

**Hudson Valley Project  
Towns of Pine Plains and Milan  
Draft Environmental Impact Statement (DEIS)  
Draft Scope**

This document identifies the issues to be addressed in the Draft Environmental Impact Statement (DEIS) proposed by 1133 Taconic LLC, (the "Applicant") for the proposed Hudson Valley Project (the "Project" or "Proposed Action") in the Towns of Pine Plains and Milan. This scope contains the items described in 6 NYCRR Part 617.9 (e) (1) through (7).

**Project Description**

The Hudson Valley Project is a proposed residential conservation subdivision in the northeastern area of Dutchess County New York. The site contains a total of 3,100 acres, with 2,655 acres in the Town of Pine Plains and 445 acres in the Town of Milan. 237 residential lots are proposed in the Town of Pine Plains and 51 residential lots are proposed in Milan. The residential development is considered a Conservation Subdivision in Pine Plains and a Cluster subdivision in Milan. The project site has frontage on both the north and south sides of NYS Route 199 and also has frontage along the east side of the Taconic State Parkway. Existing public roads pass through the project site north of Route 199, including Woodward Hill Road and Mt. Ross Road. All newly created roads within the project are proposed as private roads. Protected Open Space in the project exceeds the required 50% of total acreage in the Town of Pine Plains and 40% of the total acreage in the Town of Milan. A new wastewater treatment plant and a new water treatment plant will be located in Pine Plains. Lots less than 5 acres in size, and all accessory facilities north and west of Route 199 will be served by a community water system and a community wastewater collection and disposal system. Residential lots larger than 5 acres (generally located south of NYS Route 199 and east of Mount Ross Road, including those on the eastern portion of the site which are north of Route 199) will be served by individual wells and wastewater disposal systems. Alternatives to be considered during the SEQRA review include potential inclusion of a resort in the Town of Pine Plains in the vicinity of Lake Carvel on a lot to be created as part of the conservation subdivision (which would reduce the number of residential lots in Pine Plains) and various alternatives for ownership and operation of the Water System and Wastewater System in the Project. The attached Project Layout Map illustrates the proposal.

**SEQRA Status**

The proposed project is a Type 1 Action pursuant to SEQRA Part 617.4.(b)(8) and 617.4(b)(5)(ii), 617.4(b)(6)(i), 617.4(b)(6)(iii) and 617.4(b)(6)(v). After conducting a coordinated review, the Pine Plains Planning Board declared itself SEQRA Lead Agency on May 12, 2021. On June 23, 2021 the Pine Plains Planning Board adopted a resolution issuing a Positive Declaration requiring the preparation of a Draft Environmental Impact Statement.

**Potentially Significant Adverse Impacts**

Potentially Significant adverse impacts identified by the Planning Board are:

- Potential Impact on Land
- Potential Impact on Surface water
- Potential Impact on Groundwater
- Potential Impact on Flooding
- Potential Impact on Plants and Animals

- Potential Impact on Agricultural Resources (portions of project site within County Ag District 21)
- Potential Impact on Aesthetic Resources
- Potential Impact on Transportation
- Potential Impact on Historic and Archaeological Resources
- Potential Impact on Open Space and Recreation
- Potential Impact on Energy
- Potential Impact on Human Health
- Potential Impact on Consistency with Community Plans
- Potential Impact on Consistency with Community Character

**The Lead Agency has set the following procedures to receive Agency and Public comments on this Draft Scope:**

**Two public scoping sessions will be held:**

1. An in-person Scoping session will be held on Wednesday, July 21, 2021 at Stissing Mountain High School, 2829 Church Street, Pine Plains NY 12567, in the Auditorium. Beginning at 6:30 pm and continuing until 7:30 pm, attendees will have an opportunity to view maps and other graphics and materials about the proposed Project. The formal public scoping session will begin at 7:30 pm.
2. An in-person Scoping session will be held on Saturday, July 31, 2021 at Stissing Mountain High School, 2829 Church Street, Pine Plains, NY 12567, in the Auditorium. Beginning at 9 am and continuing until 10 am, attendees will have an opportunity to view maps and other graphics and materials about the proposed Project. The formal public scoping session will begin at 10:00 am.

**In addition, written comments on the Draft Scope are invited.** Written comments will be accepted by the CONTACT PERSON identified below until August 10, 2021 at 4 pm. Written comments may be delivered by e-mail or by mail (addresses below).

All Involved Agencies are invited to inform the Lead Agency of each Agency's concerns, permit jurisdictions, and information needs to support such Agency's SEQR Findings, including, where applicable, any specific techniques or model to be used in studies and analysis for the EIS.

## For Further Information

**Contact Person:** Tricia Devine, Planning Board Secretary  
**Address:** Town of Pine Plains Planning Board  
Pine Plains Town Hall  
3284 Route 199  
P.O. Box 955  
Pine Plains, NY 12567  
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## Contents of the Draft Environmental Impact Statement

Cover Sheet

Table of Contents

### I. Executive Summary

- A. Description of the proposed project and SEQRA proposed action
- B. Summary of purpose and need, including the Applicant's goals and objectives
- C. Required permits and approvals, including list of involved and interested agencies
- D. Summary of approval process
- E. Summary of significant adverse environmental impacts identified in each subject area identified and discussed further in Section III.
- F. Summary of mitigation measures proposed for significant adverse environmental impacts
- G. Description of alternatives analyzed including a table comparing the impacts of the proposed project with the impacts of each alternative analyzed
- H. Description of the issues considered in EAF review/Scoping and determined to be non-significant or not relevant, stating reasons why those issues were not included in the Final EIS Scope.

