

A. PROPOSED PROJECT

The Town of Dover Planning Board has received an application from Wind Rose Dutchess, LLC (the “Applicant”) to construct a 230- to 260-unit residential membership club with recreational amenities including a golf course and clubhouse, equestrian center, riding and hiking trails, tennis courts, pool areas, spa, fitness area, helicopter landing pad, and a kid’s camp on 1,145 acres (the “Proposed Project”) in the Towns of Dover and Pawling, Dutchess County, NY. The Project Site comprises eight tax parcels. Two of these parcels, totaling 653.99 acres, are located in the Town of Dover. Six of the parcels, totaling 490.80 acres, are located in the Town of Pawling. The portion of the project site located in the Town of Dover is designated on the Town of Dover’s Tax Map as parcels 6958-00-690892 and 7058-00-350990. The six lots on the project site located in Pawling are identified on the Town of Pawling’s Tax Map as parcels 6958-00-673657, 6958-00-827687, 7058-00-022710, 6958-00-938366, 6958-00-780397, and 6958-00-914586. The property is located on the eastern and western sides of West Dover Road, within an R-2 Single Family Residential Zoning District in the Town of Pawling, and within the RU and RC Residential Zoning Districts in the Town of Dover.

The Dover Planning Board circulated its intent to serve as lead agency to all involved agencies on June 27, 2008, and received no objection from any other involved agency. Accordingly, the Town of Dover Planning Board declared itself lead agency on July 31, 2008. Based upon its review of an Environmental Assessment Form submitted for the project, the Planning Board has designated the Proposed Project a Type I action under SEQRA and has issued a Positive Declaration for the project.

Public scoping sessions were held on September 11, 2008 and September 13, 2008 and a written comment period was held open until September 24, 2008.

This Scoping Document sets forth the issues to be evaluated, analyzed, and discussed in the Draft Environmental Impact Statement (DEIS) to be prepared for the Proposed Project.

A number of permits and approvals are anticipated for this project, as shown in the table below.

Anticipated Approvals, Permits, and Reviews

Approval/Permit/Review	Agency
Town of Dover	
Subdivision Approval	Dover Planning Board
Site Plan Approval	Dover Planning Board
Special Permit for Membership Club, Multi-Family Dwelling, and Camp	Dover Planning Board
Erosion and Sediment Control Permit	Dover Planning Board
Special Permit for Helicopter Landing Pad	Dover Town Board
Transportation Corporations for Water and Sewer Facilities Operation	Dover Town Board

Zoning Amendment	Dover Town Board
Area Variance	Dover Zoning Board of Appeals
Architectural Design Approval	Dover Architectural Review Board
Building Permits and Certificates of Occupancy	Dover Building Department
Highway Work Permit	Dover Highway Department
Town of Pawling	
Site Plan Approval	Pawling Planning Board
Subdivision Approval	Pawling Planning Board
Special Use Permit for Golf Course, Private Club, Riding Academy or Boarding Facility, Private Sewage Disposal System, Airfield, and Camp	Pawling Planning Board
Environmental Permit (Erosion Control/Wetlands)	Pawling Planning Board
Area Variance	Pawling Zoning Board of Appeals
Sewer Facilities Operation	Pawling Joint Sewer Commission
Building Permits and Certificates of Occupancy	Pawling Building Department
Highway Work Permit	Pawling Highway Department
Dutchess County	
Sewage Disposal System	Department of Health
Water Supply	Department of Health
Realty Subdivision	Department of Health
Highway Work Permit	Department of Public Works
Referral	Department of Planning and Development
Sewer Facilities Operation	Water and Wastewater Authority
New York State	
SPDES Permits (Wastewater and Stormwater)	Department of Environmental Conservation
Article 15 Water Supply Permit	Department of Environmental Conservation
Article 24 Freshwater Wetlands Permit	Department of Environmental Conservation
Article 15 Protection of Waters Permit	Department of Environmental Conservation
Water Quality Certification	Department of Environmental Conservation
Water Supply Permit	Department of Health
Offering Plan and Approval of Homeowners Association	Attorney General
United States	
Wetlands Permit	Army Corps of Engineers
Permit for Helicopter Landing Site	Federal Aviation Administration

POTENTIAL ENVIRONMENTAL IMPACTS

The Environmental Assessment Form prepared for the Proposed Project identified potential environmental impacts in the following areas:

LAND USE, ZONING, PUBLIC POLICY, AND COMMUNITY CHARACTER

The Proposed Project would be a change in the existing land use in the project area. The Project Site is located in an agricultural district certified pursuant to Agricultural and Markets law, Article 25-AA, Section 303 and 304.

