

***Final Scoping Document  
Identifying Significant Adverse Impacts, Mitigation Measures, and  
Alternatives pursuant to  
State Environmental Quality Review Act (“SEQRA”) 6 NYCRR §617.8  
for the  
208 Business Center  
Environmental Impact Statement  
by the SEQRA Lead Agency  
Village of Monroe Planning Board  
Orange County, New York***

Name of Action: 208 Business Center

Location of Action: Village of Monroe, Orange County, New York (see location map)

Date Adopted: May 25, 2021

Lead Agency: Village of Monroe Planning Board  
7 Stage Road  
Monroe, NY 10950  
(845) 782-8341 Ext. 145

Project Sponsor: 208 Business Center, LLC/ Yechisiel Gross  
P.O. Box 335, 5 Corporate Drive #100  
Central Valley, NY 10917  
(845) 276-0570

## INTRODUCTION

A Draft Environmental Impact Statement (DEIS) will be prepared in accordance with the requirements of the New York State Environmental Quality Review Act (SEQR) and SEQR Regulations found in 6 NYCRR Part 617.9, to assess the potentially significant adverse impacts of a proposed commercial development known as 208 Business Center. The proposed development site is located on NYS Route 208 and Gilbert Street Extension in the Village of Monroe, Orange County, New York as shown on the map below.

The Planning Board classified the action as a Type I Action, identified other agencies involved on the action, declared its intent to be Lead Agency on October 19, 2020, and conducted a Coordinated Review. There being no competition for the Planning Board to act as Lead Agency, the Planning Board adopted a Positive Declaration on the action on February 23, 2021 and circulated the applicant's SEQR Draft Scoping Document to all Involved and Interested agencies. A Public Scoping Session was held on March 23, 2021 with written comments accepted on the Draft Scoping Document until April 2, 2021.



The Draft Environmental Impact Statement (“DEIS”) shall address all items and conform to the format outlined in this Final Scoping Document including the potentially significant adverse impacts of the project identified by the Planning Board in the Positive Declaration adopted on February 23, 2021. The DEIS may also contain studies completed by the applicant, in addition to those detailed herein. Based on the Positive Declaration adopted by the Planning Board, the following adverse environmental impacts are anticipated for the project:

1. Traffic in this area of the Village on State Route 208 is known to be congested, the intersection of State Route 208 and North Main Street has been identified in the Village Comprehensive Plan as an “Existing Dangerous Intersection” and may involve modification to accommodate the proposed project as well as other projects proposed in the area, other intersections in the vicinity of the project will also be affected by traffic generated by the proposed project.
2. Noise levels on the site and surrounding area are expected to increase from the additional traffic the site will generate and proposed new lighting for the Center may affect the area. Noise from truck traffic and loading and off-loading the trucks can be expected to affect users of Orange & Rockland Park and lighting may affect evening use. Some of this noise will effect nearby residential uses and lighting has the potential to also affect nearby residents.
3. Orange and Rockland Lake is located adjacent to the site and the Lake will be the “receiving waters” for stormwater discharges from the proposed paved parking areas and proposed structures. The Lake is classified by New York State as a “B” water body meaning that it is protected under the State Environmental

Conservation Law and is considered suitable for swimming and contact recreation.

4. The site is located within identified State Natural Heritage areas for endangered and threatened species including two species of bats. The State has also identified this part of the Village (including the site) and the surrounding area as a “known important area for rare terrestrial animals, important bat foraging area, and a “Significant Biodiversity Area in the Hudson River Valley.” One half of the site is forested, less than one-half consists of lawn/landscaping and nearly all of the site’s vegetation will be removed and covered with impervious surfaces.
5. The property has been identified as archaeologically sensitive by New York State.
6. The project site may be considered an aesthetic resource, based upon the recommendations of the Village Comprehensive Plan. The project site adjoins the primary intersection to be affected by the project and this area is recommended for changes to “beautify intersections at major Village Gateways” by the Village Plan.
7. The office/retail building site plan proposes access exclusively by motor vehicles, an increase in electric use for the proposed building is estimated to be 4.2MkWh/ year, and the heating and cooling requirements for the proposed building have not as yet been disclosed. The proposed project can be expected to increase energy use, particularly fossil fuels and its effects on greenhouse gas emissions will need to be identified and addressed.
8. The proposed action has the potential to affect community service providers including fire, ambulance, and police.
9. In combination with other proposed projects in the vicinity of the site cumulative impacts on the environment, when considered together, may result in substantial adverse impacts on the environment.
10. The capacity of the water supply system provided by the Village of Monroe may require analysis of the cumulative demands of the proposed project in conjunction with other proposed projects in the Village.
11. Construction is proposed on steep slope areas and may cause soil erosion and sedimentation of surface waters. Regrading of soils may result in a significant amount of soil removal from the site.

## PROJECT SCOPING

This Final Scoping Document is the final step in the Scoping process. It was adopted on May 25, 2021 following public and agency involvement in the review of the applicant's Draft Scoping Document. This Final Scoping Document will be used as the document to guide the applicant and its consultants in the preparation of a Draft Environmental Impact Statement.

## DESCRIPTION OF THE PROPOSED ACTION

The Sponsor (208 Business Center, LLC/ Yechisiel Gross) proposes a new commercial building having an approximately 47,500 SF footprint situated on approximately five acres of land within the Village of Monroe GB Zoning District. The first floor is proposed to consist of approximately 47,500 SF of leasable space to be used for retail type uses with the balance of the first-floor area being common areas. The second floor is proposed to consist of an additional approximately 25,000 SF of leasable floor area for office use.

Parking for approximately 260 vehicles together with loading areas are also proposed based on requirements for 47,500 SF of retail (3.97 spaces/1,000 SF building area) and 25,000 SF of office (2.79 spaces/1,000 SF building area). The project will incorporate a lighting plan, landscaping plan, architectural plans/renderings, and other utilities to include water, sewer and stormwater management infrastructure. The proposed project requires coordination with the New York State Department of Transportation and includes traffic and intersection improvements on Gilbert Street Extension and NYS Route 208. The proposed project requires Site Plan Review and Approval and a Special Use Permit from the Village Planning Board as well as approvals and project reviews from other Involved and Interested Agencies as listed below.

## GENERAL SCOPING CONSIDERATIONS

Unless otherwise directed by this Scoping Document, the specifications for environmental impact statements found in 6 NYCRR 617.9(b) apply to the content of the DEIS and are incorporated herein by reference. The DEIS will assemble relevant and material facts, identify and analyze significant adverse impacts, identify mitigation measures, evaluate reasonable alternatives, and will be written in plain language that can be easily read and understood by the public. Highly technical material will be

summarized and, if it must be included in its entirety, referenced in the DEIS and included as an Appendix. The DEIS shall conform to the format outlined in the scope.

The DEIS will be written in the third person without use of the terms I, we, and our. Narrative discussions will be accompanied to the greatest extent possible by illustrative tables and graphics. All graphics will clearly identify the project site, and footnotes are the preferred form of citing references. All assertions will be supported by evidence. Opinions of the applicant that are unsupported by evidence will be identified as such. A full-scale Site Plan is to be included with the DEIS as an appendix and reduced copies of such Plans will be included in the text of the DEIS. All discussions of mitigation measures should consider at least those measures mentioned in the Scoping Document. Where reasonable and necessary, mitigation measures should be incorporated into the Proposed Action and the Site Plans. For any mitigation measures listed in this Scope that are not incorporated into the Proposed Action, the reason why the Applicant considers them unnecessary should be discussed and addressed in the DEIS.

