. Estimate traffic to be generated during weekend and 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*. Trip generation rates and Land Use Classes (LUCs) to be approved by the Village's traffic consultant.

- e. Determine project's effect on traffic volumes, volume/ capacity ratios, average vehicle delay times and levels of service, at locations analyzed (F.1.d.) and the site access at NYS Rte. 17M in the Build Condition (future with the project condition).
- f. Compare Existing No Build and Build conditions. Identify locations by overall intersection and individual lane groups where unsatisfactory operating conditions (Levels of Service E or F) now exist or are projected to exist in the No Build and Build conditions.
- g. Discuss potential access to Chester Mall for both vehicular and pedestrian traffic
- h. Discuss pedestrian access from site to Chester Mall, Heritage Trail, Schools, and Village Downtown areas
- i. Discuss the adequacy of proposed parking areas, internal roads and turn-arounds including the parking allotment for residents and guests and lot adequacy for package delivery, garbage pick up or large utility vehicles which may use these areas.

### 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. Describe emergency access.
- d. Discuss thresholds for future site development such as maximum number of dwelling units proposed; peak hour site generated traffic; and maximum points of vehicular access from the site, etc.
- e. Discuss provisions of plans for road and intersection improvements, pedestrian access to nearby neighborhoods, parks and community facilities, shopping, etc.

## G. 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. Describe local noise standards and adherence to said standards
  - c. Discuss thresholds for future site development such as maximum number of dwelling units proposed
  - d. Discuss provision of plans for landscaping and buffering

## H. LAND USE AND ZONING

### 1. Existing Conditions

- a. Describe existing land use of project site and surrounding area, residential, non-residential and vacant lots. Discuss compatibility of proposed project with surround land uses.
- b. Describe existing zoning of site and surrounding area, including the Ridge Preservation Overlay District (RPOD) north of the site
- c. Describe all land use and master plans that include the project site and surrounding area
- c. Describe how the project relates to the stated goals in adopted Orange County Plans
- d. Discuss annexation of property by the Village of Chester
- e. Discuss zoning amendment and/or variances required for development as proposed within the Village of Chester
- f. Discuss variances required if developed without annexation in accordance with existing Town of Chester zoning
- g. Identify existing vacant land and zoning within the Village of Chester
- h. Describe approved and/or pending projects within the Village of Chester currently before the Planning Board

### 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 existing land use goals and zoning regulations

### 3. Mitigation Measures

- a. Describe any mitigation measures, if any, related to impacts on zoning and land use.
- b. Discuss thresholds for future site development such as maximum building and impervious surface coverage; maximum number of dwelling units and parking spaces proposed
- c. Discuss provision of plans for phasing, landscaping, lighting, dwelling unit design and buffering to preserve community character

## I. ECONOMIC AND DEMOGRAPHIC

### 1. Existing Conditions

- a. Discuss existing population and housing parameters in Chester
- b. Describe existing Village, Town, County school and special district tax structure and relationship to project

### 2. Anticipated Impacts

- a. Describe demographic changes that would result from the proposed development and employment opportunities
  - 1) Define anticipated increase in the number of school-aged children and older adults based on applicable demographic multipliers
- b. Discuss anticipated changes in tax revenues and costs to each taxing entity. The assumptions on which costs and revenues are based will clearly be identified.
  - 1) Prepare, summarize and refer to Fiscal Impact Analysis
  - 2) Discuss parkland fee requirement of Town and Village of Chester and impact if land is annexed into the village

### 3. Mitigation Measures

- a. Describe mitigation measures proposed including tax revenues to be generated by the project
- b. Discuss thresholds for future site development such as maximum number of dwelling units proposed
- c. Discuss provision of plans for senior housing; recreational and pedestrian amenities, etc.

## J. COMMUNITY FACILITIES AND SERVICES

This section will include communication and correspondence with representatives from Community Service providers.

### 1. Existing Conditions

- a. Describe existing Educational Facilities including number, location and capacity of school buildings. Describe existing District busing capabilities. Identify current enrollment and identify and discuss any available projections and, or capacity studies which have been completed for the District.
- b. Describe Police Protection, Fire Protection, and Ambulance Services available to the project site. Discuss available equipment, available manpower and location in relation to the project site for each. Identify any current deficiencies.
- c. Park and Recreation Facilities including equipment available and general capacity making note of any amenities for senior citizens.
- d. Describe existing local Solid Waste disposal facilities including capacity of proposed land fill site and methods of collection