GEOLOGY, SOILS, AND TOPOGRAPHY

Construction of the Proposed Project would involve disturbance to slopes in excess of 15 percent and would occur on land where bedrock is exposed or generally within 3 feet of the existing ground surface. In addition, construction of the proposed project would continue for more than one year and involve more than one phase.

VEGETATION AND WILDLIFE

Construction of the Proposed Project would disturb vegetated areas. It would also be located within an area containing species of plant and animal life identified as threatened or endangered by the New York State Department of Environmental Conservation (NYSDEC). In addition, the Proposed Project is located within and substantially contiguous to a Critical Environmental Area (“CEA”).

WETLANDS AND WATER RESOURCES

Several regulated wetlands and streams are located throughout the property. The Project Site is located within the Great Swamp watershed. The proposed project would involve the surface discharge sanitary wastewater. Water quality impacts of the Proposed Project will be evaluated.

SOCIOECONOMIC CHARACTER, FISCAL IMPACTS, AND COMMUNITY CHARACTER

The Proposed Project would generate new employment for the Towns of Dover and Pawling, Dutchess County, and the State of New York. New property and sales taxes would be generated by the project. An economic impact analysis will be completed.

COMMUNITY FACILITIES

The project would create a demand for additional community services such as police, fire, and highway maintenance. The Proposed Project may create a demand on the school system.

CULTURAL AND AESTHETIC RESOURCES

The Project Site is bisected by the Appalachian Trail. The Proposed Project would likely be visible from scenic view sheds along this National Trail way.

TRAFFIC

The Proposed Project would generate new traffic on the local roadway network. Intersections surrounding the Project Site will be evaluated to determine where, and to what extent, levels of service would be affected by trips generated by the new development.

AIR QUALITY

The Proposed Project would generate new mobile- and stationary-sources of potential pollutants. The Proposed Project would result in generation of greenhouse gases.

NOISE

The Proposed Project would generate noise associated with additional traffic on the local roadway network and the proposed helicopter landing pad.

INFRASTRUCTURE AND UTILITIES

The Proposed Project would result in additional demand on infrastructure (wastewater treatment and water supply) and utilities (electricity and gas).

HAZARDOUS MATERIALS

A full Phase I Environmental Site Assessment (ESA) of the site shall be conducted.

CONSTRUCTION

Construction of the Proposed Project may have temporary impacts on neighboring properties and the roadway network.

B. REQUIRED ELEMENTS OF THE DEIS

GENERAL GUIDANCE

The DEIS is intended to convey general and technical information regarding the potential environmental impacts of the proposed project to the Town of Dover Planning Board (as Lead Agency), the Town of Pawling Planning Board (as an involved agency), as well as several other agencies involved in the review of the proposed project. The DEIS is also intended to convey the same information to the interested public. The Preparer of the Draft Environmental Impact Statement is encouraged to keep this audience of the DEIS in mind as it prepares the document. Enough detail should be provided in each subject area to ensure that most readers of the document will understand, and be able to make decisions based upon, the information provided.

As the DEIS will become, upon acceptance by the Lead Agency, a document supporting objective findings on approvals requested under the application, the Preparer is directed to avoid subjective statements regarding potential impacts. The EIS should contain objective statements and conclusions of facts based upon technical analyses. Subjective evaluations of impacts where evidence is inconclusive or subject to opinion should be prefaced by statements indicating that "It is the applicant's opinion that...". The Town of Dover Planning Board reserves the right, during review of the document, to request that subjective statements be removed from the document or otherwise modified to indicate that subjective statements are not necessarily representative of the findings of the Board.

Narrative discussions should be accompanied by appropriate tables, charts, graphs, and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the site should include adjacent properties (if appropriate), neighboring uses and structures, roads, and water bodies. At the time of the DEIS submission, the applicant shall submit under separate cover to the Town of Dover GIS/IT Department a CD containing the following information:

- All technical maps required by the Dover Code and as outlined in this scope in the form of .mxd files with supporting data in .lyr (layer) or .shp (shape file) format with meta data supporting all calculations;
- All 100' scale drawings converted to GIS format where possible. In the event that GIS files cannot be created, CAD drawings with supporting metadata may be submitted; and

- All newly delineated environmentally sensitive areas such as flagged wetlands and habitats, rights of way and conservation easement locations with XY coordinates in raw or CAD form with metadata to support all calculations.

