TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT NAME:	**BRITAIN WOODS**
PROJECT NO.:	**22-17**
PROJECT LOCATION:	**442 LITTLE BRITAIN ROAD (NYS ROUTE 207)**
	SECTION 97, BLOCK 1, LOT 32.1, 32.2, 32.3 & 40.1
REVIEW DATE:	**28 OCTOBER 2022**
MEETING DATE:	**3 NOVEMBER 2022**
PROJECT REPRESENTATIVE:	**ENGINEERING & SURVEYING PROPERTIES, PC**

1. The following will be comments on a Draft Scope prepared by the applicant's representative for the subject project.

2. Section A Land Resources- provide a plan which identifies test borings to determine the need for blasting, the extent of blasting and the amount of material to be blasted based on the Grading Plans proposed.

3. Section A Land Resources 3A- Remove the statement "focusing on areas of steep slopes and erodible soils"

4. List specific appendices including, but not limited to the following: Geotechnical Report, SWPPP, Wildlife Surveys, Water pressure and hydraulic analysis, sanitary sewer design and reports, Traffic Study, Site Sewer System Analysis, Cultural Resources Analysis.

5. Under the Land Resources Section and/or Use and Zoning Section, identify and evaluate the Town of Newburgh recent Tree Preservation Law regarding the project. Compliance with the regulations should be specifically addressed. Mapping depicting significant and specimen trees should be provided.

6. B-Historical and Archeological Resources #3-Mitigation Measures, expand on the mitigation measures sections identifying mapping to be provided. Further describe any mitigation measures proposed to address Historic and Archeologic Resources.

7. Utilities- provide a discussion of the project's location with lack of existing Town infrastructure including water and sewer currently servicing the site.

8. Section F-Utilities 1B , should be labeled "Sanitary Sewers".

9. The City of Newburgh has identified deficiencies within their sanitary sewer collection system, including issues regarding an inverted siphon at Route 207 in the vicinity of Temple Avenue.

Existing Town of Newburgh Intermunicipal Agreement should be addressed. Identify the need for outside user status for sanitary sewer.

10. Add a section regarding Flora and Fauna, including existing conditions, Threatened and Endangered/ Species of Special Concern, impacts to the Quassaick Creek Watershed, give overall information pertaining to the Quassaick Creek Watershed and current conservation efforts within the watershed.

11. Alternative sections- add a section which identifies a single access point with emergency access in the City of Newburgh parcel. Add an alternatives discussion for water and sewer provisions utilizing existing Town of Newburgh water and sewer extensions including connections to the condominium site to the northwest of the project.

12. Under Traffic- Ken Wersted's comments regarding traffic impacts at two locations NYS Route 207/Temple Hill Road and Route 207/NYS Route 300.

13. While this is a preliminary review of the scope provided by the applicant's representative. A Public Scoping Session is required to be held. Planning Board should determine when the scoping session is to be held in consideration of the SEQRA time frames for scoping.

Respectfully submitted,

MHE Engineering, D.P.C.

Patrick J. Hines
Principal

PJH/kbw

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Britain Woods		
Project Location (describe, and attach a general location map): New York State Route 207, Town of Newburgh		
Brief Description of Proposed Action (include purpose or need): The proposed action is to construct 8 residential buildings consisting of 258 units, a clubhouse servicing the units and a recreational area. The site will be serviced by public water and sewer.		
Name of Applicant/Sponsor: Farrell Building Company, Inc.	Telephone: (631) 537-1068 E-Mail: zags1413@gmail.com	
Address: 2317 Montauk Highway		
City/PO: Bridgehampton	State: NY	Zip Code: 11932
Project Contact (if not same as sponsor; give name and title/role): Engineering & Surveying Properties PC	Telephone: 845-457-7727 E-Mail: ross@ep-pc.com / zach@ep-pc.com	
Address: 71 Clinton Street		
City/PO: Montgomery	State: NY	Zip Code: 12549`
Property Owner (if not same as sponsor): Britain Woods Newburgh, LLC	Telephone: (914) 747-3600 E-Mail:	
Address: 100 Summit Lake Drive, Suite 235		
City/PO: Valhalla	State: NY	Zip Code: 10595

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Out of District Sewer Agreement	TBD
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Town of Newburgh Site Plan Approval	June 2022
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	OCDOH Watermain Extension	
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC Approval for Sewermain Extension NYSDOT Entrance & Utility Permit	
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Residential District (R-3) , Professional Office Overlay (O)

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Newburgh Enlarged City School District

b. What police or other public protection forces serve the project site?
Town of Newburgh Police Department & City of Newburgh Police Department

c. Which fire protection and emergency medical services serve the project site?
Goodwill Fire Department

d. What parks serve the project site?
San Giacomo Park, Delano Hitch Park, Stewart State Forest

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? ±47.95 acres
b. Total acreage to be physically disturbed? ±20.73 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±47.95 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated TBD
- Anticipated commencement date of phase 1 (including demolition) TBD month TBD year
- Anticipated completion date of final phase TBD month TBD year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				TBD
At completion of all phases				258

