11-11-20

DEIS SCOPING DOCUMENT
WORLD HEADQUARTERS OF
JEHOVAH'S WITNESSES AUDIO/VIDEO PRODUCTION CENTER

Town of Ramapo, Rockland County, New York

This document identifies the issues to be addressed in the Draft Environmental Impact Statement (DEIS) for the proposed World Headquarters of Jehovah's Witnesses Audio/Video Production Center in the Town of Ramapo, NY. This Scoping Document contains the items described in paragraphs (e)(1) through (7) of Section 617.8 and paragraphs (b)(1) through (7) of Section 617.9 of the State Environmental Quality Review Act (SEQRA) regulations.

A. DESCRIPTION OF PROPOSED ACTION

Watchtower Bible and Tract Society of New York, Inc., (the "Applicant") proposes to build a new Audio/Video Production Center at 155 Sterling Mine Road, in the Town of Ramapo, New York (the "Project Site" or "Subject Property"). The Project Site is comprised of the following tax parcels (see Table 1). The proposed development is a facility for the creation and production of audio and video/film recordings in an integrated working, living and worship facility for members of the religious order known as the Worldwide Order of Special Full Time Servants of Jehovah's Witnesses (the "Order") and assisting religious volunteers. The Applicant has stated that the proposed live/work facility is integral to the religious missionary and educational work of Jehovah's Witnesses. The occupants of the Project Site will be members of the Order, all of whom are adults without minor children and live under a vow of obedience and poverty, or adult religious volunteers, who will be assisting on a short-term basis. Residences at the Project Site are one-bedroom and are not designed to accommodate minor children. For these and other reasons, no children will reside on the Project Site. This is and, since the inception of their respective use by the Applicant, has been the policy and practice at the Applicant's other live/work facilities in Dutchess, Orange, Putnam, and Ulster counties. A new mixed-use MU-3 zoning district is proposed to facilitate the development of this integrated facility (the "Proposed Action").

Table 1
Project Site Tax Lots

Town/County	Tax Lot	Existing Zoning Designation	Proposed Zoning Designation	Acres
Town of Ramapo, Rockland County	38.10-1-10 through 60	Specialized Housing Residential District (RSH)	Mixed-Use 3 (MU-3)	242 acres
	38.13-1-2 through 55			
	38.14-1-1 through 75			
	38.14-2-1 through 44			
	38.14-3-1 through 46			
	38.17-1-3 through 11			
	38.18-1-1 through 14			
Town of Tuxedo, Orange County	17-1-19.21	Rural Residential (R-2)	Rural Residential (R-2)	7 acres
			TOTAL	**249 acres**

The Proposed Action will consist of audio and video production studios and facilities to support operations of the world headquarters of Jehovah's Witnesses. These support facilities will include offices, maintenance and set production workshops, and a central chilled/hot water plant with geothermal heat recovery system. Accommodations for the resident staff will include 645 residential units (545 1-bedroom and 100 studio units), dining/assembly spaces, recreation/wellness/fitness facilities, and a clinic. The project also includes a Visitors Center. The proposed buildings and square feet are presented in Table 2 below. Primary access to the Project Site would be provided from a new main entrance off Sterling Mine Road in the Town of Ramapo.[2]

[2] Early versions of the EAF presented the total square footage of the A/V Production Center building complex. Table 2 presents all proposed non-residential and residential structures on the Project Site.

Table 2
Proposed Buildings and Structures

Building	Square Feet
Visitor Center	118,075
Offices	375,710
Audio/Video Studios	120,000
Maintenance / Studio Support Facility	30,000
Reception	22,484
Events Facility	175,192
Central Energy Plant	17,280
Building at Backlot	3,000
Gatehouse	500
Building at Sports Fields	500
Enclosed Walkways Between Buildings	8,184
Non-Residential Subtotal	*870,925*
Residence 1	87,759
Residence 2	65,529
Residence 3	76,449
Residence 4	87,759
Residence 5	76,449
Residence 6	76,449
Residence 7	76,449
Residence 8	87,759
Residence 9	87,759
Residence 10	65,529
Residential Parking Garage	55,575
Resident's Fitness Center	19,378
Enclosed Walkways Between Residences	15,604
Residential Utility Structures (e.g. trash)	5,486
Residential Subtotal	*883,933*
TOTAL	**1,754,854**

Source: Site Building Area Schedule (AC601), prepared by Watchtower, last revised 7/24/2020.

The Project Site consists of 249 acres of land, of which 242 acres are located in the Town of Ramapo (Rockland County) and 7 acres are located in the Town of Tuxedo (Orange County). Development on the portion of the Project Site located in the Town of Tuxedo is limited to a secondary access controlled resident's only driveway entrance off Sterling Mine Road. The Ramapo portion of the Project Site was previously subdivided into 293 lots for the "Sterling Mine

Road Active Adult Community."[3] However, no physical improvements were made to the property following the subdivision approval. The Project Site is heavily forested with native tree growth and large granite bedrock outcroppings and wetlands. Of the 249-acre Project Site, approximately 9.3 acres (3.7%) are wetlands and approximately 12 acres (4.8%) are bedrock outcroppings.

The Proposed Action requires a zoning text, zoning map, and comprehensive plan amendments from the Town of Ramapo Town Board to establish a new mixed-use MU-3 zoning district, and site plan approval from the Planning Board. In addition, the Proposed Action would seek a lot line merger to revert the site to a single tax lot in Ramapo.

On July 8, 2020 the Town of Ramapo Town Board declared its intent to serve as Lead Agency for the Proposed Action. Having received no objection from any other Involved Agency, on August 12, 2020 the Town Board adopted a Positive Declaration, thereby finding that the Proposed Action may have a significant adverse impact on the environment and therefore requiring that a Draft Environmental Impact Statement (DEIS) must be prepared. The applicant submitted a draft scoping document to the Town and thereafter the Town circulated the draft scope to all Involved Agencies and to all Interested Agencies and parties in accordance with SEQRA. Written comments on the Draft Scope were received by the Town Board through October 14, 2020.

[3] The Sterling Mine Road Active Adult Community is more commonly referred to as the "Lorterdan Project."

B. INVOLVED AGENCIES AND APPROVALS REQUIRED

Table 3
Required Approvals and Review

Involved and Interested Agencies	Approval/Review
Town of Ramapo Planning Board	Site Plan Approval, Streams and Watercourse Permit, Scenic Road District Review, Subdivision Approval (lot consolidation)**
Town of Ramapo Town Board	Zoning Text and Map Amendment, Comprehensive Plan Amendment, Special Permit**, Extension of Water and/or Sewer District**
Town of Ramapo Community Design Review Committee (CRDC)	Architectural review
Town of Ramapo Building, Planning, and Zoning Department	Building Permits, Blasting Permit
Town of Ramapo Department of Public Works	Sanitary Sewer Connection
Town Ramapo Town Clerk	Sewer License
Town of Tuxedo Planning Board	Freshwater Wetlands Permit, Site Plan Approval
Town of Tuxedo Highway Superintendent	Driveway Permit
Rockland County Highway Department	Road Opening Permit, Driveway Opening Permit
Rockland County Sewer District (RCSD) No. 1	Permit to Connect to RCSD No. 1 Sewer System, Environmentally Sensitive Area Waiver**
Rockland County Drainage Agency	Drainage Permit (Nakoma Brook)
Rockland County Department of Health	Water Supply Permit
Rockland County Planning Department	General Municipal Law § 239-m and -n Referral (Project Site is within 500 feet of a County Road and municipal boundary)
Rockland County Clerk	Lot Line Abandonment
Orange County Department of Public Works	Highway Work Permit, Driveway Permit
Orange County Department of Planning	General Municipal Law § 239-m and -n Referral
NYS Department of Environmental Conservation, Region 3	State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater from Construction Activities (GP-0-15-002), Freshwater Wetlands Permit (6 NYCRR Part 662), Individual SPDES Permit for Onsite Wastewater Treatment System*, Incidental Take Permit**, Air Quality Permit**, Protection of Waters Permit**, Consent to Environmentally Sensitive Area Waiver**, Water Quality Certification**
NYS Office of Parks, Recreation, and Historic Preservation	National Historic Preservation Act Section 106 Review, NYS Historic Preservation Act Section 14.09 Review
United States Fish and Wildlife Service	Endangered Species Consultation
United States Army Corp of Engineers	USACE Nationwide Wetlands Permit
United States Environmental Protection Agency	Environmentally Sensitive Area Waiver**

Notes: * The project proposes to connect to RCSD No. 1 Sewer System. However, an onsite sanitary sewer system is being considered as an alternative, in which case this permit would be required.
** Potentially required.

