

STATE ENVIRONMENTAL QUALITY REVIEW

6 NYCRR PART 617.8 Final Scoping Document

THE CLUB AT HYDE PARK St. Andrews Road, Town of Hyde Park Dutchess County, New York

Approved August 15, 2007

SEQR Classification of Action: Type 1

Lead Agency: Planning Board, Town of Hyde Park
c/o Planning Board Secretary
Hyde Park Town Hall
4383 Albany Post Road
Hyde Park, NY 12538

DESCRIPTION OF PROPOSED ACTION

The Applicant, Lauter Development, LLC proposes to develop approximately 140.5 acres of land located in the Town of Hyde Park. The subject property is located on the northerly side of St. Andrews Road, with approximately 5,400 feet of frontage on St. Andrews Road and about 400 feet of frontage on Route 9G. The subject property is located in the Bellefield Planned Development District and will be developed as a Planned Unit Development under Article 7 of the Hyde Park Zoning Law.

The proposed development is for an active adult and senior community, targeted for individuals age 55 and over, with three types of living arrangements: single family homes, townhouses and condominiums. The applicant also proposes to construct a hotel and spa, an OASIS educational center and a performing arts center. An assisted living facility, medical and professional offices and a self-storage facility are also proposed for the project residents and tenants.

Common areas of the community will include clubhouse services integrated with the hotel, dining venues, activity areas, lounges, indoor and outdoor pools, spa center, library, business center, movie theater, and multi-purpose room.

GENERAL GUIDELINES:

This DEIS is being prepared for purposes of Town Board approval of the PUD Concept Plan, Planning Board approval of the site plan and any needed subdivision, and approvals by all other involved agencies of the permits required for the Project. It is therefore critical that the DEIS and supporting maps and charts describe the project and its potential impacts in sufficient detail to enable all involved agencies to make the necessary SEQRA Findings. This DEIS will also be used by the Town Board in its ongoing review of the PUD Concept Plan. To the extent the sponsor identifies appropriate mitigation measures in the development of the DEIS, the sponsor

is encouraged to incorporate them into the PUD Concept Plan being presented to the Town Board before the DEIS is accepted as sufficient for purposes of public review.

The DEIS shall cover all items in this Scoping Document. Each impact issue (e.g., socioeconomic impacts, traffic, soils, surface water, hydrogeology, etc.) shall be presented in a separate subsection which groups the existing conditions, impacts, and any mitigation measures designed to minimize the identified impacts, with a separate group for each impact issue.

Narrative discussions shall be accompanied by appropriate tables, charts, graphs, and figures whenever possible. There shall be no conclusory statements without full substantiation of supporting data. If the graphic format is not easily expressed within an 8.5" x 11" format, 11" x 17" paper shall be used where practicable. Full size plans shall be at a scale no smaller than 1 inch equals 100 feet and shall be on a minimum paper size of 30" x 42." If a particular subject can be most effectively described in graphic format, the narrative discussion shall merely summarize and highlight the information presented graphically.

All plans and maps showing the site shall include adjacent properties (where specified below), neighboring uses and structures, roads, and water bodies. Information shall be presented in a manner that can be readily understood by the general public. Overly technical phrases and jargon shall be avoided, where possible.

The analyses of certain components of the subject action, and the resulting impacts, shall be studied on a cumulative basis, if possible or practicable. The cumulative basis shall include the currently proposed developments of St. Andrews at Historic Hyde Park and Stop & Shop (Hyde Park Mall). Cumulative aspects of the subject action shall include traffic, socioeconomic impacts, fiscal impacts on public facilities and services, community services, ground water resources, and threatened or endangered species. The DEIS shall assess to the extent possible the cumulative effects of all of the aforementioned development proposals on the surrounding communities and on the Town in general.

Discussions of mitigation measures shall clearly indicate which measures have been incorporated into the project plans, versus measures that may mitigate impacts, but have not been incorporated into the project plans. Mitigation measures that are not incorporated into the proposed action shall be discussed as to why the applicant considers them unnecessary.

The document, which will include any appendices or technical reports, shall be written in the third person (i.e., the terms "we" and "our" shall not be used). The applicant's conclusions and opinions, if given, shall be identified as those of "the applicant," or of "the project sponsor."