The entire DEIS document will be provided in both paper and electronic (PDF only) formats. In paper form for the Planning Board's completeness review and for later public and agency review. In electronic form for posting on the Village's website, once it has been deemed "complete" by the Planning Board. Some Planning Board members and Planning Board consultants may opt to receive only electronic copies of the DEIS. The applicant should coordinate with the Village Planning Board Secretary to determine the number of paper copies of the DEIS needed for the completeness review.

As the DEIS will become, upon acceptance by the Lead Agency, a document that will support objective findings on approvals requested under the application, the Preparer is requested to avoid subjective statements regarding potential impacts. The DEIS should contain objective statements and conclusions of facts based upon technical analyses. Subjective evaluations of impacts where evidence is inconclusive or subject to opinion should be prefaced by statements indicating that "It is the Applicant's opinion that...". The Village of Monroe Planning Board reserves the right, during the completeness review of the DEIS document, to require that subjective statements be removed from the document or otherwise modified to indicate that such subjective statements are not necessarily representative of the findings and conclusions of the Lead Agency.

## DEIS SCOPE AND CONTENT

- A. Cover Sheet. The DEIS shall begin with a cover sheet identifying the following and conforming to 6 NYCRR 617.9(b)-(3):
1. This is a Draft Environmental Impact Statement
  2. Date Submitted for completeness review.
  3. The name and location of the project.
  4. The Village of Monroe Planning Board is acting as the Lead Agency for the Project with the name and contact information of a person at the Agency to be contacted for information.
  5. The name and address of the Project Sponsor, and the name and telephone number of a contact person representing the Sponsor.
  6. The name and address of any preparer(s) of any portion of the DEIS and the name and telephone number of a contact person representing the preparer.
  7. Date of acceptance of the DEIS and date of SEQR public hearing (to be inserted at a later date).
  8. The deadline by which comments on the DEIS are due (to be inserted at a later date).
  9. A list of all Consultants involved with the project with associated names, addresses, telephone numbers and project responsibilities.
  10. Table of Contents: The DEIS will include a table of contents identifying major sections and subsections of the document including a list of figures, tables, appendix items, any items submitted under separate cover, and a list of any additional DEIS volumes, if any.
  11. Environmental impact issues for which the applicant submitted plans and data, all SEQR documents (including Full Environmental Assessment Form, Positive Declaration/Circulation Notice, Final Scoping Document, technical letters from involved and interested agencies) proposed mitigation measures, and correspondence prior to the Planning Board's Positive Declaration, will be resubmitted in the DEIS as an Appendix. Summaries of the materials or reference to them will be included in the DEIS to provide a complete record of all environmental review issues and their consideration.

## SECTION 1: SUMMARY OF DEIS

The DEIS shall include a summary. The summary will only include information found elsewhere in the body of the DEIS but at a minimum shall include:

- A. A brief description of the action.
- B. A list of Involved Agencies with required approvals and permits.
- C. A brief description of the existing conditions, anticipated impacts, and proposed mitigation measures for each impact discussed in the DEIS. The presentation and format will be simple and concise.
- D. A brief description of the project alternatives considered in the DEIS. A comparative assessment of the beneficial and adverse impacts of the alternatives, relative to each issue identified in the Final Scoping Document, will be provided. A chart comparing project alternatives and their impacts by topic, e.g. wastewater demand, traffic, noise, and so on will be provided.

## SECTION 2: DESCRIPTION OF PROPOSED ACTION

Section 2 of the DEIS will provide a description of the project site and its location together with a description of the proposed project. The history of the SEQRA process to date will describe relevant dates such as establishing Lead Agency and the date of adoption of the Positive Declaration. All SEQR documents (including the Full Environmental Assessment Form, Positive Declaration/Circulation Notice, Final Scoping Document, technical letters from involved and interested agencies, letters from the public, and correspondence prior to the Planning Board's Positive Declaration, will be resubmitted in the DEIS as an Appendix. Summaries of the materials or reference to them will be included in the DEIS to provide a complete record of all environmental review concerns identified to date. This section will also discuss the objectives of the project sponsor and a description of required approvals, reviews, and permits. The DEIS shall include the following information:

- A. Introduction: The introduction will provide a description of the purpose of the Draft Environmental Impact Statement including a statement of the steps in the SEQRA process as it relates to the project.
- B. Site Description: The site description will include the following:

1. Precise location, size, zoning and tax lot number(s) for the parcel. The Site Description will include existing zoning districts abutting the site and the proposed use as listed in the Village of Monroe Zoning Law's Table of District Uses and Bulk Regulations. Include a table that illustrates the project's conformity with the Zoning Law's Table. Provide a narrative discussion of the project's conformity with the Zoning Law's proposed use classification, given the Zoning Board of Appeal's July 14, 2020 interpretation the project is not a Shopping Center.
  2. Description and map demonstrating the existing character of the site and surrounding area within a quarter mile of the project. This shall include natural features such as waterbodies, woodlands or other significant features, as well as prominent nearby land use characteristics such as residential uses, parkland and commercial uses in the surrounding area.
  3. Brief history of former uses of the site. Provide and summarize any Environmental Site Assessment that has been conducted for the property.
  4. An identification of the exact dimensions of the property through a survey prepared by a licensed land surveyor, including any easements, rights-of-way, restrictions or other legal devices affecting the subject property's development potential. Deeds shall be provided in the appendix.
  5. Discuss land uses in the immediate vicinity of the site ( $\frac{1}{4}$  mile) and the relationship of the project site to those uses.
  6. Discuss any proposed public rights of way improvements necessary for the project to move forward including the expected timing of construction as well as funding.
  7. Describe the proposed structures including building dimensions, number of stories, sizes in square footage, scale, and massing in relation to the Zoning District and surrounding land uses. Include proposed building elevations.
- C. Project Description: The Section shall include a description of the project and its potential impacts as identified in "Section 3" herein. Any alternatives considered shall be discussed.
- D. Description of the infrastructure serving the project site and/or its immediate environs including site access and the road network in the area. Availability of utility infrastructure (water, sewer, electric and gas) will be described.

E. Site Plan. A description of the proposed Site Plan's conformity to the Village Zoning Law will be presented in narrative and graphic forms. This will include a written and detailed description of the proposed action, including the proposed use, all proposed project components and site amenities, and all information required by the Village of Monroe Zoning Law, including, but not limited to:

- Size and placement of the structure in relation required setbacks
- Lot coverage
- Proposed use of the structure
- Proposed parking areas
- Proposed loading areas
- Lighting and Landscaping
- Site grading
- Refuse collection
- Vehicular circulation system
- Access and egress onto local roads including turning radii for deliveries and location of all proposed storage outside of the proposed building
- Pedestrian and bicycle circulation and amenities such as sidewalks, bike racks and signage associated with such amenities and provide a description of access to nearby sidewalks and trails including those used for both walking and biking.
- Architectural floor plans and renderings
- Conformance with the Village's Site Plan criteria
- Parking spaces that will include electric vehicle charging stations along with signage and graphic examples of their appearance
- Identify if future tenants include plans for a kitchen or other arrangements for food services on the site
- Identify if variances are needed.