### II. Project Description

- A. Project Site Background and History
  - 1. Prior agricultural and residential uses
  - 2. Tom Carvel ownership and development of the Sports City Estates Subdivision
  - 3. The 2003 application and SEQRA process
  - 4. Town of Pine Plains development moratorium and zoning amendments
  - 5. The New Neighborhood Development (NND) Zone Petition
  - 6. Current application – Conservation Subdivision
- B. Applicant
  - 1. Applicant's qualifications to undertake the Project
  - 2. Purpose and need for the Project
  - 3. Applicant's goals and objectives
- C. Description of the Action
  - 1. Residential Conservation Subdivision
    - a. Number and description of residential lots
    - b. Resident's Clubhouse and other lot owner amenities
  - 2. Golf
  - 3. Protected Open Space in Conservation subdivision

D. Site Description

1. Context within surrounding area
  - a. Location within two municipalities
2. Parcels
  - a. Ownership entities
3. Inholdings
4. Acreage
5. Access
- 6.

E. Zoning

1. Pine Plains
  - a. Summary of Conservation Subdivision Zoning provisions, including calculation of Base Residential Yield
  - b. Permitted and Special Permit Uses
  - c. Bulk requirements
  - d. Relevant zoning standards
  - e. Relevant subdivision standards
  - f. Provisions relevant to the existing Sports City Estates Subdivision
  - g.
  - h. Affordable housing
2. Milan
  - a. Allowed uses
  - b. Density
  - c. Bulk requirements
  - d. Relevant zoning standards
  - e. Relevant subdivision standards

F. Existing Uses and Structures

G. Existing Utilities

H. Proposed Development Plan

Narrative and mapping, as appropriate, will be provided for all development components. All plans will be at 1" = 800' scale except for 1" = 200' scale plans as noted below.

1. Residential Components
  - a. Number and types of residential lots, including parking and anticipated bedroom count
  - b. Siting guidelines addressing placement of houses on lots.
2. Golf
  - a. Layout
  - b. Course operation and management
  - c. Course maintenance
3. Subdivision plat. The subdivision plat will show proposed lots and demonstrate zoning compliance but will not include metes and bounds descriptions of lots. Metes and bounds will be provided at the time of final subdivision approval.

4. Privately owned amenities for use of lot owners, including types of activities within amenity areas, frequency of events, maintenance, and extent of availability for rental by the public
5. Privately owned amenities intended to be regularly open to the public, including proposed maintenance responsibilities of amenities open to the public
6. Site Access, Roads, Driveways and Circulation. Identify existing public roads within Project site, including proposed improvements and abandonments, if any, relating to existing roads. Describe proposed new road and discuss standards for construction, ownership, and maintenance.
7. Accommodation for use of hybrid, electric or other alternative fueled vehicles
8. Pedestrian and Bicycle Infrastructure
9. Utilities. Existing and proposed utilities will be discussed. Utility plans will illustrate the layout of utility mains, service lines and supporting facilities (e.g. lift and booster stations) at 1" = 800' scale but will not include profiles. Ownership and maintenance of proposed utilities will be discussed.
  - a. Water
  - b. Sanitary Sewage
  - c. Electric
  - d. Natural Gas
  - e. Telecommunications/Internet
10. Grading Plan. The grading plan will be at a scale of 1" = 200' and will include road profiles. It will not include grading within individual lots. An estimate of cuts and fills for road and stormwater management elements will be provided.
11. Conceptual Landscaping Plan. The landscape plan will include proposed plant list(s) and landscape treatment of buffer areas between the Project site and adjoining properties as may be required based upon visual analysis in subsequent sections.
12. Stormwater Management
  - a. Master Stormwater Pollution Prevention Plan (SWPPP)
  - b. Erosion and Sediment Control Plan at a scale of 1" = 200' corresponding to the area of disturbance shown on the grading plan
13. Open Space
  - a. Protected Open Space within conservation subdivision, including ownership, management, accessibility to lot owners.
  - b. Elements of protected open space.
  - c. Elements of Protected Open Space including trails open to the public, including description of areas, parameters of public access (e.g. hours of access, limitations as to access e.g. whether pedestrian, bicycle, prohibition of ATV, etc.)
  - d. Connections of Protected Open Space, including public trails, to nearby public open spaces
14. Signage
  - a. Overall development
  - b. Trail system
15. Refuse and recycling storage

- 16. Sustainable Design Features
  - a. Infrastructure
  - b. Golf course
- 17. Demolition and Site Preparation
- 18. Project Phasing, Construction Sequencing and Duration (including anticipated “Build Year”)
  - a. Infrastructure
  - b. Residential component
  - c. Golf course
  - d. Trail system
- 19. Ownership and Management of Project Facilities and Amenities
  - a. Present ownership and management
  - b. Future ownership and management
- 20. Description and mapping, as appropriate, of any covenants or easements affecting the use and development of the property
- 21. Management and/or conversion of lands enrolled in Real Property Tax Law Section 480-a
- I. Required Permits and Approvals
- J. Summary of Project Benefits

### **III. Existing Conditions, Potential Impacts as a Result of the Proposed Project and Proposed Mitigation Measures**

This section identifies the potentially significant adverse impacts identified in Part 3 of the EAF and to be identified in consultation with involved agencies and the public as part of the scoping process. The discussion in the EIS will identify the aspects of the environmental setting that may be impacted. The Scoping process is intended to identify the extent and quality of information needed for the preparer to adequately address each impact, including an identification of relevant existing information, and required new information, including the required methodology(ies) for obtaining new information.