The entire document shall be checked carefully to ensure consistency with respect to the information presented in the various sections, and for spelling, grammar, and word usage.

I. INTRODUCTORY MATERIAL

Cover Sheet: The DEIS shall begin with a cover sheet that identifies the following:

1. That the document is a Draft Environmental Impact Statement.
2. The name of the project.
3. The date submitted.

4. The public hearing date (if established at the time of submittal).
5. The Town of Hyde Park Planning Board as the Lead Agency for the SEQRA review of the project and the name and telephone number of the following person to be contacted for further information:

Donna Knapp, Planning Board Secretary
Planning Board, Town of Hyde Park
Hyde Park Town Hall
4383 Albany Post Road
Hyde Park, NY 12538

6. The name and address of the project sponsor, and the name and telephone number of a contact person representing the applicant.
7. The name and address of the primary preparer(s) of the DEIS and the name and telephone number of a contact person representing the preparer.
8. Date of acceptance of the DEIS (to be inserted later).
9. Deadline for comments on the DEIS (to be inserted later).
10. List of consultants involved with the Project: The names, addresses and project responsibilities of all consultants involved with the project shall be listed.

The DEIS shall include a list of the consultants who worked on the DEIS and the name, address and area of responsibility of each consultant. The consultants' professional qualifications, or other credentials, as appropriate, shall be placed in an appendix to the DEIS or included with each professional's report.

Table of Contents: All headings that appear in the text shall be presented in the Table of Contents along with the appropriate page numbers. In addition, the Table of Contents shall include a list of figures, a list of tables, a list of appendix items, and a list of additional DEIS volumes, if any.

II. EXECUTIVE SUMMARY

The DEIS must include an executive summary. The summary shall only include information found elsewhere in the main body of the DEIS and shall be organized as follows:

- A. Brief description of the action and required federal, state and local approvals/permits.
- B. Brief description of issues, potential impacts, both beneficial and adverse, and mitigation measures.
- C. Brief description of the project alternatives and reasons for preferred alternative.
- D. Brief description of cumulative impacts.
- E. List of Agencies.

F. Listing of matters to be decided, including permits and approvals.

G. Conclusions of the DEIS

III. DESCRIPTION OF THE PROPOSED ACTION

A. Introduction

1. Project description including, but not limited to, local and regional location and total site area;
2. Tax map parcel number with map;
3. Project purpose, public need, benefits to Town;
4. Conformance to Comprehensive Plan, zoning code (particularly Bellefield District standards and PUD standards) and engineering standards.

B. Project Environmental Setting and Development Plan

1. Project background, site history, and applicant or any principal (partner, member, etc), ownership or interest in any adjoining lands, with map and discussion.
2. Existing environmental conditions of the site and adjacent lands within 200 feet of project boundaries. Supply separate existing conditions maps for each of the following: a) topography at 5' intervals, including rock outcrops; b) soils; c) streams, DEC wetlands and buffer areas, and Federal wetlands, separately labeled, together with DEC letter confirming boundaries of DEC wetlands and ACOE jurisdictional determination letter for federal wetlands; d) existing vegetation, with standing trees of 18' dbh plotted and identified by type; e) sensitive wildlife habitats, including any threatened or endangered species habitats, and f) sensitive archaeological sites or letter from OPRHP confirming absence thereof.
3. Description of proposed land uses for the site and existing land uses within one-half mile of the property lines, including the current development proposals of St. Andrews at Historic Hyde Park, and Stop & Shop (Hyde Park Mall). Discussion shall include the possible/probable re-use of the existing Stop & Shop site at the northeast corner of the intersection of Route 9 and St. Andrews Road. Any approvals for these projects, including concept plan approvals, granted prior to completion of the DEIS, shall be assumed to be final in the baseline analysis.
4. Description of site access as well as traffic circulation in the area, including St. Andrews Road, Route 9G and Route 9 through the Town Center Historic District to the light at Market Street.
5. Market Analysis. Discuss need for additional medical and professional office space, given amount proposed in St. Andrews at Historic Hyde Park project. Explain and discuss concept and need for condominiums. Verify need for the proposed residential housing in the region at the proposed prices. Verify the need for the self-storage units so near the existing self-storage units on Route 9 south of St. Andrews Road.

