

DRAFT SCOPE

Identifying the Potentially Significant Adverse Environmental Impacts, Mitigation Measures and Alternatives Pursuant to State Environmental Quality Review Act ("SEQRA") 6 NYCRR 617.8.

Name of Proposed Action

Eagle Bay Site Plan and Conditional Use Permit

Location	Town of Stony Point, Rockland County, NY
Existing Zoning	Planned Waterfront District (PW)
Tax Lots	15.04-6-3 15.04-6-4 15.04-6-6
SEQRA Classification	Type 1
Draft Scope Submitted	May 24, 2018
Draft Scope Officially Received:	June 28, 2018
Public Scoping Hearing	July 31, 2018 RHO Building 5 Clubhouse Lane Stony Point, NY 10980

Deadline for Submission of Comments: August 8, 2018

Adoption of Final Scope: _____, 2018

Lead Agency and Contact Person:

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A. INTRODUCTION

A Draft Environmental Impact Statement (DEIS) will be prepared in accordance with the requirements of 6 NYCRR Part 617.9, to assess the potentially significant adverse environmental impacts of a waterfront mixed-use development including residential dwelling units in multi-unit structures, non-residential commercial use, a marina and public esplanade along the Hudson River. The proposed development site is located on Hudson Drive approximately 600 feet north of the intersection with Tomkins Avenue in the Town of Stony Point, Rockland County, New York. Consistent with 6 NYCRR 617.8, the primary goals of this scope are to focus the EIS on potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant and/or insignificant.

The Project Sponsor declared his intent to prepare a DEIS upon submission of his application for site plan and conditional use permit applications and therefore pursuant to 6 NYCRR 617.6(a)(4) no Environmental Assessment Form (EAF) will be required. Additionally, pursuant to 6 NYCRR 617.8 the Project Sponsor initiated public scoping with the submission of a Draft Scoping Document on June 28, 2018.

The Project Sponsor initiated public scoping by submitting the scope with its application on May 24, 2018, however, this date was past the submission deadline to be considered at the May 24, 2018 Planning Board meeting. Therefore the draft scope is considered to be officially received by the Planning Board on June 28, 2018 (the next meeting of the Planning Board following submission).

The Planning Board announced its intent to declare lead agency status on June 28, 2018 and preliminarily classified the action as Type 1 under SEQRA (over 62 units to be connected to existing public water and sewer on lands substantially contiguous to publicly owned or operated parkland). The SEQRA timeframes require that a final scope be adopted by August 27, 2018. Barring objection by involved agencies, the Planning Board will assume lead agency status on July 31, 2018. A positive declaration and public notice of this meeting will be published in newspapers of record and the Environmental News Bulletin no later than July 17, 2018.

The Planning Board is scheduling a public scoping session on July 31, 2018 at 7:00 PM. Comments on the draft scope will be received until August 8, 2018 unless otherwise extended by the Planning Board.

Potentially significant adverse environmental impacts of the project identified by the Planning Board at the time of this Draft Scope include, but are not limited to, the following:

1. The proposed construction is located in a FEMA designated 100-year flood zone;
2. The proposed action is proposed adjacent to State and Federal Jurisdictional wetlands;
3. The proposed construction is located in an area with limited access to emergency vehicles;
4. The proposed construction has the potential to impact traffic at area intersections;
5. The proposed construction has the potential to impact limited water and sewer resources;
6. The proposed construction has the potential to result in visual impacts to public viewpoints, including the Hudson River and the Stony Point Battlefield Historic Site (included on National Registry of Historic Sites), and to neighboring residences; and
7. The proposed construction has the potential to impact the Hudson River and Haverstraw Bay Significant Coastal Fish and Wildlife Habitat.

B. PROJECT DESCRIPTION

The project site is bound by private properties on the south; the CSX Railroad Corporation right-of-way to the west; the Stony Point Battlefield State Historic Site and Lighthouse to the north; and by the Hudson River to the east. The site is currently occupied by a marina and its various industrial buildings and boat yards, used for offices, boat repair, and storage. Redevelopment of the site is proposed to include the demolition of existing buildings and the investigation and cleaning of environmental hazards that may be associated with its current use. The total combined acreage of the site is 41 acres, with 20.6 acres located within the Hudson River.