REQUIRED ELEMENTS

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

The current conditions on the site shall be considered as the “existing conditions” throughout the technical analyses. The analysis of the future without the project, and the background growth factor used in the traffic analysis, shall be based upon conditions projected in the build year for the Proposed Project. This No Build analysis shall account for, the traffic generated by the following projects and any approved mitigation measures (such as road improvements) associated with those projects. The methodology used to establish a background growth factor shall be described in the DEIS.

- Dover Knolls, Dover, NY
- Ketcham’s Corners, Dover, NY
- Country Squire, Dover, NY
- Stony Brook, Dover, NY
- Furnia Subdivision, Dover, NY
- Brady Brook, Pawling, NY
- Madison Woods Development Company, Pawling, NY
- Deerfield Estates, Pawling, NY
- Jucca Company Castagna Realty-Westage Company, Pawling, NY
- Silo Ridge, Amenia, NY
- Keane Stud Ridge, Amenia NY
- Carvel Property Development, Pine Plains, NY

The Applicant shall contact the Towns of Amenia, Patterson, Union Vale, Beekman, and Washington, New York, and the Towns of Kent and New Milford, Connecticut to identify any other large projects that should be added to this list. Documentation of the correspondence shall be included in the DEIS appendices.

ORGANIZATION AND EXPECTED CONTENT OF DEIS

COVER SHEET AND GENERAL INFORMATION

The Cover Sheet shall identify: the Proposed Project; its location; the name, address, and phone number of the Lead Agency; the name, address, and phone number of the Preparer of the DEIS including a Contact Person; the document as a Draft Environmental Impact Statement; the Date of Acceptance of the DEIS by the Lead Agency; the internet address at which the DEIS is posted; and the date of the Public Hearing and the closing of the Public Comment Period.

Additional information, to be provided on pages following the Cover Sheet, shall list: the name(s) and address(es) of the applicant and its representatives, including a contact person; the name(s) and address(es) of all consultants involved in the project and their respective roles.

The DEIS shall include a list of all Involved and Interested Agencies, Town Departments, and Town Consultants to whom copies of the DEIS and supporting material will be distributed.

A Table of Contents followed by a List of Tables and List of Figures shall be provided.

CHAPTER I: EXECUTIVE SUMMARY

- A. Introduction
- B. Description of the Proposed Project
- C. Description of prior approvals and site work completed
- D. List of all Local, County, State, and other approvals required
- E. List of all Interested and Involved Agencies
- F. Summary of significant impacts identified in each subject area
- G. Summary of Mitigation Measures proposed for significant project impacts
- H. Description of Alternatives analyzed A table should be presented which compares the potential impacts in each impact category anticipated from each alternative considered.
- I. Brief description of significant impact issues and potential controversy, if any.

CHAPTER II: DESCRIPTION OF THE PROPOSED ACTION

1. Introduction
 - a. The introduction should identify the document as the Draft Environmental Impact Statement for the Proposed Project and describe the location of the Proposed Project and development program proposed.
2. Project Description and Layout
 - a. Location and Site Definition—include local and regional geographic descriptors, tax map designation(s), size of parcel(s) affected by Proposed Project, existing zoning designation(s), adjoining streets and land uses, natural features or habitats on-site or contiguous (physically, hydrologically, or otherwise) to the site, history of past uses of the project site(s), and existing site conditions.

