

DRAFT SCOPE
Last Revised 8/10/2019

**This Scope was adopted as revised at the Planning Board meeting on July 10th,
2019, and last revised after public comments on 8-10-2019**

FOR THE PREPARATION OF A SUPPLEMENTAL DRAFT ENVIRONMENTAL IMPACT
STATEMENT

Name of Action: VILLAGE VIEW CLUSTER SUBDIVISION

Location of Action: VILLAGE AND TOWN OF WARWICK, ORANGE COUNTY, NEW YORK

Date Submitted: APRIL 23, 2019

Lead Agency: Village of Warwick Planning Board
Village Hall, PO Box 369
Warwick, NY 10990
(845) 986-9888

I. FRONT MATERIAL

A. Cover Sheet. The SEIS shall begin with a cover sheet that identifies the following: •

- This it is a Supplemental Draft Environmental Impact Statement
- Date Submitted.
- The name and location of the project.
- The Village of Warwick Planning Board is acting as the Lead Agency for the Project with the name and telephone number of a person at the Agency to be contacted for information.
- The name and address of the Project Sponsor, and the name and telephone number of a contact person representing the Sponsor.
- The name and address of the primary preparer(s) of the SEIS and the name and telephone number of a contact person representing the preparer.
- Date of acceptance of the SEIS (to be inserted at a later date).
- The deadline by which comments on the SEIS are due (to be inserted at a later date).
- A list of all Consultants involved with the project with associated names, addresses, telephone numbers and project responsibilities.
- Table of Contents: The SEIS will include a table of contents identifying major sections and subsections of the document including a list of figures, tables, appendix items and a list of any additional SEIS volumes, if any.

II. SUMMARY

The SEIS shall include a summary. The summary will only include information found elsewhere in the body of the SEIS but at a minimum should include:

1. A brief description of the action 33-lot cluster subdivision having a mix of one family and Townhouse structures with a total of 42 dwelling units. Also included are associated utility improvements and internal road network with road connection through adjacent land belonging to the project sponsor but lying in the Town of Warwick. The plan is known as the Reduced Scale Alternative. Access to the Site will be from Woodside Drive and Sleepy Valley Road. The site is to be served by Village services. A minimum of 35% of the Site will be preserved as permanent conservation space.
2. A brief description of the reasons why the plan is being provided as a new alternative. Explain the limited study being conducted by the SEIS. The DEIS is to be incorporated by reference.
3. A list of Involved Agencies with required approvals and permits.
4. A brief listing of the anticipated impacts of the Reduced Scale Alternative over and above what was anticipated by the original DEIS together with any proposed mitigation measures for each of the impacts discussed in the SEIS. The presentation and format should be simple and concise.

III. DESCRIPTION OF PROPOSED ACTION

The SEIS shall include a description of the proposed action with the following information:

- A. Introduction: The introduction should provide a description of the purpose of the Supplemental Draft Environmental Impact Statement (SEIS) including a statement of the history of the SEQRA process as it relates to the project. The Supplemental Draft Environmental Statement was required when the plans were changed to include access to the subdivision through a parcel of land owned by the applicant in the Town of Warwick. The Village of Warwick is acting as lead agency for the SEQRA review of the proposed Town Road access, in agreement with the Town. Lead Agency status was re-affirmed on July 9th, 2019 at the Village Board meeting and includes all involved agencies in this project listed in Section III.C of this document.
- B. Project Description: The Section shall include a description of the project and the reasons why it is being proposed together with a description of the changes. There will also be a summary description of the originally approved 28 lot subdivision, the proposed 45 lot Preferred Alternative subdivision presented in the original DEIS and the new Reduced Scale Alternative that has a total of 33 lots, some of which are

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townhouse unit for a total of 42 dwelling units. Information will be provided in a table format for comparison.

- C. Involved and Interested Agencies and Required Approvals: List all required or requested approvals and the associated involved agencies that have permitting or approval authority. Also list Interested Agencies, which are those agencies that have expressed, or are likely to have, an interest in the project but who have no permitting or approval authority. Both Interested and Involved Agencies will receive copies of the SEIS.

