

Town of Warwick Planning Board
Pulpit Rock Inn
Resolution Adopting Final Scoping Document

WHEREAS, the Town of Warwick Planning Board (the "Planning Board") received an application from NADA LLC (the "Applicant") for Site Plan and Special Use Permit approval for development of a 7,853 square foot hotel with 62 rooms, an outdoor pool, parking for up to 120 spaces, six cottages with eight lodging units in each for a total of 110 lodging units and a total of 21,269 square feet of buildings on a 9.022 acre site located on West Street Extension 1000 feet east of County Route 1, identified as Section 43, Block 1, Lot 48 in the Town of Warwick, Orange County, New York; and

WHEREAS the Planning Board classified the action as Type 1 and was established as the SEQR lead agency for conducting the environmental review of the proposed Project on October 16, 2019 following a coordinated review with other Involved Agencies; and

WHEREAS, the Planning Board adopted a Positive Declaration on October 16, 2019, requiring the preparation of a Draft Environmental Impact Statement ("DEIS") to assess potential environmental impacts of the Project; and

WHEREAS, Public Scoping of the DEIS was undertaken when the applicant submitted a Draft Scoping Document and the Planning Board distributed the Draft Scoping Document to Involved and Interested agencies and the public, through with a Public Scoping Session to discuss the applicant's Draft Scoping Document conducted on December 18, 2019, and through the submission of written comments on the applicant's Draft Scoping Document until January 2, 2020; and

WHEREAS, the Planning Board has considered the comments made at the scoping session and submitted in writing on the Draft Scoping Document by Involved and Interested agencies and members of the public; and

WHEREAS, the Planning Board has reviewed the proposed Final Scoping Document for the Pulpit Rock Inn Project, which has been prepared on behalf of the Planning Board by the Town Planner, with input from Planning Board members, the Planning Board Engineer, the Planning Board Attorney, and other Town officials; and

WHEREAS, the Planning Board members have considered the Final Scoping Document, those oral comments made at the scoping session, those written comments submitted during the scoping process, and other advice, information and impressions available to them.

NOW THEREFORE, BE IT RESOLVED, that the Planning Board acting as Lead Agency for the Proposed Pulpit Rock Inn project adopts the Final Scoping Document for preparation of the Draft Environmental Impact Statement in the form before it with this Resolution; and

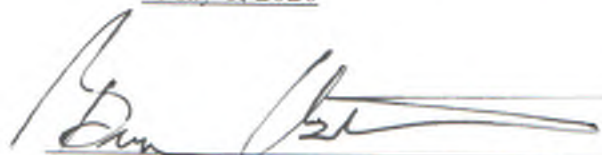
BE IT FURTHER RESOLVED, that the Planning Board Secretary, with the assistance of the Town Planner, Planning Department Staff, Planning Board Attorney, and Planning Board Engineer, provide a copy of the Final Scoping Document to NADA LLC, to all Involved and Interested Agencies under SEQR and to any individual or entity that has expressed an interest in writing to the Planning Board as Lead Agency; and

BE IT FURTHER RESOLVED, that the Planning Board Board Secretary shall keep copies of the Final Scoping Document available for review and reproduction for the public.

On a motion by Dennis McConnell seconded by Roger Showalter, the foregoing resolution was adopted on a vote of 4 in favor, 0 opposed and 0 abstentions, 1 absent.

Dated: Warwick, New York

May 6, 2020

A handwritten signature in black ink, appearing to read "Ben Astorino", written over a horizontal line.

BENJAMIN ASTORINO, CHAIRMAN

FINAL SCOPING DOCUMENT
FOR
PULPIT ROCK INN
DRAFT ENVIRONMENTAL
IMPACT STATEMENT (DEIS)
WEST STREET
TOWN OF WARWICK,
ORANGE COUNTY, NEW YORK

Lead Agency and Contact Person:

Town of Warwick Planning Board
132 Kings Highway
Warwick, NY 10990
Attn: Benjamin Astorino, Planning Board Chairman
(845) 986-1127 ext. 261

DEIS Preparer:

Engineering & Surveying Properties, P.C.
71 Clinton Street
Montgomery, New York 12549
Attn: Jane Samuelson, P.E.
(845) 457-7727

Date of Adoption: May 6, 2020

DEIS GENERAL GUIDELINES

- A. The Draft Environmental Impact Statement ("DEIS") shall address all items and conform to the format outlined in this Scoping Document including the potentially significant adverse impacts of the project identified by the Planning Board in the Positive Declaration, adopted on October 16, 2019. The DEIS may also contain studies completed by the applicant, in addition to those detailed herein. Unless otherwise directed by this Scoping Document, the specifications for environmental impact statements found in 6 NYCRR 617.9(b) apply to the content of the DEIS and are incorporated herein by reference.
- B. The document should be written in the third person. The terms "we," "us," 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."
- C. 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.
- D. The entire document should be checked carefully to ensure consistency with respect to the information presented in the various sections.
- E. Environmental impacts should be described in terms that the layperson can readily understand and will be written in plain language that can be easily read and understood by the public.
- F. 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.
- G. The DEIS may incorporate in the text or as appendices all or portions of other documents including other EISs that contain information relevant to the Project Site.
- H. Highly technical material will be summarized and, if it must be included in its entirety, referenced in the DEIS and included as an Appendix.
- I. The DEIS will discuss, where appropriate, all related short-term and long-term impacts, cumulative impacts and associated environmental impacts.
- J. Full-scale Site Plans are to be submitted with the DEIS as a separate appendix. All plans and maps showing the Site will include adjacent homes, other neighboring uses and structures, roads, and water bodies within 100 feet of the property boundaries, a legend and north arrow.
- K. The entire document will be provided in both paper and electronic (PDF only) formats. In paper form for the Planning Board's completeness review and for later public and agency review. In electronic form for posting on the Town's website, once it has been deemed "complete" by the Planning Board.
- L. Where relevant to the discussion of off-site impacts (such as traffic and community services), potential cumulative impacts with other projects proposed in the Town of Warwick and Village of Warwick will be analyzed and discussed.