C. Project Layout

1. Comprehensive Development Plan: This plan is required by the PUD and Bellefield District regulations, and shall be in sufficient detail to permit PUD concept plan approval under the Zoning Law. In addition to satisfying the requirements of the Zoning Law, Article 7, the DEIS shall include:
 - a. Design concept and philosophy for both residential and commercial components.
 - b. Site access, internal and through streets, emergency vehicle access, and traffic calming measures, if applicable. Specify street width and construction standards, and whether streets are to be dedicated to the Town or to be owned by the sponsor or HOA.
 - c. Type and number of residential dwellings, including:
 - i. Type of construction, parking provisions, basement, garage, and storage. If concerns arise regarding the presence of a water table, the applicant shall address construction related impacts, such as basements, footing drains, etc.
 - ii. Architectural restrictions or design standards/guidelines and the party or entity responsible for enforcement of said restrictions/standards.
 - iii. Phasing, and if the developer (the project sponsor), or independent builder(s) will construct the homes and lot amenities.
 - iv. Summary chart showing housing prototypes (architectural style, number of homes, number of bedrooms, any special features proposed).
 - d. Landscaping Plan, including a list of species proposed, size, limits of disturbance, grading plan, surface water features to be retained, and spacing and open space plan, if any.
 - e. Setbacks and buffer treatments.
 - f. Signage for site access and on road, and sign design and size guidelines to be used throughout site.
 - g. Commercial, medical and professional office building design, and self-storage unit designs and construction.
 - h. Locations of utilities, including stormwater management facilities, drainage plans, erosion and sedimentation control plans, and underground telephone, electric, natural gas and cable TV, if applicable.
 - i. Fuel and energy sources and their availability.
 - j. Recreational area within the site, including trails, description of proposed uses, availability of areas to the public, need for such facilities, ownership and maintenance of recreational areas.

D. Construction

1. Construction Impacts and Mitigation.

- a. Total construction period anticipated, by sequencing and phases.
 - b. Schedule of construction (sequencing). This schedule shall include the development Phasing Plan, which will be designed to control the housing sales, the extent of infrastructure constructed as needed for the housing sales and the related Hotel and OASIS Educational Center and Performing Arts Center facilities, to ensure adequate maintenance and operation of all project facilities, and to promote the gradual assimilation of the overall development into the local and larger community.
 - c. Erosion and sedimentation control to be utilized during construction.
 - d. Construction equipment and staging area.
 - e. Materials storage and stockpiling areas.
 - f. Truck traffic, project entrances stabilization, protection of St. Andrews Road.
 - g. Discuss dust suppression methods, hours of operation, and operation schedule.
 - h. Rock removal, on-site rock crusher, with appropriate mitigation.
 - i. Blasting impacts, pre-blast surveys, mitigation.
 - I Discuss potential impacts to water tower & associated infrastructure
 - ii. Blasting notices to water authority, adjacent property owners, residences, and businesses
 - j. Alignment of internal roads to avoid slopes greater than 15% or significant ledges or rock outcroppings.
 - k. Location of dwelling units and nonresidential structures to avoid construction on slopes greater than 15% or on significant ledges or rock outcroppings.
 - l. Visual impacts during construction, and mitigation measures.
- E. Approvals and Involved Agencies. A complete listing of all federal, state and local Involved Agencies along with their addresses and required approvals/permits/funding these various regulatory agencies may grant.
- F. Interested Parties. A listing of federal, state and local agencies, persons, and groups who have expressed interest in reviewing and commenting on the DEIS.

IV. SETTING, ANTICIPATED IMPACTS, and MITIGATION

The sub-headings presented represent items of specific interest that shall be addressed. The discussions shall highlight potential impacts caused by the proposed project and any mitigation measures that minimize or eliminate adverse impacts.

A. Zoning and Surrounding Land Uses:

1. Existing Conditions

- a. Description of the existing land uses, patterns, and zoning on and within one-half mile of the project site.
- b. Description of Town of Hyde Park Comprehensive Plan, Route 9 Corridor Management Plan, Town Zoning Law, including particularly PUD and Bellefield District standards, as they relate to the project site and the surrounding area.
- c. Description of Dutchess County's Master Plan, Directions – The Plan for Dutchess County, "Greenway Connections," and conformance with both documents, to the extent practicable.
- d. Known and anticipated nearby developments (within one-half mile of project boundaries), including St. Andrews at Historic Hyde Park, Stop & Shop (Hyde Park Mall).
- e. Description and analysis of existing Town services, including without limitation, administrative relating to Zoning Enforcement Officer's and Building Inspector's duties, responsibilities and required work times, police, fire and schools.
- f. .