Where appropriate the DEIS will discuss both construction and operations impacts. All plans will be at 1" = 800' scale except as noted in Section II.H.

- A. Land Use and Zoning
  - 1. Existing Conditions
    - a. Site Context
      - i. Discussion and mapping illustrating the site in context with the Towns of Pine Plains and Milan and the mid-Hudson valley region
      - ii. Discussion and mapping of uses within one mile of the Project Site
      - iii. List of approved but not yet built projects within one mile of the Project site
    - b. Existing Land Uses on the Site
      - Discussion and mapping, as appropriate, will be provided for each use.
      - i. Agricultural
      - ii. Residential
      - iii. Commercial

- iv. Recreational
      - v. Open Space
      - vi. Other
    - c. Agriculture Districts and areas of agricultural uses in the Town of Pine Plains and Town of Milan.
    - d. Zoning in Pine Plains and Milan, with discussion of use, density, bulk, site plan and other provisions relevant to the Project
    - e. Subdivision Regulations in Pine Plains and Milan, with discussion of standards relevant to the project
    - f. Other Relevant Laws, Ordinances and Regulations, including affordable housing
    - g. Summary of Town and County Planning Documents Relevant to the Site and Project
    - h. Easements and Covenants
  - 2. Future No-Build Conditions
    - a. Future known and planned projects in the Towns of Pine Plains and Milan with the potential to affect the Project
  - 3. Potential Impacts
    - a. Conformance with Towns of Pine Plains and Milan planning documents
    - b. Conformance with Towns of Pine Plains and Milan zoning and subdivision requirements, including design standards and any other standards, laws or regulations relevant to the project
    - c. Open space conversion
    - d. Agriculture conversion
    - e. Consistency with easements and covenants affecting the property
  - 4. Mitigation Measures
    - a. Open space conservation measures
    - b. Open space connectivity
    - c. Others as required
- B. Cultural Resources
- 1. Existing Conditions
    - a. Perform Stage 1A/1B Cultural Resource Surveys in areas for which such surveys were not previously prepared and which have been determined to be potentially sensitive for cultural resources
    - b. Perform Stage 2 Cultural Resource Surveys where required by the results of the Stage 1A/1B Surveys and where warranted by the development program
    - c. Inventory of Structures 50 years or older on the Project Site
    - d. Identify any structures eligible for listing on the State or National Register of Historic Places
    - e. Provide the results of the Cultural Resource Surveys to the New York State Historic Preservation Office (SHPO)
  - 2. Future No-Build Conditions
    - a. Discussion of any anticipated changes to cultural resources by the Build Year
  - 3. Potential Impacts
    - a. Obtain a Determination of Effect Letter from SHPO

- b. Discuss impacts to archeological resources, if any
    - c. Discuss impacts to historic structures, if any
  - 4. Mitigation Measures
    - a. Provide mitigation, if required and as directed by SHPO. Such mitigation may include an archeological resource avoidance plan, or historic structure documentation.
    - b. Others as required
- C. Visual Resources
  - 1. Existing Conditions
    - a. Prepare viewshed map illustrating those portions of the site potentially visible from public roads and places within one, three and five miles of the site
    - b. Provide an inventory of Town, County and State designated scenic resources of significance from which all or portions of the Project Site is visible
    - c. Describe and illustrate, through photographs in both leaf-on and leaf-off conditions, the visual character of the Project Site from Rt. 199 and the Taconic State Parkway
    - d. Describe and illustrate, through photographs in both leaf-on and leaf-off conditions, the character of the area surrounding the Project Site with emphasis on the area within a one-mile radius
  - 2. Future No-Build Conditions
    - a. Discussion of any anticipated changes to visual resources by the Build Year
  - 3. Potential Impacts
    - a. Discuss Project visibility upon build-out in both the leaf-on and leaf-off conditions from Rt. 199 and the Taconic State Parkway. Provide simulations of the Project at build-out from up to three locations on Rt. 199 and up to three locations on the Taconic State Parkway, as determined in consultation with the Lead Agency.
    - b. Discuss site lighting, including compliance with Town of Pine Plains and Milan regulations
  - 4. Mitigation Measures

Discuss and illustrate, through examples, the use of mitigation measures below. It is not the intent of this section to require detailed planting, screening or lighting plans for every lot. The purpose of this section is to propose standards which will be applied to identified elements of the site requiring mitigation of adverse impacts on visual character.

    - a. Provide buffering and screening standards appropriate to uses other than residential homes.
    - b. Illustrate overall limits of clearing and illustrate areas that will remain vegetated
    - c. Provide standards for siting individual buildings (e.g. setbacks from the Taconic State Parkway and Rt. 199)
    - d. Provide lighting fixtures and illumination levels demonstrating conformance with Town of Pine Plains and Milan regulations
    - e. Others as required
- D. Flora and Fauna
  - 1. Existing Conditions