The DEIS is intended to convey general and technical information regarding the potential environmental impacts of the Proposed Project to the Town of Warwick 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 Warwick 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 development of a 62-room hotel and six cottages with eight-units each, for a total of 110 hospitality guest units on a +/-9.0-acre parcel located on the south side of West Street. The Applicant is seeking Site Plan and Special Use Permit approval for the Project from the Town of Warwick Planning Board. The Proposed Project was classified by the Planning Board, as Lead Agency under SEQRA, as a Type 1 Action in accordance with the SEQRA Regulations (6 N.Y.C.R.R. § 617.4).

The property is known as Section 43, Block 1, Lot 48 on the Orange County tax maps. Access to the site will be from two new driveways located on West Street. The project proposes 94 parking spaces and 26 land banked spaces to be built as needed in the future. Water supply will be provided by a proposed private on-site well. Sewer service will be provided by an on-site subsurface sewage disposal system or a package treatment plant. The Applicant's purpose for the Project is to provide hospitality and overnight accommodations proximate to the Village and Town of Warwick.

INVOLVED AGENCIES

NYS Department of Environmental Conservation (DEC)
Orange County Department of Health
Town of Warwick Planning Board
Town of Warwick Department of Public Works

INTERESTED AGENCIES

Town Board of the Town of Warwick
Town of Warwick Architectural Review Board

Town of Warwick Conservation Board
Village of Warwick Board of Trustees
Orange County Department of Planning
Orange County Department of Public Works
NYS Office of Parks Recreation and Historic Preservation
US Army Corps of Engineers

POTENTIALLY SIGNIFICANT ADVERSE IMPACTS IDENTIFIED BY THE PLANNING BOARD

1. The proposed action may require construction in areas where bedrock is at or near the surface and on steep slope areas. This has the potential to cause soil erosion and subsequent sedimentation of protected surface waters, including a C(T) stream, the Wawayanda Creek, which has been designated by New York State as "Severely Impacted" in the vicinity of the site.
2. The proposed action includes construction activities adjacent to Federal Jurisdictional wetlands and "Probable Wetland Areas" identified by New York State. The discharge of stormwater runoff from the impervious surfaces and other developed areas on the site has the potential to impact surface waters including the Wawayanda Creek and freshwater wetlands.
3. The proposed action requires development of an on-site supply of potable water of at least 16,500 gallons per day for the 110 hotel rooms and the pool. The proposed action is located within the Town's Aquifer Protection Overlay (AQ-O) Zoning District and has the potential to affect groundwater resources. An approximately equal number of gallons of sanitary sewage per day will need to be treated prior to discharge on the site.
4. The site is located within the Town of Warwick's Biodiversity Conservation Overlay (BC-O) Zoning District and the site and surrounding areas may contain habitats and/or plant and animal species identified as endangered or threatened. The site has also been identified on the Hudson River Valley Natural Resource Mapper as having "important habitat values and stormwater-related benefits" associated with the forested areas on the site.
5. The proposed action has the potential to impact traffic on Town, Village, and County roads and intersections as well as pedestrian and bicycle movements in the area.
6. The proposed action occurs in an area identified by the State of New York as sensitive for archaeological resources.
7. Removal of native vegetation along with excavation and grading of soils can impact groundwater recharge and the potential for contamination, increase stormwater runoff, soil erosion and sedimentation and remove valuable wildlife habitat.
8. The proposed action is likely to affect scenic views known to be important to the community and the State. Pulpit Rock, located on the site, is an aesthetic resource and is discussed in the Village of Warwick's Comprehensive Plan as important to the community as well as the

character of the neighborhood and surrounding gateway area.

9. Pulpit Rock has been identified by Warwick's Conservation Board as a "significant open space feature" for both the Village and Town of Warwick.
10. The proposed action has the potential to affect community service providers including fire, ambulance, and police.

PROJECT SCOPING

Public Scoping was conducted through circulation of a Draft Scoping Document, prepared by the applicant, to all involved and interested agencies and members of the public, by posting of the document on the Town's Web Site, and availability of the Draft Scoping Document at the Town Hall for viewing or copying. A public scoping session was conducted after publication of a notice of a DEIS Scoping Session appeared in the official Town newspaper and on the Town's website. The scoping session took place at a Planning Board meeting on December 18, 2019 and the period for public comment on the Draft Scoping Document ended on January 3, 2020.

DEIS COVER SHEET

- A. Identification as a Draft Environmental Impact Statement.
- B. Title/name of the Project.
- C. Location (County and Town) of the Project. Section Block and Lot Number of Parcel.
- D. Name and address of the lead agency; name and telephone number of the person to contact at the lead agency for information and SEQRA status.
- E. Name and address of Project Sponsor, name, address and telephone number of the person representing the applicant.
- F. Name, address, phone number, and email address of the primary preparer(s) of the DEIS. Name, address, phone number, and email address of all consultants and other professionals who contributed to the DEIS preparation along with their project responsibilities.
- G. Date of submittal of the Preliminary DEIS for the completeness review by the Planning Board and all DEIS revision dates as applicable.
- H. Date of acceptance of the DEIS as complete (to be inserted at later date).
- I. Date of Public Hearing and subsequent adjournments (to be inserted at later date).
- J. The deadline date by which comments are due (to be inserted at later date).

TABLE OF CONTENTS

The DEIS shall include a Table of Contents with listings of major sections and subsections, tables, figures, maps, charts, appendices & any items that may be submitted under a separate cover (and identified as such).

I. EXECUTIVE SUMMARY

The Executive Summary shall consist of a brief but precise summary of the DEIS that adequately and accurately summarizes the Planning Board's process of establishing the Lead Agency, a description of the Proposed Action, an identification of significant adverse impacts including unavoidable adverse impacts, the proposed mitigation measures to avoid or reduce identified impacts, and the alternatives analyzed in the body of the document. It will also include a list of all required reviews and approvals from Town, Village (if applicable), County, State and Federal agencies. The build year shall be included in the Executive summary.

II. DESCRIPTION OF THE PROPOSED ACTION

The Description of the Proposed Action shall be a detailed presentation of the proposal with supporting graphic materials together with a description of the No-Action Alternative and other alternatives described in Section IV of the DEIS.

A. INTRODUCTION

1. History of the Proposed Action's applications to the Planning Board.
2. History of SEQRA process (i.e., relevant dates establishing Lead Agency, the date of adoption of the Positive Declaration). All SEQR documents (including FEAF, Positive Declaration/Circulation Notice, Final Scoping Document, technical letters from involved and interested agencies, letters from the public) proposed mitigation measures, and correspondence prior to the Planning Board's Positive Declaration, will be resubmitted in the DEIS as an Appendix. Summaries of the materials or reference to them will be included in the DEIS to provide a complete record of all environmental review concerns for their consideration.
3. Establish the purpose of Draft Environmental Impact Statement.