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑ Yes ☐ No

If Yes,

i. Purpose of the impoundment: Stormwater Management

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify: Stormwater

iii. If other than water, identify the type of impounded/contained liquids and their source.
N/A

iv. Approximate size of the proposed impoundment. Volume: TBD million gallons; surface area: TBD acres

v. Dimensions of the proposed dam or impounding structure: TBD height; TBD length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
Earth Fill

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: 28,380 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No

If Yes:

- Name of district or service area: Town of Newburgh Consolidated Water District
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☑ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: Ductile Iron water main to be installed to service the proposed site
- Source(s) of supply for the district: Chadwick Lake Reservoir

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: 28,380 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary Wastewater

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: City of Newburgh Sewer Treatment Plant
- Name of district: Outside User Agreement
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☑ No
- Is the project site in the existing district? ☐ Yes ☑ No
- Is expansion of the district needed? ☐ Yes ☑ No

- Do existing sewer lines serve the project site? ☐Yes ☑No
- Will a line extension within an existing district be necessary to serve the project? ☑Yes ☐No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: Sewer main to be installed to serve the proposed project

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 15.65 acres (impervious surface)

_____ Square feet or ±47.9 acres (parcel size)

ii. Describe types of new point sources. Buildings & Driveways, Roads & Parking Lots, Sidewalks & Recreational Areas

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On site stormwater management facilities

_____

- If to surface waters, identify receiving water bodies or wetlands: Federal wetlands

_____

- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑Yes ☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☑ Morning ☑ Evening ☐Weekend

☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing 0 Proposed 516 Net increase/decrease +516

iv. Does the proposed action include any shared use parking? ☐Yes ☑No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☑No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☑No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☑No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

TBD

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Central Hudson

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7 AM - 7 PM
- Saturday: 7 AM - 7 PM
- Sunday: -
- Holidays: -

ii. During Operations:

- Monday - Friday: 24/7
- Saturday: 24/7
- Sunday: 24/7
- Holidays: 24/7

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Blasting or other methods of rock removal between 8:00 AM and 7:00 PM. Construction vehicles and equipment when operating on site.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☑ Yes ☐ No

Describe: Trees will be removed to accommodate construction

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Project will have dark sky friendly lighting fixtures.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☑ Yes ☐ No

Describe: Trees will be removed to accommodate construction

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 2 tons per Day (unit of time)
- Operation : 0.5 tons per Day (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: recycle in accordance with NYS law
- Operation: recycle in accordance with NYS law

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: NYSDEC approved off site facility
- Operation: Orange County Transfer Station

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

_____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

_____

_____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

_____

_____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

_____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

_____

_____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)

☑ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.00	15.65	+15.65
• Forested	47.21	10.37	-36.83
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.00	0.00	0.00
• Agricultural (includes active orchards, field, greenhouse etc.)	0.00	0.00	0.00
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.00	0.00	0.00
• Wetlands (freshwater or tidal)	0.74	0.74	0.00
• Non-vegetated (bare rock, earth or fill)	0.00	0.00	0.00
• Other Describe: lawn	0.00	21.18	+21.18

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☑ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): 336037 Macbeth Kollmorgen Corp. 617 Little Britain Road (Offsite)

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

Remediation at the site is complete. Residual contamination in the groundwater is being managed under a Site Management Plan.

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? > 6 feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 3.6 %

c. Predominant soil type(s) present on project site:

Pittsfield (PtB & PtC)	72.2 %
Erie (ErA & ErB)	14.8 %
Swartswood and Mardin (SXC)	6.6 %

d. What is the average depth to the water table on the project site? Average: > 6 feet

e. Drainage status of project site soils:
☑ Well Drained: 82.4 % of site
☑ Moderately Well Drained: 14.8 % of site
☑ Poorly Drained 2.8 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 67.7 % of site
☑ 10-15%: 32.3 % of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Wetlands Approximate Size 0.74
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Deer Birds Rodents

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

If Yes:
i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☑ Yes ☐ No
i. If Yes: acreage(s) on project site? 41.8
ii. Source(s) of soil rating(s): Ca, ErA, ErB, PtB, & PtC

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☑ Archaeological Site ☑ Historic Building or District

ii. Name: Lime Kilns

iii. Brief description of attributes on which listing is based:

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

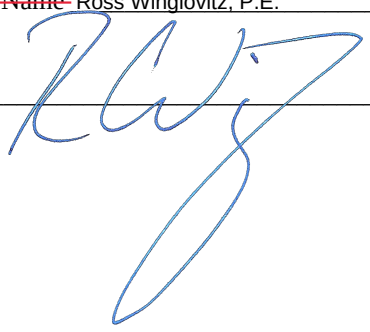
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Engineer

