

Draft Scoping Document
Casperkill Country Club

Town of Poughkeepsie,
Dutchess County, New York

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Prepared by:

THE
Chazen
COMPANIES

The Dutchess County Office
The Chazen Companies
21 Fox Street
Poughkeepsie, New York 12601

Dutchess County
(914) 454-3980

Orange County
(914) 567-1133

Capital District
(518) 235-8050

State Environmental Quality Review Act (SEQRA)

DRAFT SCOPING DOCUMENT

Casperkill Country Club

INTRODUCTION

The Applicant, Casperkill I, LLC, is proposing 469 single-family homes on 347.67 (+/-) acres of land in the Town of Poughkeepsie, Dutchess County, New York. The proposed site is located on the east side of US Route 9, approximately 1,900 (+/-) feet south of the intersection of Route 9 and IBM Road, and contains two tax parcels identified as parcel numbers 6159-02-503995 (345.41 acres) and 6159-01-312843 (2.26 acres) on the Town of Poughkeepsie Tax Map.

This proposed Type 1 Action is subject of a Positive Declaration issued by the Town of Poughkeepsie on _____, 2004, directing the applicant to prepare a DEIS. A copy of the Positive Declaration, which sets forth the potential significant impacts of the project, is attached to this Draft Scoping Document.

The site is located in the R-20 Zoning District, which permits single-family homes on 20,000 square foot lots. A subdivision for residential purposes is a permitted use within the R-20 Zoning District. The applicant is proposing a cluster subdivision. As a necessary pre-requisite to the cluster subdivision review, the applicant has submitted a conventional subdivision plat which complies with the bulk requirements of the Town of Poughkeepsie Zoning Code. The conventional plan proposes 117 five-bedroom and 352 four-bedroom homes on lots ranging from 20,000 sq. ft. to 71,544 sq. ft.

According to a boundary survey, approximately 31.21(+/-) acres of land are located within the 100-year floodplain. The site contains both isolated and federally regulated wetlands, and part of the Casperkill Creek traverses the site from east to west.

GENERAL GUIDELINES FOR THE DEIS

The applicant should closely examine the SEQR regulations for direction on the required content of a DEIS. Unless otherwise directed by the Final Scoping Document, the provisions of 6 NYCRR 617.9(b) apply to the content of the DEIS and are incorporated herein by reference.

The DEIS will assemble relevant and material facts, evaluate reasonable alternatives, and be analytical but not encyclopedic. It will also be clearly and concisely written in plain language that can be easily read and understood by the public. Highly technical material will be summarized and, if it must be included in its entirety, referenced in the DEIS and included in an Appendix. Narrative discussions will be accompanied to the greatest extent possible by illustrative tables, charts, graphs, and figures. All figures will clearly identify the project area.

Full scale plans will be included with the DEIS as an appendix and where appropriate reduced copies of such plans will be included in the text of the DEIS.

The DEIS will be written in the third person without use of the terms I, we, and our. All assertions will be supported by evidence. Opinions that are unsupported by evidence will be kept to a minimum and shall be identified as such. Footnotes will be used as the form of citing references.

DEIS SCOPE AND CONTENT

1.0. EXECUTIVE SUMMARY

- 1.1. DEIS Cover Sheet. The Cover sheet will include the title of the project, project location (streets, town, county, state), contact persons, list of preparers and project consultants, name and address of Lead Agency, and telephone number of Lead Agency.
- 1.2. DEIS Table of Contents. The table of contents will include a list of all appendices, tables, figures, maps, charts, and any items that may be submitted under a separate cover (and identified as such). All pertinent SEQR documentation shall be included as appendices to the DEIS, including, but not limited to, the Part 1 of the Full Environmental Assessment Form, Positive Declaration/Circulation Notice, Final Scoping Document, and technical letters from Involved and Interested Agencies. All correspondence relating to the issues addressed in the DEIS such as technical studies and reports will also be included in the appendices.
- 1.3. Description of the Proposed Action. This section will include a description including location (streets, town, county, state), parcel identification numbers, acreage, any easements affecting the site, existing zoning, existing access, existing site character, and a description of the applicant's proposed activities to take place on the site or on any abutting parcels. The applicant is proposing that the proposed cluster plan be treated as the "proposed action," and that the conventional plan be discussed as one of the alternatives to be considered.