B. SITE LOCATION & DESCRIPTION

1. Establish geographic boundaries and conditions of the Site, tax map designation and abutting roads.
2. Site acreage, easements affecting the Site, and existing access. Provide a description of the parcel deed and any restrictions placed on the property in the deed.
3. Discuss land uses in the immediate area (1/2 mile) and relationship of Project to those uses.
4. Discuss the jurisdiction for site wetlands (Corps of Engineers, or DEC, or both) and any regulated streams on the site.
5. Site description will include existing zoning districts and the proposed use as listed in the Town of Warwick Zoning Law's Table of Use Requirements, and any need for variances or waivers, site character, vegetation conditions, wetlands, wildlife and habitat. Include a table that illustrates the project's conformity with the Zoning Law's Table of Bulk Requirements. Provide a narrative discussion of the project's conformity with the definition of "Hotel" (Business Use #41) found in Section 164-22 of the Zoning Law.
6. Describe the proposed access drives, turning radii for deliveries of supplies, storage
7. Identify any plans for a kitchen or other arrangements for food services.

C. SITE DESIGN & LAYOUT

1. Site Areas
 - a. Total Area of Site disturbance.
 - b. Proposed impervious surface area (roofs, driveways, roads, etc.) including areas of "banked" parking that may be paved in the future.
 - c. Description of natural areas and areas of the Site to remain undisturbed along with proposed protection mechanisms for remaining undisturbed in the future. If the proposed site development is the maximum allowable under the Zoning Law, then provide a statement to that effect.
2. Structures
 - a. Description of proposed structures.
 - b. Building dimensions, number of stories, sizes in square footage, scale, and massing in relation to the Zoning District and surrounding land uses.
 - c. Include a justification for use of the term "Cottages" when referring to the proposed six 8-unit structures, since the dictionary definition of a "cottage" is a small single family dwelling and the proposed six "cottage" structures are each larger than a median single family home in the United States.
 - d. Location of buildings and structures.
 - e. Site Design & Layout including proposed building elevations.
3. Site access, vehicular and pedestrian circulation, and parking.
 - a. Location of roadways, sidewalks and parking.
 - b. Number of parking spaces including proposed size dimensions and layout.
 - c. Description of access to nearby sidewalks.
 - d. Proposed public rights of way improvements, if any.
4. Utilities
 - a. Sewer - Describe (and show locations of) back-up measures to treat wastewater in the event of a power failure (i.e. generators, fuel tanks).
 - b. Water - Describe (and show locations of) back-up measures to supply water in the event of a power failure (i.e. generators, fuel tanks).
 - c. Stormwater facilities & drainage.
 - d. Describe all other utilities, including but not limited to gas and electric, as needed.
5. Construction
 - a. Expected year of project completion.
 - b. Construction periods and phasing including a flowchart for the maximum anticipated duration, the start and completion of key milestone tasks such as site clearing, grading, blasting, and fill placement, infrastructure, foundations, and site amenities.
 - c. Safety plans, if any construction activities will be on-going after any part of the project is in use.
 - d. Environmental protective measures such as stormwater pollution prevention, topsoil stockpiling, noise reduction, a blasting plan if needed, a description of other rock removal work, and soil erosion and sediment control measures.

- e. Discuss plans for protecting Pulpit Rock from construction activity on the site.
- f. Hours and days of the week when construction operations will occur.
- g. Construction access and staging, including routing of heavy machinery and trucks on Town roads and Village streets.
- h. Areas for material handling and storage.

D. OPERATION AND MAINTENANCE OF THE PROJECT

1. Ownership and management of Project. Identify whether NADA LLC will be owner and/or manager of the Hotel. Identify whether a restaurant or other food services will be available at the Inn.
2. Hours of operation including whether the hotel desk and guest arrivals/ departures will operate 24 hours of the day.
3. Maintenance of on-site improvements including the entity who will maintain such improvements (sewer, water, stormwater, landscaping, pool and other amenities).

E. PERMITS AND APPROVALS REQUIRED

List of approvals needed:

1. Local
 - a. Site Plan Approval - Town of Warwick Planning Board.
 - b. Special Use Permit – Town of Warwick Planning Board.
 - c. Highway Work Permit for improvements on West Street – Town of Warwick Department of Public Works.
 - d. MS4 SWPPP Acceptance – Town of Warwick Stormwater Administrator.
 - e. Describe how rock will be removed if encountered, including possibly adding an additional permit "i.e. Blasting Permit – Town of Warwick Town Clerk's Office."
2. County
 - a. Water Supply Application - Orange County Health Department.
 - b. Planning Department 239 Review Coordination.
3. State
 - a. SPDES permit (Stormwater) - New York State Department of Environmental Conservation.
 - b. SPDES permit (Wastewater) - New York State Department of Environmental Conservation
 - c. Protection of Waters if there is any potential for temporary or permanent disturbance within 50 feet of the banks of Wawayanda Creek.
 - d. Water Withdrawal pursuant to 6 NYCRR 601.6.
 - e. Freshwater Wetlands to be coordinated with DEC to evaluate eligibility for inclusion on State Regulatory maps.
 - f. Potential "Taking" permit for State-Listed Endangered and/or Threatened Species.
 - g. Coordination with the State Historic Preservation Officer for cultural resources.
 - h. US Army Corps of Engineers if there is any potential for a direct discharge (stormwater outfall or Sewer Treatment Plant outfall) to Wawayanda Creek.
4. List of Interested Agencies identified to date (see pages 3 and 4 herein).

F. PROJECT PURPOSE, NEED AND BENEFITS

1. Public Need and Benefits

- a. The public need for the proposed action, including its social and economic benefits to the community, will be provided.
- b. Provide a statement of consistency of the proposed project with adopted policies and/or plans set forth within the Town Comprehensive Plan, the Village Comprehensive Plan, the Town Open Space Inventory and Index, and the Community Preservation Project Plan (if applicable).
- c. The size, scale, and potential market for the proposed hotel project will be identified and discussed including the proposed six 8-unit cottages.