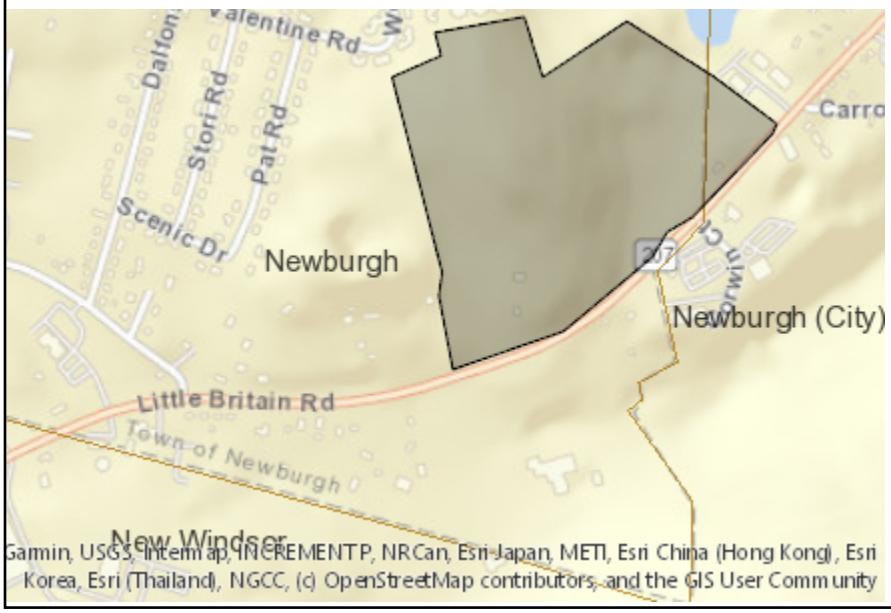
~~Applicant/Sponsor Name~~ Ross Winglovitz, P.E. Date 05/26/2022

Signature  Title Principal

PRINT FORM

EAF Mapper Summary Report

Thursday, April 28, 2022 3:15 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	336037
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

SCOPING DOCUMENT

FOR

BRITAIN WOODS
RESIDENTIAL DEVELOPMENT
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)

TOWN OF NEWBURGH PLANNING BOARD
ORANGE COUNTY, NEW YORK

Lead Agency and Contact Person:

John Ewasutyn - Planning Board Chairman
Town of Newburgh Planning Board
1496 NYS Route 300
Newburgh, NY 12550

Preparer and Contact Person:

Engineering & Surveying Properties, P.C.
71 Clinton Street
Montgomery, New York 12549
ATTN: Ross Winglovitz, P.E.
(845) 457-7727

Date of Adoption:_____

INTRODUCTION

This document identifies the issues to be addressed in the Draft Environmental Impact Statement (DEIS) proposed by Farrell Building Company, Inc. (the "Applicant") for the proposed Britain Woods Residential Development (the "Project" or "Proposed Action") in the Town of Newburgh. This scope contains the items described in 6 NYCRR Part 617.9 (b) (1) through (7).

GENERAL GUIDELINES

- 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 should 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 in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the site shall include adjacent homes, other neighboring uses and structures, roads, water bodies and a legend.
- The entire document should be checked carefully to ensure consistency with respect to the information presented in the various sections.
- Environmental impacts should be described in terms that the layperson can readily understand (*e.g.,* truckloads of fill and cubic yards rather than just cubic yards).
- 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 if they are not already included.
- Where specific impacts are currently unknown or where they may vary based on the specific end user of the Project, analysis provided should assess a worst-case scenario.

The DEIS is intended to convey general and technical information regarding the potential environmental impacts of the Proposed Project to the Town of Newburgh Planning Board (as Lead Agency), as well as several other agencies involved in the review of the Proposed Project. The DEIS is also intended to convey the same information to the interested public. The Preparer of the DEIS is encouraged to keep this audience in mind as it prepares the document. Enough detail should be provided in each subject area to ensure that most readers of the document will understand, and be able to make decisions based upon, the information provided.

As the DEIS will become, upon acceptance by the Lead Agency, a document that may, if appropriate, 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 Town of Newburgh Planning Board 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 Lead Agency.

DESCRIPTION OF THE PROPOSED ACTION

The Proposed Action consists of the construction of three 21-unit, four 22-unit and four 27-unit apartment buildings and a clubhouse with a pool and tennis/pickleball courts on Town of Newburgh tax lots 97-1-32.1, 32.2, 32.3, 40.1 and City of Newburgh tax lots 41-1-2 & 3. Access to the proposed project will utilize two new entrance drives on NYS Route 207/Little Britain Road. The proposed development will be served by public water and sewer services.

There is a total of six tax lots included as part of the Proposed Action. The tax lots in the Town of Newburgh are within the R3 Residential zoning district and the tax lots in the City of Newburgh are in the Downtown Neighborhood zoning district.