The property is proposed to be redeveloped as a multi-family residential complex with a commercial component concentrated on its south end and a public esplanade along the entirety of its Hudson River frontage. It is designed for approximately 268 units of proposed housing in accordance with the density standards promulgated by the Stony Point Zoning Local Law for mixed-use waterfront developments. Residential units will be divided into at least four buildings to break up the bulk of a single monolithic structure.

In accordance with the Stony Point Zoning Local Law, height of the buildings is to be measured from the higher of existing grade or the FEMA 100-year storm elevation of 12 feet plus two feet and will not exceed 45 feet above base flood elevation.

The design of these residences will maximize views and create a waterfront neighborhood complementing the area. Proposed building materials will be in keeping with the project site's setting and neighborhood character, using durable low-maintenance materials for exterior finishes. A pool, lawns and patios will be included in the development.

The project will include an esplanade walkway along the Hudson River which will be open to the public.

A 2-story building located at the south end of the site (accessed via Hudson Drive) will contain a restaurant with terrace, commercial and office spaces. The existing boat slips and docks are proposed to be rebuilt and reconfigured into a total of approximately 100 boat slips. A public fishing pier will be constructed in the southern portion of the waterfront area. Parking for the public spaces, such as the restaurant, fishing pier and esplanade, will be provided as per the Town's code.

C. REQUIRED APPROVALS

a. Involved Agencies

It is anticipated that the following approvals will be required:

Site Plan	Stony Point Planning Board
Conditional Use	Stony Point Planning Board
Nationwide General Permit	US Army Corps of Engineers
404 Clean Water Act	
Section 10 Rivers and Harbors Act	
Individual Permit	
Protection of Waters	New York State Department of Environmental Conservation
Excavation & Fill of Navigable Waters	
Docks, Moorings or Platforms	
401 Water Quality Certification	
Coastal Erosion Management	
SPDES GP-0-15-002	

Storm Water Management Plan and Report for MS4	
Certificate of Compliance	New York State Department of State, Division of Coastal Zone Management
Utility Easements (Cable)	New York State Office of General Services
Permanent Structures Easement	
Sewer Hookups	Stony Point Town Board; Joint Regional Board
Sewer Main Extension	Rockland County Health Department
Water Main Extension	Rockland County Health Department
Acceptance of Esplanade	Stony Point Town Board
LWRP Compliance	Stony Point Waterfront Commission
Mosquito Control Permit	Rockland County Department of Health

b. Interested Agencies

Additionally, the following interested agencies have been identified that may have interest in the proposed development:

- Town of Stony Point Fire District
- Town of Stony Point Ambulance Corps
- Town of Stony Point Police Department
- North Rockland Central School District
- Stony Point Battlefield State Historic Site
- Palisades Interstate Park Commission
- New York State Office of Parks, Recreation, and Historic Preservation
- Town of Cortlandt
- Rockland County Department of Highways
- Rockland County Department of Planning
- Rockland County Office of Fire and Emergency Services
- Stony Point Architectural Review Board
- Orange and Rockland Utilities
- SUEZ Water
- CSX Railroad

D. GENERAL SCOPING CONSIDERATIONS

The Draft Environmental Impact Statement ("DEIS") shall address all items in this Scoping Document and conform to the format outlined in this Scoping Document. If appropriate, impact issues listed separately in this outline may be combined in the DEIS, provided all such issues described in this Scoping Document are addressed as fully in a combined format as if they were separately addressed.

The document shall be written in the third person. The terms "we" and "our" should not be used. The Applicant's conclusions and opinions should be identified as those of the "Project Sponsor," "Applicant" or "the Developer."

Narrative discussions should be accompanied by appropriate charts, graphs, maps and diagrams whenever possible. If a particular subject matter can most effectively be described or illustrated in graphic format, the narrative discussion should summarize and highlight the information presented graphically.

The entire document should be checked carefully to ensure consistency with respect to the information presented in the various sections. The document will be concisely written and information will be cross-referenced rather than repeated.

Environmental impacts should be described in terms that the lay person can readily understand (e.g., truck-loads of fill and cubic yards rather than just cubic yards).

All discussions of proposed mitigation measures should consider at a minimum those measures outlined and described in the Scoping Outline. Where reasonable and necessary, proposed mitigation measures should be incorporated into the Proposed Action if they are not already included.