F. Utilities. This section will include a summary of the project's plans for water supply, sewage disposal, stormwater facilities and drainage and all other utilities, including but not limited to gas and electric, as needed.

G. Objectives of Project Sponsor. The objectives of the project sponsor will be clearly stated.

- H. Project Purpose, Need and Benefits. The public need for the proposed action, including its social and economic benefits to the community, will be provided. The size, scale, and potential market for the proposed project will be identified and discussed. Identify whether payments in lieu of taxes (PILOT) or other tax exemptions are being sought.
- I. Construction. This section will include a discussion of:
1. Expected year of project completion
  2. Construction periods and phasing and discussion of anticipated duration, the start and completion of key milestone tasks such as site clearing, grading, building construction, utilities, and site amenities
  3. Environmental protective measures such as stormwater pollution prevention and soil erosion and sediment control
  4. Hours and days of the week when construction operations will occur
  5. Construction access and staging and areas for material handling and storage
  6. Identify the total area of site disturbance. Identify the proposed impervious surface area (roofs, driveways, parking, etc.). Include areas of “banked” parking that may be landscaped initially but paved in the future if the proposed parking proves to be insufficient to accommodate demand. Include a discussion of shared parking with adjoining uses with developed parking areas.
  7. Description of natural areas and areas of the site to remain undisturbed (if any) along with proposed protection mechanisms for remaining undisturbed in the future. If the proposed site development is the maximum allowable under the Zoning Law, then provide a statement to that effect.
  8. Discuss potential for blasting and excavation of rock. Discuss potential for rock crushing and impacts associated with vibration and noise (if applicable).
  9. Discuss solid waste generated during construction.
- J. Operations. This section will include descriptions of:
1. The proposed use of facility including the nature/type of retail store(s) and number of tenants, along with common area use.
  2. Anticipated hours of construction operations and post construction operation including tenant hours of operation and whether any tenants will operate 24 hours of the day.

K. Involved and Interested Agencies and Required Approvals: List all required or requested approvals and the associated involved agencies that have permitting or approval authority. Also list Interested Agencies, which are those agencies that have expressed, or are likely to have, an interest in the project but who have no permitting or approval authority. Both Interested and Involved Agencies will receive copies of the DEIS as follows:

<b>Interested and Involved Agencies include:</b>		
<b>Agency</b>	<b>Involved / Interested</b>	<b>Approval Required</b>
Village of Monroe Planning Board (Lead Agency) 7 Stage Road Monroe, NY 10950	Involved	Planning Board Approval Site Plan/Special Permit
Village of Monroe Village Board 7 Stage Road Monroe, NY 10950	Involved	Gilbert Street Improvements / Right-of-Way Dedication
Village of Monroe Zoning Board of Appeals 7 Stage Road Monroe, NY 10950	Involved	Interpretation of Designation as Shopping Center (Complete July 14, 2020)
Village of Monroe Water Dept. 7 Stage Road Monroe, NY 10950	Involved	Water Service Application
Monroe Joint Fire District 406 North Main Street Monroe, New York 10950	Involved	Fire District Boundary
Town of Monroe Town Board 1465 Orange Turnpike Monroe, NY 10950	Involved	Drainage Improvements - Maintenance Easement Agreement Compliance with Town of Monroe Code (§46)
Town of Monroe Planning Board 1465 Orange Turnpike Monroe, NY 10950	Involved	Site Plan for Drainage Improvements
Orange County Dept. of Planning 1887 County Building 124 Main Street Goshen, NY 10924	Involved	GML 239 Review

Final Scoping Document – Route 208 Business Center DEIS

Orange County Sewer District #1 OC DPW Division of Environmental Facilities 2455-2459 Route 17M PO Box 637 Goshen, NY 10924	Involved	Lateral Connection
NYS Dept. of Transportation Regional Permit Coordinator 4 Burnett Blvd. Poughkeepsie, NY 12603	Involved	Entrance/Road Improvements
NYS Dept. of Transportation Permit Engineer - Residency 8-5 3233 Route 6 Middletown, NY 10940	Involved	Entrance/Road Improvements
NYS Dept. of Environmental Conservation 21 South Putt Corner Rd. New Paltz, NY 12561	Involved	SPDES General Permit for Stormwater Discharges
NYS Office of Parks, Recreation & Historic Preservation Field Services Bureau-Peebles Island P.O. Box 189 Waterford, NY 12188-0189	Involved	Determination on Historic/Cultural Resources
Village of Monroe Department of Public Works 124 Maple Ave Monroe, NY 10950	Involved	Gilbert Street Improvements
Orange County Department of Health 124 Main St #3, Goshen, NY 10924	Interested	Not Applicable
Orange County Department of Public Works P.O. Box 637 Goshen, NY 10924	Interested	Not Applicable
Village of Kiryas Joel 51 Forest Road P.O. Box 56 Suite 340 Monroe, NY 10950	Interested	Not Applicable
Town of Palm Tree Village Hall, 51 Forest Rd Ste 340, Monroe, NY 10950	Interested	Not Applicable
Army Corps of Engineers 130 W Kingsbridge Rd, Bronx, NY 10468	Interested	Not Applicable

Monroe Police Department 104 stage Road Monroe, NY 10950	Interested	Not Applicable
Monroe Volunteer Ambulance PO Box 841 Monroe, NY 10949	Interested	Not Applicable

### SECTION 3: ENVIRONMENTAL SETTING: EXISTING CONDITIONS, ANTICIPATED IMPACTS AND PROPOSED MITIGATION

This section of the DEIS will identify the existing environmental conditions, potential impacts of the action, and proposed mitigation measures for each of the major issues identified in this Draft Scoping Document. The format or organization of this section will include the following subsection headings for each topic:

- Existing Environmental Setting
- Potential Environmental Impacts
- Proposed Mitigation Measures

Sections 3 will evaluate the potential significant adverse impacts to both natural and human resources resulting from the proposed 208 Business Center project including cumulative impacts and secondary effects. Cumulative impact analysis will address any other pending or recently approved projects in the immediate vicinity of the proposed project.

This evaluation will be objective and will constitute disclosure of both quantitative and qualitative information. Adverse impacts that cannot be mitigated will be specifically identified, the magnitude of those impacts will be evaluated and such impacts will be specifically identified in Section 4, Unavoidable Adverse Impacts.

#### A. Topography, Soils and Geology

Surface and subsurface soil and rock conditions on the site will be described. Associated impacts to these features will be discussed. Specify whether blasting is anticipated. Any constraints imposed by soils, geology, and topographic conditions will be discussed.

### *EXISTING SETTING*

This section will include:

- Identification of the existing on-site soils according to the NRCS Orange County Soil Survey.
- Table of on-site soils identifying construction limitations and structural characteristics, permeability, depth to bedrock, and seasonal high water table for each soil.
- Identification of existing rock outcrops, if any.
- Identification of existing on-site slopes ranging from 0 -15%, 15 - 25% and greater than 25%, if any.
- Identification of unusual geologic conditions including mapping of such areas on-site, in any.
- Maps illustrating soil types, topography, and slopes shall be provided.