SEQRA STATUS

The proposed project is a Type I Action pursuant to SEQRA Part 617.4 (b) (6) (i). After initiating a coordinated review, the Town of Newburgh Planning Board Declared itself SEQRA Lead Agency on October 6th, 2022. Subsequently, on that same day, the Town of Newburgh Planning Board adopted a resolution issuing a Positive Declaration requiring the preparation of a Draft Environmental Impact Statement. The Lead Agency hereby sets the following procedures to receive Agency and Public comments on this Draft Scope:

- A public scoping session shall be held in-person on DATE, 2022 at TIME, LOCATION.
- In addition, written comments on the Draft Scope are invited. Written comments shall be accepted by the Contact person identified below until DATE, 2022 at TIME pm. Written comments shall be accepted by e-mail or by mail.
- All Involved Agencies were invited to inform the Lead Agency of each Agency's concerns, permit jurisdictions, and information needs to support such Agency's SEQRA Findings, including, where applicable, any specific techniques or model to be used in studies and analysis for the EIS.

Contact Person: John Ewasutyn, Chairman
Town of Newburgh Planning Board
21 HUDSON VALLEY PROFESSIONAL PLAZA
Newburgh, New York 12550
Telephone: (845) 564-7804
planningboard@townofnewburgh.org

INVOLVED AGENCIES

Town of Newburgh Planning Board
Town of Newburgh Town Board
City of Newburgh
Orange County Planning Department
Orange County Department of Health
NYS Department of Environmental Conservation

New York State Department of Transportation

INTERESTED AGENCIES

U.S. Army Corps of Engineers
NYSDEC, Environmental Notice Bulletin
Newburgh Enlarged City School District
Goodwill Fire Department
Newburgh Fire District
Town of Newburgh Police Department
City of Newburgh Police Department
Town of Newburgh Emergency Medical Services
Mobile Life Emergency Medical Services
U.S. Fish and Wildlife Services

CONTENTS OF THE DRAFT ENIRONMENTAL IMPACY STATEMENT

COVER SHEET

- Name and location of the project
- Identification of document as the Draft Environmental Impact Statement
- Date of submittal to the Planning Board and any revision dates
- Lead agency, project sponsor and contact information for each
- Date of acceptance by Lead Agency or placeholder
- Date of public hearing or placeholder
- Date which public comments will be due

TABLE OF CONTENTS

- Including listings of tables, figures, maps, charts & any items that may be submitted under a separate cover (and identified as such).

I. EXECUTIVE SUMMARY

The Executive Summary should consist of a brief but precise summary of the DEIS that adequately and accurately summarizes the document.

A. An introduction including purpose of the DEIS, summary of previous site approvals, a relevant history of the current SEQRA process that has occurred (i.e., relevant dates establishing Lead Agency, the date of adoption of the Positive Declaration, date of the acceptance of the Scoping Document)
B. Project Site Existing Conditions- provide a short description of the subject property and characterize its location and natural features as well as provide a brief history of the use of the property and where existing changes to its natural state have occurred.
C. Project Overview of all aspects of the project including project layout, proposed buildings, parking, circulation, traffic or other offsite improvements, utilities, and requested zoning changes.
D. Summary of purpose, including the Applicant's goals and objectives, public need and benefits
E. Required permits and approvals, including list of involved and interested agencies.

F. Summary of significant beneficial and adverse environmental impacts in each subject area identified and discussed further in Section III
G. Summary of proposed mitigation measures proposed in each subject area identified and discussed further in Section III
H. Description of alternatives analyzed including a table comparing the impacts of the proposed project with the impacts of each alternative analyzed
I. Description of the issues considered in EAF review/Scoping and determined to be non-significant or not relevant, stating reasons why those issues were not included in the Final EIS Scope

II. DESCRIPTION OF THE PROPOSED ACTION

A. SITE DESCRIPTION

1. Location, tax map designation and acreage
2. Zoning and discussion of surrounding land uses
3. Context with surrounding area, including a site location map
4. Access and discussion of surrounding road network
5. Existing Uses/Structures
6. Existing Utilities
7. Existing Easements

B. PROJECT DESIGN AND LAYOUT

1. Site Disturbance
   a. Area of Site disturbance
   b. Description of natural areas and areas of the Site to remain undisturbed.
   c. Proposed impervious surface area (buildings, driveways, roads, etc.)

2. Structures
   a. Building areas
   b. Layout of buildings and structures
   c. Sample building elevations
   d. Recreational Amenities

3. Site access, vehicular and pedestrian circulation, and parking
   a. Description of on-site vehicle & pedestrian circulation
   b. Description of location & ownership of roads and emergency access, if necessary.
   c. Proposed pavement area and pavement type
   d. Number of parking spaces and layout, including an analysis of the computation of parking spaces for each building and structure
   e. Description of access to nearby sidewalks
   f. Any improvements to public rights of ways or other public improvements
   g. Description of access to nearby public transportation facilities

4. Utilities
   a. Sewer
   b. Water

c. Drainage
d. Electric and Natural Gas
e. Garbage and Recycling
f. Energy and Utility saving features