The DEIS is to convey general and technical information regarding the potential environmental impacts of the proposed project to the Lead Agency, as well as identified Interested and Involved agencies involved in the review of the proposed project. Enough detail will be provided in each subject area to ensure that lay readers of the document will understand, and be able to make decisions based upon, the information provided. Highly technical material will be summarized and, if it must be included in its entirety, will be referenced in the DEIS and included as an Appendix.

To the greatest extent practicable, the DEIS will contain objective statements and conclusions of facts based upon technical analyses. Subjective evaluations of impacts where evidence is inconclusive or subject to opinion will be prefaced by statements indicating that "It is the Applicant's opinion that...". The Lead Agency reserves the right, during review of the 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 of the Planning Board acting as Lead Agency for the Proposed Action.

Full scale plans will be included with the DEIS as an appendix and reduced copies of such plans will be included in the text of the DEIS. Interested and Involved agencies will be given all appendices in Adobe Portable Document Format (.pdf) on a CD-ROM. The entire document will be provided in .pdf format, for posting on the Town's website, once it has been deemed "complete" by the Planning Board acting as Lead Agency.

E. PRIOR ENVIRONMENTAL REVIEW

The Town of Stony Point adopted a Negative Declaration of Environmental Significance at the time that the zoning for mixed-use waterfront developments was added to the PW District. This negative declaration was based on a generic impact analysis of the type of development that could proceed under the zoning that was adopted.

It is not necessary that analyses and investigations conducted for that SEQR be repeated or duplicated within the DEIS. To the extent that potential impacts have been previously considered the DEIS may instead:

1. Identify the considerations upon which the Town Board based their Negative Declaration;
2. Verify that the proposed development is within the thresholds established for consideration of potential impacts (e.g. height and bulk for visual impact, anticipated schoolchildren for school impacts, trip generation for traffic, etc.);
3. Update and provide more detail on the proposed project to establish that impacts would not result from the specific development as proposed in comparison with the generic development envisioned or anticipated when the zoning was adopted;
4. Update information that may have changed since the adoption of the zoning, or that may have been generic or dated when the zoning was adopted (e.g. traffic counts at area intersections).

F. DEIS SCOPE AND CONTENT

I. COVER SHEET

- a) The cover sheet of the DEIS will include the following information:
- b) Identify that the document is a draft EIS;
- c) Identify the Project as: Eagle Bay;
- d) Identify the parcel by location (county and town), street address(es), and tax ID;
- e) Identify the Lead Agency as the Stony Point Planning Board along with address of the lead agency and the name and telephone number of the Planning Board Chairman who can provide further information;
- f) List the names of individuals or organizations that prepared any portion of the DEIS;
- g) Provide the date of the DEIS's acceptance by the lead agency; and
- h) Provide the date by which comments on the DEIS must be submitted.

II. TABLE OF CONTENTS AND SUMMARY

A. Table of Contents

The DEIS will include a table of contents identifying major sections and subsections of the document. Table of contents must also include a list of figures, tables, and a list of appendices and a list of any additional volumes if necessary.

B. Project Summary

An Executive Summary shall be required and will provide a précis of the more comprehensive information included within the document. No information will be included in the Executive Summary that is not found within the body of the document. The executive summary will include the following elements at a minimum:

1. Description of Action

2. Significant, Beneficial, and Adverse Environmental Impacts
3. Proposed Mitigation Measures
4. Alternatives to the Proposed Action
5. Regulatory Requirements: List of required Permits and Approvals

III. PROPOSED DESCRIPTION AND NEED

A. Project, Sponsor, Objective, and Public Need

1. Background and History of Sponsor and Project
2. Public Need for Project
3. Objectives of Sponsor
4. Benefits of Proposed Action
 - a. Social
 - b. Economic/Fiscal
 - c. Housing

B. List of Involved and Interested Agencies

C. Location

1. Geographic Boundaries of Site with map
2. Access to Site
3. Existing Land Use and Zoning
4. Easements, fee ownership of any utility installation on the site, or private agreements that may affect the proposed use of the site

D. Design and Layout

1. Environmental Character of Site and Adjacent Land
 - a. Description of Site
 - b. Description of Stony Point Battlefield State Historic Site, a National Landmark