- 1.4. Purpose, Need, and Public Benefit. The purpose or objective of the proposed action will be described as well as the public need for and public benefit(s) from the implementation of the proposed action.
- 1.5. Potential Significant Impacts. A summary of the potential impacts of the proposed action will be listed.
- 1.6. Mitigation Measures. A summary of the measures to be implemented to mitigate potential impacts.
- 1.7. Project Alternatives Considered. A summary of the alternatives considered will be provided.
- 1.8. Required Approvals. An identification of the various approvals and permits needed to implement the proposed action (e.g. Federal, State, and Local) will be listed. An assessment of current zoning requirements and conditions will also be included.
- 1.9. List of Involved Agencies. A complete listing of all Involved Agencies, their addresses, and the required approvals and permits they are responsible for granting.
- 1.10. List of Interested Agencies. A complete listing of all Interested Agencies and their addresses.

2.0. DESCRIPTION OF THE PROPOSED ACTION

The Description of the Proposed Action shall be a detailed presentation of the proposal, supported as necessary with graphic materials. The description shall address the following issues:

- 2.1. Site Location. A description of the regional and local location of the site and its context shall be presented. The presentation of the site location shall include an identification of the site's position relative to adjacent roadways, adjacent land uses, water resources, and any significant national, state, or local historic features, including the Abraham Fort House, within 200 feet of the project site.
- 2.2. Site History. Discussion of the prior and present use of the project site and a discussion of existing deeds, covenants, and restrictions on the subject property.

2.3. Description of Action. A detailed description of the action will be provided including:

- " The proposed activities to take place, including but not limited to, the proposed number of buildings, type of dwelling units, number or range of numbers of dwelling units, number or range of numbers of bedrooms per unit, type or types of ownership proposed.
- Example floor plans and representative elevations.
- The various types and relative amounts of impervious surfaces consequential to the proposed development.
- Vehicular access, internal roads, circulation, and parking facilities.
- Proposed signage, including location, size, and materials.
- A Landscaping Plan.
- A Lighting Plan, which will include a description of the proposed lighting fixtures.
- A discussion of conformance to the existing zoning as described in the Town of Poughkeepsie Zoning Code.

2.4. Phasing and Construction Schedule. This section will discuss:

- The proposed phasing, construction periods, construction schedules, expected year of project completion, construction access, type of construction, hours of construction, and the location of construction vehicles and parking during phasing and construction.
- The relative timing for the start and completion of key milestone tasks such as site clearing, grading and fill placement, infrastructure, foundations, and site amenities.

3.0. POTENTIAL ENVIRONMENTAL IMPACTS

This section of the document will describe the existing environmental conditions on the site, potential impacts due to the proposed project, and relevant mitigation measures. Sufficient detail will be provided so that reviewers are able to gain an

understanding of current conditions and the context in which potential impacts will be assessed. For each issue, existing site conditions will be defined, potential impacts will be characterized, and on-site mitigation measures, designed to avoid or minimize potential impacts, will be proposed. The following issues are to be addressed in the DEIS:

3.1. SOILS AND GEOLOGY

3.1.1. Existing Soils and Geologic Conditions. This section will include:

- The identification and evaluation of on-site soils according to the United States Department of Agriculture Dutchess County Soil Survey. The identified soils will be verified by a qualified professional via soil tests.
- A description of soils that will be disturbed by the proposed project. A table of on-site soils will identify the construction limitations, permeability, erosion hazard, depth to bedrock, and seasonal high water table for each soil.
- The identification and location of existing prominent and/or unique features including large boulders, ledges and rock outcrops.
- Slopes ranging from 0-10%, 10-15%, and greater than 15% will be identified. Slope descriptions will include a listing of the slopes as a percentage for the total site area (pre- and post-development).
- An evaluation of the constraints imposed by existing soils, geology, and topographic conditions, including the limitations of and suitability for construction of structures, driveways, plantings, and stormwater control structures.

3.1.2. Potential Soils and Geologic Impacts. This section will include:

- A discussion of the proposed Grading Plan for the site. This discussion will include an estimate of proposed cut and fill projections and discussion of whether or not blasting is necessary. If cut and fill projections cannot be balanced on the site, the anticipated volume of earth/rock to be imported to, or exported from, the site shall be defined. A discussion of the number of truck trips associated with such import/export shall be estimated, and the anticipated routing of such truck trips will be identified.