5. Landscaping, Lighting & Signage Plans
   a. Conformity with Town requirements
   b. Description of existing and proposed landscape buffers in relation to potential Site visibility
   c. Description of Site lighting, including hours of operation
   d. Location & description of proposed signs

C. CONSTRUCTION AND PROJECT PHASING

1. Construction
   a. Duration of construction and hours of operation
   b. Description of anticipated construction activities, including site preparation, earthwork, removal of materials off-site, stockpiling, rock removal and blasting, if necessary
   c. Proposed construction phasing plan
   d. Construction Best Management Practices (BMPs)
   e. Access points and parking for deliveries and construction workers
   f. Number of Construction workers and estimated vehicle traffic
   g. Number of truckloads anticipated for earthwork import/export
   h. Identify short-term impacts resulting from construction activity, such as noise, air quality, stormwater and traffic

E. OPERATION AND MAINTENANCE OF THE PROJECT

1. Project Operation
   a. Ownership of buildings and infrastructure improvements

2. Project Maintenance
   a. Stormwater management facilities
   b. Landscaping
   c. Snow & Ice removal

D. PERMITS AND APPROVALS REQUIRED

1. Local
   a. Site Plan Approval - Town of Newburgh Planning Board
   b. Municipal Separate Storm Sewer Systems (MS4) SWPPP Acceptance – Town of Newburgh Town Board
   c. Outside User Agreement – City of Newburgh
   d. Sewer District Creation - Town of Newburgh

2. County
   a. GML 239 L, M and N - Orange County Planning Department
   b. Water Main Extension – Orange County Department of Health

c. Water Treatment System & Swimming Pool permit - Orange County Department of Health

3. State
   a. ECL Article 17, Title 7, 8: State Pollutant Discharge Elimination System (SPDES) – discharge of treated Stormwater - NYS Department of Environmental Conservation
   b. Sewer Main Extension - NYS Department of Environmental Conservation
   c. Highway Improvements- New York State Dept. of Transportation

4. Federal
   a. none

E. PROJECT PURPOSE, NEED & BENEFIT

1. Public Need
2. Objectives of the Project Sponsor
3. Benefits of the Proposed Action

III. ENVIRONMENTAL SETTING, POTENTIAL IMPACTS AND PROPOSED MITIGATION MEASURES

This section describes the environmental conditions in and around the Project Site and identifies the potentially significant adverse impacts caused by the proposed development as determined in Part 2 of the FEAF, in consultation with involved agencies and the public as part of the scoping process. The Scoping process is intended to identify the extent and detail of information needed for the preparer to adequately address each impact, including an identification of relevant existing information, and required new information, including the required methodology(ies) for obtaining new information. Where appropriate, the DEIS will discuss both construction and operation impacts.

For each of the following topics to be addressed, existing site conditions will be defined, proposed site conditions shall be described, potential impacts of the proposed action will be identified and described, and mitigation measures designed to avoid, minimize or offset potential impacts are to be proposed. The extent of off-site areas studied for the existing conditions should be defined for each issue. To the extent that the DEIS relies upon any previous analysis or studies performed on the Site, the previous analysis shall be discussed to the extent relevant, and the prior studies shall be referenced to a place where they can be located or incorporated in the DEIS as appendices.

A. LAND RESOURCES - Geology, Soils & Topography

1. <u>Existing Conditions</u>
   a. Provide topographic mapping at 2-foot contour intervals and a description of Site topography
   b. Describe significant topographic or geological features, if any, on the Project Site or indicate that none are present

c. Soil types and characteristics shall be identified as presented in the Orange County Soil Survey or USDA database, including building site development limitations, permeability, hydrologic group, depth to bedrock and seasonal high-water table for each soil type located within the Project Site
d. Identify Soils of Statewide Importance, if any
e. Identify Site slope ranges (0 -15%, 15-25% & >25%)

2. Potential Impacts
   a. Provide grading plan and describe potential impacts from site grading with respect to bedrock depth, soil erosion, slope stabilization and rock removal
   b. Discuss the disturbance of areas of steep slopes >15%
   c. Provide estimate of cut and fill to construction the Project
   d. Discuss rock removal, if required, and discuss method(s) to be used
   e. Discuss any disturbance of Soils of Statewide Importance
   f. Discuss proposed retaining walls
   g. Discuss the potential for soil compaction resulting from construction

3. Mitigation Measures
   a. Provide and discuss an erosion and sediment control plan, designed in accordance with the NYS Department of Environmental Conservation's "New York Standards and Specifications for Erosion and Sedimentation Control" (current version) and Town of Newburgh requirements, focusing on areas of steep slopes and erodible soils
   b. Provide blasting plan, if required
   c. Discuss measures to overcome high seasonal water table, as needed.
   d. Provide plan for excess cut, or for imported fill, if required
   e. Discuss construction phasing and staging to limit the time periods during which areas of disturbance would be left open.
   f. If a waiver from the NYSDEC maximum disturbance limit of 5 acres is proposed, additional appropriate mitigations will be provided
   g. Mitigation will be proposed for other identified adverse environmental impacts as necessary