### *POTENTIAL IMPACTS*

This section will include the following items:

- The proposed grading plan will be provided.
- Provide a geotechnical analysis and include in the appendix.
- Identification of rock and soil removal (if any), including the need for blasting. In the event that blasting may be necessary, areas of possible blasting and material quantities will be provided.
- Slopes analysis identifying the amount of disturbance within each slope category.
- A discussion of potential soil erosion and changes in drainage patterns. Discuss potential soil erosion during and after construction and mitigation to control stormwater runoff and erosion during construction. Discuss impacts of soil erosion on wetlands/waterbodies and watercourses and address thermal impacts.
- Discuss potential phasing to limit the total areas disturbed at any one time.
- Discuss the need for retaining walls.
- DEIS will include a cut and fill analysis and plan that will identify the volumes to be imported and /or exported to site. A soils disposition plan identifying volume of trucks and routes taken for final deposition and disposal will also be included.
- Discuss DEC's Mined Land Reclamation Regulations and applicability to project.

*PROPOSED MITIGATION MEASURES*

- Discussion of a blasting plan, if needed, including blasting methods and minimization, a blast monitoring and safety plan, notification procedures and compliance with Code requirements for blasting, and measures to be implemented to protect existing structures. Protocols will be provided in accordance with state and local regulations.
- Discuss disposal of excavated materials as required by regulatory agencies.
- Discuss imported fill, source of and testing for contaminated soils. Fill shall be tested for protection of ecological resources per 6 NYCRR 375-6.8(b).
- Discuss measures for controlling shear failure and settlement.
- Discuss procedures for controlling dust.
- Address additional mitigation measures, which may be identified during the EIS studies and analysis.
- If required, discuss permitting for Mined Land Reclamation as required by the DEC.
- Identify party responsible to implement and/or finance each mitigation measure.
- Discussion of the Erosion and Sediment Control Plan, designed to be in conformance with DEC's *SPDES General Permit for Stormwater Discharges from Construction Activities*, to be implemented during the development of the site.
- Discussion of Best Management Practices.
- The waters that flow through Orange and Rockland Lake are already designated by the State DEC as having a Stream Condition Index rating of a "Low Condition" of "0" on a rating of "0 to 4." Stormwater is proposed to discharge to Orange and Rockland Lake. Identify what additional measures will be undertaken to ensure its water quality is not further degraded.
- Discuss minimization of impervious surfaces to help protect groundwater recharge and quality as well as surface water quality and flows. Discuss feasibility of shared parking with adjoining uses with existing parking to reduce on-site parking requirements. Discuss feasibility of underground parking or other methods of reducing impervious areas.
- Include a discussion of management of groundwater during and after construction if the proposed structure will be affected by groundwater levels.

## B. Wetlands & Surface Waters

This Section will evaluate the pre- and post-development conditions of surface waters, floodplains and wetlands as designated by mapping provided by the Federal Emergency Management Agency (FEMA), US Geological Survey (USGS), National Wetlands Inventory (NWI), New York State DEC, and through on-site field delineations. Off-site surface waterbodies that will be affected by the proposed project will be included together with a description from State and federal sources as appropriate.

### *EXISTING SETTING*

- Identify, classify, and delineate on a plan all adjacent and on-site water bodies. If wetlands or other surface water bodies exist on site, they shall be delineated using accepted methodologies (e.g., Army Corps of Engineers, NYSDEC).
- Describe use of Orange and Rockland Lake for recreational purposes.
- Discuss water quality testing of Orange and Rockland Lake to establish predevelopment conditions including: dissolved oxygen content, pH, temperature, nutrient concentrations, biological and chemical oxygen demand, if warranted, for assessing environmental impact to water resources.
- Identification and classification of on-site and off-site water bodies that will be affected by the proposed action including a description of best uses in accordance to the State's water quality standards and classifications.
- Discuss the most current Waterbody Inventory/Priority Waterbodies List (WI/PWL) for water quality assessment information for the waters of the Lower Hudson River Basin, as posted on the State DEC website.
- Identify whether the Site is located over a designated aquifer.
- Identify existing groundwater levels on the site and whether any special construction techniques will be required if high groundwater levels are identified.
- Describe existing drainage easement and discuss restrictions.

### *POTENTIAL IMPACTS*

- Provide a calculation of the volume of sediment, nutrients and other pollutants that could adversely affect Orange and Rockland Lake, including both construction-related pollutants as well as pollutants that can be expected to be generated by access roads and parking lots, rooftops, and landscaping. Calculate pollutant loading for both pre-and post-development using The Simple Method (Scheuler, T. 1987. *Controlling Urban Runoff: A Practical Manual for Planning and Designing Urban BMPs*. Metropolitan Washington Council of

governments, Washington D.C.) or a comparable professionally acceptable method.

- Discuss potential impacts to other adjacent and on-site water bodies identified in the existing conditions section.
- Identify whether any potential contaminants (such as pesticides, herbicides, deicing agents) generated during construction or operation of the action have the potential to impact surface and subsurface water resources.

#### *PROPOSED MITIGATION MEASURES*

- Discuss means of protecting Orange and Rockland Lake, a Class B waterbody, from impacts associated with the project during and post-construction.
- Provide a plan for water quality testing during and post-construction to identify adverse impacts as a result of development and mitigation measures for same.
- If required, a wetland mitigation plan shall be provided demonstrating compliance with 6 NYCRR § 663.5 and Army Corps of Engineers applicable Nationwide Permit.
- Identify party responsible to implement and/or finance each mitigation measure.
- Address additional mitigation measures, which may be identified during the EIS studies and analysis.

### C. Stormwater Management

#### *EXISTING CONDITIONS*

- Provide a map of the overall drainage basin area showing run-off patterns.
- Discuss and graphically describe pre-development drainage patterns and conditions.
- Describe existing stormwater patterns for 1-, 10-, and 100-year storms including, peak flows, and runoff volumes.
- Describe water quality criteria compliance per the New York State Department of Environmental Conservation current Stormwater Management Design Manual.
- Discuss land cover percentages and runoff coefficients used to assess existing runoff in the area.
- Describe and depict proposed study points for assessment of post versus predevelopment stormwater runoff characteristics.

*POTENTIAL IMPACTS*

- Discuss on-site stormwater management facilities and detention areas proposed.
- Discuss post-development drainage patterns and conditions.
- Discuss stormwater quality, runoff, and peak discharge rates for the 1-, 10-, and 100-year storms post-development. The ability of on- and/or off-site receiving waters to assimilate additional runoff will be evaluated.
- Compare pre- and post-development conditions.
- Discuss potential flooding of the surrounding road network as a result of the proposed project.
- Consider impacts to stormwater quality from de-icing agents from parking areas and street runoff.
- Discuss measures to ensure that stormwater from construction activities and under post-development conditions does not adversely affect downstream properties and water bodies as per the New York State Department of Environmental Conservation current Stormwater Management Design Manual.
- Discuss ownership and maintenance responsibilities of on-site stormwater facilities.

