

**Treetop Planned Industrial Development Project
Town of Cornwall
Draft Environmental Impact Statement (DEIS)
Final Adopted Scope
June 7, 2022**

This document identifies the issues to be addressed in the Draft Environmental Impact Statement (DEIS) for the proposed Treetop Planned Industrial Development Project (the “Treetop Project,” “Project” or “Proposed Action”) proposed by Cornwall Logistics, LLC (a/k/a Treetop Development) (the “Applicant”) in the Town of Cornwall. This scope contains the items described in 6 NYCRR Part 617.9 (e) (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 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., truck-loads 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 Outline. 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 Cornwall Planning Board (as Lead Agency), as well as the 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 EIS 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 Cornwall 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.

Project Description

The Treetop Project is a proposed Planned Industrial Development (PID) located at 2615 US Route 9W, Cornwall, New York (Section 9, Blok 1, Lot 25.22) (the "Project Site" or "Site"). The project site is an approximately 197.7-acre parcel located northwest of US Route 9W in the Town of Cornwall. The Applicant is proposing to develop five Class A Modern Warehouse Facilities totaling approximately 2,053,593 square feet in gross floor area. The Project includes two access points along US Route 9W along with associated parking, loading, driveways, stormwater management facilities, lighting, landscaping and other related site improvements. The warehouse buildings will operate by virtue of receipt of goods, storage, distribution and order fulfillment with an office and customer service function, including potential returns and pick-up. A majority of the Site is classified in the PCD (Planned Commercial Development) zoning district with the balance classified in the HC (Highway Commercial) zoning district. PIDs are permitted by Special Permit in the PCD zoning district subject to Planning Board Site Plan approval. In addition, the Applicant will petition the Town Board for an amendment of the Town of Cornwall Zoning Map to re-map the entire site PCD. The Applicant may potentially seek an area variance from the Zoning Board of Appeals for the height of the proposed 44' tall warehouse buildings where a maximum height of 40' is permitted in the PCD zoning district, or seek a minor zoning text amendment to allow a maximum height of 50' for PID projects within the PCD zoning district. Alternatives to be considered during the SEQR review include; a PID Project without the Zoning Map amendment; a PID Project with a zoning text amendment to allow the proposed building heights without the need to seek an area variance; and a PID Project with a greater buffer at the southern and western property boundaries that abut residential development. The attached Project Layout Map illustrates the Proposed Action.

SEQRA Status

The Proposed Action is a Type I Action pursuant to SEQRA Part 617.4 (b) (6) (i). After initiating a coordinated review, the Town of Cornwall Planning Board declared itself SEQRA Lead Agency on February 7, 2022. On April 4, 2022 the Town of Cornwall Planning Board adopted a resolution issuing a Positive Declaration requiring the preparation of a Draft Environmental Impact Statement.

The Lead Agency set the following procedures to receive Agency and Public comments on this Draft Scope:

A public scoping session was held in-person on May 2, 2022 at Munger Cottage.

In addition, written comments on the Draft Scope were invited. Written comments were accepted by the CONTACT PERSON identified below until close of business on May 24, 2022. Written comments were accepted by e-mail or by mail (addresses below).

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.

For Further Information

Contact Person: Diane Hines, Assistant to the Building Inspector
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Contents of the Draft Environmental Impact Statement

Cover Sheet

The cover sheet will contain the following:

- 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

I. Executive Summary

- 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 Description/ 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 adverse environmental impacts identified and mitigation measures proposed in each subject area identified and discussed further in Section III
- G. Description of alternatives analyzed including a table comparing the impacts of the proposed project with the impacts of each alternative analyzed
- H. 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. Project Description