B. SURFACE WATER RESOURCES

1. Existing Conditions
   a. Identify existing on-Site surface water and off-Site receiving surface waters, including wetlands, streams, and other natural water features will be discussed and presented graphically
   b. All resources will be described in terms of jurisdiction, classification, size and any applicable regulated areas including buffers
   c. Map and discuss the extent of FEMA designated floodplains and floodways or conclude that these areas are not present on the Site
   d. Discuss existing on-Site drainage patterns
   e. Discuss relevant State and Town stormwater regulations

f. Quantify pre-development stormwater flow peaks rates by calculating runoff using the appropriate techniques. Provide analysis of the 2, 10, 25, 50, and 100-year storms using site specific runoff coefficients.

2. Potential Impacts
   a. Quantify, map and describe encroachments, if any, into any on-site surface waters or associated regulated areas, including whether encroachments are temporary or permanent, and discuss the potential effect on the quality and function of these resources
   b. Quantify post-development stormwater flow peak rates for the 2, 10, 25, 50, and 100-year storms using site specific runoff coefficients
   c. Discuss impact to floodplain elevations (if any)
   d. Describe potential impacts to downstream drainage systems, such as degradation by erosion and sedimentation resulting to construction
   e. Describe the components and functions of the proposed stormwater management system facilities, including the method of collecting, treating, reuse or conveyance of stormwater
   f. Analyze pre- and post-construction pollutant loading

3. Mitigation Measures
   a. Discuss permitting standards that must be met for impacts to any regulated wetland or waterbody in accordance with the NYS Department of Environmental Conservation's "Stormwater Management Design Manual." (current version) and Town of Newburgh requirements.
   b. Summarize the Stormwater Pollution Prevention Plan (SWPPP) designed for the Site, including a discussion of the erosion and sediment control plan, and provide SWPPP as an Appendix
   c. Discuss ownership and maintenance (both short and long term) of the stormwater management system
   d. Mitigation will be proposed for other identified adverse environmental impacts as necessary

C. AESTHETIC RESOURCES

a. Visual

1. Existing Conditions
   a. Description of aesthetic resources of the surrounding area
   b. Provide views into Project Site from surrounding land uses, including from neighboring residential areas
   c. Provide views into Project Site from area roadways
   d. Describe the relation of Site to surrounding area, based on topographical location and orientation of Project Site to surrounding area
2. Potential Impacts
   a. Provide description, using graphic and/or photographic analysis as appropriate, of changes in views into Site from the areas identified above during and after construction of the proposed project, including views from these areas and from areas within the Site

3. Mitigation Measures
    a. Mitigation will be proposed for other identified adverse environmental impacts as necessary

b. Lighting

1. Existing Conditions
    e. Describe the existing nighttime lighting levels at the Site.
    f. Discuss Site conditions that would affect light propagation such as terrain, existing vegetation, etc.
2. Potential Impacts
    b. Discuss the Project's proposed lighting
    c. Discuss conformance with the Town's Zoning Code

3. Mitigation Measures
    b. Discuss methods to avoid or reduce adverse effects from Site lighting to off-site areas, including night-sky friendly lighting and limiting foot-candles at the property boundary line
    c. Mitigation will be proposed for other identified adverse environmental impacts as necessary

c. Landscaping

1. Existing Conditions
    a. Describe the existing on-Site vegetation

2. Potential Impacts
    a. Discuss and present graphically the overall limits of clearing, areas that will remain vegetated, and the development's proposed landscaping plan
    b. Address the use of native species in proposed landscaping plan
    c. Discuss conformance with the Town's Zoning Code

3. Mitigation Measures
    a. Mitigation will be proposed for identified adverse environmental impacts as necessary

D. HISTORIC & ARCHEOLOGICAL RESOURCES

1. Existing Conditions
    a. Provide an inventory, map and description of structures or areas on the Site or within ½ mile of the Site, listed on the State or National Historic Register, or otherwise noted to have historic significance
    b. Discuss the lime kilns along Route 207
    c. Provide a Phase 1A/1B Archaeological Survey of the Site following the standards of the New York State Office of Parks Recreation and Historic Preservation to be included in the Appendix

2. Potential Impacts
    a. Discuss results of Phase 1A/1B Archaeological Survey, including all interaction with New York State Office of Parks Recreation and Historic Preservation
    b. Describe the potential for construction of the Proposed Project to affect any cultural resources that may be present on the Project Site