*PROPOSED MITIGATION MEASURES*

- Discussion of stormwater quality and management and implementation of Best Management Practices (BMPs). Inclusion of a Stormwater Pollution Prevention Plan (SWPPP) that addresses the requirements of the Town of Monroe, Village of Monroe, Orange County, NYSDEC and other appropriate regulatory authorities.
- Discussion of compliance with applicable stormwater regulations.
- Discussion of Erosion and Sediment Control Plan as it pertains to water quality.
- Identify party responsible to implement and/or finance each mitigation measure.
- Describe compliance with the Village of Monroe Code requirements and with all applicable NYSDEC general permits (MS4 & construction activities).
- Address additional mitigation measures, which may be identified during the EIS studies and analysis.

- Discuss minimization of impervious surfaces to help protect groundwater recharge and quality as well as surface water quality and flows.
- Discuss green infrastructure/design proposed. If none proposed, discuss limitations restricting the use of such practices.

## D. Vegetation and Wildlife

### *EXISTING SETTING*

- Identify and evaluate the vegetative characteristics of the site and provide an inventory of the representative flora and fauna for on-site ecological communities by a qualified biologist during the spring and summer.
- Identify resident and transient species on the site.
- Identify existence of Endangered, Threatened, Special Concern, and Rare (ETR) plants and wildlife on or in the vicinity of the project site using the DEC Natural heritage Program files, direct contact with Natural heritage Program staff, review of U.S. Fish and Wildlife Service database, and a field survey conducted during appropriate times of the year. State and Federal agencies will be contacted to determine the recorded or suspected presence of threatened, endangered, or unique and rare plant and animal species on the site.
- Mapping of all significant areas of each ecological community type including the existence/absence of vernal pools will be provided.
- Identify wetlands on the project site and adjacent properties.
- The site has been identified within a “Known Important Area for Rare Terrestrial Animals,” an “Important Bat Foraging Area,” and a “Significant Biodiversity Area in the Hudson River Valley.” The ecological assessment of the site will describe the State designations and their significance to the proposed project site.
- Discuss the ecological importance of Orange & Rockland Lake. Describe species that use this resource as a habitat and drinking water source.

### *POTENTIAL IMPACTS*

An evaluation of potential impacts to vegetation and wildlife resulting from the proposed development will be provided with regard to potential disturbance, loss or removal, and reduction of function of existing plants and vegetative communities and habitats for wildlife species. Evaluate impacts to Endangered, Threatened, Special Concern, and Rare species. Potential impacts associated with a reduction of existing vegetative cover

and existing habitats and impacts on trees will be discussed. Include in the discussion the loss of forested areas and a “Significant Biodiversity Area” and its relationship to clean surface water for flood control, fragmentation, connectivity, stressors, and loss of habitat for wildlife. Describe how wildlife will move or disperse across the landscape once forested areas are removed. Discuss other impacts of the loss of forest resources and biodiversity. Describe tree removal including amount, type, size, and other factors as required by Section 200-32.E of the Village Zoning Law. Discuss stormwater discharge impact if any on Orange & Rockland Lake habitat and drinking water resource for animals.

#### *PROPOSED MITIGATION MEASURES*

Mitigation measures will be developed to avoid or minimize project impacts as necessary. A discussion of applicable mitigation measures identified as necessary, or as required by DEC and/or U.S. Fish and Wildlife Services will be provided. Discuss or reference the discussion elsewhere in the DEIS of mitigation to minimize areas of impervious surfaces to help protect groundwater recharge and surface water quality and flows.

### E. Cultural Resources

#### *EXISTING SETTING*

A Phase I Historic and Archaeological Resource Survey will be completed to evaluate the potential for historic or archaeological resources located on the site. This survey will be conducted in conformance with the procedures specified by the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP). The results of the survey will be summarized in the DEIS and copies of correspondence from the OPRHP will be included in an appendix.

#### *POTENTIAL IMPACTS*

An evaluation of potential impacts to historic and archaeological resources from the proposed development, if any, will be provided. If a presence of culturally sensitive areas or features on the site is identified in the Phase I Historic and Archaeological Resource Survey they will be identified and discussed. Include a map illustrating Areas of Potential Effect (APE) in the Archaeology Report. Discuss whether any part of the site is eligible for inclusion on the State and National Registers of Historic Places.

Additional surveys, if recommended by the OPRHP or others, including a Phase 2 Survey, will be completed and included if required.

#### *PROPOSED MITIGATION MEASURES*

A discussion of possible mitigation measures will be provided as necessary or as required by the OPRHP. Discuss whether any existing structures could be preserved or reused.

### F. Visual Resources

#### *EXISTING SETTING*

This Section will provide a visual impact assessment through the use of narrative text, photographs, and landscape architectural drawings such as plans, sections, elevations, or other graphic representations of existing and proposed conditions. This Section will also describe the visual character of the neighborhood and the visual relationship between the project site and the surrounding area, particularly with respect to the adjacent Orange & Rockland Park.

The areas from which the site will be visible will be defined. The analysis will use the methodology described in the DEC publication entitled *Assessing and Mitigating Visual Impacts* (see Program Policy DEP-00-2, July 31, 2000). Visual conditions are to include:

- A discussion of the elements that contribute to the visual character of the project site will be provided. Photographs of the site from at least four locations, as approved by the Village of Monroe Planning Board, will be provided.
- A description of the project's visibility from Orange & Rockland Park.
- A description of the project's visibility from NYS Route 208 at the proposed project entrance.
- A description of the project's visibility from Gilbert Street at the proposed project entrance.
- A description of the project's visibility from the YMCA facility.
- An analysis of topography in a 1,500-ft radius from the project site to identify special areas of concern for which the project may be visible that should be evaluated. The analysis should include a balloon test.

## *POTENTIAL IMPACTS*

The analysis will address existing site conditions that contribute to the visual quality of the site, its surrounding environment. The change and impact of the proposed project on the existing visual character of the area will be discussed in light of the site's proximity to the Orange & Rockland Park.

A description of the changes in visual character of the site and surrounding areas will be provided. This section will also discuss the impact on the view from the analysis points, the potential for impacts caused by site lighting, and the project's potential effects on the overall character of the surrounding area. Discuss the potential for diminished public enjoyment of the natural characteristics of the site in its present condition from users of the Orange & Rockland Park and as a "gateway" to the Village as described in the Village Comprehensive Plan. Potential impact assessment to be included is as follows:

- Discuss proposed signage (location, proposed colors, and size of signage).
- Provide plans and renderings that include all site elements visible from the public viewing locations, such as buildings (location, proposed colors, building materials, size/height), landscaping (location, type, size/height), and lighting.
- Discuss lighting and identify off-site impacts (light spillage and glare).
- Provide elevation drawings and diagrams illustrating the altered views of the site showing the proposed building and infrastructure (including proposed mechanical equipment) as seen from public roadways and other public viewpoints like the Orange & Rockland Park.
- Include an assessment of night-time visibility using the proposed lighting plan for the project. Discuss International Dark Sky Association and Illuminating Engineering Society recommendations for a commercial development such as the one proposed for the site. Include a description of the changes in visual character of the site and surrounding areas.
- Discuss impacts on the views from the critical receptor points identified in the DEC methodology (adjoining Orange & Rockland Park, nearby residential uses, schools, hospitals, licensed daycare centers, group homes, nursing homes or retirement communities located within 1500 feet of the site) and the project's potential effects on the character of the community and neighborhood.