III. ENVIRONMENTAL SETTING, POTENTIAL IMPACTS AND PROPOSED MITIGATION MEASURES

This Section of the DEIS shall describe the existing environmental conditions on the Site and off-site areas where there may be significant adverse impacts caused by the Proposed Action. The extent of off-site areas studied for the existing conditions shall be defined for each issue. Sufficient detail will be provided so that readers are able to gain an understanding of current conditions and the context of which potential impacts will be assessed.

For each of the following topics, existing site conditions are to be defined, proposed site conditions shall be described along with potential impacts resulting from the Proposed Action, and mitigation measures designed to avoid, minimize or offset potential impacts are to be proposed. The methodology and standards used to quantify projected impacts are to be described.

A. LAND

Existing Conditions

- a. Identify soil types found on the Site as presented in the Orange County Soil Survey.
- b. Identify the depth to bedrock, seasonal high ground water table, construction limitations, and permeability for each soil type.
- c. Identify the slopes ranges found on the Site (0-10%, 10-15%, 15+).
- d. If an Environmental Site Assessment (ESA) was performed and is available for the site, the information disclosed in the ESA should be included in this section. If there are any areas of concern, they should be shown on a plan included in the DEIS.
- e. Discuss whether any unusual bedrock conditions exist on the site or will be affected by the proposed project.

Potential Impacts

- a. Quantify the total area of disturbance.
- b. Quantify the disturbance by slope range.
- c. Discuss impacts that may occur resulting from depth to bedrock or water table.

- d. Discuss soil erosion and sediment control measures designed in accordance with the NYS Department of Environmental Conservation's "New York Standards and Specifications for Erosion and Sedimentation Control" (current version).
- e. Describe rock removal and the potential for blasting.
- f. Discuss how surface bedrock can be integrated into the overall site design to treat it as an aesthetic resource/asset as part of the landscape plans, rather than just an obstacle to avoid (except for Pulpit Rock, which the applicant will protect).

Mitigation Measures

- a. Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified.
- b. Based on identified potential rock removal and blasting, provide related mitigation including provisions for pre- and post-blasting surveys, seismographic monitoring, and remuneration for possible damages.

B. SURFACE WATER RESOURCES

Existing Conditions

- a. Location and description of on-site and off-site surface waterbodies, including NYSDEC and ACOE designated wetlands and buffer areas.
- b. Classification of waterbodies according to NYSDEC and/or ACOE.
- c. Description of existing drainage areas.
- d. Location and description of on-site and off-site resources to include floodplains and flood hazard zones.
- e. Discuss the most current Waterbody Inventory/Priority Waterbodies List (WI/PWL) for water quality assessment information for the waters of the Lower Hudson River Basin, as posted on the State DEC [website](http://www.dec.ny.gov/chemical/36740.html)¹.

Potential Impacts

- a. Discuss potential impacts associated with any wetland or wetland buffer disturbance. Include a discussion of impact to streams and other surface water bodies impaired by construction-related activities.
- b. Discuss any encroachments into surface water resources including whether encroachments are temporary or permanent.
- c. Discuss potential impacts from stormwater runoff including any modification of current drainage patterns, comparison of pre- versus post-development peak discharges, net increase in stormwater runoff volume due to increased impervious cover, potential degradation in stormwater quality.
- d. Discuss potential for diminished water quality of surface waters by erosion due to construction.
- e. Discuss Stormwater Pollution Prevention Plan (SWPPP) in accordance with the NYS Dept. of Environmental Conservation's "Stormwater

¹ <http://www.dec.ny.gov/chemical/36740.html>

- Management Design Manual" (Current version). Include a qualitative discussion of whether the SWPPP will allow, and have the capacity to remove, pesticides and fertilizers from on-site landscaping. The SWPPP will also demonstrate compliance with the Warwick Town Code and MS4 requirements.
- f. Describe measures to control well cuttings/well development water from reaching Wawayanda Creek. The DEIS will identify where the leach field or discharge location from the Sewage Treatment Plant will be located and confirm proximity to the New York State 50-foot adjacent area to the Wawayanda Creek as a Class C(T) watercourse subject to the Protection of Waters Program.
 - g. Include a discussion of management of groundwater during and after construction if the proposed structures will be affected by groundwater levels.

Mitigation Measures

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

C. GROUND WATER RESOURCES

Existing Conditions

- a. Provide the location and description of any existing on-site wells.
- b. Identify whether the Site is located over a designated aquifer.
- c. Discuss whether the Site is located within the Town's Aquifer Protection Overlay District (AQ-O).

Potential Impacts

- a. Describe the proposed well location.
- b. Calculate the anticipated amount of water usage for the Proposed Action.
- c. Discuss the source of contaminants (i.e. pesticides, herbicides, deicing agents, subsurface sewage disposal systems) from the site and adjacent properties and their potential impacts to the proposed well and identified resources.

Mitigation Measures

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

D. PLANTS AND ANIMALS

Existing Conditions

- a. Vegetative/ecological communities within the limits of the site will be identified and described in accordance with the Town of Warwick Habitat Assessment process found in Section 164-47.9 of the Zoning Law.

- b. The New York State Natural Heritage Program, New York State Department of Environmental Conservation, and the US Fish & Wildlife Service will be contacted to determine the recorded presence of threatened, endangered, or unique and rare plant and animal species on the site.
- c. On-site investigations will be made by a qualified biologist to identify resident and transient species on the site.
- d. Discuss whether the site is located within the Town's Biodiversity Conservation Overlay District (BC-O).
- e. Discuss the Southern Walkill Biodiversity Plan's recommendations for the Wawayanda Creek, including its recommendations for avoiding or reducing impacts to plants and animals.

Potential Impacts

- a. Describe the potential impacts to plant and animal communities and their habitats on, or in the vicinity of the Site, due to construction or operation of the Proposed Action, using the above studies of existing conditions as a baseline from which to assess impacts.

Mitigation Measures

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

E. AGRICULTURAL RESOURCES

Existing Conditions

- a. Discuss whether the Site is located within an agricultural district and what portions of the Site are considered agricultural.
- b. Describe agricultural soil groups found on the Site.
- c. Describe the timeframe for when the Site was last used for agricultural purposes.
- d. Discuss agricultural uses within one-half mile of the site. Identify existing farms within the radius that have been protected by the Town of Warwick's Purchase of Development Rights (PDF) programs.