- b. Project Description and Site Design—include all information necessary to describe the Proposed Project and its component parts. Information to be provided should include descriptions of the following:
- Proposed buildings and building layout including floor area(s) and use(s). For proposed residential units, include unit types, size of units, number of bedrooms;
 - Area of land to be cleared, new impervious surfaces to be constructed, including building, road, driveway, and parking lot coverage (area and percent of site);
 - Open space preservation;
 - Description of any zoning amendments that are proposed as part of or in conjunction with the Proposed Project;
 - Operational information including vehicular access, parking area and traffic circulation, frequency of use of helicopter landing pad, golf cart routing, loading requirements, truck size limitation, emergency access, fire protection, hydrants, internal sprinklers, and site security;
 - Site improvements including grading, roadways, parking areas, landscaping, signs, lighting, drainage features, golf course routing, and pedestrian access;
 - Infrastructure improvements including utilities, water supply, wastewater treatment;
 - Drainage and Stormwater Management Plans, Erosion and Sediment Control Plan;
 - Programmatic information describing the anticipated use of the recreational facilities and clubhouse and typical hours of operation for the recreational portions;
 - Description of the Kid’s Camp and Stewardship Area and any other proposed uses on the west side of West Dover Road;
 - Description of the proposed equestrian center, including anticipated number of horses;
 - Description of the proposed homeowners association, what property owners will be included, what property will be conveyed to it, and what responsibilities it will assume;
 - Describe any proposed workforce housing;
 - Description of the proposed membership club, how this entity will be formed, what responsibilities it will assume, what relationship it will have to the homeowners association, whether it will own any property in the development, and if formed under the Not-for-Profit Corporation Law, what type of not-for-profit corporation it will be;
 - Facility ownership and operational management including Turf and Environmental Management Plan; description of full versus fractional ownership; and maintenance facilities;
 - Description of any off-site improvements to be undertaken by the applicant;
 - Detailed phasing schedule for the Proposed Project; and
 - Description of how site improvements are to be maintained and by whom (i.e. public and private roads, sewage treatment facility, etc).
- c. Building Design—Include description of architectural features of the proposed buildings, including graphic depictions of the recreational buildings, representative depictions of the various housing types, façade treatments, building materials, setbacks and buffer treatments, screening for

HVAC equipment, and integration of sustainable development and green building practices such as those suggested by the United States Green Building Council's Leadership in Energy and Environmental Design (LEED) program.

- d. Phasing—Describe the anticipated phasing of the project and any financial considerations relevant to the completion of each phase.
4. Summary of approvals required and a list of Involved and Interested Agencies
5. Project Purpose and Need—Describe the purpose and need for the Proposed Project including the size and nature of club membership; source of membership and area draw for members; and target market, affordability, and ownership.

CHAPTER III: ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

The sub-headings below represent the impact categories that will be addressed in the DEIS. A discussion, and graphic representations, shall be provided under each item in each heading and will include a description of existing conditions, the analysis of potential impacts anticipated from the proposed action, and identification of the mitigation measures that are proposed to avoid, or minimize, any identified potential adverse impacts.

A. Land Use and Community Character, Zoning, and Public Policy

1. Introduction
2. Land Use and Community Character
 - a. Existing Conditions—Describe existing conditions on the Project Site, including on-site uses, buildings, and conditions. Also describe the existing conditions in the vicinity of the project. The study area for the land use survey shall include the general land use pattern within two miles of the project boundaries. A parcel by parcel inventory by land use category (e.g., residential, agricultural, retail, other commercial, public, etc.) based on field survey within ¼ mile of the site shall be provided.
 - b. Future Without the Project—Describe changes in land use within the study area in the future without the Proposed Project. The discussion should include changes in land use within the study area resulting from projects identified in the No Build analysis (see page 5).
 - c. Potential Impacts of the Proposed Project—Describe the relationship of the Proposed Project with adjoining uses and discuss the effects of the Proposed Project on the general land use pattern and community character within the ¼ mile and 2-mile study areas. Portions of the property are currently within an agricultural district; describe any potential impacts resulting from this change in land use. Describe any potential land use or community character impacts resulting from any zoning amendments that are proposed as part of or in conjunction with the Proposed Project.
 - d. Proposed Mitigation Measures—Provide mitigation measures for any potentially significant adverse impacts. Potential mitigation could include the alteration of the project's size, design and layout.
3. Zoning
 - a. Existing Conditions—Describe the existing zoning for the Project Site and surrounding area in both the Towns of Dover and Pawling and applicability to the Proposed Project. Include information on allowed uses, density, bulk, and setbacks required within the districts. Also

include a description of the requirements for subdivision and clustering. Discuss any previously approved subdivision applications for the Project Site.