- " If necessary, the anticipated location and potential impacts of blasting will be identified.
- A slopes analysis will be completed and discussed to identify the amount of disturbance within each slope category.
- Potential soil erosion impacts and estimated quantities and locations of increased long-term erosion will be identified. The methods of construction and the effects of construction on soils will be identified.

3.1.3. Soils and Geologic Mitigation Measures. This section will include:

- A summary of the Soil Erosion and Sediment Control Plan (SESCP) prepared in conformance with the New York State Department of Environmental Conservation (NYSDEC) regulations. The SESCO will be included in the appendix of the DEIS.
- A discussion of construction methods and Best Management Practices that will be employed to reduce erosion and control off-site sedimentation.
- If blasting is necessary, a Blasting Mitigation Plan Will be prepared. This Plan will include measures to be implemented to protect existing structures and nearby residential groundwater wells located near blasting locations. The Plan will be included in the appendix of the DEIS and its contents described within this section.

3.2. SURFACE WATER RESOURCES

3.2.1. Existing Surface Water Resources. This section will include:

- A description of pre-development conditions including watershed mapping, hydrologic characteristics of the watershed, drainage patterns, and identification and classification of on-site or adjacent streams and wetlands.
- A discussion of the existing stormwater patterns and run-off quantities for 2, 10, 25, and 100 year storm events, using site-specific runoff coefficients.
- A discussion of any mapped Federal Emergency Management Agency (FEMA) delineated 100 year floodplains and floodways.

- A discussion of the existing stormwater quality
- A Wetland Delineation Report will be prepared and discussed within this section.

3.2.2. Potential Surface Water Impacts. This section will include:

- An evaluation of potential impacts associated with anticipated changes in surface water and runoff quantity and quality.
- A description of post-development conditions including watershed mapping, stormwater quality, runoff, and peak discharge rates for 2, 10, 25, and 100 year storm events.
- A Hydrologic analysis will be performed using “*Hydrocad*,” a stormwater hydrograph routing model that builds upon the techniques developed by the U.S. Soil Conservation Services.
- An analysis of pre and post-development stormwater runoff quality using appropriate techniques. This analysis will address (before and after land disturbance), total suspended solids (TSS), total phosphorus, and total nitrogen. This analysis will be prepared by a certified licensed NYS Professional Engineer.
- A discussion of the ability of the on-site and off-site receiving surface water bodies to assimilate additional runoff. The volume of sediment, nutrients, and other pollutants that could adversely affect surface waters will be estimated and associated impacts evaluated.
- A discussion of the potential impacts (if any) to floodplains due to re-grading or change in runoff conditions.
- A discussion of the potential impacts (if any) to wetlands due to re-grading, change in runoff conditions, or change in long-term use of the site.
- A discussion of the potential construction related impacts to water resources as well as long-term potential impacts relative to the occupation of the site.
- A Wetland Delineation Report will be prepared and discussed within this section.

3.2.3. Mitigation Surface Water Measures. This section will include:

- A Discussion of the Stormwater Management Plan (SMP), Soil Erosion and Sediment Control Plan, and compliance with the NYSDEC Phase II Stormwater Regulations. Copies of the SMP, SESCO, and any other plans will be included in the Appendix.
- A discussion of the mitigation measures to attain a zero increase in the peak rate of runoff flow from the subject property after development.
- Mitigation of floodplain impacts.
- Mitigation of wetland impacts.

3.3. GROUND WATER RESOURCES

3.3.1. Existing Groundwater Conditions. This section will include:

- A description of the existing groundwater conditions including the presence, quality, quantity, extent, and present use and rate of withdrawal of groundwater resources, including seasonal variations and fluctuations.
- A discussion of the locations of groundwater resources including any aquifers and recharge areas.
- A description of off-site wells on properties adjacent to the project site.

3.3.2. Potential Groundwater Impacts. This section will include a discussion of potential impacts on groundwater recharge and to groundwater quality and quantity. As the proposed development will use a public water source, and the existing irrigation system is not proposed to change, groundwater impact is not expected to be adverse.

3.3.3. Groundwater Mitigation Measures. As required.

3.4. VEGETATION

3.4.1. Existing Vegetative Conditions. This section will include:

- A discussion of the vegetative communities on the site including location, extent, acreage, dominant species, and size. Particular

emphasis will be given to those communities in the areas of disturbance.

- Findings and pertinent information from a review of the the NYSDEC Natural Heritage Program files, and the U.S. Fish and Wildlife Services database.
- An inventory of trees will be conducted for all areas of disturbance. In coordination with the Town, trees of special significance, because of size, species or condition, will be tagged and their size, species and condition will be noted and mapped.