ADDITIONAL INTERESTED AGENCIES

- Town of Ramapo Highway Superintendent
- Town of Ramapo Police Department
- Town of Tuxedo Town Board
- Village of Sloatsburg Village Board
- Village of Sloatsburg Planning Board
- Sloatsburg Fire Department
- Hillburn Fire Department
- Sloatsburg Volunteer Community Ambulance Corps
- Suffern Central School District
- Harriet Cornell, Rockland County Legislature, Rockland County Task Force on Water Resources Management
- Rockland County Sheriff's Department
- Rockland County Office of Fire and Emergency Services
- Rockland Paramedic Service
- New York State Police
- New York State Department of Transportation, Region 8
- Suez North America
- Orange and Rockland Utilities
- Deborah Munitz/ROSA 4 Rockland
- Palisades Interstate Parks Commission
- Geoff Welch
- Palisades Parks Conservancy
- Open Space Institute
- Trust for Public Lands
- Scenic Hudson
- New Jersey Conservation Foundation
- National Resource Defense Council
- New York New Jersey Trail Conference

- New Jersey Historic Preservation Office
- West Branch Conservation Association

C. SCOPING

Pursuant to Part 617.8, the Lead Agency is conducting scoping, the primary goals of which are to focus the EIS on potentially significant adverse impacts, and to eliminate consideration of those impacts that are not significant or irrelevant. This Scope has been prepared in accordance with Part 617.8(e) and sets forth the following:

- Brief description of the Proposed Action
- Potentially significant adverse impacts
- Extent and quality of information needed to adequately address potentially significant adverse impacts as well as the methodologies required for obtaining this information.
- Initial identification of mitigation measures
- Reasonable alternatives to be considered
- Information that should be included in an appendix rather than the body of the DEIS
- Issues raised during scoping and determined to be neither relevant nor environmentally significant or that have been adequately addressed in a prior environmental review

The Positive Declaration adopted by the Lead Agency indicated that implementation of the Proposed Action may result in one or more potentially significant adverse environmental impacts, and listed the following as reasons supporting its Determination of Significance:

Impact on Land

- The Proposed Action may involve construction on slopes of 15% or greater.
- The Proposed Action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.
- The Proposed Action may involve construction that continues for more than one year or in multiple phases.

Impact on Surface Water

- The Proposed Action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.

Impacts on Plants and Animals

- The Proposed Action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.
- The Proposed Action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.
- The Proposed Action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat.

Impact on Aesthetic Resources

- The Proposed Action may be visible from publicly accessible vantage points seasonally and year round during routine travel by residents, including travel to and from work.

Impact of Historic and Archaeological Resources

- The Proposed Action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.

Impact on Transportation

- The Proposed Action may result in the construction of paved parking area for 500 or more vehicles.

Impact of Noise, Odor, and Light

- The Proposed Action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.

Consistency with Community Plans

- The Proposed Action is inconsistent with local land use plans or zoning regulations.
- The Proposed Action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.
- The Proposed Action is located in an area characterized by low-density development that will require new or expanded public infrastructure.

These potential adverse impacts identified by the Lead Agency in the Positive Declaration will be addressed in various sections of the DEIS as outlined below.

D. GENERAL GUIDANCE, REQUIRED ELEMENTS, ORGANIZATION AND CONTENT OF THE DEIS

GENERAL GUIDANCE

The DEIS is intended to convey general and technical information regarding the potential environmental impacts of the Proposed Action to the Town of Ramapo Town Board (as Lead Agency) and other boards and agencies involved or interested in the review of the Proposed Action. 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 readers of the document will understand, and be able to make decisions based upon, the information provided. Efforts should be made to avoid the use of technical jargon.

Whenever possible, narrative discussions should be accompanied by appropriate tables, charts, graphs, maps and figures. If a particular subject can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the Project Site should include adjacent properties (if appropriate), neighboring uses and structures, roads and water bodies. If possible, besides showing each individual environmental constraint on a separate map, a map showing all of the environmental constraints should be provided.

As the DEIS will become, upon acceptance by the Lead Agency, a document supporting 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 Lead Agency reserves the right, during review of the document, to request that subjective statements be removed from the document or otherwise modified to indicate that subjective statements are not necessarily representative of the findings of the Board. The document and any appendices or technical reports should be written in the third person (i.e., the terms "we" and "our" should not be used).

Pursuant to the requirements of SEQRA, this Scoping Document includes an initial identification of mitigation measures. As the impact analyses have not yet been performed, it is not yet possible to identify all possibly needed mitigation measures at this time. Discussions of mitigation measures should include an explanation of how those measures would be implemented, any

potential environmental impacts of such implementation, the costs and the time frame associated with such implementation, and the entity that would be responsible for implementing and paying for the mitigation. The discussion should indicate any proposed improvements that have been incorporated into the Proposed Action.

REQUIRED ELEMENTS

The DEIS shall contain an analysis of environmental impacts in the subject areas outlined below and an identification of any significant adverse environmental effects that cannot be avoided if the Proposed Action is implemented. Information for each of the subject areas shall be provided in individual chapters describing existing conditions, conditions in the future without the Proposed Action (the "No Build" condition), potential impacts of the Proposed Action, and mitigation measures for any significant adverse impacts identified. Each chapter shall include a brief introduction identifying the major topics to be considered, relevant methodology used, and thresholds for determining if significant adverse impacts exist. An Executive Summary describing the Proposed Action and all significant adverse impacts identified shall also be included.

The current conditions on the Project Site shall be considered the existing conditions throughout the technical analyses. The "build year" for the Proposed Action shall be the expected first year of full occupancy and operation of the fully built-out project. The analysis of the future without the Proposed Action (the "No Build" condition) should be based upon conditions projected in the build year for the Proposed Action. On the Project Site, the No Build condition should consider existing site conditions and valid development approvals (i.e., subdivision), if any. The Applicant shall contact The Town of Ramapo, Town of Tuxedo and Village of Sloatsburg to identify any large development projects that should be included in the No Build analysis. Unless otherwise noted, the DEIS Study Area shall be a quarter mile radius around the Project Site.
The Proposed Action includes the Audio/Video Production Center and a new mixed-use MU-3 zoning district. As proposed, the Audio/Video Production Center would have an FAR of 0.166, but the proposed zoning would permit up to 0.25 FAR. For each DEIS assessment area a detailed analysis of the proposed site plan for the Audio/Video Production, and a generic analysis of a conceptual build-out of the full 0.25 FAR, will be provided. The detailed analysis of the site plan will quantify potential impacts according to the methodologies specified in this scoping document. The generic analysis will identify the potential location, height, square footage, and use(s) of potential future development; the approvals and permits that would be required; potential for increased impacts to natural resources, wetlands, visual resources, and traffic; and potential mitigation measures that would be required.