### *PROPOSED MITIGATION MEASURES*

Proposed mitigation measures will be discussed as necessary or recommended based on the results of the visual impact analysis. Consider the use of decorative walls where retaining walls and berms are proposed (if any). Site lighting shall be arranged to code recommendations and consideration of footcandles at property lines shall be a means of mitigating light pollution from development. Consider hours of lighting operation and nighttime lighting that may be dimmed to security lighting only shortly after closing. Provide screening and a plan for maintaining vegetative buffers. Identify party responsible to implement and/or finance each mitigation measure. Address additional mitigation measures, which may be identified during the EIS studies and analysis

### G. Transportation

The project poses a potential significant impact on traffic in the vicinity of the project. In anticipation of this, consultation with the New York State Department of Transportation and the Village of Monroe Traffic Consultant was undertaken at a very early stage. The transportation section of the DEIS is to provide the following information:

#### *EXISTING SETTING*

- A description of the existing roadway network, including roadway classification, roadway geometry, traffic controls, posted speed limits, pavement conditions, pedestrian infrastructure, and bus stop locations.
- Intersection turning movement counts on a typical weekday during the AM and PM peak periods and on a Saturday midday peak period at the following study intersections:
  - North Main Street (NYS 208) Schunnemunk Street
  - NYS 208 & Gilbert Street Extension
  - North Main Street (NYS 208) & U-turn/Copy Center Driveway
  - NYS 208 & NYS 17M
  - NYS 208 & Oreco Terrace/Orange and Rockland Road
  - NYS 208 & Eastbound NYS 17 Ramps
- Synchro capacity analyses at the study intersections with the established Existing traffic volumes for the weekday AM, weekday PM and Saturday midday peak hours.

- Crash history analysis for the most recent three-year period (prior to the current Covid-19 pandemic) at and between each of the study intersections. Document the number of crashes at each location, collision types, crash severity and identify any discernible patterns. Calculate the collision rate and compare to statewide averages for similar roadways.

#### *POTENTIAL IMPACTS*

- Future Conditions without the Project (“No-Build”)
  - Future No-Build volumes based on an appropriate background growth rate and adding trips from the following proposed vicinity developments that have been identified by the Village for inclusion.
    - YMCA expansion
    - 24 Gilbert Street
    - 310 Schunnemunk Street
    - 326-328 Route 208 Warehouse
    - Threetel
    - Clovewood
    - 424-434 North Main Street
  - Synchro capacity analyses at the study intersections for the No-Build condition for the weekday AM, weekday PM and Saturday midday peak hours.
- Future Conditions with the Project (“Build”)
  - Trips to be generated by the Project calculated using the latest edition of the Institute of Transportation Engineers’ *Trip Generation Manual*.
  - Arrival and departure distributions for new trips generated by the project developed based on a review of the area roadways, traffic volumes and travel times.
  - The number of new trips added to individual turning movements at the study intersections, calculated by applying the trips to be generated to the arrival and departure patterns.
  - Build traffic volumes for the weekday AM, weekday PM and Saturday midday peak hour determined by adding the Project trips to the No-Build traffic volumes.

- Synchro capacity analyses at the study intersections and proposed site driveway intersections for the Build condition for the weekday AM, weekday PM and Saturday midday peak hours.
- A comparison of level of service and delays between the No-Build and Build analysis and identification of impacts projected to occur that could be considered significant.
- Sight distance analyses for the proposed driveways and for Gilbert Street Extension at NYS 208, in accordance with NYSDOT standards.
- A description of future pedestrian, bicycle and transit connectivity and circulation.
- A description of provisions for bicycle and pedestrian facilities within the project.
- A discussion of access points relative to traffic safety, emergency access, and construction vehicle access, with turning templates, as necessary.
- A discussion of the potential for the Project traffic to significantly increase the number of crashes/collision rate in the study area.

#### *PROPOSED MITIGATION MEASURES*

- Recommendations for potential mitigation to accommodate projected traffic increases.
- Synchro analyses with the proposed mitigation and a comparison to the No-Build analyses to assess the efficacy of the mitigation.
- An indication of the party responsible for implementing the improvements and the method of funding.
- A description of the projected impact of construction-related traffic activity for each stage of construction, including identification of the number and type of construction vehicles, arrival and departure patterns, construction worker trips and total peak hour construction volumes.
- All correspondence with the NYSDOT related to the proposed mitigation along NYS 208

#### H. Land Use and Zoning

A discussion will be presented of the proposed project's compatibility with the existing land use and zoning on the site and in the surrounding area. Recommendations identified in the Village's Comprehensive Plan will be identified including specific

Comprehensive Plan policies that apply to the proposed development on the site. All Village Plan policies that apply to the proposed development and its site context in the Village will be included.

#### *EXISTING SETTING*

- Discussion of the existing land uses and zoning designations on-site and on adjacent properties and in the surrounding area (i.e. within ½ mile) including Orange and Rockland Lake and the Orange & Rockland Park. Discuss permitted land uses in the applicable zoning districts. Provide a map of the study area and map of the zoning district with the parcel identified.
- Discuss existing easements, ownership and restrictions.
- Discussion of recommendations for the site and surrounding area from the Village of Monroe and Town of Monroe's *Comprehensive Plan*. A brief summary of the goals and objectives found in the plan will be provided.
- Discussion of Orange County Plans relevant to the site. If a plan's policy statements are not relevant to the proposed project, then a statement to that effect will be included. Plans and planning studies to be reviewed include the following:
  - Orange County Comprehensive Plan
  - Orange County Open Space Plan
  - Orange County Water Master Plan
  - Orange County Greenway Compact
  - Orange County Economic Development Strategy
  - Orange County Design Manual
  - Orange County Watershed Design Guide

#### *POTENTIAL IMPACTS*

- A discussion of the proposed project's compatibility with surrounding land uses and the potential impacts on same.
- Discuss potential impacts of the proposed project to the adjacent Orange & Rockland Park and Heritage Trail.
- Evaluate project compliance with goals of the Comprehensive Plan and regional growth studies including the Orange County Comprehensive Plan, Southeast Orange Traffic and Land Use Study, and Illustrating Smart Growth for SE Orange County as applicable.

- Discuss compliance with zoning and variances received and/or required.
- Discuss proposed easements, authority for conveyance, and potential restrictions.
- Discuss compatibility of the proposed project with the above identified Village and County plans, planning documents, and Design Manual.
- Discuss the change in land use for the site as it relates to surrounding land uses including community character.
- Analyze and discuss the proposed project’s compliance with the Village Zoning Law, including the intent and purposes of the Zoning Law, the proposed use and compliance with all standards and requirements for the use, screening that may be required by Section 200-26.5.D(2)(b), a tree and landscaping plan as required by Section 200-32 and a parking lot landscaping plan as required by Section 200-45.J, and such other landscaping requirements as found in Section 200-50, Section 200-72.D, Section 200-73, and other relevant sections of the Zoning Law.

#### *PROPOSED MITIGATION MEASURES*

A discussion of any applicable and appropriate mitigation measures as relates to land use and Zoning will be provided.

- Discuss Zoning Board of Appeals conditions of approval and compliance with the same, if any.
- Discuss whether existing structures could be preserved and reused rather than demolished.
- Where mitigation measures are required, the party responsible to implement and/or finance each mitigation measure shall be identified.
- Address additional mitigation measures, which may be identified during the EIS studies and analysis.