Potential Impacts

- a. Discuss if a portion or all of the agricultural soils will be permanently transformed by the Project.
- b. Describe the loss of agricultural productive soils and how this would affect the agricultural district.
- c. Discuss current farming activities within the one-half mile radius of the site, the type of farm operations conducted on the identified farms (such as cattle, dairy, manure spreading, crop spraying with pesticides) and any potential for the Hotel to inhibit such activities once operational due to potential objections to smells, sounds, lighting, dust and other characteristics of farming.

Mitigation Measures

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

F. AESTHETIC RESOURCES

1. Visual

Existing Conditions

- a. Provide narrative and graphic representation describing the existing scenic resources and visual character of the project site and the surrounding neighborhood.
- b. Aesthetic and historic resources important to the community in the vicinity of the site shall be identified and described in detail, particularly the Pulpit Rock cultural landmark, including historical identification on maps and other relevant documents, measurement and elevation drawings showing its prominence on the surrounding landscape as a defining characteristic of the resource and its existing viewshed.
- c. Identify whether the site is visible from any public parks or trails
- d. Prepare photo-documentation of the current site from public viewpoints within 5 miles of the site (Appalachian Trail & Mt. Peter), in addition to two vantage points looking toward the site from West Street from the east and west (into and out of the Village of Warwick). The methodology outlined in the NY State Program Policy document entitled "Assessing and Mitigating Visual Impacts" (DEP-00-2) is to be used to assess impacts.

Potential Impacts

- a. Areas from which the site will be visible will be defined.
- b. Describe the proposed visual conditions of the Site.
- c. Discuss the potential diminished public enjoyment of the Site.
- d. Discuss proposed signage (location, proposed colors, and size of signage). Include all site elements visible from the public viewing locations, such as buildings (location, proposed colors, building materials, size/height), landscaping (location, type, size/height), and lighting. A discussion of the lighting will include off-site impacts (light spillage and glare).
- e. Provide elevation drawings and diagrams illustrating the altered views of Pulpit Rock showing the proposed buildings and infrastructure as seen from public roadways and other public viewpoints.
- f. Prepare photo simulations of the proposed site and structures from the two vantage points looking toward the site from West Street from the east and west (into and out of the Village of Warwick) and from any public viewpoints where the site is visible from.
- g. Include an assessment of night-time visibility using the proposed lighting plan for the project. Include a description of the changes in visual character of the site and surrounding areas. This section will also discuss the impact on the views from the critical receptor points identified in the DEC methodology (surrounding residential uses,

school, hospital, licensed daycare center, group home, nursing home or retirement community located within 1500 feet of the site) and the project's potential effects on the character of the community and neighborhood.

- h. From the elevations provided, discuss the proposed architecture of the on-site structures and how they will relate in scale, mass or aesthetic details to the Town of Warwick Design Standards (Appendix A of the Zoning Law). Compliance with such Standards is required as a condition of the Special Use Permit (164-46.J.53).

Mitigation Measures

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

G. CULTURAL, HISTORIC AND ARCHAEOLOGICAL RESOURCES

Existing Conditions

- a. Identification of sites having potential significant historical or archaeological value on or adjacent to the site. Describe eligibility of the site for inclusion in the State and National Registers of Historic Places. Include a summary of the Phase I/Phase II Archaeology Report in this section. Include the entire Phase I/Phase II Report in an Appendix, unless restricted for public distribution by New York State.
- b. Discuss Pulpit Rock as a "prehistoric, geological landmark" based upon the Historical Society of the Town of Warwick's documents in the Society's Archive, discussions with the Town Historian and others knowledgeable of the site and its history, and through a review of the collection of the Wisner Public Library concerning Pulpit Rock. Discuss the viewscape surrounding Pulpit Rock and the field bordering the Wawayanda Creek. Discuss the value placed by the community on Pulpit Rock and its setting as an intact "community asset" identified by the Village of Warwick and the Town of Warwick (see comprehensive plans and Town of Warwick open Space Index). Include a discussion of Pulpit Rock from official records of its history available in the community.

Potential Impacts

- a. Discuss results of the Phase I/Phase II Archaeology Report including all interactions (correspondence and other reports) with the State Office of Parks, Recreation and Historic Preservation ("OPRHP" or "SHPO") regarding the Pulpit Rock Precontact site and other cultural resources on the site and in the viewshed of the site.
- b. Include a map illustrating the areas that were identified as an Area of Potential Effect (APE) in the Archaeology Report. Discuss whether any aspect of the site is eligible for inclusion on the State and National Registers of Historic Places. Discuss why the site was determined, in a letter dated May 1, 2018 by New York State, to not be eligible.

- c. Discuss whether the APE that was established in the Archaeology Report is the same as the area identified on the proposed Conceptual Site Plan dated May 29, 2019. Identify if additional archaeological investigation is required if the Site Plans change.
- d. Include the viewshed study of historic properties in the surrounding area that was requested by New York State.
- e. Describe the potential for construction of the Proposed Project to affect any important cultural resources that are or may be present on the Project Site. Discuss how they will be affected by the project; include a discussion of the applicant's intent as it pertains to protection, preservation, or recovery (Phase III) of any such resources.

Mitigation Measures

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

H. TRAFFIC/TRANSPORTATION

Existing Conditions

- a. Provide a description of size, capacity and physical condition of the following roadways:
 - West Street
 - County Route 1A
- b. Provide the current vehicle levels of service for Weekday A.M., P.M. and Saturday peak hour traffic flow. Include Weekday arrival and departure time for guests and peak times for school bus travel on local roads. Discuss counts at intersections and back up hourly traffic volumes requested from the NYSDOT, for comparison, for the following intersections:
 - West Street and County Route 1A
 - West Street and Eagle's Watch (Pelton Crossing Subdivision)
 - West Street and Pond Hill Ave./Village Cove
 - West St/Oakland Ave
 - Rt 94/Rt 1A
- c. Provide flow maps for existing conditions.
- d. Discuss New York State's Complete Streets Act of 2011 and the relationship of such legislation to the Town Highway Work Permit required for proposed improvements on West Street.
- e. Discuss the lack of existing transportation options in the West Street corridor due to the almost exclusive auto-oriented nature of the Village Street and Town road.
- f. Discuss pedestrian and bicycle activity on West Street. Discuss existing impediments to such activities including safety and security.
- g. Discuss availability of public transit that serves the site.