- c. Description of Surrounding Waters, including the Haverstraw Bay Significant Coastal Fish and Wildlife Habitat to the east, and the Stony Point Bay
2. Total Site Area
 - a. Proposed Impervious Surface
 - b. Amount of Land to be Cleared
 - c. Open Space and Wetlands
 - d. Proposed Facilities – General discussion of number and size of buildings, proposed uses, number of units and general layout including public esplanade. General discussion of proposed utilities. Include concept plan.
 - e. Building Envelopes
 - f. Littoral zone uses
 3. Design consideration and construction methods relative to location within a FEMA 100-year floodplain (A and V zones)

E. Construction and Operation

1. Total Construction Period Anticipated and hours of daily operation.
2. Construction Schedule and Associated Factors (i.e. employment)
3. Phasing, including description of how phasing will avoid, minimize or reduce impacts to Significant Coastal Fish and Wildlife Habitat
4. Staging area – location(s) and description of proposed area

IV. PHYSICAL ENVIRONMENTAL SETTING AND IMPACT/MITIGATION ANALYSIS

A. Geology

Existing Conditions:

1. Summary of existing site geology
2. Description of the depth to bedrock
3. Geotechnical Investigation/Report conducted on site borings to determine soil characteristics and depth of any unsuitable or bedrock, depth to any water should also be noted

Potential Impacts:

1. An assessment of potential impacts to site geology based on proposed grading plans, what impacts will result if adverse geology is encountered.

Proposed Mitigation:

1. Discuss how identified impacts are proposed to be mitigated.

B. Soils and Topography

Existing Conditions:

1. Soil Types based on the Rockland County Soil Survey and distribution on the site.
2. Soil Characteristics – potential for erosion or other limiting factors of soil types, if any.
3. General description of site topography, identification of slopes over 15% and 25% and discussion of the amount of proposed disturbance within these slope categories.

Potential Impacts:

1. Impacts from disturbance of soils based on conceptual grading plans and discussion of amount of soil to be imported or exported from the site.
2. Impacts from proposed retaining walls.
3. Ability of soil to support proposed structures. A discussion of the extent of soil borings/testing to be provided.
4. Historic Fill – discuss potential for historic waste. A phase 1 environmental site assessment shall be provided documenting any known contamination issues on the site.

5. A discussion of rules and regulations pertaining to the importation of fill to be included if applicable. The cut and fill analysis will describe town regulations.

Proposed Mitigation:

1. Mitigation of impacts including but not limited to conceptual Erosion Control and Sediment Control Plan in Accordance with the "New York State Guidelines for Urban Erosion and Sediment Control.

C. Ecology

Existing Conditions:

1. Identify and catalog species of plants and fauna found on site or potentially to be found on site, including those within the tidal area in the Hudson River. Include correspondence with the DEC Natural Heritage Program.
2. Identify species which are included on federal and/or state lists of endangered, threatened, protected/invulnerable species which may be found on the site or in the immediate vicinity, including the Shortnose sturgeon (*Acipenser brevirostrum*) and the Bald Eagle (*Haliaeetus leucocephalus*).

Potential Impacts:

1. Impacts to Plant and Animal life as a Result of the Proposed Construction Activity and Post Development Impacts on both a long and short term basis. Habitat loss, lighting and noise impacts, etc.
2. Impacts to habitat for identified species included on federal and/or state lists of endangered, threatened, and protected/invulnerable species and the likelihood of the habitat being located on the project site.
3. Impacts to Regulated Wetlands or Watercourses
 - a. Identify size and jurisdiction of wetland areas and any required regulated areas.

- b. Site construction impacts including the amount of disturbance and whether disturbance will be temporary or permanent.
- c. Impacts from stormwater runoff.
- d. Hudson River aquatic impacts, including submerged aquatic vegetation (SAV) and a description of Haverstraw Bay Significant Coastal Fish and Wildlife Habitat , including reference to NYS Office of Planning and Development Standards and conduct of Habitat Impairment Test as required by Stony Point LWRP:
http://www.dos.ny.gov/opd/programs/consistency/Habitats/HudsonRiver/Haverstraw_Bay_FINAL.pdf
- e. Protection of Waters – Article 15, Title 5 of ECL- Identify work waterward of Mean High Water. Discuss any modification, replacement or expansion of existing bulkheads as well as pilings for proposed docks. Provide underwater bathymetry. Discuss intended use of docks and impact on boat draft.
- f. Discuss whether repair, replacement or modification to shoreline is contemplated and if so reference DEC guidance on Shoreline Stabilization Techniques and Hudson River National Estuarine Research Reserve, Hudson River Sustainable Shorelines Project.
- g. Include discussion of whether there is an existing water grant and whether any portion of the docks will be constructed on State owned land under water.
- h. Include discussion justifying size, location, number and use of structures over water in relation to current and historic marina.
- i. Address impact from lawn fertilizer, pesticides, and herbicides which might be applied to lawn areas, plus pool chemicals on wetlands and the Hudson River

Proposed Mitigation:

- 1. Discuss how identified impacts are proposed to be mitigated.