- b. Potential Impacts of the Proposed Project—Describe how the Proposed Project would conform to applicable zoning regulations with respect to use, density, bulk, and setback requirements. Describe any zoning amendments that are proposed as part of or in conjunction with the Proposed Project, and identify any potential impacts resulting from those amendments. Identify any variances that would be required. Describe the affect of the Town of Pawling proposed Local Law No. 7 of 2008 on the Proposed Project.
 - c. Proposed Mitigation Measures—Provide mitigation measures for any potentially significant adverse impacts. Potential mitigation could include the alteration of the project's size, design and layout.
4. Public Policy
- a. Existing Conditions—Identify and describe relevant policies contained in the Town of Dover Master Plan (dated September 1993 and as last revised) and the Town of Pawling Comprehensive Plan (1991 and as last revised). Identify any specific provisions within the Town of Dover Master Plan and Town of Pawling Comprehensive Plan of relevance to the development of the Project Site.
 - b. Potential Impacts of the Proposed Project—Assess the compatibility of the Proposed Project, and any zoning amendments proposed as part of or in conjunction with the Proposed Project, with relevant policies contained in the Town of Dover Master Plan and the Town of Pawling Comprehensive Plan. The Proposed Project shall also be evaluated for consistency with Dutchess County plans and policies including, but not limited to, *Greenway Connections; Hamlet Design Guidelines; Historic Resources Survey, Town of Dover, New York; and Natural Resources, Dutchess County, New York.*
 - c. Proposed Mitigation Measures—Provide mitigation measures for any potentially significant adverse impacts. Potential mitigation could include the alteration of the project's size, design and layout.

B. Visual Resources

The visual analyses shall follow the NYSDEC guidelines “Assessing and Mitigating Visual Impacts” (DEC Policy, DEP-00-2).

1. Existing Conditions—Describe through text and photographs the visual character of the Project Site within the context of its surrounding area. Include a photographic survey of representative buildings on the Project Site. Include a description of prevalent land-forms and vegetative cover. Identify any significant views of the Project Site from adjoining properties, the Appalachian Trail, West Dover Road, local roadways, and publically accessible parks and open spaces.
2. Future Conditions without the Proposed Project
3. Potential Impacts of the Proposed Project—Describe any changes to the surrounding landscape as a result of the Proposed Project. Describe visibility of the project from surrounding local roads. Provide topographic maps indicating potential visibility of the Project Site from locations within a primary two-mile radius study area, and a secondary five-mile radius study area. The primary study area should focus on views of the Proposed Project from within the valley surrounding the project site. The secondary study area should focus on areas where elevated topography would enable potential

views of the project site. Sensitive areas, such as publically accessible lookout points, should be identified within both study areas.

Describe any potential impacts to onsite ridgelines and any ridgeline protection measures. Provide color perspective renderings and line-of-sight drawings showing the proposed buildings in the context of the site from any location from which substantial views of the site are possible but from the following sites at a minimum:

- a. Appalachian Trail (on and off-site viewpoints, including the look-out point on the east side of Route 22, and the look-out point west of West Dover Road and south of Telephone Pioneers)
- b. Cat Rocks
- c. Corbin Hill
- d. West Dover Road (near the intersection of Blackberry Road) looking south towards the Project Site
- e. West Dover Road (near the Appalachian Trail Crossing) looking north and south towards the Project Site
- f. West Dover Road (near the southern boundary of the Project Site) looking north towards the Project Site.

Describe the architectural design concept drawings illustrating design, height, massing, scale and facade treatment of selected buildings. Describe the proposed landscape and architectural design treatment. Describe any proposed signs and site lighting and impacts on near and far views. Include a discussion of potential visual impacts resulting from tree-cutting, and the change in appearance from woods and agricultural fields to housing and golf course. Identify any impacts to the visual character of the area resulting from the Proposed Project.

The visual analysis and photo-simulations shall use existing conditions photographs from the leaf and leafless seasons. A lighting plan and photo-simulations of night views (when lights are on in the buildings) during the leafless season shall also be submitted. Discuss potential “light pollution” impacts and any proposed mitigation measures (such as the use of full-cutoff fixtures and lower wattage bulbs).

4. Mitigation—Using the list of mitigation strategies contained on pages 5-8 of the NYSDEC Policy DEP-00-2 as a guide, the DEIS will describe practicable mitigation techniques that will avoid, minimize or offset identified visual impacts. Narrative descriptions may be enhanced with graphic tools as necessary to thoroughly communicate proposed mitigation techniques. Conservation easements and/or 50 foot buffer zones adjacent to the Appalachian Trail should also be considered. Describe any proposed vegetative screening or use of earth-toned building materials to screen and/or minimize views of the Proposed Project from the Appalachian Trail and other sensitive resources.