2. Potential Impacts

- a. Proposed development
 - i. Compatibility of proposed project with surrounding land use patterns.
 - ii. Compliance with zoning and other land development regulations.
 - iii. Compliance with Town Master Plan.
 - iv. Compliance with other plans, including *Greenway Connections*, *Directions*.
 - v. Noise impacts from the subject action on the existing and proposed surrounding communities.
 - vi. Discuss how 50% limit on residential floor space will be maintained during buildout.
 - vii. Discuss "green" construction methods in accordance with PUD requirements.

3. Mitigation Measures

- a. Prepare a marketing analysis to assess the potential impacts on the local housing market as well as potential impacts to local existing businesses and services, and report and analyze findings and conclusions. Discuss local need for significant amount of upscale housing, change in community character and socioeconomic fabric with age-segregated project.

B. Soils and Topography:

1. Existing Conditions - Subsurface

- a. Composition and thickness of subsurface material.
 - b. Depth to bedrock and any rock outcrops.
2. Existing Conditions - Surface
- a. List of soil types on site and within 200 feet of project boundaries (Dutchess County Soil Survey and on-site specific samples).
 - b. Description of soil characteristics, including analysis of the degree of suitability for various aspects of development within the site.
3. Topography
- a. Slope data, including chart of slopes on site and within 200 feet of project boundaries in following groups (0-10%, 10-15%, and greater than 15%).
 - b. Unique features.
 - c.
4. Potential Impacts
- a. Area of disturbance relative to steep slopes (i.e. greater than 15%), erosion potential, and any rock removal.
 - b. Impervious surfaces.
 - c. Quantitative estimate of cut and fill needs, a description and analysis of impacts if cuts and fills are not balanced.
 - d. Time frame and phasing.
 - e. Potential for erosion and siltation.
5. Mitigation Measures
- a. Outline of grading plan, specific plan and details will be provided with the subdivision plat and construction plans.
 - b. Outline for Stormwater Pollution Prevention Plan (SWPPP), construction sequence plans, concept and principles for control of erosion and sedimentation, temporary sediment basins and first flush basins and other appropriate BMPs. SWPPP shall address the SPDES stormwater permit Phase 2 requirements.
 - i. Follow "New York Standards and Specifications for Erosion and Sediment Control (April 2005)"
 - ii. Specifically provide soil erosion plan to protect areas of steep slopes (i.e. greater than 15%).
 - c. Erosion and sedimentation control measures.

- d. If applicable, conceptual blasting plan and controls, including Hyde Park policy. Developer to assess neighboring structures prior to blasting,
- e. Dispose of construction and demolition debris in a licensed site.
- f. Use topsoil stockpiled during construction for restoration and landscaping.
- g. Minimize disturbance of non-construction areas.

C. Surface Water Resources:

1. Existing Conditions

- a. Location and description of surface water on and off site that may be impacted by the development (streams, including intermittent streams, ponds, wetlands, etc.).
- b. Regional watershed and on-site drainage patterns, areas, paths, and discharge points. The drainage analysis shall be made using TR-20, TR-55 per Town Code and Phase 2 requirements, or other standards acceptable to the Town Engineer.
- c. Floodplains and floodways and required Base Flood Elevation (BFE) computation for A zones on site, if applicable.
- d. Pre-development storm water runoff quantity. The volume of site stormwater runoff and stormwater routed through the site, and peak discharge rates for the two (2), ten (10), twenty-five (25) and 100-year storm events (SCS model). Use local precipitation data as appropriate.