D. STORM WATER MANAGEMENT

Existing Conditions:

1. Existing Drainage Patterns shall be described and presented on maps and in a SWPP.
 - a. Pre-construction drainage calculations.
2. Beach Road review and analysis of existing conditions, flooding history and existing issues.

Potential Impacts:

1. Proposed Stormwater Drainage Plans shall be described and presented on maps and in a SWPP.
 - a. Long and short term impacts.
 - b. Post construction drainage calculations – include relevant water quantity and/or water quality provisions as per the most up-to-date NYS DEC regulations.
2. Evaluation of stormwater impacts to Beach Road as a result of the Proposed Action.

Proposed Mitigation:

1. Discuss how identified impacts are proposed to be mitigated.

V. SOCIOECONOMIC SETTING AND IMPACT ANALYSIS

A. Land Use and Zoning

Existing Conditions:

1. Existing Zoning of the Site and Surrounding Areas. Reference existing zoning and the analysis that was done during the adoption thereof.
2. Description of the existing land use of the project site and surrounding area.

Potential Impacts:

1. Compliance with current Town Comprehensive Plan.
2. Compliance with Town Zoning and other applicable Town regulations. Discuss the need for any variances or waivers.
3. Compliance with the Stony Point Local Waterfront Revitalization Program (LWRP) and the New York State Coastal Management Program (CMP) and consistency with LWRP policies.
4. Compliance with NY Communities Rising Stony Point: Community Reconstruction Plan
(http://stormrecovery.ny.gov/sites/default/files/crp/community/documents/stonypoint_nyrcr_plan.pdf)
5. Description of New York Rising with regard to the Waterfront Resiliency Plan.
6. A discussion of the AT&T easement on the project site is to be included.
7. Any proposed affordable housing will be identified.
8. Description of the minimum combined acreage required for the Proposed Action under the new PW zoning code amendments.
9. Discuss application for HUD grants if applicable.
10. Discuss how the Proposed Action has the potential to impact neighborhood character.

Proposed Mitigation:

1. Discuss how identified impacts are proposed to be mitigated.

B. Historical and Archaeological Conditions

Existing Conditions:

1. A Phase 1A Archaeological site investigation analysis will be provided identifying the potential for encountering archeological resources based on a literature search and sensitivity study. The potential presence of archeological resources will consider the extent to which previous site construction and disturbance precludes the presence archeological resources.

Potential Impacts:

1. Any Phase 1B investigations should be limited to those areas of impact that are likely to contain archeological resources and do not have a record of previous site disturbance for site grading and building construction. If items of historic significance are located, the appropriate agency will be contacted to ensure proper preservation.
2. Impacts on the visual effect of the proposed development on the neighboring historical sites (the Stony Point Battlefield and Stony Point Lighthouse), and the visual appearance from the Hudson River, and the adjoining residential community will be evaluated and discussed.

Proposed Mitigation:

1. Discuss how identified impacts are proposed to be mitigated.

C. Transportation

Existing Conditions:

1. The traffic capacity analysis performed for the mixed-use waterfront development zoning amendments shall be updated with more recent counts on all intersections considered in the EAF Part III of that analysis, including an update of the capacity analysis of the North area of the PW District. Capacity analysis will be conducted at the following intersections which are likely to be impacted by the Project:
 - Route 9W/East/West Main Street;
 - Route 9W/Tompkins Avenue;
 - Wood Avenue/Farley Drive/Tompkins Avenue; • Beach Road/Tompkins Avenue/Hudson Drive;
 - Beach Road/East Main Street.