- A. Project Site Background and History
 - 1. Prior Cornwall Commons project
 - 2. 2020 zoning amendments
- B. Applicant
 - 1. Applicant's qualifications to undertake the Project
 - 2. Purpose of the Project
 - 3. Applicant's goals and objectives
- C. Site Description
 - 1. Location, tax map designation and acreage
 - 2. Zoning and discussion of surrounding land uses
 - a. PCD/HC Districts
 - 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. Any existing easements
- D. Proposed Development Plan
 - 1. Warehousing
 - 2. Minor Zoning Map Amendment
 - 3. Area Variance or Zoning Text Amendment
 - 4. Site Access, Driveway, Circulation, and Parking/Loading

5. Utilities

6. Grading Plan

7. Stormwater Management

8. Signage

9. Lighting

10. Construction, Sequencing, Phasing and Duration including both on and off-site improvements. Discuss hours of construction operations, staging areas, alternate construction traffic access to the site that will minimize the use of Town roadways and discussion of potential impacts (and remedial measures to be taken to correct such damage) to roadways and infrastructure from construction traffic, prevention of mud and gravel from being tracked onto roadways. Estimates of the tons and truck trips necessary to accomplish the construction activities. Means of dust control and protection of onsite wetlands shall be included. Describe methods of recycling waste and natural materials on-site during construction and the building process, and other “green” building techniques employed, so as to minimize the carbon footprint to the extent economically and technologically feasible.

E. Required Permits and Approvals

F. Summary of Project public need and Benefits

III. Existing Conditions, Potential Impacts as a Result of the Proposed Project and Proposed Mitigation Measures

This section identifies the potentially significant adverse impacts identified in Part 3 of the EAF and to be identified in consultation with involved agencies and the public as part of the scoping process. The discussion in the EIS will identify the aspects of the environmental setting that may be impacted. The scoping process is intended to identify the extent and quality 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.

A. Land Use and Zoning

1. Existing Conditions

- a) Discussion and mapping illustrating the site’s existing zoning and zoning within one half mile of the Site.
- b) Surrounding land uses within one half mile;
- c) Discussion of the 2020 rezoning of the site from residential to commercial.
- d) Discussion of use, density, bulk, site plan, special permit and other zoning provisions relevant to the Project, including the Building Inspector’s determination confirming permissibility of the uses in the PCD zoning district.
- e) Easements and Covenants.

2. Potential Impacts

- a) Conformance with the Town of Cornwall zoning requirements, including PID special permit criteria and any other standards, laws or regulations relevant to the Project.
 - b) Consistency with easements and covenants affecting the property, including the undefined access easement that benefits the abutting parcel owned by the New York Military Academy.
 - c) Discussion of a zoning map amendment to remove the HC zoning district boundary from the Site.
 - d) Discussion of the potential area variance approval from the ZBA for the building height required and/or zoning text amendment to permit 50-foot-tall warehouse buildings pursuant to the § 158-21J PID Supplemental Use Regulations.
 - e) Compatibility with surrounding land uses.
 - f) Consistency with the Town Comprehensive Plan and the Orange County Comprehensive Plan, and other related planning documents, including the Town of Cornwall's Natural Resources Inventory.
3. Mitigation Measures
- a) As required.

B. Traffic and Transportation

1. Existing Conditions

- a) Discuss and illustrate access to the site
- b) Provide a description of each of the surrounding roadways and intersections and discuss any existing or proposed traffic improvements within the vicinity of the site
- c) Determine existing intersection traffic volumes. Counts will be taken for the following intersections for the Weekday AM and PM peak hours. Note that at the US Route 9W interchange locations, the data and analysis should be for both sets of ramps:
 - a. US Route 9W And Forge Hill Road/Sloop Hill Road
 - b. US Route 9W and Academy Avenue (all movements)
 - c. US Route 9W and Union Avenue (CR 69)
 - d. Academy Avenue and Mailler Avenue
 - e. Academy Avenue and Main Street
 - f. US Route 9W and Willow Avenue (CR 32)
 - g. US Route 9W and Laurel Avenue
 - h. US Route 9W and Quaker Avenue
 - i. US Route 9W and Angola Road
 - j. NYS Route 32 and Quaker Avenue
 - k. Main Street and Willow Avenue (CR 32)
 - l. Main Street and Quaker Avenue
 - m. NYS Route 32, NYS Route 300, NYS Route 94 (5 Corners)
 - n. Mailer Avenue and Willow Avenue
 - o. Old Route 9W and River Road