### 2. Anticipated Impacts

- a. Project the anticipated number of proposed residents, including the percentage anticipated Senior Citizens and public school children using generally accepted methods.  
Estimate the impact of the increased demands on each service according to accepted standards. Discuss the ability of the community services to meet the anticipated needs of the project
- c. Prepare, summarize and refer to Fiscal Impact Analysis

- d. Describe increased demands and potential costs for each service
- e. Discuss anticipated emergency response time to the project site.
- f. Discuss the ability of the existing and proposed road system to accommodate emergency vehicles at the site
- g. Anticipated amount of solid waste likely to be generated by the project site using generally accepted methods

3. Mitigation Measures

- a. Describe mitigation measures proposed including tax revenues to be generated by the project;
- b. Discuss thresholds for future site development such as maximum number of dwelling units proposed;
- c. Discuss provision of plans for safe and accessible road network; on-site security, emergency access; recreational and pedestrian amenities or required parkland fees; solid waste disposal collection, etc.

K. UTILITIES

1. Energy resources

- a. Existing conditions including local service providers, and availability of infrastructure to site
- b. Discuss demand created for electricity, fuel oil, or gas.
- c. Proposed Mitigations

2. Water supply

- a. Describe existing municipal system, identify water sources including but not limited to Walton Lake , current usage, available capacity and infrastructure available to project site.
- b. Discuss potential increased water demand and costs for connecting project to the system based on standard water usage and all improvements necessary to supply the site with water.
- c. Discuss water demand of other approved and pending projects which are likely to hook into system
- d. Discuss potential for placement of a water tower on the site and, if proposed, discuss likely tower maintenance and visual impacts of tower construction.
- e. Proposed Mitigation

3. Wastewater treatment

- a. Describe existing municipal sewer system, sewage treatment facility, and pump stations likely to be utilized by the project. Describe present capacity, allowance (Moodna Basin Sewer District) and infrastructure available to project site.



- b. Discuss potential increased demand and costs for connecting project to the system and all improvements necessary to treat wastewater from the project site.
  - c. Discuss sewer demand of other approved and pending projects
  - d. Proposed Mitigation
4. Mitigation for Utilities (Thresholds and Plan Provisions):
    - a. Discuss thresholds for future site development such as maximum number of dwelling units proposed; maximum length/area of roads/utility transmission areas, etc.
    - b. Discuss provision of plans for phasing; consolidation of roads and utility transmission facilities; landscaping, buffering and screening, etc.

## L. VISUAL RESOURCES

1. Existing Conditions
  - a. Describe the physical character of the area surrounding the project site.
  - b. Describe views into the site from the surrounding area. Include images of the project site from the following vantage points:
    - Route 17M at Christine Drive
    - Route 17M in front of Castle Family Fun Center
    - Homes on Carpenter Road
    - Talmadge Farm
    - Homes on the west side of Hambletonian Avenue
    - Rear of residential units on Whispering Hills Drive
  - c. Discuss the Ridge Preservation Overlay District (RPOD) to the north of the site
2. Anticipated Impacts
  - a. Describe changes to visual and physical character of site and identify vantage points where viewsheds will change significantly. Include photo simulations where appropriate.
  - b. Describe consistency of the project (including size, type of development and architecture) with the physical and aesthetic fabric of the community
  - c. Evaluate whether the project site will affect any scenic views including the ridge line.
3. Mitigation Measures
  - a. Discuss architectural and landscape design standards including screening where appropriate.
  - b. Discuss lighting standards
  - c. Discuss thresholds for future site development such as maximum number of dwelling units proposed; maximum height of structures, area of disturbance, length/area of roads/utility transmission areas, etc.

d. Discuss provision of plans for dwelling unit design; lighting; phasing; consolidation of roads and utility transmission facilities; landscaping, buffering and screening, etc.

**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 would vary from potential impacts or would 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. To the extent practicable the potential quantifiable impacts for the various alternatives will be compared with each other in a matrix table. The general alternatives to be considered are as follows:

**A. ALTERNATIVE DENSITIES/DESIGN**

1. Single family homes
2. Multifamily buildings

**B. ALTERNATIVE USE**

1. All Senior housing: Active Adult Community
2. 200 Senior Units out of the 438 unit total

**C. ALTERNATIVE LAYOUT**

1. Fee simple layout (subdivision; each unit has a small lot)

**D. ALTERNATIVE UTILITIES-** create a central water system at proposed development site

**E. ALTERNATIVE GREEN TECHNOLOGY AND SUSTAINABLE BUILDING CONSTRUCTION-** reduce power load on grid through self-sustainable system and possible solar array technology. Consider water collection system to irrigate lawns and replenish water table

**F. NO ACTION –** Development with no annexation

**G. 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.