Counts shall be taken during morning and evening hours when school is in session and during summertime (between June 1st and September 30th). Additionally, the update shall address the eight identified limitations to the EAF Part III analysis (under "Discussion".) Any new developments not considered by that analysis and anticipated to be constructed prior to build year of the proposed project shall be considered. The analysis shall describe the current alignment of roads, any traffic control devices, posted speed limits for approaches and indicate the current ownership of all roads.

2. Identify current levels of use, weight limits and potential traffic safety concerns at the impacted intersections as well as along Beach Road.
3. Describe any pedestrian amenities, trails, crosswalks, means of pedestrian safety. Describe any available public transportation.

Potential Impacts:

1. Potential adverse impacts to capacity and or safety of vehicular, nonmotorized or public transportation shall be identified. The

potential need for the improvements described in the traffic capacity analysis for the project will be evaluated and discussed.

2. Describe the impact of the Project on Hudson Drive north of Tomkins Avenue, currently a private road. Discuss whether public dedication is appropriate.
3. Discussion of parking to support anticipated uses.
4. Microscale CO analysis screening using NYSDOT's screening tools at <https://www.dot.ny.gov/divisions/engineering/environmentalanalysis/repository/envtools.html> and if potential significant air quality impacts are proposed to occur, further analysis consistent with DOT protocol.
5. Traffic analysis will use rates for boat slips and public promenade consistent with peak season.
6. Traffic report should analyze any impacts due to potential flooding of Beach Road as it relates to not only site but also emergency services during construction and operation of the site.
7. Identify potential truck routes, delivery hours of operation, anticipated truck trips sequencing and time frame in which impacts could be expected.

Proposed Mitigation:

1. Discuss how identified impacts are proposed to be mitigated.

D. Visual Resources

Existing Conditions:

1. This section should discuss the existing visual character of the area.

Potential Impacts:

1. This section should discuss any change in visual character of the area as a result of the Proposed Action by presenting architectural elevations and/or renderings of the proposed structures and public open space.

Additionally, a visual analysis illustrating the topographic and roof-height relationship of the Proposed Action to surrounding properties will be prepared. A balloon test shall be conducted during leaf-off months and photographed (using 35mm to 50mm focal length) from vantage points identified in the EAF Part 3 for the mixed-use waterfront development zoning amendments:

- a. View from Riverfront Park toward the project site and Stony Point Battlefield;
- b. View from Beach Road looking north across Clark Park toward the project site and Stony Point Battlefield;
- c. View from Beach Road at Tomkins Avenue north across the site toward the Stony Point Battlefield;
- d. View from Hunter Place at railroad underpass;
- e. View from Farley Avenue at Nordica Circle (northerly intersection) looking east to Hudson River
- f. View from Stony Point Battlefield looking south toward project site (contact PIPC to discuss prominent vantage points for consideration);
- g. Views from Jackson Drive just east of Lincoln Oval looking southeast over the project site;
- h. Views from the Hudson River in the Stony Point Bay/Haverstraw Bay looking toward the project site from 1/4 and 1/2 mile east of site
- i. Views from the Town of Cortlandt looking toward the project site and Stony Point Battlefield.

2. Involved Agencies shall be notified at least seven (7) days prior to the balloon tests. Advertisement of the tests will be published in the newspaper of record and on the Town website in advance of the test. Computer generated simulations shall depict pre-and post-development conditions. This visual analysis to be provided by the applicant will exceed NYSDEC regulations for assessing visual impacts.

3. Describe site lighting in terms of proposed fixture locations, spacing and wattage for building-mounted lighting, parking area lighting and lighting of the public esplanade and boat slips. Potential impacts to neighboring uses and night sky shall be assessed.

4. Describe proposed landscaping plan including the use of native plants and proposed irrigation plan including any proposed water conservation measures.

5. Describe building architecture including building colors materials and texture.
6. Appropriate reference shall be made to *Revitalizing Hudson Riverfronts*, and other relevant visual resource guides.
7. Potential adverse impacts and proposed mitigations shall be identified.