- p. US Route 9W and I-84 Ramps (Newburgh)
 - q. CR 74 and NYS Route 94
 - r. Willow Avenue and Main Street
- d) Provide a comparison of NYSDOT data with any counts taken during Covid-19. Needs to follow NYSDOT guidelines for traffic counts collected during the pandemic.
 - e) Analyze available traffic accident data for the last 5 year period at each of the study area intersections.
 - f) Identify nearest public transportation stops and provide analysis based on MTA's April 26, 2022 requirements.
 - g) Analyze and summarize existing Levels of Service for all locations based on NYSDOT criteria.
 - h) Identify any weight restrictions, design controls, or other characteristics which may limit use by larger vehicles.
2. Future no-build conditions
- a) Identify no-build conditions during the design year based on future traffic volumes projected with a growth rate determined in consultation with the Lead Agency and NYSDOT.
 - b) Discuss any other anticipated changes to the transportation network by Build Year.
 - c) Discussion and inclusion of other significant developments that would generate traffic in this area as well as any significant developments in other adjacent municipalities that would affect the US Route 9W or NYS Route 32 corridors. The traffic for these other developments should be included in the traffic projections and analyses. This should, at minimum, include traffic from the industrial project proposed in the Town of New Windsor.
3. Future Build Conditions / Potential Impacts
- a) Develop anticipated trip generation from the Project for Weekday peak hours and daily basis stratified by passenger cars, tractor trailer, and other truck trips based on the Institute of Transportation Engineers (ITE) Trip Generation Handbook latest edition. Saturday estimates should also be provided to determine if additional analyses will be required.
 - b) Land Use Code 130 – Industrial Park should also be used per NYSDOT because of the variability of the use. Analysis conducted with these higher trip rates with corresponding mix of passenger cars and trucks should be completed. Identify in both tabular and diagram form the anticipated arrival and departure distribution patterns for both trucks and passenger vehicles to and from the site. This should include a discussion of truck movements into adjacent municipalities.
 - c) Determine Build levels of service with Project generated traffic added to the no-build traffic volumes for the above listed intersections. The Build analysis shall be based on capacity and LOS analysis using the latest NYSDOT technology.

- Determine existing LOS and queuing for each of the above intersections and summarize in a table along with vehicle delays and v/c ratios.
- d) Analyze adequacy of existing road infrastructure to accommodate increased traffic.
 - e) Project Site traffic on Route 9W and all other intersections identified above including a separate distribution of passenger cars and truck trips.
 - f) Employee Project traffic leaving the site during lunch hour/break times.
 - g) Provide a parking and loading plan and discuss compliance with the Town of Cornwall parking and loading requirements.
 - h) The construction phase of this project will be substantial and the location and treatment for access by construction workers and material deliveries as well as other related trips should be analyzed. This should include a discussion of construction traffic volumes and routing, phasing and traffic control measures, if needed.
 - i) Truck turning diagrams should be provided for all intersections and onsite circulation.
 - j) Provide a Traffic Signal Warrant Analysis for main site access as an alternative to the currently proposed right in/right out site access and consult NYSDOT for their input on preferred access design.
 - k) Discuss emergency access and discuss with emergency service providers regarding their specific requirements.
 - l) A complete capacity analysis should be prepared for all ramp movements at the Academy Avenue interchange including merge and diverge analyses. Turning tracks and geometric review should also be included. Any modifications to the interchange should be identified. The geometry of the existing interchange connection of US Route 9W and Academy Avenue should be reviewed for the ability to accommodate truck traffic including turning tracks, ramp radii, and other current geometric standards as per AASHTO and NYSDOT.
 - m) The Applicant has proposed two right-turn-in/right-turn-out driveways. Note that these improvements will require a Highway Work Permit from NYSDOT. Due to the size and nature of the development, the analyses should consider an alternate plan with at least one signalized intersection with separate left and right turning lanes. The length of the left turn lane should be reviewed based on the expected truck and other volumes to ensure it is adequate to accommodate the 95th percentile queue length. Access to and from 2640 US Route 9W opposite the site should be accommodated as part of this. A Traffic Signal Warrant Analysis should be prepared for the main site access under this signalized alternative.
 - n) Discuss the potential impact to employee trips due to automation of facility.
 - o) Discuss steep gradients and other roadway geometry issues and the potential impact on truck traffic.
 - p) Access to the NYMA property and the potential traffic from the development of the adjacent NYMA parcel since it is likely any development will have to be