ORGANIZATION AND CONTENT OF DEIS

Cover Sheet and General Information

Introductory Material - Cover Sheet that includes:

A. Title (i.e., Draft Environmental Impact Statement).

B. Identification of the Proposed Action, including name and location.

C. Identification of the Town of Ramapo Town Board as the Lead Agency for the project.

D. The following contact information:
Sharon M. Osherovitz, Town Clerk
Town of Ramapo
237 Rte. 59
Suffern, NY 10901
845-357-5100 ext. 263
osherovitzs@ramapo.org

E. Website/URL where SEQRA documents are located

F. Date submitted and any revision dates

G. Date of acceptance of the DEIS

H. Date, time and location of public hearing on the DEIS

I. Deadline by which comments on the DEIS are due

J. Name and address of sponsor of Proposed Action, and the name, address and email address for a contact person representing the sponsor

K. The name and address of the primary preparer(s) of the DEIS and a list of consultants involved with the Project for the applicant

L. Table of Contents

M. List of Exhibits

N. List of Tables

O. List of Appendices

Executive Summary

The executive summary should provide the reader with a clear and cogent understanding of the information found elsewhere in the main body of the DEIS and should be organized as follows:

A. Brief but complete description of the Proposed Action, including the proposed zoning text and map amendments.

B. List of all local, County, State and other approvals required.

C. List of all Interested and Involved Agencies.

D. Summary of significant impacts identified in each subject area.

E. Summary of mitigation measures proposed for significant project impacts.

F. Description of alternatives analyzed.

CHAPTER 1: PROJECT DESCRIPTION

A. Introduction. The introduction should identify the document as the Draft Environmental Impact Statement for the Proposed Action, and describe the location of the Proposed Action and development program proposed.

B. Project Description

1. Location and Site Definition. Include local and regional geographic descriptors, tax map designation(s), size of parcel(s) affected by Proposed Action, existing and proposed zoning designation(s), adjoining streets and land uses, and natural features or habitats on-site or contiguous (physically, hydrologically or otherwise) to the site. Include a site location map.

2. Project Site History. Describe current easements, rights-of-way, deed restrictions or other encumbrances on the Project Site. Discuss the Project Site history and past approvals, (including offers to dedicate rights of way), including the current status of the Lorterdan subdivision, special permit, and conditions of approval. The current status of the 42-acre Boynton property should be provided and discussed.

3. Project Description. Include information necessary to describe the Project and its component parts. Describe the proposed site layout and buildings; proposed zoning text and map changes; the relation of the property to other Watchtower properties near the Project Site; operational information including vehicular access, parking and loading requirements; site improvements including grading, roadways, parking areas, drainage features, and pedestrian improvements; and the construction/phasing schedule for the Proposed Action. The DEIS will describe and quantify the areas to be developed with buildings, roadways, walkways, etc. as well as other impervious areas and their use. Provide graphics depicting the site layout, conceptual landscaping plan, and limits of disturbance. Describe proposed water and sewer service to the Project Site, including extension of sewer/water districts and service lines, as applicable.

4. Building Design. Include description of architectural features of the proposed buildings, including graphic depictions of each of the buildings, façade treatment for building sides, building color, screening for HVAC equipment, and integration of green building and low-impact development practices.

5. Resident population. Discuss the number of personnel that will be housed onsite during routine operations; the number of estimated construction personnel during all phases of the project; whether the housing is only for adults, or if children will be housed onsite as well; the typical length of time a volunteer will reside onsite; and the estimated number of daily and weekend visitors. The

C. Project Purpose and Need. The DEIS will describe the purpose and need for each of the proposed onsite uses, including the 645 residential units and how they relate to the proposed audio-visual center. The DEIS will discuss the consolidation of Watchtower studio spaces on the Project Site, anticipated phases, and planned growth.

D. Summary of Approvals Required. Identify anticipated waivers or variances required from the Towns of Ramapo and Tuxedo.

EXISTING CONDITIONS, ENVIRONMENTAL IMPACTS, AND MITIGATION

CHAPTER 2: LAND USE, ZONING AND PUBLIC POLICY

A. Introduction

B. Land Use

1. Existing Conditions. Describe existing land use conditions on the Project Site and in the surrounding study area. The study area for the land use survey shall include land uses within ¼ mile of the project boundaries. Include mapping and photographs of the subject land uses.

2. Future Conditions without the Proposed Action

3. Potential Impacts. Describe the relationship and compatibility of the Proposed Action with adjoining uses and discuss the effects of the proposed facility on the established land use pattern within the study area. Potential adaptive reuse of project improvements for other purposes.

4. Mitigation Measures Proposed

C. Zoning

1. Existing Conditions. Describe the existing zoning for the Project Site in the Towns of Ramapo and Tuxedo. Include information on allowed uses, building bulk, setbacks, etc. within the RSH (Ramapo) and R2 (Tuxedo) Zoning Districts.

Describe the history and current status of the previous application made under the existing RSH Zoning District. Discuss the effect of density restrictions in the zoning relating to environmental and other features on the site.

2. Future Conditions without the Proposed Action

3. Potential Impacts. Describe the proposed zoning text and map amendment for the creation and application of the MU-3 zoning district. Summarize the permitted uses, dimensional requirements, parking requirements, and other proposed requirements and procedures. Describe the consistency of the proposed buildings and site plan with the proposed MU-3 zoning district regulations. Discuss the basis for the proposed dimensional requirements, including building height. Describe the potential full build-out under the MU-3 Zoning District. Identify other properties within the Town of Ramapo that would meet the minimum acreage and access requirements of the MU-3 Zoning District and provide development potential of these identified properties in accordance with MU-3 zoning. Describe the Proposed Action's compliance with the R2 Zoning District. Discuss implications of proposed floor area ratio of 0.25 in zoning amendment versus needed FAR of 0.166 (excess floor area of 885,500 square feet). Discuss alternate ways to develop of the site using the MU-3 land use and bulk provisions (e.g., alternate ratios of residential to nonresidential uses).

Mitigation Measures Proposed. Discuss potential use of Special Permit to add controls to future use of property. Discuss other potential zoning controls for ridgeline protection.

D. Public Policy

1. Existing Conditions. Outline relevant policies and key provisions of the following documents with respect to the Project Site and adjacent properties:
    i. Town of Ramapo Comprehensive Plan (January 2004);
    ii. Highlands Conservation Act of 2004;
    iii. Rockland Tomorrow: Rockland County Comprehensive Plan

2. Future Conditions without the Proposed Action

3. Potential Impacts. Assess the compatibility of the Proposed Action with the relevant policies and key provisions of the documents listed above. Discuss the proposed amendments to the Comprehensive Plan to accommodate the

Proposed Action. Discuss the relative consistency or inconsistency of the proposed zoning text and map amendments with the current Comprehensive Plan in terms of land use, density, overall goals and objectives. Provide specific references to the full text of relevant Comprehensive Plan policies, including policies that specifically reference the Project Site and Lorterdan development and, as applicable, policies relating to environmental protection, housing, and multi-family development. Discuss the timing of the Comprehensive Plan amendments associated with the Proposed Action, as well as the status and timing of Envision Ramapo.[4] Discuss the implications of making the proposed amendments to the Comprehensive Plan and zoning not within the context of a comprehensive planning effort for the entire westerly part of the Town.

4. Mitigation Measures Proposed

CHAPTER 3: GEOLOGY, SOILS AND TOPOGRAPHY

A. Introduction

B. Existing Conditions

1. Soils. Identify the soil conditions and surficial rock conditions on the property, focusing on suitability of the property for development and stormwater management purposes. Using historic aerial photographs and information from the *Soil Survey of Rockland County, any* prior alterations of natural land surfaces will be described. The *United States Department of Agriculture (USDA) Web Soil Survey* and the *Soil Survey of Rockland County* will be used to identify the general soil types on natural areas on the site, and the characteristics of such soils.

   Soil borings will be conducted on the site and site-specific boring information (including depth to groundwater) will be presented and discussed in this section of the DEIS. The suitability of the soils (stability, quality, etc.) and potential engineering limitations for the proposed site alterations and proposed uses on the site will also be examined.

[4] The Town has been updating its Comprehensive Plan, called "Envision Ramapo".

The soil testing conducted shall also be utilized for the stormwater management systems that may be proposed. Soil testing conducted to support the site-specific stormwater management systems shall conform to the requirements of Appendix D of the New York State Stormwater Management Design Manual for infiltration testing and unique requirements associated with the selected structural stormwater management practices to meet water quality treatment goals described in Chapter 6 of the New York State Stormwater Management Design Manual.