- a. Provide discussion and mapping of ecological communities and habitats based on available published data and as verified by site visits
    - b. Discuss the presence of rare, threatened and endangered species based on correspondence with the New York Natural Heritage Program and the US Fish and Wildlife Service. Assess the potential of the site to support any such species
    - c. Discuss connectivity with surrounding ecological communities
  2. Future No-Build Conditions
    - a. Discussion of any anticipated changes to Flora and Fauna by the Build Year
  3. Potential Impacts
    - a. Quantify impacts to ecological communities and discuss impacts to any rare, threatened or endangered species or ecologically significant communities
    - b. Discuss impacts, if any, to rare, threatened and endangered species and their potential habitats
    - c. Discuss potential impacts of golf course management
  4. Mitigation Measures
    - a. Golf course management measures, including integrated pest management plan (IPM)
    - b. Use of native landscaping
    - c. Open space connectivity
    - d. Others as required
- E. Subsurface and Surface Water Resources
  1. Existing Conditions
    - a. Delineate, map and describe ACOE and DEC regulated wetlands and streams
    - b. Identify DEC wetland and water quality classifications
    - c. Describe Lake Carvel and its dam and its safety classification
    - d. Discuss water quality characteristics and standards for any streams proposed to receive treated wastewater discharge
    - e. Map and discuss the extent of FEMA designated floodplains and floodways
    - f. Discuss existing drainage patterns (including regional watershed and on-site drainage) and their relation to the Project Site. Compute pre-development stormwater volumes and peak rates of runoff for the 1, 10, 25 and 100-year storms at each design point/point of interest throughout the site based on the proposed area of disturbance.
    - g. Discuss existing stormwater drainage infrastructure on the site
    - h. Discuss relevant State and Town stormwater regulations
    - i. Map and discuss any aquifers underlying the Project Site
    - j. Discuss groundwater characteristics based on available data, including available well data. Provide depth to water table, yield and water quality data to the extent available. Provide NYSDEC required water quality data for existing wells proposed to supply potable water.
  2. Future No-Build Conditions
    - a. Discussion of any anticipated changes to Subsurface and Surface Water Resources by the Build Year
  3. Impacts

- a. Quantify, map and describe impacts to regulated streams, wetlands and any associated regulatory buffers
  - b. Discuss ability of receiving streams to assimilate wastewater discharge.
  - c. Describe pre- and post-development stormwater volumes and peak rates of runoff for the 1, 10, 25, and 100-year storms to each design point/point of interest on the site based on the area of disturbance.
  - d. Describe the components and functions of the proposed drainage system. Describe potential impacts to the on-site and downstream drainage systems. Discuss the need for any improvements to the downstream drainage system.
  - e. Discuss the material components of the SWPPP and the proposed erosion and sediment control plan. Discuss the sizing of ponds and other practices necessary to address all relevant Town and State design criteria including green infrastructure practices.
  - f. Discuss any construction in or other impact to floodplains or floodways
  - g. Discuss the potential need for improvements to the Lake Carvel dam
  - h. Discuss any impacts to groundwater resources, including capability of groundwater resources to supply water to the Project, with reference to the demand calculations in Section III.K.
  - i. Discuss potential interaction with groundwater during the construction period.
  - j. Discuss the use of groundwater for irrigation.
  - 4. Mitigation Measures
    - a. Discuss permitting standards that must be met for impacts to any regulated wetland or water body.
    - b. Summarize the master stormwater pollution prevention plan (SWPPP) including stormwater management practices and erosion and sediment control plan
    - c. Discuss ownership and maintenance of the stormwater management system
    - d. Discuss and map proposed aquatic resource buffers
    - e. Discuss and map well head protection zones. Discuss use limitations in well head protection zones.
    - f. Discuss proposed improvements to Lake Carvel dam
    - g. Discuss proposed wastewater treatment practices and standards to be met to avoid adverse impacts to receiving waters
    - h. Discuss the use of porous pavement in parking lots and driveways where appropriate
    - i. Others as required
- F. Geology, Soils and Topography
- 1. Existing Conditions
    - a. Describe subsurface conditions based on published resources
    - b. Identify and map Site soils using current Dutchess County Soils Survey data
    - c. Discuss suitability of Site soils for individual sanitary sewage disposal systems
    - d. Provide topographic mapping at a 2' contour interval
    - e. Provide slope map with intervals of 0-15%, 15-25% and greater than 25%
    - f. Describe significant topographic features on the Project Site
  - 2. Future No-Build Conditions.

- a. Discussion of any anticipated changes to Geology, Soils, and Topography by the Build Year
- 3. Impacts
  - a. Provide a grading plan as described in Section II.H.12. Describe potential impacts from site grading with respect to bedrock depth, soil erosion, slope stabilization and rock removal.
  - b. Quantify and map impacts to the 0-15%, 15-25% and greater than 25% slope categories
  - c. Provide an estimate of cut and fill. If fill is required, describe amount and potential source(s).
  - d. Discuss rock removal, if required. If rock removal is required, discuss method(s) to be used.
  - e. Discuss and quantify disturbance of prime or statewide important agricultural soils, including a discussion of their suitability for agricultural uses
- 4. Mitigation Measures
  - a. Provide and discuss erosion and sediment control plan as described in Section II.H.14 focusing on areas of steep slopes and erodible soils.
  - b. Provide general design parameters for sanitary sewage systems based on soil characteristics. Note that tests pits and percolation tests on individual lots are not required. The intent is to establish design parameters based on soil characteristics.
  - c. Provide a blasting plan, if required
  - d. Provide a plan for fate of excess cut, or for import of fill, if required
  - e. Discuss construction phasing and staging to limit the time periods during which areas of disturbance would be left open
  - f. Others as required
- G. Environmental Site Assessment
  - 1. Existing Conditions
    - a. Summarize Phase 1 Environmental Site Assessments conducted for the Site. Because of their number and size, the assessments will be provided electronically.
    - b. Within the area of the existing golf course conduct soil testing to consist of:
      - i. Discreet soil samples taken at a depth of 0-6 inches and 6-24 inches.
      - ii. A sampling frequency of one sample/five acres is required. Sample locations should include a representative distribution of tee boxes and greens. Samples shall also be taken from the sediment of any ponds on the golf course.
      - iii. All samples shall be analyzed for arsenic and lead (EPA Method 6010), pesticides (EPA Method 8081 and herbicides (EPA Method 8151).
  - 2. Future No-Build Conditions
    - a. Discussion of any anticipated changes by the Build Year
  - 3. Impacts
    - a. Discuss potential impacts as identified by the Environmental Site Assessments
    - b. Discuss possible construction debris processing. Discuss the fate of any potentially hazardous materials.