use at least one the proposed access connections to US Route 9W for their site access.

4. Mitigation Measures

- a) Provide a discussion of and conceptual plans for potential traffic access improvements, as required.
- b) Provide a discussion of and conceptual plans for roadway and intersection modifications, as required.
- c) Provide a summary of all mitigation measures and identify responsibility for completing such improvements including those identified in items a) and b) above.
- d) Provide a construction traffic plan to include routes to be used by trucks and heavy vehicles during construction period relating to road construction or relocation.
- e) Provide a discussion of potential future expansion of public transit to the Project Site.
- f) Identify options for food service on the Project Site.
- g) Identify existing public transit services that could be utilized by employees of the Project.
- h) Others, as required. As per NYSDOT, these may include left turn lanes, guide rail modifications, drainage improvements, etc.

C. Flora and Fauna

1. Existing Conditions

- a) Biological Assessment will be provided to evaluate ecological communities and habitats based on available published data and as verified by site visits
- b) Discuss the potential presence of threatened and endangered species based on correspondence with appropriate outside agencies and NYS Species of Special Concern. Assess the potential of the site to support any such species.
- c) Discussion of the 'designated significant natural communities' identified by the DEC mapper as being located on the Project Site.
- d) Describe the relevant context of the site in the Moodna Creek Corridor as discussed in the Town's Natural Resources Inventory

2. Potential Impacts

- a) Quantify impacts, if any, to designated significant natural communities, as well as the site's overall ecological communities and discuss impacts, if any, to rare, threatened or endangered species or ecologically significant communities and habitats; including those associated with Moodna Creek. This should include a discussion of the segmentation of habitat or impact on species migration through the Moodna Creek Corridor. Correspondence with DEC and USFWS will be provided in an appendix.

3. Mitigation Measures (if any)

- a) Mitigation will be proposed for identified adverse environmental impacts as necessary, which may include, if appropriate, preservation, rehabilitation,

relocation, plantings, etc. or a restriction on tree-cutting during specified time periods. Additionally, the selection of any planted vegetation for mitigation should be, to the extent possible, restricted to native, companion and xeriscape compatible vegetation. Unavoidable adverse environmental impacts will be identified.

D. Noise

1. Existing Conditions

- a) Existing noise measurements will be taken representative locations around the Project Site including boundaries with residential properties and along the northern boundary with the Town of New Windsor. Analysis of sensitive area receptors based on NYS DEC guidelines should be provided.
- b) Map and discuss sensitive noise receptors such as schools, churches and public facilities within 500' of the Project Site, and map nearby, publicly accessible, residential receptors.

2. Impacts

- a) Overall anticipated noise generation from the proposed action will be discussed and a comparison to existing conditions will be provided from both construction and operational noise;
- b) A discussion of how the anticipated noise levels relate to Town and other noise regulations will be provided. All studies of noise should comply with the NYS Department of Environmental Conservation Program Policy entitled, "Assessing and Mitigating Noise Impacts;"
- c) Identify hours of operation, including shift changes, and outdoor assembly of employees, including picnic areas;
- d) Identify interior and exterior public address systems, including the ability to play music; and
- e) During construction, if blasting, chipping or hammering of rock may occur, discuss potential impacts to above identified receptors.