The DEIS will provide a description of the environmental site assessment(s) that have been completed on the subject property to assess the potential for surface and/or subsurface contamination. The need for further investigation and/or remediation will also be discussed.

The DEIS will include topographic information obtained through review of site-specific topographic surveys.

2. Topography. Describe the topography of the site and include a topographic map with information about the following slope categories: 0-10 percent, 10-15 percent, and greater than 15 percent.

3. Geology. Identify the major geologic conditions on the property. Describe the depth to bedrock on the Project Site and the amount, if any, of bedrock removal and the means and methods anticipated to be used for removing bedrock.

C. Future Conditions without the Proposed Action

D. Potential Impacts

1. Soils. Quantify the amount of cut-and-fill and the amount of soils to be exported from or imported to the site. Provide information on use of excavated soils and materials, and describe procedures for removal of excess material from the Site, if applicable. Provide anticipated source of fill, and describe quality of fill, if applicable.

2. Topography. Changes to the site's topography resulting from project grading should be identified and the techniques proposed to minimize soil erosion and

slope failure should be described. Include a discussion of construction phasing of site grading activities. Identify and analyze impacts to topography, and evaluate effect of such impacts.

3. Geology. Discuss likelihood of blasting and, if needed, identify areas that will require blasting and quantity amount/extent.

4. Erosion and Sediment Control Plan. Describe grading and excavation plans with respect to changes in drainage patterns and potential soil erosion. Identify and describe measures for controlling erosion and preventing sediments from migrating off site.

5. Preliminary grading plans and road profiles will be provided in the DEIS. Identify and analyze the amount and location of earthwork anticipated (preliminary cut and fill analysis), identify total amount of disturbance, and evaluate the effect of such earthwork with respect to soils and topography. The proposed duration of construction, as it relates to land disturbance, will also be presented in this section of the DEIS. Describe project phasing and the total areas to be disturbed at one time. Identify anticipated source or destination of soil or rock to be imported or exported from the site, as well as the associated number of truck trips and timeframe associated with the export/import of soil and rock.

E. Mitigation Measures Proposed

1. A description of the measures that will be implemented to mitigate potential impacts from erosion and off-site sediment transport during construction will be presented. Provide and discuss the Erosion and Sediment Control Plan prepared in accordance with the latest edition of the New York Guidelines for Erosion and Sediment Control and the latest edition of the New York State Department of Environmental Conservation publication, Stormwater Management Design Manual.

2. Discuss and evaluate additional features of the proposed site plan that reflect steps taken to avoid, minimize or mitigate potential impacts on existing topography and steep slopes.

CHAPTER 4: NATURAL RESOURCES

A. Introduction

B. Existing Conditions

1. Identify vegetative communities, habitat types, and wildlife on the Project Site, including a description of species presence and abundance, age, size, distribution, dominance, community type, and habitat for wildlife. Data provided shall be based on actual field data collected by experienced personnel at the appropriate time of year and studies shall follow accepted protocols for completing natural resource inventories. Inventory will include both migratory and resident wildlife species.

   More specifically, an ecological field survey of the Project Site will be performed to identify existing habitats, according to the habitat descriptions included in the New York Natural Heritage Program (NYNHP) publication *Ecological Communities of New York State* (ECNYS, Edinger et. al., 2014). An assessment of the quality and functional capacity of the identified ecological communities will be performed. Inventories of vegetation and wildlife species observed during the field survey, as well as those expected at the site based on habitat observations and review of New York State Department of Environmental Conservation (NYSDEC) databases (i.e., the New York State Breeding Bird Atlas and the New York State Amphibian and Reptile Atlas Project databases) and other published resources, including the Cornell Lab of Ornithology's database (eBird) and the National Audubon Society's Christmas Bird Count, will be compiled.

2. Identify protected native plants, State-listed threatened or endangered plant and animal species, unique or locally rare plants and animals, and significant habitat areas on the Project Site. To determine if records exist for rare/protected species or communities at and in the vicinity of the site, a United States Fish and Wildlife Service (USFWS) IPaC (Information for Planning and Consultation) resource report for federally listed species will be generated and a records request will be submitted to the NYNHP for records of NYS-listed species and/or communities. As applicable, the field survey will include a survey and/or habitat assessment for any rare/protected species identified in agency records as potentially occurring at the site.

3. Provide graphic figures of existing vegetation, wetlands and streams. Provide a single graphic depicting natural resources or constrained lands with the outline of proposed improvements. Where the environmental features continue beyond site boundaries into neighboring properties, indicate this graphically.

4. The results of the existing ecological conditions assessment will be summarized in the DEIS, with supporting figures, maps, records and data included within or appended to the document.

5. Provide graphic figures of existing onsite slopes and soil types.

C. Future Conditions without the Proposed Action

D. Potential Impacts

1. Assess the potential impacts to existing vegetative communities and habitats, wetlands, wildlife inventory, threatened and endangered species, and significant habitats, as a result of the Proposed Action.

2. Describe the proposed method for tree removal and disposal and measures to protect trees to remain. Include a tree preservation plan identifying the trees greater than 8 inches diameter at breast height (dbh) within the limits of disturbance, and 4 inch dbh within the front yard and along the street frontage in the Town of Ramapo.

3. Discuss and evaluate additional features of the proposed site plan that reflect steps taken to avoid, minimize or mitigate potential impacts on existing vegetation, wildlife and ecology.

E. Mitigation Measures Proposed. A discussion of proposed avoidance, minimization and mitigation measures for any potential adverse impacts to the identified ecological resources will be provided, as applicable. Describe how land outside of the limits of disturbance would be preserved. Discuss long-term preservation measures (e.g. conservation easements), particularly with respect to buffer areas intended to protect surrounding properties or important viewsheds.

CHAPTER 5: SURFACE WATER, FLOOD PLAINS, GROUNDWATER RESOURCES AND WETLANDS

A. Introduction

B. Existing Conditions

1. Surface water resources on and adjacent to the Subject Property will be identified and described. This section of the DEIS will include a review of NYSDEC freshwater wetland maps and the National Wetland Inventory Maps to determine the potential for regulated wetlands to be present on the Subject Property. Wetlands and surfaces waters occurring at and adjacent to the site will be identified and assessed in the field. A summary of the applicable agency regulatory programs pertaining to the identified wetland and surface water resources will be provided. These include the United States Army Corps of Engineers (USACE), NYSDEC and the New York State Department of State (NYSDOS), as well as any applicable local government regulatory programs. Consultations will be undertaken with the NYSDEC and United States Army Corps of Engineers (USACE), if applicable, to confirm the presence of and limits of wetlands existing on or adjacent to the Subject Property. As appropriate, wetland permit applications will be submitted to the applicable regulatory agency(ies), and copies of same will be included in the DEIS.

2. Describe and identify graphically watercourses and wetlands on the Project Site. The description should include the existing drainage patterns on the site, a description of the watershed, and discharge points of existing drainage. Specifically, identify portions of the Project Site that drain to Ringwood Creek, Nakoma Brook, Ramapo River, and Wanaque Reservoir, as applicable. For each wetland, including vernal pools, indicate and discuss the location, type (including soils), vegetation, hydrology, acreage (approximate for off-site wetlands), pertinent jurisdiction, total wetlands acreage and percent of site occupied by wetlands and respective wetland buffer areas, and value to wildlife.

3. Any 100- and 500-year floodplains should be depicted on a map, and any existing development within the floodplain(s) will be shown. Federal Emergency Management Agency (FEMA) Flood Map Service data will be used to identify and confirm those portions of the Subject Property that may exist within a designated

flood zone. Depth to groundwater will be determined based upon published sources and soil borings.

4. Identify sole source aquifers underlying the Project Site. Using publicly available sources, provide a bedrock aquifer map for the Project Site that includes fractures, aquifer recharge areas, surface flow directions, and groundwater connections, as applicable. Include a map of County groundwater protection zones to public water wells and aquifers within 1,000 linear feet of the Project Site.