C. Geology, Soils, and Topography

1. Introduction

2. Existing Conditions

- a. Soils—Describe on-site soils and their suitability for development and on-site stormwater management. Identify soils with high water table and shallow depth to bedrock at locations on the Project Site. Identify any soils known to be highly erodible or significant areas of soil with a high clay fraction. Identify areas of prime agricultural soils. If subsurface waste disposal is proposed, a

subsurface investigation plan shall be prepared and approved by the Town Engineer prior to completion. All tests shall be witnessed by representatives of the Town.

The Applicant shall consult the Dutchess County Soil Survey and identify the limitations of various on-site soils to development. A distribution of hydrologic soil groups A, A/B, B, C, C/D and D shall be provided for the site along with percentages of impervious surface for the site relative to acreages of each hydrologic soil group.

- b. Topography—Describe the topography of the site and include a topographic map based on 2-foot contour survey map. Provide a topographic map with information about the following slope categories: 0-15 percent, 15-25 percent, and greater than 25 percent.
 - c. Bedrock—Describe the depth to bedrock on the Project Site and the amount, if any, of any bedrock removal and the means and methods anticipated to be used for removing bedrock.
 - d. Unique Features—Identify unique site features such as fen, marble knolls, forests and slopes in excess of 15%, exposed bedrock faces and other sensitive environmental areas. Identify and discuss Critical Environmental Areas ("CEAs") within 1 mile of the Project Site, including, but not limited to, the Great Swamp CEA. All CEA designation documents shall be part of the DEIS.
3. Potential Impacts of the Proposed Project
- a. Soils—Describe the suitability of on-site soils for the proposed stormwater basins; quantify the amount of cut-and-fill and the amount of any soils to be exported from or imported to the site. Describe any fill to be used on the Site in accordance with Chapter 65 of the Dover Code and the method by which the Applicant will ensure that any fill brought to the Site is clean fill. Identify the area of prime agricultural soils to be irreversibly converted to development.
 - b. Topography—Changes to the site's topography resulting from project grading should be identified and the techniques proposed to minimize soil erosion and slope failure should be described. Within the Town of Dover, the Applicant shall describe, recognize and comply with the 12% or less limits on driveways in the Dover Code and state that all driveways will comply with the Dover Code. Within the Town of Pawling, the Applicant shall describe, recognize and comply with the 10% or less limits on driveways in the Pawling Code and state that all driveways will comply with the Pawling Code. Identify the extent of construction impacts on various steep slopes, particularly steep slopes in excess of 15% and 25%.
 - c. Bedrock—Discuss likelihood of blasting and, if needed, identify areas that will require blasting and quantity amount/extent. If blasting is required, a description of blasting procedures/protocol to be followed (i.e. prior notification, pre-blast surveys, days of week, times of day, etc) shall be included.
 - d. Erosion and Sediment Control Plan—Describe grading and excavation plans with respect to changes in drainage patterns and potential soil erosion. Identify and describe measures for controlling erosion and preventing sediments from migrating from the disturbed areas of the site to the undisturbed areas of the site or off-site.
 - e. Unique Features—Identify any potential impacts to areas with marble knolls, CEAs, and other sensitive and critical environmental areas and the visual and ecological impacts to the CEAs. Identify any impacts resulting from an increase in impervious surfaces.
4. Mitigation Measures

- a. Discussion should include methods for minimizing impervious surfaces and/or maximizing compensatory recharge through the use of pervious swales, infiltration areas, recycling of stormwater for irrigation, etc.
- b. Site stabilization and protection of steep slopes/construction techniques for sloped areas.
- c. Rock removal and blasting protocols and notification/claim procedure to/for neighbors.
- d. Limitation on construction or avoidance of sensitive environmental resources on the site.
- e. Turf management operations/long-term stabilization measures, including schedule maintenance, integrated pest management, and measures to control catastrophic failure.
- f. Stormwater management measures including sheet flow to naturally vegetated buffer areas, bio-retention, rain gardens, cisterns, and rainbarrels.