3. Mitigation Measures
    a. Mitigation will be proposed for identified adverse environmental impacts as necessary

E. TRANSPORTATION

1. Existing Conditions
    a. Discuss and illustrate vehicle and pedestrian access to and circulation through the Site
    b. Identify any existing or proposed near-term traffic improvement plans within the vicinity of the Site by NYSDOT, Orange County or City/Town of Newburgh that may affect traffic patterns
    c. Provide a description of the classification, jurisdiction, width of pavement, number of travel lanes per direction, presence of shoulders, sidewalks, on-street parking & bus stops, speed limit, traffic controls and advisory signs, and roadway surface condition of the following roadways:
        i. Old Little Britain Road
        ii. NYS Route 207
    d. Record vehicle traffic volumes and vehicle classifications on the surrounding roadway network either manually or through the use of ATR (automatic traffic data recorder) counters to determine the peak hours.
    e. Turning movement traffic counts shall be performed on weekdays during times when local schools are in session, during the morning and afternoon peak periods.
    f. Perform detailed intersection capacity analyses of the existing weekday A.M. and P.M. peak-hour volumes using the current version of Synchro or Highway-Capacity-Software, based on the Highway Capacity Manual for the following intersections:
        i. Route 207/Little Britain Road & Old Little Britain Road
        ii. Route 207/Little Britain Road & Corwin Court
        iii. Route 207/Little Britain Road & Wisner Avenue/Route 207
        iv. Old Little Britain Road & Dalfonso Road
        v. Old Little Britain Road & Unity Place
        vi. Old Little Britain Road at Williams Avenue (discuss impact in regard to stop sign on a collector road)
        vii. Route 207/Little Britain Road & Primary Site Access
        viii. Route 207/Little Britain Road & Secondary Site Access
    g. Provide an analysis of the accident history based on available State and Town Police records of affected roadways (listed in c. above) and

affected intersections (listed in e. above), detailing the number, type, contributory factors, and conditions, for the most recent five-year period and compare accident rates to the statewide average for similar roadways (provide tables in the Traffic Impact Study summarizing the data)

h. Identify nearest public transportation stops

2. Potential Impacts
   a. Identify the estimated Project completion year and coordinate with the New York State Department of Transportation (NYSDOT) Planning Division at Poughkeepsie to determine the appropriate future "Design Year"
   b. Identify other significant developments that would generate traffic in the Project vicinity, including developments in other adjacent municipalities, which will generate a substantial volume of traffic on NYS Route 207 through the study area, and determine how much traffic these developments will add to the study intersections during the peak hours (projects to be included will be confirmed by the Town)
   c. Based on historical traffic growth and the volumes of traffic to be added by the identified vicinity developments, establish an annual background traffic growth rate to grow the existing traffic volumes to the "Design Year", which will be reflective of the anticipated increase in general traffic activity in the area by that time
   d. Grow the existing traffic volumes at the intersections identified in Section E.1.g. above using the annual background traffic growth rate and add the vicinity development traffic volumes to get the future "No-Build" traffic volumes
   e. Develop the anticipated trip generation and trip distribution patterns from the Project using accepted sources, such as the Institute of Transportation Engineers' publication, *Trip Generation, Latest Edition*, or surveys of similar local facilities
   f. Add the Project generated traffic to the "No-build" traffic volumes to determine the "Build" levels of service and queuing at the intersections identified in Section E.1.g. above, provide a summary of this data in tables in the DEIS
   g. Analyze the adequacy of the existing road infrastructure to accommodate the increased traffic
   h. Provide a discussion of the Project's potential impact, if any, to pedestrian, bicycle and public transportation
   i. Discuss emergency and school bus access to Site
   j. Discuss air quality at the Site and potential impacts of construction and future development traffic at peak periods. The Environmental Procedures Manual procedures should be followed and include addressing, but not limited to, Carbon Monoxide (CO) and particulates

3. Mitigation Measures
    a. Provide a discussion of road improvements (as needed) or, for larger improvements providing area-wide benefits, contributions to improvements, possibly including:
        i. Additional lanes
        ii. Sight distance improvements
        iii. Road geometry improvements
        iv. Pedestrian, Bicycle and transit improvements
        v. Necessary traffic control
        vi. Responsibility for improvements
        vii. Schedule for improvements
    b. Mitigation will be proposed for other identified adverse environmental impacts as necessary

F. UTILITIES

1. Existing Conditions
    a. Water Supply
        i. Describe existing Water Districts, public water supply facilities, including source, capacity, distribution infrastructure, and current usage
    b. Water Supply
        i. Describe existing Sanitary Sewer Districts, public sewer treatment facilities, including capacity, distribution infrastructure, and current usage
    c. Utility Systems
        i. Describe services required and availability of electric, gas and telecommunications facilities from utility providers

2. Potential Impacts
    a. Quantify the Project demand on effected utilities, including water supply, sewage generation, increased drainage, energy needs and solid waste generated
    b. Identify the location of connection to each utility system and any offsite improvements required for the Project
    c. Calculate fire flow requirements based on NFPA guidelines and discuss the water supply system's ability to provide required fire suppression demands
    d. Identify necessary permits and provide correspondence from service providers in an Appendix
    e. Identify anticipated issues with need to upgrade infrastructure