- c. Discuss potential impacts as a result of the soil testing
  - 4. Mitigation Measures
    - a. As required
- H. Traffic
- 1. Existing Conditions
    - a. Discuss and illustrate access to and around the site in regional context.
    - b. Discuss any existing or proposed traffic improvements within or in the vicinity of the Project site.
    - c. Inventory road conditions on and in the vicinity of the Project Site and providing direct access to the Project Site, to include: lane widths, lane markings, parking, speed limits, shoulders/sidewalks, general alignments, sight distances and grade. Provide machine traffic counts from existing counts conducted within five years from the date of adoption of this Scope or if not available, new counts, for weekdays and weekends. Roads to be inventoried are:
      - Ferris Lane between the Taconic State Parkway and Lake Carvel
      - Ferris Road between Lake Carvel and NYS Route 199
      - NYS Route 199 between the Taconic State Parkway and NYS Route 82/CR83A
    - d. Determine existing intersection traffic volumes in the weekday AM (6:00 – 8:00) and PM (4:00 – 6:00) and the Saturday peak hours (the peak hour to be determined in consultation with the Lead Agency) when schools are in session. Vehicle counts will include vehicles, and trucks. Counts will be taken for the following intersections:
      - All existing intersections within the Project site
      - CR 50 and NYS 199
      - Ferris Road and the Taconic State Parkway southbound
      - Ferris Road and the Taconic State Parkway northbound
      - NYS 199 and all Taconic State Parkway ramps (north and south)
      - NYS 199 and North and South Roads
      - NYS 199 and Hicks Hill Road
      - NYS 199 and Sherwood/Stissing Lake Road
      - NYS Route 199 and Woodward Hill Road
    - e. Analyze available traffic accident data for the latest available three-year period for the above-listed road segments and intersections
    - f. Describe bicycle and pedestrian infrastructure servicing the Project Site and the area within one mile of the Project Site
    - g. Describe public transit serving the Project Site, if any
    - h. Provide a count of existing parking spaces within the Project site
  - 2. Future No-Build Conditions
    - a. Identify No-Build conditions during the design year based on future traffic volumes projected with a growth rate determined in consultation with the Lead Agency and including approved but not yet built projects within one mile of the Project Site. The No Build analysis shall be based on a capacity and Level-of-Service (LOS) analysis using the latest Highway Capacity Manual (HCM) utilizing Synchro software.

Determine existing LOS and queuing for each of the above intersections for the weekday AM and PM peak periods and Saturday peak periods

b. Discussion of any other anticipated changes to Transportation by the Build Year

3. Impacts

- a. Develop anticipated trip generation from the Project for the weekday AM and PM and Saturday peak hours and develop distributions for entering and exiting traffic during the peak hours for the road network. Trip generation should assume all residential lots are occupied year-round.
- b. Determine Build levels of service during the design year with Project generated traffic added to the No-Build traffic volumes. The Build analysis shall be based on a capacity and LOS analysis using the latest HCM utilizing Synchro software. Determine existing LOS and queuing for each of the above intersections for the weekday AM and PM peak periods and Saturday and Sunday peak periods
- c. Discuss proposed road types and provide sections for proposed roadways and discuss compliance with Towns of Pine Plains and Milan road standards
- d. Provide a parking plan and discuss compliance with Towns of Pine Plains and Milan parking requirements
- e. Discuss construction traffic volumes and routing
- f. Provide a plan for pedestrian and bicycle circulation and discuss connections to nearby public trails and facilities
- g. Discuss ownership and maintenance of transportation infrastructure
- h. Discuss emergency access including demonstration that fire equipment can safely access the site and residential lots.

4. Mitigation Measures

- a. Provide a discussion of and conceptual plans for traffic control including signage, pavement markings, traffic calming, signalization and others as required
- b. Provide a discussion of and conceptual plans for roadway and intersection modifications, as required
- c. Provide a discussion of and conceptual plans for pedestrian and bicycle facilities or improvements
- d. Provide a construction traffic plan to include routes to be used by trucks and heavy vehicles during construction period relating to road construction or relocation.
- e. Discuss phasing and responsibility for implementation of mitigation measures

I. Air

1. Existing Conditions

- a. Summarize air quality in the Towns of Pine Plains and Milan based on NYSDEC monitoring data for the most recent five-year period. Compare existing air quality with the National Ambient Air Quality Standards (NAAQS).

2. Future No-Build Conditions

- a. Discussion of any anticipated changes to Air Quality by the Build Year

3. Impacts

- a. Perform an air quality screening analysis using the C-line model. If warranted by the results of the C-line model, provide a more detailed analysis using the MOVES model.