Agencies identified as Interested and Involved shall include:

Village of Warwick Village Board
Village Hall, PO Box 369
Warwick, NY 10990

Town of Warwick Town Board
132 Kings Highway
Warwick, NY 10990

Town of Warwick Planning Board
132 Kings Highway
Warwick, NY 10990

NYS Department of Environmental Conservation
Region 3
21 South Putt Corners Road
New Paltz, NY 12561

NYS Office of Parks, Recreation and Historic Preservation
Field Services Bureau – Peebles Island
PO Box 189
Waterford, NY 12188-0189

Orange County Department of Planning
124 Main Street
Goshen, NY 10924

Orange County Department of Health
124 Main Street
Goshen, NY 10924

US Army Corps of Engineers
Regulatory Branch - New York District

Room 1937
26 Federal Plaza
New York, New York 10278

IV. ENVIRONMENTAL SETTING: EXISTING CONDITIONS, ANTICIPATED IMPACTS AND PROPOSED MITIGATION

The SEIS will explore, in order, the existing conditions and anticipated impacts of the new Reduced Scale Alternative and its corresponding through road connection to Sleepy Valley Road over lands lying in the Town of Warwick. Proposed mitigation for each major topic of concern outlined below will be presented and compared with the original DEIS:

- A. **Soils, Topography and Geology:** This section will describe soil types and relevant geological and topographic features of the site including those pertaining to the road connection through the Town. The associated impacts relevant to these features due to site grading and long-term use of the site will be discussed.
- B. **Ground and Surface Water Resources:** This section will describe the potential impacts to ground and surface waters due to the proposed Reduced Scale Alternative and the road connection through the Town. A discussion of potential impacts from possible future development of adjacent lands owned by the project sponsor in the Town of Warwick will also be included.
- C. **Wastewater Management:** This section will describe sewer discharge to the Village's sewer system from the Reduced Scale Alternative. A discussion of potential impacts from sanitary sewer discharge from possible future development of adjacent lands owned by the project sponsor in the Town of Warwick will also be included.
- D. **Water Supply:** This section will describe water consumption from the Village's water system for the Reduced Scale alternative. A discussion of potential impacts related to water consumption from possible future development of adjacent lands owned by the project sponsor in the Town of Warwick will also be included.
- E. **Storm water Management and Flooding:** This section will include a pre and post development analysis of the storm water drainage and required storm water management for the Reduced Scale Alternative and corresponding road connection through the Town. Potential for downstream impacts will be discussed. Compliance with NYS SPDES Permit requirements will be demonstrated. A discussion of potential impacts related to stormwater management from possible future development of adjacent lands owned by the project sponsor in the Town of Warwick will also be included.

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- F. Flora and Fauna: This section will provide an updated flora and fauna report to confirm or refute the findings of the DEIS and include analysis of the new proposed disturbance area from the proposed road connection to Sleepy Valley Road in the Town.
- G. Traffic: This section will provide an updated traffic study which analyzes the proposed through road connection to Sleepy Valley Road. A discussion of potential impacts related to traffic generation from possible future development of adjacent lands owned by the project sponsor in the Town of Warwick will also be included. A description of the proposed intersection of the new road and Woodside Drive will be described. In addition, potential impacts on Woodside Drive will be discussed. Any proposed changes to Locust Street will also be discussed.
- H. Land Use and Zoning: This section will refer the reader to the discussion in the original DEIS and describe the changes from the Reduced Scale Alternative versus the Preferred Alternative. The discussion will include how the Reduced Scale Alternative fits in with the current zoning and meets dimensional requirements of the Village's Cluster Zoning. In addition this discussion will include a general discussion of the impacts of the development of the Town portion of the project on the Town's policy and zoning requirements, including the Ridgeline overlay district, and other zoning provisions that may apply to the project.
- I. School Services: This section shall discuss the impacts to schools from the Reduced Scale Alternative. A discussion of potential school related impacts from possible future development of adjacent lands owned by the project sponsor in the Town of Warwick will also be included.
- J. Fiscal Impact: This section will describe the projected tax revenue from the Reduced Scale Alternative, and also discuss the fiscal impacts (costs to maintain verses proposed tax revenue) of the proposed road on the Town of Warwick both pre- and post residential development in the Town.

The discussion will also address the provision of affordable housing and its feasibility for this project as an update of the DEIS.

- K. Cultural Resources: This section will discuss cultural resources as relates to the new disturbance proposed from the through road connection to Sleepy Valley Road over lands lying in the Town of Warwick. A Phase 1A/1B Survey will be prepared for the proposed road disturbance.

V. ADVERSE IMPACTS THAT CANNOT BE AVOIDED

VI. ALTERNATIVES

The alternatives already considered in the DEIS will be included by reference. However, the Alternatives section will include a scenario of the options that are available to the applicant should the site plan/special permit for proposed Town Road is not approved.

VII. IRRETREIVABLE AND IRREVERSIBLE COMMITMENT OF RESOURCES

VIII. GROWTH INDUCING IMPACTS

The SEIS will discuss the impact on growth that the New proposed road in the Town will have on town parcels.

IX. EFFECTS ON USE AND CONSERVATION OF ENERGY

X. SOURCES AND BIBLIOGRAPHY

XI. APPENDICES

Appendices to include the following at a minimum:

- A. All SEQR documentation
- B. Copies of all official correspondence related to issues discussed in the DEIS
- C. Copies of all technical studies (traffic, drainage, cultural resources, etc.).