2. Project Impacts

- a. Post-development stormwater runoff quantity. The volume of stormwater runoff and peak discharge rates for the two (2), ten (10), twenty-five (25) year storms and the 100-year storm. Include a full preliminary drainage study, including pipe sizing and pond designs, based on initial calculations.
- b. Storm water runoff water quality impacts.
 - i. Increased pollutant runoff from roads, parking areas, driveways and other impervious surfaces.
 - ii. Possible sedimentation of water bodies resulting from site construction and operation of the project.
- c. Description of any permits required from State Agencies.
- d. Potential impacts to floodplain, floodways, and low-lying areas.
- e. Effect of new SPDES rules on drainage mitigation layout. Discuss Phase 2 rules.

3. Mitigation:

- a. Stormwater Management Plan. Follow suggestions contained in the DEC Manual “Reducing the Impacts of Stormwater Runoff From New Development.” Discuss the September 2001 “Stormwater Management Design Manual” requirements and features, as may be applicable to the subject action.
- b. Include a preliminary drainage study, including pipe sizing and pond designs.
- c. Construction sequence schematic.
- d. Maintenance of stormwater control systems.
 - i. Type of maintenance
 - ii. Frequency of maintenance.
 - iii. Responsible parties/entities providing short and long-term maintenance.

D. Groundwater Resources

- 1. Existing Conditions: A groundwater contour map showing general direction of flow and gradients across property.
 - a. Location and description of aquifers and recharge areas.
 - i. Depth to water table. Include map of property, identifying depth to water table wherever construction is proposed.
 - ii. Seasonal variation of water table.
 - iii. Water quality and quantity in aquifer.
- 2. Potential Impacts
 - a. Anticipated needs for domestic use including irrigation water demand, both average and peak.
 - b. Impact upon neighbors.
 - c. Impact from irrigation systems/sprinklers.
- 3. Mitigation
 - a. Design storm water drainage system for treatment of runoff prior to recharge of groundwater.

E. Wetlands:

- 1. Existing Conditions
 - a. Delineation, survey and mapping (confirm latest mapping) of existing New York State, and Federally regulated wetlands; and delineation of all appropriate set-

back areas within and adjacent to the site. Address Conservation Advisory Council request for re-flagging of wetlands.

- b. For each wetland identified, indicate:
 - i. Location and size
 - ii. Wetland type and quality of wetland
 - iii. Wetland and wetland adjacent area acreage
 - iv. Description of wetland function
 - v. Latest DEC mapping of potential DEC wetlands
 - vi. ACOE letter of jurisdictional determination
 - vii. Identification of wetlands not subject to State or federal jurisdiction

2. Potential Impacts

- a. Acreage of direct and indirect wetland and wetland adjacent area disturbances, as regulated by New York State, and the Army Corps of Engineers.
- b. Short-term and long-term effects on wetlands functions
- c. Description of any permits required
- d. Qualitative analysis of construction-related impacts
- e. Any cumulative and additive impacts with recent planned and potential development on wetlands on or adjacent to the site.
- f. Other impacts

3. Mitigation Measures

- a. Wetland mitigation plan discussing replacement and enhancement of wetlands for any loss of state or federal wetland areas and/or functions, or intrusion into the wetland adjacent areas, if required.
 - i. Size and location of proposed on-site and any off-site treatment, if applicable
 - ii. Effectiveness
 - iii. Capacity and capabilities
 - iv. Proposed maintenance
 - v. Proposed method of marking wetlands and buffers and protecting these areas once the project improvements are completed.
- b. NYSDEC requirements, including SPDES permit for stormwater runoff quantity and quality.
- c. USACE (ACOE) requirements, if applicable.
- d. Special construction techniques

- e. Other mitigation measures, as may become applicable.

F. Terrestrial Ecology:

1. Existing Conditions.

a. Vegetation

- i. List variety of habitats within the site using the 2001 Hudsonia LTD. publication “Biodiversity Assessment Manual for the Hudson River Estuary Corridor.” Confirm acreages for various habitats – forested, meadows, brush land, etc.
- ii. Conduct field surveys of adequate duration in the optimum season for each class of vegetation by a qualified habitat and field biology expert.
- iii. Provide an inventory and mapping of existing habitat for both annual and perennial flora, with particular emphasis on unique, rare, threatened, endangered, or protected species.
- iv. Discuss the alternatives for preservation of large caliper trees (18” or greater dbh) in areas of disturbance.
- v. Discuss site vegetation characteristics and provide maps for:
 - (1) Species and distribution throughout property.
 - (2) Value of flora as food or habitat for wildlife.

b. Wildlife

- i. Conduct field surveys of adequate duration in the optimum season for resident and migratory species by a qualified habitat and field biology expert.
- ii. Provide an inventory of resident and migratory species and habitat, with particular emphasis on unique, rare, threatened, endangered, or protected species including the Blanding’s turtle, Bog turtle and the Indiana Bat, if applicable to the subject site.
- iii. Discuss wildlife population characteristics:
 - (1) Species abundance, as may be determined.
 - (2) Species distribution, including types and locations on the subject site.