#### I. Utilities—Water

This section will evaluate potential impacts related to water consumption.

### *EXISTING SETTING*

This section will analyze availability of existing municipal water service for the site. The location of existing infrastructure and capacity will be described. Discuss other known developments either under review or under construction that may impact the capacity of central water. Show existing water district boundaries and proximity to project.

### *POTENTIAL IMPACTS*

This section will provide an evaluation of projected water use and the ability of the municipal water supply system to meet the estimated project-generated water demand. Assumptions for projected water demand will be clearly noted and the worst case scenario studied. Provisions for fire suppression will also be discussed, including volumes required with calculations, sprinkler systems and other infrastructure improvements proposed.

- Discuss inclusion in water district boundary or required approvals for district extension.
- Describe any necessary on-site or off-site improvements required for central water service.
- Discuss any approvals required for central water service
- Discuss ownership and maintenance of on-site infrastructure
- Discuss any existing wells in the area and potential impacts to groundwater.
- Analyze the cumulative demands of the project in conjunction with other proposed projects in the Village.

### *PROPOSED MITIGATION MEASURES*

Applicable water supply mitigation measures will be identified and discussed including water conservation measures.

- Identify party responsible to implement and/or finance each mitigation measure identified.
- Discuss water district extension, if necessary.
- Address additional mitigation measures, which may be identified during the EIS studies and analysis.

## J. Utilities—Wastewater

Potential impacts related to the generation and discharge of sanitary sewer will be addressed in this section.

### *EXISTING SETTING*

- A discussion of the area's existing wastewater disposal processes will be provided.
- Discuss treatment capacity at the Harriman Sewage Treatment Plant
- Discuss other known developments either under review or under construction that may impact the capacity of the Harriman Sewage Treatment Plant to accept this project's sewage.

### *POTENTIAL IMPACTS*

- Estimates of wastewater generation will be provided. Assumptions made and references used to estimate sewerage will be clearly stated. The worst-case scenario for sewer generation will be studied.
- Discussion of connection location and receiving capacity of existing municipal sewer system.
- Describe any necessary on-site or off-site improvements required for central sewer.
- Discuss any approvals required for central sewer.
- Discuss ownership and maintenance of on-site infrastructure.

### *PROPOSED MITIGATION MEASURES*

Applicable sanitary sewer mitigation measures will be identified and discussed if needed.

- Prepare Engineer's Report confirming capacity of Harriman Sewage Treatment Plant for submission to the DEC
- Identify party responsible to implement and/or finance each mitigation measure identified
- Address additional mitigation measures, which may be identified during the EIS studies and analysis

## K. COMMUNITY FACILITIES AND SERVICES

Potential impacts related to the project on community facilities and services will be addressed in this section.

### *EXISTING SETTING*

This section will discuss existing police, fire, and emergency services, as well as solid waste disposal and pick-up, in the Village of Monroe and if applicable the Town of Monroe and other jurisdictions. Information will be based on conversations with and correspondence received from service providers and available online resources.

- Identify State, County, and local Police Departments that provide police coverage to the project site, with a description of the following information for each:
  - Station locations.
  - Staffing levels.
  - Average response time expected to the project site.
  - Any existing deficiencies in staffing or facilities, if available.
  - Any planned or proposed expansions or improvements to address the deficiencies.
- Identify Fire Departments and Emergency Medical Service (EMS) providers that service the project site based upon discussions and correspondence with the respective departments. This will include a description of the following information for each:
  - Station locations.
  - Staffing levels (with subtotals of paid staff and volunteers).
  - Average response time expected to the project site.
  - Inventory of equipment including the number and type of apparatus and the ability of the equipment to serve the proposed buildings.
  - Discussion of existing water supply for fire protection.
  - Discuss existing tax revenues generated from the site and any existing municipal costs related to the site for all applicable jurisdictions – Village, Town of Monroe, County, School District, and any special districts.

### *POTENTIAL IMPACTS*

Discuss the potential impacts of the proposed project, during and post-construction, on existing police, fire, and emergency services as well as solid waste disposal and pick-up, in the Village of Monroe and if applicable the Town of Monroe and other jurisdictions.

- The adequacy of the existing services, facilities, staff and equipment to handle the increased demand generated by the proposed development will be evaluated.
- The ability of the proposed street system and access points to accommodate emergency vehicles and equipment will be discussed. Truck turning movements for fire-trucks and refuse haulers shall be shown on a plan.
- The capacity of the water supply system to meet future fire demands of the proposed project will be discussed.
- Discuss adequacy of resources to serve the site, for example: impact due to building height and firefighting equipment and/or capability of refuse hauler to accommodate dumpster location.
- Discuss need for policing during construction and estimated duration and quantity of personnel required.
- Analysis of fiscal impacts to the Village and on Village services including projected tax revenues and the cost of community services using a methodology in common use, such as that described in the most recent versions of Rutgers University's Center for Urban Affairs publications entitled *The Fiscal Impact Handbook* and *The New Practitioner's Guide to Fiscal Impact Analysis*. The assumptions on which costs and revenues are based will be clearly presented. If applicable, discuss impact of payments in lieu of taxes (PILOT) or other tax exemptions being sought.

### *PROPOSED MITIGATION MEASURES*

Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified. Discuss construction measures to facilitate ease of operation for emergency service providers including lay-size elevator banks for stretchers, and location of hydrants and sprinkler standpipes. Discuss site access and circulation to accommodate emergency services and refuse collection. Discuss orderly management of refuse and enclosures to screen proposed refuse locations.

## L. GREENHOUSE GASES AND CLIMATE CHANGE

### *EXISTING CONDITIONS*

Provide a qualitative discussion of greenhouse gases (CO<sub>2</sub>, N<sub>2</sub>O, PFCs, SF<sub>6</sub>, HFCs, methane) generated under existing conditions on the site.

### *POTENTIAL IMPACTS*

Using the New York State DEC's Guide for Assessing Energy Use and Greenhouse Gas Emissions in an Environmental Impact Statement, address the indirect and direct greenhouse gas (CO<sub>2</sub>, N<sub>2</sub>O, PFCs, SF<sub>6</sub>, HFCs, methane) emissions as a result of the proposed project. This includes the proposed heating and cooling systems for the new building as well as the estimated new vehicle trips associated with the project.

### *PROPOSED MITIGATION MEASURES*

Mitigation will be proposed for identified environmental impacts. Unavoidable adverse impacts will be identified. The list of suggested mitigation measures for increased greenhouse gas emissions, as provided in the DEC's Guide, will be reviewed in this section along with a discussion of which mitigation measures are proposed, which will be considered for the project, and which will be rejected along with the reasons for the rejection.

## M. SHORT TERM IMPACTS - CONSTRUCTION

### *EXISTING CONDITIONS*

Discuss historical land use on the site and any records of prior land disturbance activity.