Potential Impacts

- a. Describe proposed on-site traffic improvements and traffic circulation including a discussion of other on-site traffic improvements such as

- parking, handicapped accessibility, and "banked" parking. Discuss use of porous pavers, instead of asphalt, for infrequently used parking spaces.
- b. Grow the existing traffic volumes at the identified intersections to determine the 2024 "No-Build" traffic volumes.
 - c. Using accepted sources, such as the Institute of Transportation Engineers' publication, *Trip Generation, 10th Edition*, determine how much traffic will be generated by the proposed Project.
 - d. Establish trip distribution patterns for the generated trips.
 - e. Add the Project generated trips to the "No-Build" traffic volumes to yield the "Build" traffic volumes at the identified intersections.
 - f. Compare intersection levels of service for the "Build" and "No-Build" peak-hour traffic volumes to identify potential project impacts.
 - g. Discuss feasibility of public transit or car/jitney services to provide service to the site for employees and guests.
 - h. Include other proposed developments in the Village and Town of Warwick that will potentially affect the road network studied in the Traffic Impact Study in the No Build traffic analysis.
 - i. Differentiate employee and guest trips for traffic generated by the project based upon their different travel patterns and hours.
 - j. Include detailed flow maps for the No Build and Build conditions.
 - k. Discuss construction period traffic generation and impacts on relevant intersections and roadways.

Mitigation Measures

- a. Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified.
- b. It is in everyone's interest to avoid situations that increase the safety risk to motorists, pedestrians, or others. Discuss design solutions addressing increased use of the West Street corridor by the project users that include expanding opportunities for bike, pedestrian, and public transportation. Identify whether the design solutions are warranted by the proposed action or are currently warranted without development of the project.
- c. Discuss safety and other needs of pedestrians and bicyclists in addressing mitigation measures to be implemented.

I. LAND USE, ZONING, AND PUBLIC POLICY

Existing Conditions

- a. Discuss Town of Warwick Comprehensive Plan policies that apply to the proposed development on the site.
- b. The proposed project requires a Town of Warwick Highway Work Permit for improvements to West Street. Discuss Village of Warwick Comprehensive Plan policies that apply to the proposed development due to New York State Village Law § 7-722.11(b) provisions that: "All plans for capital projects of another governmental agency on land

- included in the village comprehensive plan adopted pursuant to this section shall take such plan into consideration."*
- c. Discuss whether the Town of Warwick Community Preservation Project Plan applies to the proposed project site.
 - d. Discuss Orange County Plans relevant to the site. If a plan's policy statements are not relevant to the proposed project, then a statement to that effect will be included. Plans and planning studies to be reviewed include the following:
 - Walkkill River Watershed Conservation and Management Plan
 - Orange County Comprehensive Plan
 - Orange County Open Space Plan
 - Orange County Water Master Plan
 - Orange County Agricultural and Farmland Protection Plan
 - Orange County Greenway Compact
 - Orange County Economic Development Strategy
 - Orange County Design Manual
 - e. Discuss the Town of Warwick Zoning Law requirements that apply to the proposed project site, including the Town Design Standards (Appendix A of the Zoning Law).
 - f. Discuss existing land uses and zoning designations on-site and on adjacent properties and in the surrounding area (i.e. within 1/2 mile).
 - g. Discuss the historic agricultural use of the site including farm structures, soil fertility and previous crop and/or animal production.
 - h. Discuss permitted "as-of-right" uses allowed on the site, special permit uses allowed, and accessory uses allowed.

Potential Impacts

- a. Discuss compatibility of the proposed project with the above identified plans, planning documents, and local laws.
- b. Discuss the change in land use for the site as it relates to surrounding land uses, which are predominantly single-family homes, farms, open space, and protected open space.
- c. Analyze and discuss the proposed project's compliance with the Zoning Law, including the intent and purposes of the Zoning Law, the provisions of § 164-46 (Site Plan/Special Use Permit) including the base zoning and zoning overlay districts, and other relevant sections of the Zoning Law.
- d. Discuss consistency with the Town Design Standards. Discuss the need for and justification of waivers, based upon the procedures found in § 164-74.1 (waivers) for all areas where the proposed site plans do not meet the design standards, or other standards of the Zoning Law.
- e. Discuss whether the project is subject to the Town of Warwick's "Preservation of Historic Structures" rules found in Section 164-43.3 of the Zoning Law.

Mitigation Measures

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

J. SOCIOECONOMICS

Existing Conditions

- a. Discuss existing demographics of the Town of Warwick relative to target market demands for the Inn. Most recent U.S. Census Bureau or other comparable source of information for the Town will be used to describe existing population characteristics, age, distribution, household size, income, and composition. In addition, population projections will be provided to determine future demands for housing and the tourist trade. Using current source material, a description of local and area-wide housing conditions will be provided.
- b. Provide an overview of the hotel market in the area.
- c. Discuss the social and economic benefits to the community from the existing site use.

Potential Impacts

- a. Discuss any affect the project can be expected to have on existing demographics, tourism and housing markets.
- b. Estimate temporary employment associated with construction of the proposed action and income to the local economy from sales of construction material, construction labor, and construction spending/ sales tax.
- c. Estimate permanent hotel employment associated with the proposed action and its effect on the local labor market.
- d. Discuss housing market conditions in Warwick and whether employees hired can be expected to find housing in Warwick, based upon projected pay scales for the positions available.
- e. Describe the socioeconomic benefits and adverse effects on the community that can be expected to result from the proposed action.

Mitigation Measures

- a. Identify mitigation for any adverse impact that would result. Describe any measures that would be implemented to maximize socioeconomic benefits to the community. Identify any unavoidable adverse effects that cannot be mitigated.

K. OPEN SPACE AND RECREATION

Existing Conditions

- a. Discuss existing recreation and open space facilities in the Town of Warwick. Include existing recreational facilities and public open space areas in the Town of Warwick that can potentially be used by the future guests of the hotel.
- b. Discuss the Town of Warwick's June 2006 Park and Recreation Plan and any updates or amendments to such Plan.
- c. Based on input from Town officials, discuss any existing identified deficiencies in recreational facilities and/or plans for improvements/ expansions to any facilities.

- d. Reference any results from the discussion of the Town's adopted Community Preservation Project Plan recommendations for open space or recreation for the site here.