D. Natural Resources

1. Introduction—Portions of the Towns of Dover and Pawling are identified in the United States Fish and Wildlife Service *Significant Habitats and Habitat Complexes of the New York Bight Watershed* as significant upland habitats. The project site is also located in the “Harlem Valley Calcareous Wetlands” *Significant Biodiversity Area (SBA)*, as outlined in the *Hudson River Estuary Wildlife and Habitat Conservation Framework* [Penhollow et al., 2006]. This chapter shall include an overall depiction of the natural conditions found on the Project Site and shall serve as a means for assessing cumulative impact on natural resources on the Project Site and for assessing impacts to terrestrial habitat and wildlife.
2. Existing Conditions—The DEIS shall include a full biodiversity assessment of the property. The document shall identify vegetative communities and habitat types on the Project Site and in the vicinity of the site, including a description of dominant species presence and abundance, age, size, distribution, community type, productivity and value as habitat for wildlife. Also include a description of any invasive species found on the site, including the “mile a minute” vine. Include both migratory and resident wildlife species. Identify any protected native plants, State-listed threatened or endangered plant and animal species, State listed species of special concern, unique or locally rare plants and animals, and significant habitat areas on or in the vicinity of the Project Site. An on-site investigation should be completed and discussed in this section. In particular, potential Indiana Bat habitat shall be assessed.

The NYSDEC has identified the project site as being within the known range of the NYS endangered and Federally threatened bog turtle (*Clemmys muhlenbergii*). Therefore, any onsite potential bog turtle habitats shall be identified. The methodology for assessing onsite potential bog turtle habitats shall be developed in conjunction with and approved by NYSDEC staff. All wetlands within the cone of depression associated with the proposed water supply wells shall be identified and a Phase 1 survey of those wetlands shall be conducted to determine which, if any, are potential bog turtle habitat.

Provide graphic figures of existing onsite slopes, soil types, vegetation, wetlands and streams and other relevant resources separately. Provide a single graphic depicting all natural resources or constrained lands with the outline of proposed improvements shown for reference. Where the environmental features continue beyond site boundaries into neighboring properties, indicate this graphically.

3. Potential Impacts of the Proposed Project—Assess the potential impacts to existing vegetative communities or habitat as a result of the Proposed Project. Describe the proposed method for tree removal and disposal and measures to protect trees to remain, including quantification of loss of wooded areas and analysis of forest quality/fragmentation impact. Describe potential impacts to the Great Swamp and other sensitive natural areas. Assess the potential impacts on resident plant and animal populations, particularly protected species, and migratory patterns. In particular, using NYSDEC methodologies, assess any potential impacts to bog turtle habitat. If potential impacts are identified, then a Phase 2 bog turtle survey to determine if bog turtles are present on the site should be completed.

Discuss the potential impacts of fertilizers, pesticides, and herbicides. Discuss the potential impacts of night lighting on adjacent wildlife areas. Discuss any proposed recreation activities that could impact the onsite and adjacent natural environment (i.e. boat launches, trail systems, etc.). Identify any restrictions on recreational uses to minimize potential environmental impacts (i.e. no hunting or ATVs on the property). Assess the potential impacts on vegetation and species due to loss of marble knolls.

4. Mitigation Measures—Address HOA/condo association responsibilities and methods for ensuring responsibilities are carried out. Discuss access to the Swamp River with a description of the type of access and users. Discuss potential augmentation and restoration of wildlife habitats including wildlife corridors. Identify any proposed conservation easements.

E. Water Resources and Wetlands

1. Introduction
2. Existing Conditions—Describe and identify graphically all watercourses and wetlands on the Project Site and in the vicinity of the site. The description should include the existing drainage patterns on the site, inter-wetland connectivity, a description of the watershed, and discharge points of existing drainage. Identify any activities that would be regulated within Town of Dover Town Code, Town of Pawling Town Code, NYSDEC, and ACOE regulations. The description shall also include the following:
 - a. General condition of wetlands, identifying areas of degradation, existing salinity conditions due to runoff from roads and opportunities to mitigate degraded conditions as part of the development process.
 - b. Description of waterbodies on and within ¼ mile of the Project Site including West Lake, the Great Swamp, the Swamp River, and their tributaries.
 - c. Description of existing flooding issues, if any.
3. Potential Impacts of the Proposed Project—Assess the potential impacts to existing waterbodies, watercourses, wetlands, and aquifers. Evaluate wetland and wetland buffer impacts (including any associated with construction of stormwater management facilities). Identify acreage of direct and indirect wetland and wetland adjacent area/buffer disturbances, as regulated by the Towns of Pawling and Dover, the ACOE and NYSDEC and describe any permits required. Identify and analyze proposed measures to mitigate any disturbance to the Town, NYSDEC, and ACOE buffers. Identify how on-site drainage patterns will be altered including an assessment of the resulting impacts to wetlands, streams, and aquifers. Identify short-term and long-term impacts on identified wetland functions. Discuss the potential impacts of fertilizers, pesticides, and herbicides.