2. Project Impacts

- a. Quantification of site disturbance by habitat type.
- b. Potential impacts to wildlife and wildlife habitats on the subject site, including wildlife displacement.
- c. Potential impacts to rare, threatened or endangered species, depending upon the results of the specialized studies.

3. Mitigation measures, as may be appropriate, depending upon the results of the specialized studies.

- i. Creation of adequate buffers from vernal pools, wetlands to protect sensitive species.

G. Vehicular Traffic and Roadways:

1. Existing Conditions

- a. A description of the area roadways identified in 1.b. (below), including pavement width and conditions, number of lanes, posted speed limits, types of roadways, parking and traffic controls. Address any roadway flooding on the site or on roadways used to access the site.
- b. Discuss differences between private road system and/or town roads within development. Include discussion of mail delivery with both scenarios.
- c. Discuss fire dept. recommendations in accordance with Fire Code of NYS for project road construction, circulation and traffic calming, if any, including grading, weight capacity and turning radii. Provide appropriate access for fire personnel and equipment on trails for emergencies.
- d. Determine existing peak hour traffic volumes and existing levels of service for each of the intersections listed below. Make manual traffic movement counts at the following intersections for existing AM peak hour and PM peak commuter periods. Counting for the AM peak hour shall be between 6:15 a.m. to 8:30 a.m. and the PM peak commuter period shall be between 4 p.m. and 6 p.m. and shall be done while school is in session, not during peak vacation or holiday times, or seasonally adjusted per NYSDOT factors. Traffic volumes shall reflect conditions on typical days, and shall be seasonally adjusted per NYSDOT factors.
 - (1) Route 9 and St. Andrews Road;
 - (2) Route 9 and Kessler Drive/Farm Lane;
 - (3) Route 9 and West Dorsey Lane;
 - (4) Route 9G and St. Andrews Road; and
 - (5) Route 9G and West Dorsey Lane.
- d. Roadway segment LOS – peak am and pm hours.
- e. Capacity analyses shall be completed for existing conditions at each intersection noted above, following procedures from the 2000 Highway Capacity Manual (latest computer program).
- f. Analysis of site accesses, including existing road conditions and sight distance, queue lengths, storage capacity and character at the site access.
- g. Provide an accident history at the intersections listed in 1.b. above and the roadways between the listed intersections, for the past five years of record, if available.
- h. Provide a description of public transportation, availability, and usage.

- i. Review school bus routes and stops, and emergency vehicle access.
- j. Discuss potential coordination with St. Andrews project for shuttle service between projects and to and from nearby historic and cultural sites.

2. Potential Impacts

- a. Site generated added peak hour traffic.
- b. Estimate distribution of project generated traffic.
- c. Background traffic volume for the design year, including a general growth factor of 2%, or use the current Town growth factor percentage; or use a general growth factor of one percent (1%) and include and analyze any pending or approved land use applications that will impact the intersections listed in 1.b.
- e. Capacity analyses based on future background traffic conditions for each intersection for the proposed design year conditions, including evaluation of access drive geometry.
- f. Description of the impact of construction traffic on local roads and traffic.
- g. Analyze impact of special events at project venues (OASIS Educational Center, Performing Arts Center, amphitheater) on road network.
- h. Discuss impacts with full buildout of 7th dormitory at CIA.

3. Mitigation Measures

- a. Roadway improvements (as needed)
 - i. Types of possible improvements (e.g., recommendations for traffic control at intersections, for road widening, for intersection improvements, for drainage improvements, for surface improvements, etc.).
 - ii. Responsibility for improvements and timeframe for various improvements, if necessary, based on project phasing.
- b. Assess the possibility of the implementation of a proposed vehicle and/or pedestrian overpass between the Club at Hyde Park site and the St. Andrews at Historic Hyde Park site.
 - i. Feasibility of constructing overpass.
 - ii. Cost
 - iii. Impacts to current plan if overpass is implemented.
- c. Other mitigation measures, as may be appropriate.