C. Future Conditions without the Proposed Action

D. Potential Impacts

1. Proposed development within floodplain areas will be identified and depicted on a map. Relevant regulations relating to development within such areas will be described along with the consistency of the Proposed Action therewith.

2. Impacts to groundwater, including sole source aquifers, from development and occupancy of the Project will be discussed. The potential for water table impacts will also be discussed. Include a discussion of fracture locations and the potential groundwater contamination. Identify potential groundwater displacement resulting from foundations and excavation associated with the Proposed Action. Discuss potential groundwater impacts resulting from the proposed septic system for the 3,000 square foot backlot building.

3. Identify, discuss and analyze direct and indirect disturbances to on-site wetlands, including vernal pools, and respective wetlands buffer areas as regulated by the Town of Ramapo, Town of Tuxedo, the NYSDEC and the U.S. Army Corps of Engineers, including acreage impacted for each regulatory jurisdiction (with reference to a map).

4. Identify, discuss and analyze potential water quality impacts resulting from the development of the Proposed Action to Ringwood Creek, Nakoma Brook, Ramapo River and the northern headwaters of the Passaic River Watershed, and Wanaque Reservoir, as applicable.

E. Mitigation Measures Proposed

1. Identify and analyze proposed wetland mitigation areas required to address disturbance of regulated wetlands, or other measures to mitigate disturbance to the wetland buffers. Identify and discuss permits required by local, City, County, State and Federal agencies. Evaluate impact of proposed stormwater management plan on wetland hydrology.

   Discuss efforts to avoid encroachment on wetlands, watercourses, and buffer areas. Describe measures that would be taken to minimize impacts on water resources during construction and after completion of the Proposed Action. Describe proposed wetland enhancement measures, and measures to increase the biodiversity of the Project Site.

2. Identify, discuss and analyze proposed mitigation measures to address potential impacts to Ringwood Creek, Nakoma Brook, Ramapo River and the northern headwaters of the Passaic River Watershed, and Wanaque Reservoir, as applicable.

CHAPTER 6: STORMWATER MANAGEMENT

A. Introduction

B. Existing Conditions. Existing stormwater management facilities (including recorded easements, should they exist) will be described and existing stormwater quantified. Stormwater discharges to existing surface water bodies and wetlands will be identified.

C. Future Conditions without the Proposed Action

D. Potential Impacts. Drainage plans will be presented in this section of the DEIS, and changes from existing drainage/stormwater management will be described. This section of the DEIS will also describe the methods of stormwater management from the proposed development. This section of the DEIS will include a projection of stormwater to be generated, and discussions of the proposed collection and stormwater management systems (including ownership and party[ies] responsible for maintenance) and anticipated changes in drainage patterns and floodwater flows as a result of the Proposed Action. An analysis of compliance of the proposed stormwater management system with

regulatory requirements will also be provided in this section of the DEIS. Preliminary existing and post-development drainage calculations will be provided.

Appropriate modeling of the existing site conditions shall be prepared following the criteria of the New York State Stormwater Management Design Manual. At a minimum, the 1-year, 24-hour, 10-year, 24-hour and 100-year, 24-hour storm events shall be analyzed. Provide / list the 24-hour rainfall intensities utilized in the analysis for as well as the identifying the source of the data. Provide a description of each stormwater practice proposed that provides water quality, RRv and water quantity controls with the appropriate NYSDEC designation number noted pursuant to part III.B.2.a of General Permit 0-20-001. The plans shall cover the dimensional and material requirements. There shall be a general discussion of stormwater management planning undertaken with emphasis on items outlined in Section 5.2 (Table 5.4) and Section 5.3 (Table 5.7) of the New York State Stormwater Management Design Manual. For green infrastructure practices, differentiate between those which are and are not being utilized to obtain the required WQv and RRv. if not being utilized, provide reasoning.

Consistency with the relevant recommendations of the *New York State Stormwater Management Design Manual* and *the New York Standards and Specifications for Erosion and Sediment Control, as well as conformity with the Rockland County Department of Public Works Drainage Requirements* will be discussed. In addition, a discussion of the conceptual Stormwater Pollution Prevention Plan (SWPPP) proposed for the project, including construction phases, will be provided.

E. Mitigation Measures Proposed

CHAPTER 7: VISUAL AND AESTHETIC RESOURCES, AND COMMUNITY CHARACTER

A. Introduction. This section of the DEIS will detail the existing aesthetic characteristics of the site and surrounding area through descriptive text and representative photographs. Potential changes in views of the Subject Property and its surroundings upon implementation of the Proposed Action will be evaluated through comparisons of post-development conditions to the existing conditions and to the established aesthetic character of the surrounding neighborhood.

B. Existing Conditions. Describe through text and photographs the visual character of the Project Site within the context of its surrounding area. Include a description of prevalent

760 land-forms and vegetative cover. Identify and describe through a GIS modeled viewshed
761 analysis, photographs, or site sections significant views into the Project Site from a range
762 of representative publicly accessible vantage points listed in Table 3 below.
763

Table 3
Vantage Point Locations

Map Key	Location Name
1	NY/NJ Border - Cooper Union Trailhead
2	Ringwood Beach - Sheppard Pond
3	Alexander Road & Eagle Valley Drive
4	Eagle Valley Road (west) and Sterling Mine Road
5	Table Rock Road
6	Juniper Terrace Neighborhood 1
7	Juniper Terrace Neighborhood 2
8	Juniper Terrace (west) and Sterling Mine Rd
9	Juniper Terrace Neighborhood 3
10	Juniper Terrace Neighborhood 4
11	Juniper Terrace (east) and Sterling Mine Road
12	Eagle Valley Road (east) and Sterling Mine Road
13	Sloat House
14	Old Sloatsburg Cemetery
15	Jacob Sloat House*
16	Sloat's Dam
17	McCready, Robert and Mary House
18	Dater Mountain Trail
19	Dater Mountain Lookout
20	Seven Lakes Drive
21	Harriman State Park Road 1
22	Harriman State Park Road 2
23	Harriman State Park - Ramapo Torne lookout*
24	Harriman State Park Blue Trail Overlook (Dater Mountain)*
25	Harriman State Park Blue Trail 1*
26	Harriman State Park Blue Trail 2*
27	Ringwood State Park overlook*

28	Sterling Forest State Park 1*
29	Sterling Forest State Park 2*
30	Sterling Forest State Park 3*
31	Liberty Rock, Sloatsburg*
32	Table Rock Estate (St. Joseph's Home)*
* Site section will be provided.	

C. Future Conditions without the Proposed Action

D. Potential Impacts. Describe and visually demonstrate the changes to the views into the Project Site from the publicly accessible vantage points described above using a combination of photographs depicting the existing conditions, simulations depicting the proposed future conditions, line of sight drawings, cross-sections, and perspective renderings. The DEIS should include computer viewshed mapping of both landform and vegetative cover to document location, distance and potential visibility from the above visual resources. Cross-sections should identify the portion of the viewshed within the Applicant's control by depicting the property line and buffers proposed on the Project Site. Discuss the visual and architectural character of the building program proposed, with special attention to the off-site visibility of buildings and structures that will be allowed by the proposed maximum building height. Discuss the cultural and natural context of the Project Site within the Highlands Region. Assessment of impacts shall be based on the NYSDEC Program Policy document "Assessing and Mitigating Visual and Aesthetic Impacts" last revised December 13, 2019. Describe the proposed type and levels of exterior site lighting and any interior building lighting that will be visible from adjoining properties and public vantage points. Discuss the Proposed Action's consistency with the Scenic Road District regulations.

E. Mitigation Measures Proposed. Key features of the Project (e.g. building orientation, proposed landscaping, protection of existing vegetation, proposed buffer areas, light pollution reducing fixtures) that would serve to minimize potential visual and community character impacts will be presented.