3. Mitigation Measures

- a) Mitigation will be proposed for identified adverse environmental impacts as necessary. All mitigation proposed to minimize noise impacts to adjacent residences shall be discussed. Unavoidable adverse environmental impacts will be identified.

E. Geology, Soils and Topography

1. Existing Conditions

- a) Provide topographic mapping at 2' control interval and provide a description of site topography.
- b) Describe significant topographic or geological features, if any, on the Project Site or conclude that none are present.
- c) Soil types and characteristics shall be identified as presented in the Orange County Soil Survey or USDA database.

- d) Discuss the general drainage characteristics of the site and also identify sub-catchments within the project site.

2. Impacts

- e) Provide grading plan. Describe potential impacts from site grading with respect to bedrock depth, soil erosion, slope stabilization and rock removal.
- f) Provide estimate of cut and fill. If fill is required, describe amount and potential source(s).
- g) Discuss rock removal, if required. If rock removal is required, discuss method(s) to be used.
- h) Discuss Soils of Statewide Importance.
- i) Discuss proposed retaining walls.
- j) Discuss Impacts to the existing slope stabilization concern located along the Moodna Creek on/ adjacent to the site.
- k) Identify the locations of all areas where existing vegetation will be removed.

3. Mitigation Measures

- a) Provide and discuss erosion and sediment control plan focusing on areas of steep slopes and erodible soils.
- b) Provide blasting plan, if required.
- c) Provide plan for excess cut, or for import fill, if required. If cut is required, identify if a Town clearing and grading permit is needed offsite.
- d) Discuss construction phasing and staging to limit the time periods during which areas of disturbance would be left open. If a waiver from the NYSDEC maximum disturbance is proposed, additional appropriate mitigations will be provided.
- e) Discuss alternatives to mitigate slope stabilization concerns along the Moodna Creek created from the site.
- f) Others required.

F. **Subsurface and Surface Waters**

1. Existing Conditions

- a) Existing surface waters, including wetlands, streams and other natural water features will be discussed and presented graphically. All resources will be described in terms of jurisdiction, classification, size and any applicable regulated areas including buffer and floodplains.
- b) Map and discuss the extent of FEMA designated floodplains and floodways or conclude that these areas are not present on the site.
- c) Discuss existing drainage patterns on Site.
- d) Discuss existing runoff into the Moodna Creek.
- e) Discuss relevant State and Town stormwater regulations.
- f) Map and discuss any aquifers underlying the Site and discuss any groundwater characteristics based on available data, including available well data.

2. Potential Impacts

- a) Quantify, map and describe encroachments, if any, into any on Site surface waters or associated regulated areas and discuss the potential effect on the quality and function of these resources.
- b) Describe impacts, if any, to the Moodna Creek.
- c) Describe impacts from pesticides, deicing agents and/ or pollutants from trucks or other or other onsite machinery.
- d) Describe pre- and post-development stormwater volumes and peak discharge rates. Illustrate stormwater flows and discharge including method of collecting, cleaning and reuse or conveyance of treated water.
- e) Describe the components and functions of the proposed drainage system. Describe potential impacts to downstream drainage systems
- f) Discuss the material components of the SWPPP and proposed erosion and sediment control plan.
- g) Discuss impact to floodplain elevations (if any).
- h) Identify the distance between the site and the Town of New Windsor public ground water wells and discuss any potential impacts or hydro-geologic connections

3. Mitigation Measures

- a) Discuss permitting standards that must be met for impacts to any regulated wetland or waterbody.
- b) Summarize the master stormwater pollution prevention plan (SWPPP) including stormwater management practices and erosion and sediment control plan.
- c) Discuss ownership and maintenance (both short and long term) of the stormwater management system.
- d) Others required.