H. Socioeconomic Conditions and Community Services

1. Police/Fire/Ambulance Protection/Highway Department/Library

- a. Existing Conditions. Describe existing conditions for each public service, including personnel, equipment, floor space, response times, book/materials allotments for the library, and other components of these various services.
 - b. Potential Impacts. Assess and describe potential impacts to each service, including the needs for personnel, equipment, floor space, increased call volumes and response times, book/materials allotments for the library, and other aspects of these community services.
 - c. Discuss impact of special events, fires and rescues on fire, police and emergency resources. Discuss potential for increased traffic accidents on police, fire and emergency services.
 - d. Discuss impacts to county adult services due to increase in older residents.
 - e. Mitigation Measures, as may be appropriate or practicable.
 - f. Emergency evacuation plan for OASIS Educational areas, especially amphitheater and pedestrian trails.
2. Schools, Taxes, and Employment
- a. Existing Conditions, description of facilities, capacity analysis, and current and projected enrollments and tax implications, per pupil cost for each school and the district as a whole.
 - b. Potential Impacts, including any secondary impacts of potential increased population due to seniors moving out of homes in Hyde Park to The Club and young couples with children moving in those homes.
 - c. Mitigation Measures.
3. Recreation
- a. Existing Conditions, including description of facilities, appropriate usage levels for the existing facilities.
 - b. Potential Impacts.
 - c. Mitigation Measures.
4. Library
- a. Existing sizes of resources and facilities, including adequacy of floor space, staffing, book/materials allotments and annual usages by book counts; adequacy of funding; hours of operation and public availability.
 - b. Potential Impacts to the Hyde Park Library for usage from the subject action.
 - i. Discuss possible coordination of services with OASIS Educational Center.

c. Mitigation Measures

I. Utilities

1. Solid Waste

a. Existing Conditions.

Potential Impacts

- c. Assess any cumulative impacts with respect to electrical service and demands.
- d. Mitigation Measures.

2. Water Service

a. Existing Conditions

b. Proposed Water Service.

- i. Discuss role of Dutchess County Water and Wastewater Authority.
- ii. Proposed design considerations and potential system designs.
- iii. Water storage needs, if any; facilities;
- iv. Water pressure for fire suppression, fire sprinklers for both residential and commercial as per Roosevelt Fire Dept. recommendations.
- v. Irrigation for lawns, landscaping

c. Potential Impacts.

- i. Quantify costs to connect to central water system.
- ii. Identify impacts from distribution facilities to be constructed within the project site, including crossing of any wetlands, watercourses or water bodies.

d. Mitigation Measures.

- i. Grading, planting, restoration of areas disturbed for installation of water distribution lines, screening of any distribution related facilities.

3. Sewage Collection, Treatment and Disposal.

a. Existing Conditions, including proposals for Route 9 Sewer District creation, timing and approvals

- i. Discuss proposed location of wastewater treatment plant (WWTP) on St. Andrews at Historic Hyde Park site. Describe applicant's commitment to participation in sewer district.
- ii. Discuss role of DCWWA and other key agencies, if any, for approval of sewage services.
- iii. Quantify costs of connection to wastewater treatment plant and the estimated benefit unit costs to residents and commercial tenants of project.

b. Mitigation Measures, including the type of sewage treatment and the approvals required.

- i. Private wastewater treatment plant.
 - ii. Construction of public WWTP.
 - iii. Transportation Corporation in accordance with State requirements.
 - iv. Connection to Town & City of Poughkeepsie facilities.
- c. Anticipated WWTP effluent flows vs. flow capacity of Maritje Kill for private WWTP, including during flooding.
- i. Cumulative effects of discharge if private WWTP is considered.
 - ii. Determination of the downstream impacts.
 - iii. Identify a site with respect to water quality, flooding, flora, and fauna that represents the least offending discharge point for a private, on site WWTP.
- d. Impact from WWTP outfall on:
- i. Stream water quality at discharge point and downstream.
 - ii. Stream water quantity at discharge point and downstream.
 - iii. Fish, wildlife and vegetation at discharge point and downstream.
- e. Potential for eutrophication of streams, wetlands, etc. due to lawn maintenance products, fertilizers, wastewater treatment plant (WWTP) effluent, and roadway drainage.
- f. Discuss measures to be taken to prevent untreated sewage from entering stream.
- g. Design/architectural style of private WWTP.
- h. Analyze and discuss the ultimate ownership options for the WWTP and related infrastructure. Ownership options would include the Town of Hyde Park, the DCWWA, or a privately held Transportation Corporation.
- i. Discuss alternatives if Sewage Treatment Plant does not get built.