- b. Provide a qualitative evaluation of potential air impacts resulting from construction activities
    - c. Discuss any land uses likely to have a significant impact on air quality
  - 4. Mitigation Measures
    - a. Provide a plan for construction dust control
    - b. Others as required
- J. Noise
  - 1. Existing Conditions
    - a. Provide a qualitative discussion of the noise environment on and around the Project Site
    - b. Map and discuss sensitive noise receptors such as schools, churches and public facilities within 500' of the Project Site.
  - 2. Future No-Build Conditions
    - a. Discussion of any anticipated changes to Noise by the Build Year
  - 3. Impacts
    - a. Provide a qualitative evaluation of potential noise impacts to receptors within 500' of the Project Site from construction activities. The evaluation will be based on published noise levels produced by typical construction equipment.
    - b. If blasting may occur, discuss potential impacts to receptors within 500' of the Project Site
  - 4. Mitigation Measures
    - a. As required
- K. Water Supply
  - 1. Existing Conditions
    - a. Map and discuss public and private water supply systems serving the Project Site, including source, capacity and distribution infrastructure
    - b. Discuss ownership and legal structure of existing water supply infrastructure
  - 2. Future No-Build Conditions
    - a. Discussion of any anticipated changes to Water Supply by the Build Year
  - 3. Impacts
    - a. Describe Project generated demand for potable water, irrigation water and fire suppression, by Project component
    - b. Provide a conceptual plan as described in Section II.H.11 for water supply and distribution, including source, treatment, distribution facilities and other infrastructure (e.g. booster stations, tanks, etc.). With respect to the community water source, reference the groundwater resource section.
    - c. Discuss water supply to individual houses from groundwater sources, with reference to the groundwater resource section
    - d. Discuss the ability of water resources to meet fire suppression requirements
  - 4. Mitigation
    - a. Discuss water conservation measures to be implemented.

- b. Discuss ownership and legal structure for operation of proposed water supply infrastructure, including alternatives of creation of Town Districts or County/part County Districts operated by the Dutchess County Water and Wastewater Authority (DCWWA).
- c. Others as required

L. Sanitary Sewage

- 1. Existing Conditions
  - a. Map and discuss public and private sanitary waste disposal systems serving the Project Site, including conveyance and treatment capacity
  - b. Discuss ownership and legal structure of existing sanitary sewage infrastructure
- 2. Future No-Build Conditions
  - a. Discussion of any anticipated changes to Sanitary Sewage by the Build Year
- 3. Impacts
  - a. Calculate Project-generated sanitary sewage by project component
  - b. Provide a conceptual plan as described in Section II.H.11 for sanitary sewage conveyance, treatment, and discharge
  - c. Discuss compliance with relevant sanitary sewage discharge standards
  - d. Describe ownership and maintenance of sanitary sewage infrastructure
  - e. Discuss the use of private in-ground sanitary sewage disposal systems for individual residences with reference to the soils section
- 4. Mitigation
  - a. Discuss ownership and legal structure for operation of proposed sanitary sewage infrastructure including alternatives of creation of Town Districts or County/part County Districts operated by the Dutchess County Water and Wastewater Authority (DCWWA).
  - b. Others as required

M. Private Utilities

- 1. Existing Conditions
  - a. Describe private electric, natural gas, telephone and internet utilities serving, or available to serve, the Project, including their location and capacity
- 2. Future No-Build Conditions
  - a. Discussion of anticipated changes to Private Utilities by the Build Year
- 3. Impacts
  - a. Describe the provision of private utilities to the Project. Describe any improvements required to provide utility service. Describe off-site impacts associated with such improvements, if any.
- 4. Mitigation
  - a. As required

N. Community Demographics, Services and Facilities

This section will assume that all residential uses will be occupied year-round rather than part-time or seasonally.

- 1. Existing Conditions
  - a. Describe Towns of Pine Plains and Milan population trends from 2000 to the present

- b. Describe other demographic characteristics such as income, employment, etc.
- c. Discuss the following facilities and services. Discussion will be based on outreach to each service provider.
  - i. Pine Plains Central School District including enrollment trends, capacity, budget and current State aid formula
  - ii. Emergency services including public safety, rescue squad and fire protection, including facilities, resources and budgets
  - iv. Public and private active and passive recreation facilities
  - v. Towns of Pine Plains and Milan highway and building departments
  - vi. Recycling and refuse disposal
  - vii. Other community services such as library, medical and day care
- 2. Future No-Build Conditions
  - a. This section will assess impacts from background growth and other projects in the Towns of Milan and Pine Plains that have been approved but not yet built.
- 3. Impacts
  - a. Project year-round population increase
  - b. Project school children generation from the Project using the following methods:
    - i. Projections available from the Pine Plains Central School District
    - ii. Census data
    - iii. Rutgers University demographic multipliers
    - iv. ESI demographic multipliers
  - c. Compare the projections to capacity and discuss need for additional resources or capital improvements. The discussion should include outreach to the Pine Plains Central School District.
  - d. Project impacts to school bus resources. The projection and discussion of impact should be based on outreach to the School District.
  - e. Project demand on emergency service providers and compare to response capacity and available resources. The projection and discussion of impact should be based on both published standards and outreach to the service providers.
  - f. Project demand on public and private recreation resources and compare to published standards for recreation facilities. Discuss potential impacts with recreation providers, including youth leagues.
  - g. Project demand on Towns of Pine Plains and Milan highway and building department resources and discuss potential impacts based on discussion with town officials.
  - h. Project refuse generation and compare to available disposal resource capacity.
  - i. Project demand on other community services such as library, medical and day care and discuss potential impacts based on published standards.
  - j. Project demand on recycling and refuse disposal resources and discuss consistency with any locally adopted solid waste management plan.