### *POTENTIAL IMPACTS*

1. Discuss short term construction phase impacts anticipated as follows:

- Phasing, if any
- Hours of construction operations
- Noise, traffic, construction traffic access to the site

- Removal of soil, rocks and trees from the site
  - Blasting or rock crushing, if any
  - Remedial measures to be taken to prevent or correct damage to Village and other roadways and infrastructure from construction traffic
  - Prevention of project mud and gravel from being tracked onto Village and other roadways
  - Estimates of the tons per load and truck trips necessary to accomplish construction activities
  - Itemize proposed construction traffic routes
  - Identify speed restrictions to be set in place
  - Identify the precautions, described in detail, to be taken during construction to avoid and protect wetlands, streams, and all other surface waters
  - Identify the precautions to be taken (timing/seasonal, inspection schedules and physical method to be used) for any and all significant habitats or listed species identified
  - All details for sediment control
  - Staging areas
  - A dust control plan
  - Estimate of solid waste to be generated
2. Discuss on-site and off-site improvements necessary prior to the operation of the facility, including streets, access roads, water and sewer facilities
  3. Describe methods of recycling waste and natural materials on-site during construction
  4. Describe the building process, and other "green" building techniques employed
  5. Describe how construction activity will be planned to minimize the carbon footprint of fossil fuel powered equipment

*PROPOSED MITIGATION MEASURES*

Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified.

## N. NOISE

### *EXISTING CONDITIONS*

Provide a list, describe, and show on a map all sensitive noise receptors (parks, residences, schools, hospitals, licensed daycare centers, group homes, nursing homes or a retirement community) located within 1500 feet of the site. A noise screening assessment will be performed to provide an indication of existing noise levels at the property line facing the closest sensitive receptor in each cardinal direction. Perform the assessment during peak morning and peak afternoon hours. Noise levels recorded (Level Equivalents – L<sub>eq</sub>) will be compared to US EPA and State DEC guidelines for noise resources. Identify major noise sources for the existing condition.

### *POTENTIAL IMPACTS*

Discuss potential impacts on noise by projecting expected short-term construction noise levels and operational noise levels. Impacts resulting from construction activities will be assessed using information obtained during the noise screening assessment process. Expected noise levels produced by typical earth-moving equipment will be reviewed against existing noise levels, as well as applicable US EPA and State DEC guidelines. Discuss compliance with the Village Code requirements for noise.

The State DEC program policy document entitled Assessing and Mitigating Noise Impacts will be used to report on expected noise levels. Distance, topography, vegetation, noise source duration, and weather conditions will be evaluated for expected noise impacts associated with construction activities, construction traffic, traffic flow, and site activities upon project completion.

- Discuss the traffic volume increment relative to the existing traffic
- Discuss if any tree zones will be removed permanently, thereby exposing residents and especially park visitors to traffic and traffic movements on-site or other noise generating activities.
- Discuss if there is any potential for late night activities in the center that could affect the noise levels at night for residents and other sensitive receptors nearby.
- Assess the short-term potential for noise impacts to result from construction activities, including pile driving, based on the construction schedule, equipment list and worker's protection.

- Assess the long-term potential noise impacts based on the State DEC Assessing and Mitigating Noise Impacts guidelines.

#### *MITIGATION MEASURES*

Describe the engineering and construction techniques, best practice measures, emission controls and construction scheduling that will be implemented to reduce short-term construction noise including, but not limited to the use of exhaust silencers on machinery and equipment during and post-construction. Identify the party responsible to implement and/or finance each mitigation measure identified. Address additional mitigation measures, which may be identified during the EIS studies and analysis.

#### O. Cumulative Impacts

##### *EXISTING CONDITIONS*

Identify, through discussions with Village of Monroe, Village of Harriman, Village of Kiryas Joel, Town of Palm Tree, Town of Monroe and other municipal officials within a reasonable area where any other actions proposed could potentially affect resources identified and discussed in the DEIS. Clearly state which resources might be affected by cumulative impacts, such as traffic, visual impacts, water quality, community services, and so on.

##### *POTENTIAL IMPACTS*

Discuss the potential for cumulative impacts on resources identified that are likely to cause specific impacts on a specific resource.

##### *MITIGATION MEASURES*

Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified.

#### SECTION 4: ADVERSE IMPACTS THAT CANNOT BE AVOIDED

This section will describe those impacts that cannot be avoided regardless of mitigation measures that are implemented. Provide a summary of proposed impacts in terms of loss of environmental resources.

## SECTION 5: ALTERNATIVES

The following alternatives to the proposed action are to be evaluated in terms of the impact issues listed above, when applicable. The alternatives can be provided “stand-alone” or combined in an alternative design but each alternative must be included. Each alternative will be subject to a comparative assessment of impact topics presented in the DEIS.

- A. No Action Alternative as per 6 NYCRR 617.9(b)(5)(v).
- B. Two Building Alternative on existing separate tax parcels as per 6 NYCRR 617.9(b)(5)(v)(d).
- C. Prior 208 Monroe Plaza Alternative as per 6 NYCRR 617.9(b)(5)(v)(f).

Consider alternative and potential impacts as if development were to proceed as a shopping center as per 6 NYCRR 617.9(b)(5)(v)(f).

- E. Reduced Scale Alternative [as per 6 NYCRR 617.9(b)(5)(v)(c)] that is feasible, considering the objectives and capabilities of the project sponsor, and designed to avoid, lessen, or minimize identified environmental impacts on the site including to on-site natural and cultural resources affected by the project, and to avoid, lessen, or minimize environmental impacts on surrounding lands, neighborhoods, and the Village and Town. The reduced scale alternative should identify which impact(s) would be eliminated or minimized. For example, the “Significant Biodiversity Area” designation of the site will be virtually eliminated as a result of the proposed action. To what extent can such “significant” biodiversity resources be retained through an alternative site design? Since the building will occupy about 27% of the site, parking and maneuvering areas will occupy about 68% of the site and all of the five acre site subject to regrading (including the remaining 5% devoted to landscaping and stormwater management), none of the significant biodiversity resources will remain if the proposed action is constructed. The question is whether any of the significant biodiversity resources on the site can be retained through a reduced scale alternative or another approach can be introduced.

For identified unavoidable adverse impacts (such as biodiversity) that cannot be avoided by the proposed action, the applicant is encouraged to consult with the

Planning Board during the DEIS preparation so that environmental and project sponsor concerns can be balanced in designing a reduced density alternative.

- F. Phasing alternative [as per 6 NYCRR 617.9(b)(5)(v)(e)] that is coordinated with construction and use of any required road and street modifications, necessary for accommodating the additional traffic generated by the proposed action.

As per 6 NYCRR 617.9(b)(5)(v)(g), discuss traffic alternatives if the build-out of the connector road proposed by the Village of Kiryas Joel is constructed. Consider impacts to traffic under this alternative if the proposed project is constructed or not constructed.

## SECTION 6: IRRETRIEVABLE AND IRREVERSIBLE COMMITMENT OF RESOURCES

This section will describe the resources described in Section IV that will be consumed, converted, or made unavailable for future use.

## SECTION 7: SOURCES AND BIBLIOGRAPHY

## SECTION 8: APPENDICES

Appendices to include the following at a minimum:

- A. All SEQR documentation (including Full Environmental Assessment Form, Positive Declaration/Circulation Notice, Final Scoping Document, technical letters from involved and interested agencies)
- B. Copies of all official correspondence related to issues discussed in the DEIS.
- C. Site Plan
- D. Traffic Impact Study,
- E. SWPPP
- F. Wetlands Delineation (if required)
- G. Threatened and Endangered Species Report
- H. Noise Report
- I. Geotechnical Analysis