3.4.2. Potential Vegetative Impacts. This section will include:

- A discussion of the amount of existing vegetative cover likely to be modified and the nature of that modification (e.g. pavement, landscaping, etc.) due to the proposed action.
- A discussion of the potential impacts associated with a reduction of existing vegetative cover and existing habitats.
- A discussion of the dominant trees and shrub types to be retained.

3.4.3. Vegetative Mitigation Measure. This section will include:

- A discussion of applicable mitigation measures identified as necessary or required by the NYSDEC, U.S. Fish and Wildlife Services.
- A discussion of the Landscaping Plan and buffer areas.

3.5. FAUNA

3.5.1. Existing Faunal Conditions. This section will include:

- A description of existing wildlife habitats on the site including location, and acreage.
- The Ecological Assessment Report will be summarized with this section.
- A review of NYSDEC Natural Heritage Program files, and U.S. Fish and Wildlife Services database.

3.5.2. Potential Faunal Impacts. This section will include:

- A description of the amount of each on-site habitat to be modified and the nature of that modification (e.g. pavement, landscaping, etc.) due to the proposed action.
- Characterization of potential impacts will be discussed on the findings of the Ecological Assessment Report.

3.5.3. Faunal Mitigation Measures.

- A discussion of applicable mitigation measures as identified as necessary or required by NYSDEC and U.S. Fish and Wildlife Services.
- Any mitigation measures identified in the Ecological Assessment Report will be identified in this section.

3.6. CULTURAL RESOURCES

3.6.1. Existing Cultural Resources Conditions. This section will include:

- An examination of the existing cultural resources to determine the potential for historic and prehistoric activity on the site. A Phase IA Cultural Resource Survey will be completed, and a Phase 1B Report will be completed in areas of the site involving significant ground disturbance. The Phase 1A and 1B reports will be summarized within this section and included as part of the Appendix.
- A Historic and Architectural Report focusing on the Abraham Fort House will be included in the Appendix and discussed in this section.
- A Phase 2 Report will be completed in immediate proximity to the Abraham Fort House.

3.6.2. Potential Cultural Resources Impacts.

- Potential impacts as a result of development within or adjacent to culturally sensitive areas identified in the Phase IA Cultural Resource Survey.
- Examination of the impacts discussed in the Phase 1B Report.

- Examination of the impacts discussed in the Historic and Architectural Report (Abraham Fort House).
- Discussion of impacts found in the Phase 2 Report.

3.6.3. Cultural Resources Mitigation Measures.

- A discussion of mitigation measures as needed or required by the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP).
- Discussion of recommendations established in the Phase 1A Cultural Resource Survey and Phase 1B Report.
- Discussion of recommendations found in the Historic and Architectural Report and Phase 2 Report.

3.7. VISUAL

3.7.1. Existing Visual Conditions. This section will include:

- The identification of existing conditions and visual character of the project site from critical receptor points identified by the Planning Board during the scoping process. Cross-sections through the site will be completed at points identified as significant and will show proposed contours, landscaping, and buildings. A narrative accompanied by photographs will describe the visual character of the surrounding area and the visual relationship between the project site and the surrounding area.

Critical receptor points will include the following areas:

- a) U.S. Route 9 in the area of Neptune Road.
- b) King George Road
- c) Collette Drive
- d) Existing golf club facility
- e) IBM Conference Center

3.7.2. Potential Visual Impacts. This section will include:

- A visual impact analysis of the proposed development, based on the cross-sections. The visual impact analysis will include photographs of the existing conditions and photographic simulations of the built conditions from each critical receptor points identified by the Planning

Board. A description through the use of narrative text, photographs, and graphic representations of proposed conditions will be used. Further, the visual relationship between the project site and the surrounding area will be discussed.

3.7.3. Visual Mitigation Measures. As necessary or recommended based on the results of the visual impact analysis. These might include use of natural colors in architectural elevations; supplemental landscaping or other screening.