G. Air

1. Existing Conditions

Existing ambient air quality conditions within the study area based on data obtained from the NYSDEC will be described. NYSDEC data will be analyzed and compared to the National Ambient Air Quality Standards in order to characterize the existing air quality at the site.

2. Potential Impacts

A statement and evaluation of the potential impacts shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence, and as otherwise necessary pursuant to the items listed at 6 NYCRR § 617.9(b)(5)(iii)(a)-(h). The effects of emissions from stationary sources at the project site will be qualitatively assessed, and, if necessary, a screening analysis to determine the potential impacts of site generated traffic, including all service vehicles, on air quality will be performed to determine whether any location should undergo a detailed microscale CO and/or micro particulate analysis. This screening analysis should follow the procedures outlined by the New York State Department of Transportation. The Applicant shall include any potential impacts from construction equipment, generators during construction and after construction,

trucks, busses, idling vehicles, traffic entering and exiting the site, and delivery vehicles, as well as all emissions during the operation of the proposed facilities.

3. Proposed Mitigation

Proposed and potential mitigation measures for identified adverse environmental impacts will be discussed. The discussion shall clearly indicate which mitigation measures have been incorporated into the plans. The discussion shall include the potential of using solar energy, bicycle and electric transit, or shuttle technology. Unavoidable adverse Environmental Impacts will also be identified.

H. Visual / Cultural Resources

1. Existing Conditions

- a) Prepare a viewshed map illustrating those portions of the Site potentially visible from public roads.
- b) Provide an inventory of Town, County and State designated scenic and historic resources of significance from which all or portions of the Project Site may be visible.
- c) Describe and illustrate, thorough photographs in both leaf-on and leaf-off conditions the visual character of the Project Site from the locations listed below and shown on the attached visual receptor map including:
 - a. Route 9W.
 - b. All locations identified in '1.b' above including Knox Headquarters.
 - c. Firthcliffe Firehouse.
 - d. Public roads for surrounding residential developments.
- d) Perform Stage 1A/1B Cultural Resource Surveys in areas for which surveys were not previously prepared and which have been determined to be potentially sensitive for cultural resources.
- e) Provide the results to the New York State Historic Preservation Office (SHPO).

2. Potential Impacts

- a) Description of physical dimensions, architectural design and proposed building material of proposed buildings and discuss the proposed design's compatibility with the surrounding area.
- b) Discuss Project visibility upon build-out in both leaf-on and leaf-off conditions from Route 9W. Provide simulations of the Project at build-out from locations described above under Section III.F.1.c above, if appropriate.
- c) Discuss visual impacts from the above identified locations.
- d) Obtain a Determination of Effect Letter from SHPO.
- e) Discuss impacts to archeological resources, if any.
- f) Discuss impacts to historic visual resources, if any.
- g) Discuss proposed lighting including height, location of fixtures, type of fixture, and lighting levels at property lines.

3. Mitigation Measures

- a) Discuss and illustrate the use of visual mitigation measures, as required. It is not the intent of this section to require detailed, planting, screening or lighting plans.
- b) Illustrate overall limits of clearing and illustrate areas that will remain vegetated.
- c) Provide mitigation, if required and as directed by SHPO.
- d) Coordination with the US Army Corps of Engineers, as needed, under Section 106 of the National Historic Preservation Act.
- e) Others required.

I. Utilities

1. Existing Conditions

- a) Map and discuss public water supply and sewer systems currently serving the Project Site, including source, capacity and distribution infrastructure
- b) Describe the need for the closure and removal and reclamation of any existing water supply systems, including capping wells.
- c) Identify electric and gas infrastructure in the immediate vicinity of the Project Site.
- d) Identify options for the handling of solid waste generated by the Project.