3. Mitigation Measures
    a. Discuss proposed use of sustainable design elements and use of water conservation measures

b. Discuss upgrade of sewer conveyance system within NYS Route 207/Little Britain Road
c. Mitigation will be proposed for other identified adverse environmental impacts as necessary

G. LAND USE & ZONING

1. Existing Conditions
   a. Discuss the current use of Site
   b. Discuss and present graphically existing generalized land uses within one-half (1/2) mile of the Project Site
   c. Discuss and present graphically existing zoning of the Site and within one-half (1/2) mile of the Project Site
   d. Discuss Town of Newburgh Master Plan recommendations
   e. Discuss New York State Fire Code requirements

2. Potential Impacts
   a. Describe the conversion from vacant land to a developed site
   b. Discuss the Project's compatibility with zoning and surrounding land uses, with particular emphasis on impact to character of surrounding residential neighborhoods
   c. Discuss the Project's consistency with the Town Zoning Code, Town Comprehensive Plan, Town Natural Resources Inventory and Orange County Comprehensive Plan

3. Mitigation Measures
   a. Mitigation will be proposed for identified adverse environmental impacts as necessary

H. SOCIO-ECONOMIC & FISCAL

1. Existing Conditions
   a. Discuss existing demographic conditions, including existing population, distribution, density, household size and composition, and population growth trends within Orange County and the Town of Newburgh utilizing the most current US census data
   b. Examine the annual budget for the Orange County, Town of Newburgh, Goodwill Fire Department, Newburgh Enlarged City School District and any special districts
   c. Provide the current taxes paid to each taxing jurisdiction
   d. Correspondence from Town of Newburgh, Goodwill Fire Department and Newburgh Enlarged City School District will be included in an Appendix of the DEIS

2. Potential Impacts
   a. Provide the projected population that will reside in the Project

b. Identify the number of school age children produced by the Project, and the impact on the school district.
c. Provide the Project assessed valuation and calculate the property taxes that will be collected by each taxing jurisdiction from the Project
d. Discuss fiscal impacts on emergency services, Town and County roadways and schools, and tax revenues from the Project as well as the cost of providing services by the taxing authorities.
e. Document the economic impacts resulting from the loss of open space.

3. Mitigation Measures
   a. Mitigation will be proposed for identified adverse environmental impacts as necessary

I. COMMUNITY SERVICES

1. Existing Conditions
   a. Identify existing station locations, staffing levels, equipment availability, annual number of calls for service, and estimated response times to the Site for the following emergency services:
      i. Police
      ii. Fire
      iii. Ambulance
   b. Identify existing locations of Schools that serve the Site and provide current enrollment numbers
   c. Identify existing locations of health care facilities in the vicinity of the Site
   d. Identify existing locations of public parks and recreation in the vicinity of the Site
   e. Identify existing garbage collection and recycling services in the vicinity of the Site
   f. Correspondence community service providers will be included in an Appendix of the DEIS

2. Potential Impacts
   a. Discuss the impacts additional residents generated by the Project will have on emergency service providers and their abilities to service the Project based on information obtained from each service provider, including response times
   b. Calculate the number of school aged children that will reside in the proposed development based on recognized planning methodologies, supplemented with data supplied by the Newburgh Enlarged City School District
   c. Discuss the impacts additional residents will have on community services - health care facilities, public parks and recreation, and garbage collection and recycling services

3. Mitigation Measures
   a. Discuss the proposed on-site recreational facilities and amenities

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

IV. ALTERNATIVES

This section of the DEIS will evaluate and compare alternatives to the proposed action, which are listed below. The evaluation and comparison will include a conceptual site plan and a tabular comparison of quantified impacts, such as trip generation comparisons with the proposed action. The following alternatives will be studied:

A. No Action - Describe the “No-Build” alternative as required under 6 NYCRR 617.9.b.5.

V. EFFECTS ON THE USE AND CONSERVATION OF ENERGY

This section will discuss the energy resources to be used if the Proposed Action is implemented, anticipated levels of consumption. It will describe the Applicant's commitment to environmental sustainability and summarize sustainable and green building practices to be employed. A description of the effect of the proposed action on the short- and long-term use and conservation of energy resources will be provided.

VI. SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED

This section will identify significant long-term and short-term adverse environmental impacts that can be expected to occur if the Proposed Action is implemented, regardless of the mitigation measures considered in Section III, if any.

VII. IRREVERSABLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

This section will identify those natural and human resources listed in Section III that will be consumed, converted or made unavailable for future use if the Proposed Action is implemented.

VIII. GROWTH-INDUCING IMPACTS

This section will provide a qualitative discussion of short and long-term growth inducing aspects that may impact on future development in the Town of Newburgh

IX. APPENDICES

A. SEQR Documentation (FEAF, Positive Declaration of Environmental Significance, Final Scoping Document)

B. Relevant correspondence regarding the Project

C. Studies, reports, exhibits and information considered and relied upon in preparing DEIS