Potential Impacts

- a. Discuss on-site recreational amenities proposed and whether such facilities will be for the exclusive use of hotel guests or whether they will be available to members of the community.
- b. Discuss on-site open space to be preserved including the method used for permanent protection.

Mitigation Measures

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

L. COMMUNITY FACILITIES AND SERVICES

Existing Conditions

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

Potential Impacts

- a. Discuss the potential impacts of the proposed project on existing police, fire, and emergency services in the Town of Warwick.

- b. The adequacy of the existing services, facilities, staff and equipment to handle the increased demand generated by the proposed development will be evaluated.
- c. The ability of the proposed road system and access points to accommodate emergency vehicles and equipment will be discussed.
- d. The capacity of the water supply system to meet future fire demands of the proposed project will be discussed.
- e. Analysis of fiscal impacts to the Town and on Town services including projected tax revenues and the cost of community services using a methodology in common use, such as that described in the most recent versions of Rutgers University's Center for Urban Affairs publications entitled The Fiscal Impact Handbook and The New Practitioner's Guide to Fiscal Impact Analysis. The assumptions on which costs and revenues are based will be clearly presented.

Mitigation Measures

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

M. HAZARDOUS MATERIALS

Existing Conditions

- a. Identify State-listed inactive hazardous waste sites, spills, and other soil conditions through a review of DEC information and any Phase 1 Environmental Site Assessment that is completed for the site.
- b. Identify any areas of concern (soil staining) from a site walk through.

Potential Impacts

- a. Identify whether Phase 2 soil sampling or other investigation is required to be conducted prior to soil disturbance activities.
- b. Indicate that all construction work will be performed in accordance with relevant Federal, State and local laws.

Mitigation Measures

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

N. AIR QUALITY

Existing Conditions

- a. Provide a qualitative summary of existing air quality in the study area based on DEC monitoring data for the most recent five-year period.
- b. Identify the attainment or non-attainment status of the study area and the reason(s) for non-attainment if applicable.

Potential Impacts

- a. Identify whether proposed action will include any state regulated air emission sources.

- b. Perform an air quality intersection screening analysis using procedures in the NYSDOT Environmental Manual (TEM). If any intersections do not pass the volume threshold screening criteria, conduct a detailed analysis following relevant guidance.
- c. Provide a qualitative analysis to assess the potential for significant adverse effects from any fossil-fuel fired HVAC and hot water system.
- d. Quantitatively assess the potential for air and dust impacts to result from construction activities, including blasting, based on the construction schedule, equipment list and workers projection.

Mitigation Measures

- a. Describe the engineering and construction techniques, emission controls and construction scheduling that will be implemented to reduce short-term construction-related emissions.
- b. Identify mitigation measures for any adverse impacts that would result from project implementation.

O. GREENHOUSE GASES AND CLIMATE CHANGE

Existing Conditions

- a. Provide a qualitative discussion of greenhouse gases (CO₂, N₂O, PFCs, SF₆, HFCs, methane) generated under existing conditions on the site.

Potential Impacts

- a. Using the New York State DEC's Guide for Assessing Energy Use and Greenhouse Gas Emissions in an Environmental Impact Statement, qualitatively address the indirect and direct greenhouse gas (CO₂, N₂O, PFCs, SF₆, HFCs, methane) emissions as a result of the proposed project.

Mitigation Measures

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

P. SOLID WASTES

Existing Conditions

- a. This section will discuss any relevant town and/or county plans and policies regarding the management of solid waste.

Potential Impacts

- a. The amount of solid waste anticipated to be generated by the project will be identified, as will the proposed method of collection and management.

Mitigation Measures

- a. Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified. Proposed methods of reducing solid waste including recycling will be provided.

Q. COMMUNITY AND NEIGHBORHOOD CHARACTERExisting Conditions

- a. Identify and define the community's distinguishing elements of the neighborhood and community that the proposed development might alter. This includes the character of the more urbanized Village of Warwick and the more rural character of the Town of Warwick. Both municipal plans (i.e. Town and Village) identify gateways as important elements to be protected. The site lies within such a gateway. Community character should be defined, in general, based on how that character has been defined in officially approved or adopted planning and zoning documents.
- b. Discuss the character of both the Village and Town, based upon the descriptions provided in the Village and Town comprehensive plans. Discuss the character of the neighborhood, if such was specifically addressed in either plan. Discuss the character embodied in the Pulpit Rock site and its environs as a contributing characteristic of the community, based upon the records available at the Wisner Library, the Warwick Historical Society and other relevant sources. Include field studies and maps to analyze the physical elements of the neighborhood and community form, such as land use, street patterns, lot sizes and distances from neighborhoods to open spaces.

Potential Impacts

- a. Identify project proposal components that might affect the identified important characteristics of the neighborhood and community.
- b. Discuss how the existing characteristics would change if the project were built as proposed.
- c. Discuss predicted impacts based on their known association with project characteristics or impacts of other similar hotels, such as those associated with an increase in crime rates. Include a discussion of proximity of the Hotel to and from nearby schools and use of West Street as a primary means of transport for school children, whether walking, bicycling, or other means.

Mitigation Measures

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

R. PUBLIC HEALTHExisting Conditions

- a. Describe any critical receptors (residences, school, hospital, licensed daycare center, group home, nursing home or retirement community) located within 1500 feet of the site

Potential Impacts

- a. Identify any unmitigated adverse impacts in other SEQRA sections in the DEIS (such as air quality, water quality, hazardous materials, noise).

Mitigation Measures

- a. If any unmitigated significant adverse impact is identified, conduct a public health assessment for the specific technical area by identifying potential environmental hazard exposure pathways, population affected, and potential exposure impacts. Identify measures to mitigate the potential public health impacts, as warranted.