CHAPTER 8: COMMUNITY FACILITIES

A. Introduction.

B. Existing Conditions. Describe existing police, fire and emergency service providers, the school district(s), water and sewer service providers, and solid waste disposal service provider(s) who will serve the Project Site. Describe existing parks and recreational resources within 1 mile of the Project Site. This should include walking paths, trails, and elements that are being considered or could be prime candidates to be converted into walking paths and trails. The above will also be shown cartographically on a map.

C. Future Conditions without the Proposed Action. Using information made available by the emergency service providers, the school district(s), solid waste disposal service provider(s), and State/County/Town parks agencies describe planned changes to staffing levels, service levels, equipment and/or facilities.

D. Potential Impacts. Assess potential impacts of the Proposed Action on staffing levels, service levels, equipment and/or facilities on- and off-site. Discuss potential impacts of the Proposed Action on the Town's parks and recreational facilities. Discuss the potential need for a fire truck as during the review of the Lorterdan subdivision and the current status of this matter. Provide a tax impact analysis. Impacts associated with school aged children both in the short term (Watchtower) and in the long term shall be discussed.

E. Mitigation Measures Proposed. Discuss on-site security and fire protection systems, and other proposed mitigation measures. Discuss separation distance between buildings, proposed fire access, and construction in accordance with applicable building and fire codes. Discuss the potential of a walking path on the Project Site.

CHAPTER 9: HISTORICAL, CULTURAL AND ARCHAELOGICAL RESOURCES

A. Introduction. The project site, or a portion of it, is located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.

B. Existing Conditions. A Phase IA/IB Archaeological study was prepared for the previous "Sterling Mine Road Active Adult Community" and will be included in the Appendix of the DEIS. Consultations will be undertaken with the SHPO and further investigations (e.g., Phase 2 Archaeological Evaluation, etc.) would be performed as needed. The potential for Project related impacts to historic, archaeological, and cultural resources on the Project Site should be discussed. Relevant correspondence with the New York State Historic Preservation Officer (SHPO) should be included in

the Appendix of the DEIS. Key findings and recommendations of the archeological studies will be discussed in the DEIS and included in their entirety in the Appendix of the DEIS. The results of previous archaeological studies conducted on the Project Site should be summarized in the DEIS.

C. Future Conditions without the Proposed Action

D. Potential Impacts

E. Proposed Mitigation Measures

CHAPTER 10: INFRASTRUCTURE AND UTILITIES

A. Introduction

The existing infrastructure serving the Subject Property will be described. The presence and availability of electricity, natural gas (if ultimately proposed to be used), and the water supply and sewer infrastructure will be detailed. To assess the potential impacts the Proposed Action would have on this infrastructure, the anticipated demand for each will be estimated based on published data and standards of pertinent agencies.

Consultations will be undertaken with the respective service providers regarding the availability of their infrastructure to meet the anticipated demands of the Proposed Action. In the event a service extension or update to infrastructure is deemed necessary, the details of such extensions will be explained. Copies of correspondence with service providers will be included in the DEIS.

B. Water Supply (Potable and Fire Protection)

1. Existing Conditions. Identify water supply availability and capacity. Discuss the locations and capacity of the existing water distribution systems in the vicinity of the project site, if any. Describe relationship, if any, to sole source aquifer.

2. Future Conditions Without the Proposed Action

3. Potential Impacts. Describe design of water supply systems; location of hookup, need for extension, supplier; projection of usage and potential impact on capacity. Identify potential on- and off-site impacts associated with connecting site to public water (e.g., earth work, tree removal, etc.). Description of standpipe location and design. Description of measures to ensure adequate pressure/supply for residential uses, fire flows, and building sprinklers.

4. Proposed Mitigation. Include discussion of conservation and water saving methods.

C. Sanitary Sewers

1. Existing Conditions. Describe existing sanitary sewer service locations and capacities surrounding the Project Site.

2. Future Conditions Without the Proposed Action

3. Potential Impacts. Determine the project sewage generation in terms of average day, maximum day and peaking hourly flows. Describe potential connection to existing sanitary sewer service.

4. Proposed Mitigation. Define required upgrades or improvements to existing receiving sanitary sewer systems that may be necessary to service the project site.

D. Electricity and Gas

1. Existing Conditions. Describe existing service providers serving the Project Site.

2. Future Conditions Without the Proposed Action

3. Potential Impacts. Describe anticipated usage and installation of service lines. Describe central chilled/hot water plant with geothermal heat recovery system. Described how compressed natural gas or liquefied natural gas

(CNG/LNG) will be stored on-site for back-up heating and electric power generation.

4. Proposed Mitigation

CHAPTER 11: TRAFFIC

A. Introduction

B. Existing Conditions Analysis

1. Describe the physical roadway characteristics of the street network in the project study area as defined below, including classifications, general condition, number of lanes by direction, pavement markings, bus stops, traffic control signing and traffic control.

a. The following is a description of the roadways to be included in the traffic analysis:

- NYS Route 17 (Orange Turnpike);
- County Route 84 (Long Meadow Road);
- County Route 72 (Sterling Mine Road);
- County Route 68 (Eagle Valley Road);
- Eagle Valley Road (local road);
- Sterlington Road (Sister Servant's Lane);

b. The following is a description of the intersections to be included in the traffic analysis:

- CR72 (Sterling Mine Road)/ Eagle Valley Road (West);
- CR72 (Sterling Mine Road)/ Eagle Valley Road (East);
- Orange County CR 72 (Sterling Mine Road)/ Orange County CR 84 (Long Meadow Road);
- Eagle Valley Road/ Route 17 (signalized);
- Sterling Mine Road ramp/Route 17 southbound;
- Route 17/ Sterling Mine Road (all ramp connections);
- Long Meadow Road at World Headquarters Main access drive; and

- Long Meadow Road at World Headquarters gated security drive (if needed).

2. Traffic Data Collection. Due to the current conditions related to the Coronavirus pandemic the collection of traffic data on area roadways surrounding the Subject Property is not possible. The Applicant has two options to consider in obtaining baseline traffic volumes for the Study Area intersections. The first option is to obtain and submit all available historical traffic data from the Town of Ramapo, New York State Department of Transportation (NYSDOT), Rockland or Orange County Highway Departments or the Village of Sloatsburg or Town of Tuxedo in the Study Area. If data is available it should be summarized and graphically illustrated for the Study Area and all peak hour volumes for weekday conditions and a Saturday condition (if available) should be provided. If the Town determines this baseline traffic volume condition is appropriate and is based on available data from within the last three years it may be deemed appropriate to apply to any new traffic counts obtained by the Applicant and adjusted to reflect the historical traffic data available. To do this, the Applicant will need to obtain traffic volumes in the exact same locations as provided in the historical data to determine the change in traffic levels and potential patterns in order to assess the likely decrease in traffic under current conditions and how the current traffic volumes should be increased to reflect a pre-Coronavirus condition. If this is deemed appropriate by the Town, it may be accepted as a baseline condition reflecting adjusted traffic volumes in order to proceed with the completion of a traffic analysis. However, the Applicant will need to reassess traffic conditions in the near future when Schools and businesses are reopened and the general public has returned to work and potentially the new normal conditions in the surrounding area. It is anticipated that new traffic volumes even after the Coronavirus conditions have eased will be lower than pre-Coronavirus levels and will need to be reassessed at that time.

   Prior to conducting any new turning movement counts, automatic traffic recorders (ATR) should be installed in the same locations as all available traffic data to be identified by the Applicant to obtain matching traffic volume data by location and add at least one location on Sterling Mine Road near the site frontage and one location on Long Meadow Road south of the existing World Headquarters facility. The ATR's should be installed for a one-week period, including two weekends. This data should be summarized in an hourly fashion to identify both directional

and hourly traffic volumes, identify peak hour volumes and identify the daily traffic volumes for each segment of the roads noted above.