Proposed Mitigation:

1. Discuss how identified impacts are proposed to be mitigated.

C. Community services.

Existing Conditions:

1. Describe existing domestic water supply system.
2. Municipal sewer system. Describe existing system and proposed improvements. Investigate existing capacity of public system.
3. Interview the plant operator to ascertain any potential limitations to support the proposed development. Interview Town Engineer with regard to existing conditions of conveyance system including pipe size, slope, carrying capacity, pump stations, infiltration, permitting and impacts of flooding and impacts from project, during both wet and dry weather flows.
4. Emergency services (fire, police, ambulance and paramedics and mutual aid services). Identify and describe existing service (day and evening) from each department and response time to protect site. Describe areas prone to flooding.
5. This section shall discuss any relevant town and/or county plans and policies regarding the management of solid waste.
6. School district. Identify existing public-school facilities that will be impacted by future residents of the project.

Potential Impacts:

1. Domestic water supply.
 - a. Central water system. Describe proposed improvements. Calculation of anticipated usage and describe and provide

plan of proposed system with sizing calculations. Include analysis of potential conservation measures including irrigation methods, use of drought resistant plant species, low-flow and water-sense fixtures and appliances.

- b. Evaluate the source of water for fire department requirements based on the proposed housing size, type, and style. Include a description and analysis of fire flow rates.
2. Municipal sewer system. Describe proposed improvements. Evaluate possible impacts of the proposed development including impacts on existing pump stations. Calculation of anticipated usage and provide plan of proposed system and sizing calculations.
3. Emergency services (fire, police, ambulance and paramedics and mutual aid services). Based on department interviews, discuss the ability of each department to provide service and demonstrate coordination with each department. Emergency access by firefighting equipment during 100-year flood events should be discussed. Examine interior and exterior fire access roads including underpass on Tompkins Avenue and Hunter Place.
4. This section shall discuss the anticipated volume of solid waste and proposed method of collection or disposal.
5. School district. The project shall revisit the consideration to school impacts made during the SEQRA review of the proposed PW zoning amendments allowing mixed-use waterfront developments and update and discuss as appropriate based on more detailed project considerations available.
6. Fiscal Impact. Based on the per capita multiplier average costing method, a fiscal impact analysis shall be provided that predicts the per capita cost of the proposed development to the Town of Stony Point and North Rockland School District. Tax revenues shall be predicted based on proposed sales prices taking into account the fee-simple or condominium ownership of proposed residential units. Assessed value of proposed non-residential uses shall be estimated using area comparables on a square footage or other appropriate basis. Cost for nonresidential uses shall be based on the proportional valuation average costing method. Discuss whether applicant will be applying for any tax relief such as a PILOT program. The fiscal implications of units being rented or owned as fee-simple or condominium units shall be discussed and the calculations shall account for the project proposal.

7. Evaluate the possible impacts of the proposed Champlain Hudson Power Express (CHPE) installation of underground DC cable presently planned within the CSX railroad R.O.W. on the proposed site development with regard to public safety.
8. Describe the size, design and proposed amenities for public spaces, including the proposed esplanade, and access and parking associated with public spaces.

Proposed Mitigation:

1. Discuss how identified impacts are proposed to be mitigated.

VI. ALTERNATIVES

A. Alternative Design and Technologies – Applicant is seeking less than maximum density under current zoning regulations. In addition, the following alternatives will be discussed:

1. No Build/Action
2. Maximum-density proposal under PW District provision.

VII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT ON RESOURCES

A. Human or natural resources that will be consumed, converted, or made unavailable for future use as a result of this project.

VIII. UNAVOIDABLE ADVERSE ENVIRONMENTAL IMPACTS

A. Adverse environmental impacts associated with the project that cannot be avoided despite any proposed mitigation.

IX. IMPACTS OF THE PROPOSED USE ON THE USE AND CONSERVATION OF ENERGY.

This discussion is required by SEQR regulations. The energy service provider should be identified and any improvements required for service. Any energy saving techniques should be discussed.

X. GROWTH INDUCING ASPECTS

This section will describe the potential growth aspects the proposed project may have.

XI. APPENDIX

- A. List of consultants with addresses and telephone numbers
- B. List of references
- C. Copies of correspondence relating to this project.
- D. Copies of all technical reports and documentation in their entirety.

THE FOLLOWING APPENDICES ARE ANTICIPATED:

- Underlying studies, reports and information considered and relied on in preparing the DEIS
- Traffic technical analyses and report
- Stormwater Calculations, including all supporting technical data
- Water Supply data and supporting technical reports
- Sewage technical data
- Fiscal Impact technical analyses
- Emergency responders study – access and services to be provided
- Visual impact analysis – riverfront, neighboring community, historic sites