4. Mitigation
  - a. Provide public access to designated trails within the Project providing connectivity to public trail systems or public recreation resources on adjoining lands.
  - b. Affordable housing
  - c. Others as required
- O. Fiscal and Economic Considerations
  1. Existing Conditions
    - a. Calculate current taxes paid to each taxing jurisdiction
    - b. Summarize current economic activity generated on the Project Site
    - c. Summarize the current operating budgets for the Towns of Pine Plains and Milan, Dutchess County, the Pine Plains Central School District and any other taxing jurisdictions
  2. Future No-Build Conditions
    - a. Discussion of anticipated changes to Fiscal and Economic conditions by the Build Year
  3. Impacts
    - a. Project valuation and property taxes paid to all taxing jurisdictions using the most recently available tax rates
    - b. Compare the cost of providing services to the taxes paid for each taxing jurisdiction using the method referenced in *The New Practitioner's Guide to Fiscal Impact Analysis* (Burchell, Listokin and Dolphin)
    - c. Identify per pupil costs to the Pine Plains Central School District and analyze potential changes to the State Aid Formula as a result of increased property valuation in the district.
    - d. Assess the need for capital improvements to all taxing jurisdictions and service providers as a result of the Project. This assessment should include outreach to each service provider
    - e. Estimate construction employment and construction employment payroll over the life of the Project
    - f. Estimate operational employment and payroll at Project completion
    - g. Estimate direct and indirect construction and operation expenditures as a result of the Project using the US Bureau of Economic Analysis Regional Input-Output (RIMS-II) model
    - h. Evaluate induced economic activity using the RIMS-II model
  4. Mitigation Measures
    - a. As required
- P. Community Character
  1. Existing Conditions
    - a. Describe the character of the site and surrounding area, providing photographs to illustrate salient characteristics.
  2. Future No-Build Conditions
    - a. Discussion of anticipated changes to Community Character by the Build Year, with reference to the Visual, Land Use, Traffic and Demographic sections of the DEIS
  3. Impacts

- a. Describe the character of the site after construction, with reference to the Visual, Land Use, Traffic and Demographic sections of the DEIS
4. Mitigation Measures
  - a. As required
- Q. Greenhouse Gas Emissions
  1. Existing Conditions
    - a. Estimate existing greenhouse gas emissions from uses on the Site
  2. Future No-Build Conditions
    - a. Discussion of anticipated changes to Greenhouse Gas Emissions by the Build Year
  3. Impacts
    - a. Estimate projected greenhouse gas emissions from the Project at completion using insert reference/method
  4. Mitigation Measures
    - a. As required

#### **IV. Alternatives**

This section will provide both quantitative, where appropriate, and qualitative comparisons of impacts for each alternative. Quantitative comparisons will be made for the following metrics:

- Population
  - School children generation
  - Vehicle trips
  - Water use
  - Wastewater generation
  - Area of disturbance
  - Open space
  - Wetlands impacts
  - Assessed value/Tax generation
1. Conservation Subdivision including one-for-one Density credit for resubdivision of existing lots of record (Zoning Law 275-34) for the Sports City Estates subdivision.
  2. Project that includes both Residential and Resort elements
    - a. Discussion of resort concept, including area of land allocated to Resort use, number and size of buildings, number of rooms and facilities. Provide a site plan at 1" = 200' scale to include elements required at Zoning Law section 275.62.
    - b. Discuss residential component of Project and its relationship to the Resort .
    - c. Architecture, including massing, materials and color palette. Discuss sustainable design features. Provide elevations illustrating the Resort design concept.
    - d. Resort Amenities
    - e. Staff housing for Resort employees
    - f. Ownership and Management, including employment generation
    - g. Operational characteristics, including public and private events, size and frequency.
    - h. Landscaping, water, sewer, stormwater, access, signage, etc.
    - i. Construction timing and phasing