Manual traffic counts should be counted at the Study Area intersections during the following peak time periods: Weekday A.M., Weekday P.M. and Saturday Afternoon. These time periods are identified as 7:00 A.M. to 10:00 A.M., 3:00 P.M. to 6:00 P.M. for a weekday condition and on a Saturday morning/afternoon from 10:00 A.M. to 2:00 P.M.

a. Data will be collected in 15-minute segments by intersection approach and turning movements.

b. Data will be summarized in tabular format and included in the appendix of the document.

c. All data will be summarized and peak hour volumes will be graphically illustrated for each intersection for the three peak hour conditions and all hourly data should be provided in a graphic illustration for a 24-hour period for a typical weekday and each of the Saturday condition for the ATR locations.

3. Capacity Analysis. A capacity analysis shall be performed at each of the study area intersections using Synchro traffic modeling and optimization software, which implements the methodologies presented in the Highway Capacity Manual (HCM) to evaluate intersection service conditions for average delay per vehicle, level-of-service (LOS) and queuing data. Where determined to be necessary, the Highway Capacity Software (HCS) will be utilized in lieu of Synchro for analysis of the ramp intersection locations. The results will be summarized in a table format including each hour and intersection. All capacity analysis worksheets will be included in the Report Appendix.

4. Public Transportation. Identify public transportation available to the Project Site. This will include schedules.

5. Pedestrians/Bicycle. Describe existing facilities for pedestrian and bicycle crossings at study area intersections and on each roadway in the Study Area.

6. Safety. The most recent 3 years of available crash data records from the New York State Department of Transportation (NYSDOT) for the study area intersections will be obtained and summarized in tabular form to determine general vehicular safety conditions in the study area. Any high accident locations will be identified with possible mitigation opportunities.

C. Future Conditions Without the Proposed Action

1. Background Traffic Growth. Estimated traffic volumes in the study area in the future without the project (No Build). Future traffic volumes should be estimated using existing volume information adding a background growth factor, and incremental increases in traffic from substantial projects scheduled to be completed by the Build Year that are anticipated to utilize the same intersections as the Project. Trips generated by these projects should be determined using Institute of Transportation Engineers (ITE) Trip Generation 10th Edition rates and other sources where appropriate.

2. Roadway Improvements. Describe planned roadway and intersection improvements in the study area.

3. Capacity Analysis. Perform a capacity analysis at each of the study area intersections for the future without the Proposed Action. Present Synchro results tabularly for the appropriate intersections and timeframe described above. All capacity analysis worksheets will be submitted.

4. Public Transportation. Describe planned changes to the public transportation services that serve the Project Site in the future without the Proposed Action.

5. Pedestrians/Bicycle. Describe planned improvements to accommodate pedestrian/bicycle movements at study area intersections and nearby roadways in the Study Area in the future without the Proposed Action.

6. Safety. Describe in proposed changes in safety conditions to address accidents within the study area.

D. Potential Impacts

1. Trip Generation and Project Generated Vehicle Assignment. Based on programmatically similar WBTS facilities in Rockland or Putnam Counties, estimate future traffic volumes resulting from the development. Overlay the project-generated traffic on the future No Build network to determine future Build traffic volumes. Calculate potential trip generation from the Project Site and the vehicular assignment of project generated trips throughout the study area roadways and intersections. Source of determining site traffic assignment will be provided.

   Any trip generation rates and estimates for site traffic used in the analysis and estimates for the Ramapo Site obtained at other Applicant facilities in Rockland, Orange or Putnam Counties (or other locations) will provide detailed information of each facility including a detailed description of activities, schedules, specific land uses within the development, number of people present at the facility at the day of the traffic counts any specific adjustments to reflect typical conditions prior to the current economic conditions and decrease in traffic patterns due to the Coronavirus impacts. Any traffic data used to estimate site traffic estimates for the Ramapo Site will include detailed field sheets, breakdown of all obtained traffic data, hours of traffic counts and identification of peak hours using the process to determine site traffic generation for the Ramapo facility.

2. Capacity Analysis (Build and Mitigation). Perform a capacity analysis at each of the study area intersections (including the Project Site driveways) to assess potential impacts of the Proposed Action. Present Synchro results in a tabular format for the appropriate intersections and timeframe described above. All capacity analysis worksheets will be submitted.

3. Project Site Driveway Analysis. Perform a sight distance analysis to assess vehicular safety at the Project Site driveways. Analyze Project Site driveways to determine the need for traffic control devices (e.g., stop sign). This analysis will be based on Rockland County Highway Department standards.

4. Parking. Describe proposed off-site parking associated with the proposed development program. Determine if the number of on-site parking spaces proposed is adequate to accommodate the projected demand. The analysis will include a description on each land use, programs and events for weekdays and weekends including attendance and Staff. Describe any shuttle services that

would be used to transport residents, volunteers, and visitors between the Project Site and other Watchtower facilities.

5. On-Site Circulation. Describe on-site circulation of vehicles (auto, truck, emergency vehicles, and bus) and pedestrians.

6. Public Transportation. Analyze potential consequences of the Proposed Action on public transportation in the area. Describe impacts to public transportation service resulting from new demand associated with the proposed development program.

7. Pedestrians/Bicycle. Analyze consequences to pedestrian/bicycle movements as a result of the Proposed Action. Describe impacts to pedestrian/bicycle movements at study area intersections and area roadways and proposed improvements to mitigate impacts resulting from potential development. Discuss proposed on-site bicycle infrastructure.

8. Safety. Describe the Proposed Action's potential impact on safety conditions within the study area.

9. Comprehensive Plan Transportation Policies. Describe how the Proposed Action would conform to the transportation initiatives and strategies contemplated by Town of Ramapo, Town of Tuxedo, Village of Sloatsburg, Rockland County, and Orange County within the study area.

E. Proposed Mitigation

1. Develop mitigation measures (e.g., signal retiming/rephasing, lane restriping, roadway improvements, etc.) and assess traffic conditions at impacted intersections with the developed mitigation measures in place.

CHAPTER 12: NOISE AND LIGHTING

A review of local noise ordinances in the Towns of Ramapo and Tuxedo and relevant guidance promulgated by the NYSDEC for the assessment and mitigation of noise impacts will be performed with a focus on potential impacts from construction activities. With respect to post-

construction conditions, this section will consider the compatibility of the proposed non-residential and residential uses with noise that typically occurs in residential areas, including the communities surrounding the Subject Property.

In addition, potential impacts from lighting during construction and operation will be evaluated, and an analysis for consistency with local ordinances will be included in this section of the DEIS. Potential visibility of lighting off-site will be described. Hours of operation, safety, and security lighting will be discussed. Discuss the potential impacts of light pollution on the surrounding ecosystem and the use of full cut-off fixtures, timers, light sensors, and other means to minimize light pollution.

CHAPTER 13: SOCIOECONOMICS

A. Introduction

B. Existing Conditions. Describe existing tax revenue and economic benefits generated by the Project Site.

C. Future Conditions without the Proposed Action. Describe future tax generation and economic benefits that would be generated by the Project Site in the future without the Proposed Action.

D. Potential Impacts. Evaluate the economic and fiscal impacts of the Proposed Action. Discuss the taxable status of the Proposed Project and the potential for payments in lieu of taxes. Describe the anticipated municipal cost of the Proposed Action. Using IMPLAN (IMpact analysis for PLANning) input-output modeling system, identify the direct and indirect economic benefits of the Proposed Project generated during construction and operations. Provide the methodology and parameters used in the modeling. Volunteering should be identified as unwaged labor (except for stipend).

    a. Construction Period:

        i. Direct Jobs, Employee Compensation, and Economic Output. Estimate the total number of construction jobs that would be created through construction of the proposed facility, as well as the direct employee compensation and total economic output. Jobs should be reported in person-years of employment, i.e., the equivalent of one construction

worker working full-time for one year. Discuss the potential to use local labor.

ii. Indirect and Induced Jobs, Employee Compensation, and Economic Output. Estimate the number of indirect jobs (jobs generated by business-to-business purchases of goods and services), induced jobs (jobs created by growth in income and consumer spending in the study area), and indirect and induced employee compensation and economic output generated during the construction period. Discuss the potential to use local labor.

b. Operational Period:

i. Estimate the annual economic benefits resulting from labor and expenditures used to operate the project.

ii. Indirect and Induced Jobs, Employee Compensation, and Economic Output: Estimate the effects of business-to-business purchases on the local economy. Using IMPLAN, estimate indirect jobs, employee compensation, economic output, and induced effects generated within Rockland County and New York State. Discuss the potential to use local labor.