2. Impacts

- a) Describe Project demand for sewer, water and electricity;
- b) Describe water supply system's ability to serve required fire suppression systems.
- c) Describe location of connection to each utility system and any offsite improvements required for the project.
- d) Discuss necessary permits. Correspondence from service providers will be included in an appendix.
- e) Discuss the use of the Town's Firthcliffe sanitary sewer collection system as an alternative to the Town's Sewer District #1 and the Shore Road sewage treatment plant.
- f) Anticipated electricity and gas use, anticipated issues with supply or need to upgrade infrastructure.
- g) Solid waste disposal projections and methods for disposal shall be specifically identified, all recycling and/or composting plans shall be discussed in detail, and all vehicle trips generated and anticipated paths of travel shall be provided.

3. Mitigation

- a) Discuss water conservation measures to be implemented.
- b) Discuss wastewater flow mitigation measures, including the potential to reduce inflow & infiltration as an offset for the increased wastewater flows.
- c) Discuss power conservation measures.
- d) Discuss solid waste handling and minimization and odor control measures.
- e) Others, as required.

J. Fiscal and Economic Considerations

1. Existing Conditions
 - a) Current taxes paid to each taxing jurisdiction.
 - b) Summarize current economic activity generated on the Project Site.
2. Impacts
 - a) Discuss the anticipated Project valuation and property taxes to be paid to all taxing jurisdictions.
 - b) Estimate construction employment and construction employment payroll over the life of the Project.
 - c) Estimate operational employment and payroll at Project completion, including the potential for future employment reduction due to automation.
 - d) Estimate secondary economic benefits from the indirect spending of employees of the Project.
 - e) Discuss the future of the Project Site with and without the Project.
 - f) Evaluate induced economic activity, such as any payment in lieu of taxes agreement, the length of such agreement, and its effect on any potential tax revenue generated by the Project.
3. Mitigation measures
 - a) As required.

K. Emergency Services

1. Existing Conditions
 - a) Describe existing police, fire and ambulance services that serve the Project Site in terms of manpower, equipment, approximate number of annual calls for service and location in relation to the site.
2. Impacts
 - a) Discuss the ability of the above listed service providers to serve the Project Site including site circulation, access, and building height as they relate to emergency services
 - b) Discuss needs for fire suppression including water storage;
 - c) Service providers should be contacted regarding possible concerns with the project and any correspondence should be provided in an appendix.
3. Mitigation Measures
 - a) As required

IV. Alternatives

- A. No Action Alternative
- B. PID Project with no Zoning Map amendment to remove the HC zoning district boundary from the Site
- C. Zoning text amendment to permit the proposed building heights without the need for ZBA area variance approval.
- D. PID Project with larger buffer area along the southern and western property boundaries adjacent to residential development.

V. Measures to Avoid or Reduce the Project's Impacts on Climate Change and Effects on the Use and Conservation of Energy

This section will describe the Applicant's commitment to environmental sustainability, and it will summarize sustainable and green building practices to be employed. This should include, at minimum an evaluation of the potential use of solar technology and electric vehicle charging stations and their benefits and potential impact on the electrical grid.

VI. Significant Adverse Environmental Impacts That Cannot Be Avoided

This section will identify significant long-term and short-term construction and operation impacts that cannot be avoided, if any.

VII. Growth Inducing Aspects

This section will provide a qualitative discussion of short and long-term growth inducing aspects, as required.

VIII. Irreversible and Irretrievable Commitment of Resources

This section will summarize resource commitments that are irreversible and irretrievable.

Information/data to be included in Appendices

1. Full EAF
2. SEQRA Notices
3. Adopted Scoping Document
4. Correspondence of Record
5. Wetlands Delineation Reports
6. Stormwater Management Plan
7. Traffic Impact Study
8. Building Inspector Determination Confirming Use
9. Others

Issues Raised but not Included in the Scope

Discussion pursuant to 6 NYCRR § 617.8(e)(7) of issues considered in the review of the EAF or raised during scoping, or both, and determined to be neither relevant nor environmentally significant or that have been adequately addressed in prior environmental review and the reasons why those issues were not included in the final scope, as required.

Treetop PID Project Map of Locations for the Visual Analysis