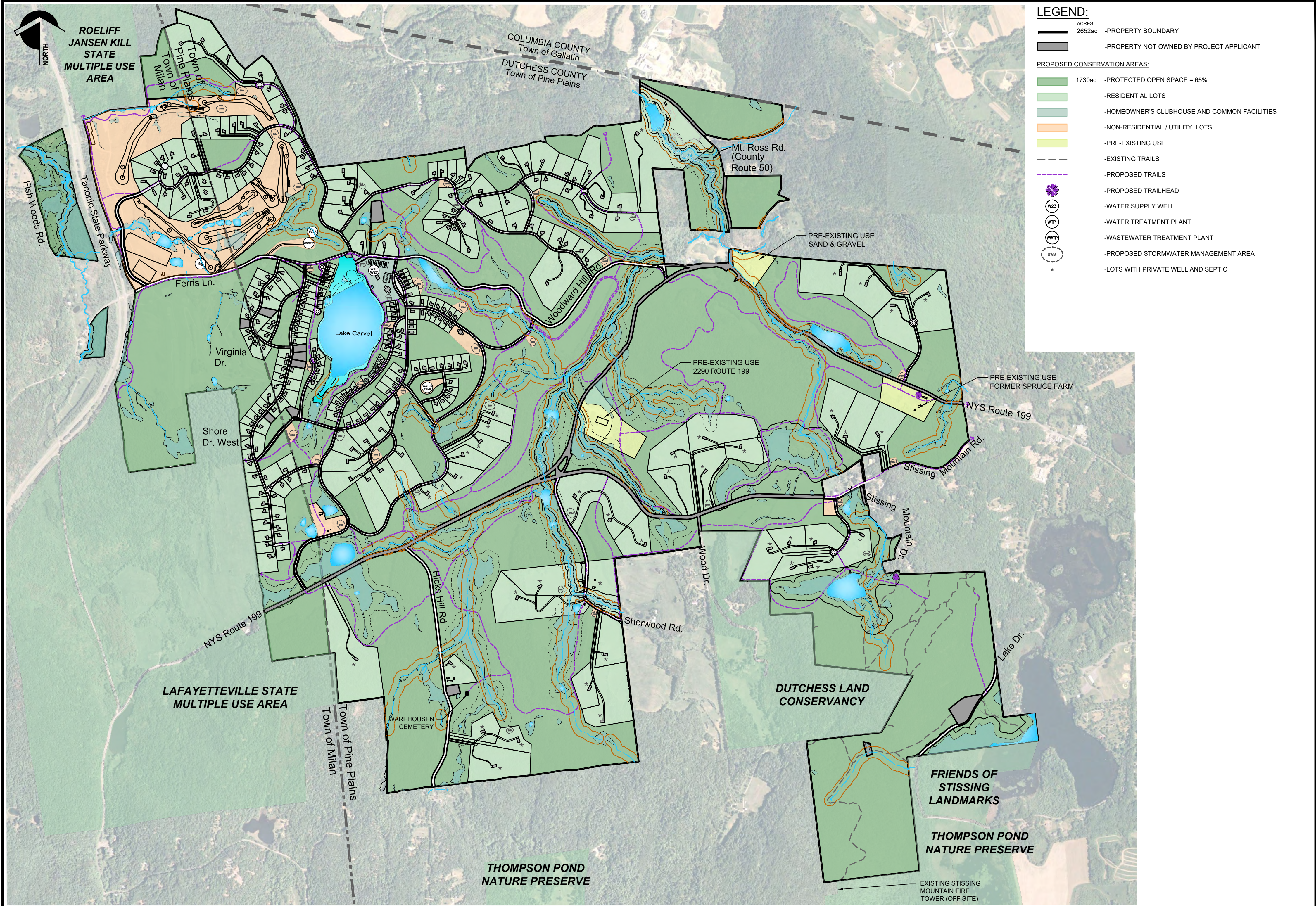
- j. Discussion of the consistency of the proposed Resort with existing Town zoning provisions and permitting requirements and any changes in those regulations that would be necessary to authorize construction and operations of the proposed Resort.
  3. Alternative Resort Location within the Project Site
  4. Alternative Resort Size
  5. Zoning Compliant Resort. Discuss the appearance, size, amenities, and operations of a Resort that would meet the standards of the existing Town Zoning.
  6. The No-Action Alternative
- V. Significant Impacts That Cannot Be Avoided**
- This section will identify significant long-term and short-term construction and operation impacts that cannot be avoided.
- VI. Growth Inducing Aspects**
- This section will provide a qualitative discussion of short and long-term growth inducing aspects, including primary, secondary and induced impacts on local business, population characteristics, community character and community services.
- VII. Cumulative Impacts**
- This section will identify impacts that may be cumulative with other projects as identified in Section III.
- VIII. Effects on the Use and Conservation of Energy**
- This section will describe the short and long-term effects on the use of energy. It will include ways to reduce inefficient or unnecessary energy during construction and it will summarize sustainable and green building practices to be employed.
- IX. Irreversible and Irretrievable Commitments of Resources**

This section will summarize resource commitments that are irreversible and irretrievable.

**Information/data to be included in Appendices**

1. Full EAF
2. SEQRA Notices
3. Adopted Scoping Document
4. Correspondence of Record
5. Residential Development Plans at 1" = 200' (electronic only)
6. Resort and Residential Site Plan at 1" = 200' (electronic only)
7. Grading Plan for Roads and Stormwater Management at 1" = 200' (electronic only)

8. Stage 1A/1B Cultural Resource Investigations (and Stage 2 investigations if required)
9. Wetlands Delineation Reports
10. Master Stormwater Pollution Prevention Plan
11. Traffic Impact Study
12. Air Quality Screening Analysis
13. Water Supply Concept Report
14. Wastewater Disposal Concept Report
15. Integrated Pest Management Plan
16. Siting Guidelines
17. Agricultural Data Statement
18. Project Sponsor Qualifications
19. Preparer Qualifications
20. Environmental Site Assessments (in electronic form)



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OWNERS:  
1133 TACONIC LLC & STISSING MOUNTAIN PROPERTY LLC

SITE ADDRESS:  
FERRIS LANE, WOODWARD HILL ROAD, NYS ROUTE 199, COUNTY ROUTE 50,  
STISSING MOUNTAIN ROAD, SHERWOOD ROAD, LAKE ROAD  
TOWNS OF PINE PLAINS & MILAN, DUTCHESS COUNTY, NEW YORK



## HUDSON VALLEY PROJECT

TOWNS OF PINE PLAINS & MILAN, DUTCHESS COUNTY, NEW YORK



## CONSERVATION FIGURE

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