S. SHORT TERM IMPACTS - CONSTRUCTIONExisting Conditions

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

Potential Impacts

- a. Discuss short term construction phase impacts anticipated as follows:
 - Phasing, if any,
 - Hours of construction operations
 - Noise, traffic, construction traffic access to the site
 - Removal of soil, rocks and trees from the site
 - Remedial measures to be taken to prevent or correct damage to Town and County roadways and infrastructure from construction traffic
 - Prevention of project mud and gravel from being tracked onto Town and County roadways
 - Estimates of the tons per load and truck trips necessary to accomplish construction activities
 - Itemize proposed construction traffic routes
 - Identify speed restrictions to be set in place
 - Identify the precautions, described in detail, to be taken during construction to avoid and protect wetlands, streams, and all other surface waters

- Identify the precautions to be taken (timing/seasonal, inspection schedules and physical method to be used) for any and all significant habitats or listed species identified
- All details for sediment control
- Staging areas
- A dust control plan
- Onsite and offsite improvements necessary prior to the operation of the facilities, including highways, access roads, water and sewer facilities
- Describe methods of recycling waste and natural materials on-site during construction
- Describe the building process, and other "green" building techniques employed
- Describe how construction activity will be planned to minimize the carbon footprint of fossil fuel powered equipment

Mitigation Measures

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

T. NOISE

Existing Conditions

- a. Provide a list and describe any sensitive noise receptors (residence, school, hospital, licensed daycare center, group home, nursing home or retirement community located within 1500 feet of the site) which currently exist near the project site and along West Street. A noise screening assessment will be performed to provide an indication of existing noise levels at the property line facing the closest sensitive receptor. Perform the assessment during peak morning and peak afternoon hours. Noise levels recorded (Level Equivalents – L_{eq}) will be compared to US EPA and State DEC guidelines for noise resources.
- b. Identify the major noise sources for the existing condition.

Potential Impacts

- a. Discuss potential impacts on noise by projecting expected short-term construction noise levels and operational noise levels. Impacts resulting from construction activities will be assessed using information obtained during the noise screening assessment process. Expected noise levels produced by typical earth moving equipment will be reviewed against existing noise levels, as well as applicable USEPA and NYSDEC guidelines.
- b. The NYSDEC program policy document entitled Assessing and Mitigating Noise Impacts will be used to report on expected noise levels. Distance, topography, vegetation, noise source duration, and weather conditions will be evaluated for expected noise impacts

- associated with construction activities, construction traffic, traffic flow, and site activities upon project completion.
- c. Discuss the traffic volume increment relative to the existing traffic
- d. Discuss if any tree zones will be removed permanently, thereby exposing residents to on-street traffic.
- e. Discuss if there is any potential for late night activities (such as banquet events or garbage disposals) on premise that will affect the noise level at night for residents nearby.
- f. Assess the short-term potential for noise impacts to result from construction activities, including pile driving, based on the construction schedule, equipment list and workers projection.
- g. Assess the long-term potential noise impact based on the DEC Assessing and Mitigating Noise Impacts guidelines.

Mitigation Measures

- a. Describe the engineering and construction techniques, best practice measures, emission controls and construction scheduling that will be implemented to reduce short-term construction noise.
- b. Discuss source and path control measures to address potential long-term noise impacts.

U. CUMULATIVE IMPACTS

Existing Conditions

- a. Identify, through discussion with Village and Town officials, any other actions proposed that could potentially affect resources identified and discussed in the DEIS. Clearly state which resources might be affected by cumulative impacts, such as traffic, visual impacts, agriculture, water quality, community services, and so on.

Potential Impacts

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

Mitigation Measures

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

IV. ALTERNATIVES

This section contains alternatives to the proposed Project that may minimize or avoid adverse environmental impacts. Discussion of each alternative will be at a level of detail sufficient to permit a comparative assessment of costs, benefits and environmental risks of each alternative. Sketch or concept plans of alternatives discussed will be included and a table comparing the proposed project with all alternatives in impact areas such as water and sewer use, acres of disturbance, square footage of building sizes, school children and municipal and other special district demands such as police and fire, and traffic generated will be provided.

A. No Action

1. Describe the "No Build" alternative.

B. Alternative Plans/Uses

1. Discuss the potential for alternative uses of the Site.
2. Qualitatively discuss an "as-of-right" single family development of the site.
3. Qualitatively discuss a reduced density alternative to avoid, lessen, or minimize environmental impacts on the site including to Pulpit Rock, on-site natural and cultural resources affected by the project, and any off-site impacts on surrounding lands, neighborhoods and the Village and Town.
4. Qualitatively discuss an alternative building height that compares the relationship of the building footprint and relative impact on land disturbance and impervious area eliminating the four proposed 8-unit cottages along West Street, thereby preserving (as opposed to blocking) the views of Pulpit Rock from public viewing locations.
5. Alternative Water and Sewer Service
 - a. Connection to Village Sewer Main
 - b. Connection to Village Water Main

V. ADVERSE ENVIRONMENTAL IMPACTS WHICH CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED

Identify those adverse environmental effects in Section III that can be expected to occur regardless of the mitigation measures considered. Provide a summary of proposed impacts in terms of loss of environmental resources.

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

This section will summarize the Proposed Project and its impacts in terms of the loss of environmental resources, both in the immediate future and in the long term.

VII. GROWTH-INDUCING IMPACTS

This section will discuss whether there is a growth inducing impact as a consequence of the approval and construction of the Proposed Project, as well as the potential extension of water and/or sewer services to the Project Site, including in terms of residential and commercial growth.

VIII. SUMMARY OF MITIGATION MEASURES

Provide a listing of all mitigation measures proposed to avoid or reduce adverse environmental impacts, categorized by DEIS topics.

IX. APPENDICES

- a. Application and SEQRA Documentation
- b. Correspondence from federal, state, regional or local agencies, members of the public, organizations or consultants contacted during the preparation of the DEIS.

- c. Relevant studies and reports, each in its own appendix. Include all reports that are likely to be necessary in order to fully evaluate the proposed project in terms of SEQRA including but not necessarily limited to: 1) Traffic Impact Study (include Back-up traffic analysis for Existing, No Build and Build conditions, and NYSDOT hourly); 2) Stormwater Pollution Prevention Plan, including demonstration of MS4 compliance; 3) Historical/Prehistorical and related Cultural Surveys; 4) Photo-documentation and Photo Simulation Analysis; 5) Geotechnical Report; 6) Rock Removal and/or Blasting Mitigation Plan; 7) Wetland and Watercourse Impact Studies; 8) Habitat Assessment including Threatened and Endangered Species Report; 9) Noise; 10) Others as needed.
- d. Site Plan (Full scale). Include locations of soil tests performed in order to demonstrate soil infiltration capabilities in the vicinity of proposed permanent stormwater management facilities and all other requirements for items found on the Town of Warwick Site Plan review and approval checklists.