4. Telephone, electricity, utilities

- a. Existing conditions, including description of facilities and current usages.
- b. Potential Impacts, including impacts on electrical demand and supply.
- c. Mitigation Measures.

J. Visual and Community Quality, and Historic and Archaeological Resources

1. Existing Conditions. Provide photographs and descriptions showing any prominent landforms, ground cover, and the visual character of the site and area. Discuss historical and archaeological resources. Discuss abundance of and potential for preservation and/or re-use of existing dry laid stonewalls on site.

- a. Photos and narrative description of the site from St. Andrews Road.
 - b. Views of the site from adjacent residential properties.
 - c. Provide site line analysis, specifically for any areas of ridgeline development, particularly along St. Andrews Road, and where sight line shows significant visibility, provide photo-simulation of sensitive views of the Project.
2. Potential impacts
- a. Analysis of altered views using photographs, digital imagery, sight line diagrams and/or cross-sections, as appropriate, from area roadways.
 - b. Analysis shall include site components, (including stormwater management facilities, etc.) the fencing or landscaping of such facilities, and the possible effects from project lighting from the residences and from the street lights (if the latter is determined to be applicable).
 - c. Discuss potential impacts to historical and archaeological resources if applicable.
 - d. Discuss loss of numerous natural rock outcrops in location of spa/hotel.
 - e. Discuss potential duplication of services and uses with St. Andrews at Historic Hyde Park project.
 - f. Assess historic qualities of the subject action, including recommendations from Greenway Connections.
 - g. Explain rationale for lack of affordable housing opportunities on site.
 - h. Discuss visual impact of development on existing trails linking Roosevelt Estate with Val Kill site, other areas accessible by trail.
 - i. Potential light pollution from project visible from opposite shore of Hudson River.
 - j. Visual impacts on development on Farm Lane homes.
 - k. Discuss disposition/abandonment/elimination/preservation of existing trails due to development.
3. Mitigation Measures
- a. Landscaping.
 - b. Architectural styles, colors, materials and textures.
 - c. Location.
 - d. Discuss mitigation for historical and archaeological resources if applicable.

- e. Preservation, reuse of stone walls.

V. ALTERNATIVES

The following alternatives to the Proposed Action are to be evaluated in terms of the impact issues listed above. The description and evaluation of each alternative shall permit a comparative assessment of the alternatives discussed and be analyzed in summary format. Alternatives shall be described in a quantitative manner as detailed as the proposed action.

- A. No Action – (future conditions without the project).
- B. Site design for 45 lots conforming to existing underlying zoning (Greenbelt District).
- C. Conventional layout with individual septic systems and wells.
- D. Smaller project with lower numbers in all categories of both residential dwelling units and nonresidential square footage to decrease density.

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

VII. OTHER ISSUES

- A. Irreversible and Irrecoverable Commitment of Resources.
- B. Growth Inducing Impacts.
- C. Effects on the Use and Conservation of Energy Resources.

VIII. APPENDICES

- A. All SEQR documentation, including a copy of the Environmental Assessment Form (EAF), the Positive Declaration, and the accepted DEIS Scoping Document Outline.
- B. Copies of all official correspondence related to issues discussed in the DEIS.
- C. Copies of all technical studies, in their entirety.
- D. Full Size Plans with Profiles and Details.
 - i. Conceptual Site Plan with general landscaping elements.
 - ii. Conceptual Grading Plan.
 - iii. Conceptual Drainage Plan
 - iv. Conceptual Utilities Plan

- v. Bulk Regulations Schedule
- vi. Existing conditions maps (see III.B.2)