3.8. TRANSPORTATION

3.8.1. Existing Transportation Conditions. This section will include:

- A description of all available traffic data from the New York State Department of Transportation (NYSDOT), Dutchess County Department of Public Works (DCDPW), and the Town of Poughkeepsie.
- A description and examination of on-site pedestrian amenities.
- A description of roadways and roadway conditions directly serving the site will be discussed and will include the number of lanes, posted speed limits, existing public transportation facilities serving the area, and traffic controls.
- Existing traffic volume data will be collected in the study area for the weekday AM and PM peak hours in the form of turning movement counts at the following strategic intersections:
 - a) U.S. Route 9 & entrance to the Casperkill Country Club/Anthony Drive.
 - b) U.S. Route 9 and the eastbound ramp to Spackenkill Road.
 - c) Spackenkill Road and the southbound ramp to U.S. Route 9.
 - d) U.S. Route 9 and South Gate Drive.
 - e) U.S. Route 9 and IBM Road/Kingwood Park.
 - f) U.S. Route 9 and Spring Road.
 - g) U.S. Rt. 9 and Neptune Drive
- Discussion of the proposed internal road network including the amount of impervious surfaces generated from the roadways and the proposed type of ownership.

- A Traffic Impact Study (TIS) will be completed for the project. Roadways, intersections, and issues to be addressed in the TIS will be determined in consultation with the Town.

3.8.2. Potential Traffic Impacts. This section will include a discussion of potential impacts identified in the TIS.

3.8.3. Traffic Mitigation Measures. This section will include a discussion of applicable mitigation measures identified in the TIS.

3.9. LAND USE AND ZONING

3.9.1. Existing Zoning and Land Use. This section will include:

- Discussion of the existing zoning, master plan, Greenway Connections policies and land uses associated with the project site and the surrounding area.

3.9.2. Potential Impacts to Zoning and Land Use. This section will include:

- A discussion of the project's compatibility with the zoning, master plan, and land use policies, including Greenways Connections with the surrounding neighborhood and land uses.

3.9.3. Zoning and Land Use Mitigation Measures. This section will include a discussion of any applicable and appropriate mitigation measures. The applicant will discuss the extent to which the implementation of a cluster alternative will address and mitigate impacts that would otherwise result from a conventional plan. Mitigation may also include mitigation of visual impacts as discussed above.

3.10. POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES

3.10.1. Existing Police, Fire, and Emergency Medical Services. This section will include:

- A discussion of the applicable county, state, and local staffing levels, station locations, and schedule of patrol activities in the project area. Information will be based on personal communications with service providers and/or review and confirmation of available pertinent literature.

- A discussion of current staffing, number and type of apparatus, average response time to the site, existing water supply, and capacity for fire flow.

3.10.2. Potential Impacts to Police, Fire, and Emergency Medical Services. This section will include a discussion of the project's impact to county, state, and local services.

3.10.3. Police, Fire, and Emergency Medical Service Mitigation Measures. This section will include a general discussion of any applicable and appropriate mitigation measures.

3.11. SCHOOL DISTRICT SERVICES

3.11.1. Existing School District Services. This section will include:

- A description of existing school facilities serving the Spackenkill School District. Further, capacity, current enrollment data, and transportation routes will be discussed.
- A discussion of any expansion plans proposed by the School District will be reviewed and described.
 - A discussion of current school tax revenues.

3.11.2. Potential Impacts to School District Services. This section will include:

- An estimate of the number of public school children to be generated by the project. Special attention will be given to the potential impacts associated with the project and how the project will contribute to capacities and delivery of educational services based on information provided by the Spackenkill School District.
- A discussion of the tax revenue associated with the project and if this revenue will be greater than the cost of educating the children generated by the proposed action.

3.11.3. School District Services Mitigation Measures. This section will include a discussion of appropriate mitigation measures.

3.12. UTILITIES-WASTEWATER

3.12.1. Existing Wastewater Conditions and Proposals. This section will include:

- A description of existing wastewater collection/conveyance/disposal capacity and condition of existing Town infrastructure. Included in the analysis will be a summary of the daily average flows, and peak hourly flows, to the extent data is available from the Town.
- A summary of the peak hourly discharges to the collection system and existing current peak hourly flows and capacity of the collection system.

3.12.2. Potential Wastewater Impacts. This section will include:

- A discussion of the anticipated wastewater generation as it relates to the Town's capacity for wastewater collection/conveyance/treatment/disposal.

3.12.3. Wastewater Mitigation Measures. This section will include applicable wastewater mitigation measures.

3.13. UTILITIES-WATER

3.13.1 Existing Water System. This section will include:

- A description of existing municipal water capacity and condition of the existing infrastructure. Further, a summary of the average daily demand and peak hourly demand for the project will be discussed.
- A description of the fire flow requirements based on National Fire Protection Agency (NFPA) guidelines will be discussed.