E. Mitigation Measures Proposed.

CHAPTER 14: CONSTRUCTION IMPACTS

A. Introduction. This section of the DEIS will assess construction-related impacts and the means that will be employed to mitigate such impacts.

B. The DEIS should describe proposed construction phasing, overall schedule for project completion, and hours of construction operations. The DEIS should describe the equipment and materials storage and/or staging area, anticipated number of construction workers, anticipated lighting and security, and the delivery means and methods. The DEIS should describe how the residential and non-residential uses will be phased, and the means and methods to protect the Phase 1 residential areas while the remaining site is built-out. The DEIS should describe the erosion and

sediment control plan for the Proposed Action and temporary stormwater management practices to be implemented.

C. The DEIS should assess the potential environmental impacts due to the construction of the Proposed Action including traffic, noise, air quality, dust, blasting, erosion and sedimentation and its impact on the surrounding area. Anticipated routes for construction traffic to and from the site should be identified, including how the existing and proposed driveways would be phased and used for construction access. The anticipated number of trucks and frequency of deliveries should be identified. The anticipated amount of cut and fill, as well as staging areas for grading activities should be described. The potential for import or export of fill should be discussed. In addition, if the environmental site assessment(s) identify the need for mitigation of surface and/or subsurface contamination, the means to address these issues during construction will be evaluated.

CHAPTER 15: ALTERNATIVES

A. Pursuant to Part 617, the DEIS must contain a description and evaluation of reasonable alternatives to the Proposed Action that are feasible for the applicant to pursue, taking into account the objectives and capabilities of the Project Sponsor.

B. Provide a narrative description and qualitative analysis of each impact issue for each alternative identified below. Provide a comparative analysis for each potential impact area to allow the Town to evaluate the Proposed Action in relation to potential alternatives. Summarize the comparative analysis in tabular format.

C. The DEIS will include and analyze the following Alternatives:

1. No Action Alternative (site remains in its present state)
2. Build Out Under Existing Zoning (Lorterdan Project)
3. Building Out Under the RR-80 Zoning
4. Nine Residential Building Alternative (Reduced Scale Alternative)
5. On-Site Wastewater Treatment System Alternative. Analysis of this alternative will require a discussion of potential odor impacts.
6. Reduced Height Alternative

CHAPTER 16: SIGNIFICANT ADVERSE IMPACTS THAT CANNOT BE AVOIDED OR ADEQUATELY MITIGATED IF THE PROJECT IS IMPLEMENTED

Describe short- and long-term significant adverse environmental impacts that cannot be avoided or adequately mitigated if the Proposed Action is implemented.

CHAPTER 17: IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Identify natural resources that would be consumed, converted, or made unavailable for future use by the Proposed Action.

CHAPTER 18: IMPACTS OF THE PROPOSED ACTION ON THE USE AND CONSERVATION OF ENERGY/SUSTAINABILITY

A. This section of the DEIS will describe the existing and proposed energy sources for the Subject Property. Consultations will be undertaken with energy service providers to confirm the availability of service and identify any necessary infrastructure improvements required to serve the proposed Project.

B. Describe the impacts of the Proposed Action on the use and conservation of energy. Discuss the energy sources to be used, anticipated levels of consumption, and proposed energy conservation measures.

C. This section of the DEIS will evaluate the impacts of the Proposed Action on climate change in a manner consistent with the guidance provided in the NYSDEC's The SEQR Handbook. Specifically, this section will address topics related to energy use and flooding. The DEIS shall include an evaluation of estimated greenhouse gas (GHG) emissions resulting from the construction and occupation of the Project, including increased generation from power plants due to electric demand from the Project; any fuel combustion for heating; and fugitive emissions of methane, resulting from potential natural gas use. GHG projections will be compared with State and applicable local policies for reducing GHG. Mitigation of energy use and greenhouse gas emissions through improved energy efficiency and the use of distributed renewable energy beyond

that required by basic compliance with existing building code requirements, will be analyzed.

Green construction and ENERGY STAR® standards will be discussed and analyzed. Low/no emissions and alternative energy sources, such as, but not limited to, ground source heat pumps/geothermal, electrified HVAC, solar PV, and solar thermal hot water systems, will be analyzed as alternatives to traditional fossil fuel powered building systems. The inclusion of electric vehicle charging stations will be discussed.

The costs and climate impact benefits of the Project constructed to bring about greatly reduced or no CO_2 emissions, will be compared with the costs and benefits of the Project proposed for construction. Costs to be considered include construction costs, and also lifecycle energy costs for the Project.

Additionally, the Project will be evaluated to determine consistency with the Climate Leadership and Protection Act (2019); consideration will be given to use of improved energy efficiency measures, installed renewable generation, and electrified heating of the Project, as New York State creates policies to implement the legislation mandating 40% economy-wide reduction in greenhouse gas emissions by 2030.

The FEMA Flood Map Service will be used to identify any parts of the Subject Property that currently exist within a floodplain. To assess the future flooding and severe storm risks that may impact the Proposed Action.

For any areas identified as at-risk for future flooding, the pertinent floodplain development requirements and building codes, including local, County and federal regulations, will be described. The Proposed Action's conformance with these standards will be explained.

D. The DEIS will also discuss mitigation measures which could reduce energy demands during both the construction and long-term operation. Pertinent sections of the State Energy Conservation Construction Code will be identified. Conformance with relevant energy conservation programs will also be described.

Chapter 19: GrOwth Inducing Aspects of the Proposed ActionIdentify potential growth inducing impacts that could result from the Proposed Action including potential use of MU-3 zoning elsewhere in the Town. Discuss potential for growth inducement from extending water and/or sewer lines to the Project Site.

CHAPTER 20: ISSUES RAISED DURING SCOPING AND DETERMINED TO BE NEITHER RELEVANT NOR ENVIRONMENTALLY SIGNIFICANT OR THAT HAVE BEEN ADEQUATELY ADDRESSED IN A PRIOR ENVIRONMENTAL REVIEW

A. There are no known odor impacts associated with the proposed Project. Accordingly, an odor analysis will not be required as part of the DEIS.

B. The Project Site is located well above sea-level. As such, there are no potential sea-level rise impacts associated with the Proposed Action.

APPENDIX

Until the DEIS has been completed, it is not possible to determine all information/data that will be included in an appendix, rather than in the body of the DEIS. However, at a minimum, the following should be provided as appendices to the DEIS:

A. SEQRA documentation, including the list of Involved and Interested Agencies, a copy of the Environmental Assessment Form (EAF), the Positive Declaration, and the DEIS Final Scoping Document.

B. Copies of official correspondence related to issues discussed in the DEIS.

C. MU-3 Zoning Petition

D. Site Plan Drawing Set

E. Copies of Lorterdan Resolutions of Approval and SEQRA Statement of Findings

F. Copies of technical studies referenced in the DEIS. Such as:
   a. Preliminary Stormwater Pollution Prevention Plan
   b. Traffic Impact Study
   c. Ecological and Wetland Assessments
   d. Archaeological Phase 1A/1B

Timeline of Document Revision

- 6/29/20 Applicant submission of draft scoping outline
- 8/5/20 Applicant submission of revised draft scoping outline
- 11/11/20 Proposed final scoping outline submitted by Town planning consultant
- 12/9/20 Lead Agency adopts final scoping outline
- 12/10/20 Final scoping outline filed with Town Clerk posted to Town website, and circulated to involved agencies by mail/email.