3.13.2. Potential Impacts to the Water System. This Section will include:

- A discussion of potential impacts to the municipal water distribution and treatment system, as well as a discussion of whether the anticipated water demand for the project site will reach or exceed the systems capacity.

3.13.3. Mitigation Measures. This section will include a discussion of appropriate mitigation measures.

3.14. UTILITIES-SOLID WASTE

- 3.14.1 Existing Solid Waste Services. This section will include a discussion of the existing solid waste services, including current generation, collection, and removal processes.
- 3.14.2. Potential Impacts to Solid Waste Services. This section will include a discussion of potential impacts associated with the anticipated solid waste generated from the project site and method of removal.
- 3.14.3. Solid Waste Services Mitigation Measures. This section will include applicable solid waste mitigation measures.

3.15. RECREATION AND OPEN SPACE RESOURCES

- 3.15.1. Existing Recreation and Open Space. This section will include:
- A discussion of the site's recreational amenities and open space resources.
- 3.15.2. Potential Impacts to Recreation and Open Space. This section will include:
- A discussion of the potential impacts relating to the site's recreational amenities and open space. This discussion will include the potential impacts to the goals established in existing Town and regional recreational plans.
 - A discussion of the adequacy of existing Town and area wide recreational opportunities in the context of demand resulting from the proposed action.
 - A discussion of the impacts of the development to on-site open space.
- 3.15.3. Recreation and Open Space Mitigation Measures. This section will include a discussion on appropriate mitigation measures related to recreation and open space.

3.16. NOISE AND AIR RESOURCES

- 3.16.1. Existing Noise and Air Conditions. This section will include a description of the existing noise and air quality conditions. Further, ambient air quality conditions in the area will be defined as to their compliance with

the National Ambient Air Quality Standards (NAAQS) and standards provided by the NYSDEC.

3.16.2. Potential Impact to Noise and Air. This section will include:

- A discussion of the impacts from noise resulting from increased traffic generation on area roads.
- A discussion of the potential air and noise impacts from blasting (if any).

3.16.3. Noise and Air Mitigation Measures. This section will include a description of appropriate mitigation measures (if any).

3.17. FISCAL IMPACT ANALYSIS

3.17.1. Existing Fiscal Conditions. This section will include a discussion of the existing revenues and taxes generated from the site and any existing municipal costs related to the site.

3.17.2. Potential Fiscal Impacts. A discussion of the projected costs and revenues associated with the project utilizing the methodology identified in the Urban Land Institute, Development Impact Assessment Handbook, 1994.

3.17.3. Fiscal Mitigation Measures. As required.

4.0. ADVERSE UNAVOIDABLE SIGNIFICANT ENVIRONMENTAL IMPACTS IF PROJECT IS IMPLEMENTED

A discussion of the adverse environmental impacts identified in Section 3.0 that can be expected to occur regardless of the mitigation measures proposed.

5.0. ALTERNATIVES

The following (3) alternatives to the proposed project will be considered:

5.1. The "No Build" alternative will be addressed as required under 6 NYCRR 617.9.b.5.

5.2. Conventional alternative (469 units).

5.3. An alternative site layout depicting fewer units on larger lots.

6.0. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Identification of the natural and human resources listed in Section 3.0 that will be consumed, converted, or made unavailable for future use.

7.0. GROWTH INDUCING ASPECTS

Discussion of potential growth inducing aspects as a result of the proposed project.

8.0. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

Discussion of the energy sources to be used, anticipated levels of energy consumption, and any applicable energy conservation measures proposed.

9.0. APPENDICES

9.1. Correspondence (including all SEQR documentation).

9.2. Wetland Delineation Report

9.3. Ecological Assessment Report

9.4. Spackenkill School District Analysis

9.5. Stage IA Cultural Resource Survey

9.6. Stage IB Report (if necessary)

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9.7. Phase 2 Cultural Resource Report (Abraham Fort House area)

9.8. Historic and Architectural Analysis of the Abraham Fort House

9.9. Visual Impact Analysis

9.10. Traffic Impact Study

9.11. Blasting Mitigation Plan (if necessary)

9.12. Stormwater Management Plan

9.13. Engineering Drawings

- Boundary Survey
 - Site Plan
 - Floor Plans and Elevations
- Grading Plan
- Erosion and Sediment Control Plan
- " Utility Plan
- Landscaping Plan