Potential impacts on the 100-year flood plain and potential for exacerbated flooding due to post-development conditions, shall be discussed. In addition, downstream flood potential shall be assessed. The DEIS shall identify how the discharge from the site will or will not affect the potential for flooding.

The DEIS shall utilize the methodology established in Hollands and Magee (1985), including a determination of biological and physical characteristics, geology, hydrology of the site and the substrate and vegetation comprising the wetlands.

Identify any potential wetland impacts due to alterations in hydrology that would disrupt groundwater inputs. Identify any wetlands that would be impacted by a reduction in water recharge, introduction of pollutants due to site modifications.

4. Mitigation Measures—Address wetland and wetland buffer (100 feet to 300 feet) avoidance. Where wetlands and wetland buffers cannot be avoided, address the potential for wetland restoration. Consider increased wetland buffers for wetlands found to be significant habitat areas (i.e. 300 feet for bog turtles). Discuss capacity and capabilities, including hydrological information with a water budget for created/enhanced wetlands and include calculations to consider water requirements and changes in ground water. Discussion of alternate construction methods and equipment in sensitive areas (e.g., construction mats, timber mats, lighter equipment alternates). Discuss alternative management techniques for golf course to minimize pesticide and chemical use and encourage water conservation. Identify any existing disturbed wetlands (such as NYSDEC Wetland PL-16) that would be restored as part of the Proposed Project. Identify any proposed conservation easements.

F. Community Services

1. Introduction
2. Police—Describe existing police protection in the area. Describe any changes to service levels in the future without the project. Using information obtained from comparable projects and local law enforcement agencies assess potential impacts of the Proposed Project on police protection on- and off-site. The need for additional on- or off-site facilities, personnel, and equipment, and the anticipated cost of these items shall be identified.
3. Fire—Describe existing fire protection in the area. The applicant shall coordinate with the J.H. Ketcham Hose Company, Inc and the Pawling Fire Department to establish the existing call volume, equipment, and facilities. The applicant shall include the fire departments in all relevant discussions regarding fire prevention measures not covered under New York State Building Code. The DEIS shall describe any anticipated changes to service levels in the future without the project. Using information obtained from comparable projects and local fire departments, the DEIS shall assess potential impacts of the Proposed Project on fire protection. The DEIS shall include the anticipated increase in call volume and describe on-site measures to be used to prevent or fight fires. The need for additional on- or off-site facilities, renovations to existing facilities, personnel, and equipment, and the anticipated cost of these items shall be identified.
4. Emergency Services—Describe existing emergency services in the area. Describe any anticipated changes to service levels in the future without the project. Using information obtained from comparable projects and local emergency service organizations or companies assess potential impacts of the Proposed Project on emergency service provision on- and off-site. The need for additional on- or off-site facilities, personnel, and equipment, and the anticipated cost of these items shall be identified.

5. Parks, Recreation, Library—Describe existing public and private park and recreation facilities, including Town, County, State and Federal facilities, and their proximity to the Site, expected population growth due to the project and the park, recreation and library needs of the new residents. The need for additional on- or off-site parks, recreation, and library facilities, personnel, and equipment, and the anticipated cost of these items shall be identified. The proposed on-site recreational resources and the availability of these resources to the general public shall be identified. Identify proposed open space resources and include an analysis of what portions are comprised of constrained lands (i.e. wetlands, steep slopes, etc.). A qualitative discussion regarding the anticipated number of users of these resources based on other developments owned and operated by the Applicant should be included.

In coordination with the United States Department of the Interior and the local Appalachian Trail Club, identify any proposed parking areas, road crossing safety improvements, or trail connections to the Appalachian Trail. Discuss preservation measures for the large old oak tree at the Appalachian Trail crossing of West Dover Road. Identify any proposed disturbances to the Appalachian Trail (i.e. utility line crossing, golf cart crossings, etc.). Identify any proposed measures to restrict access to the Appalachian Trail directly from the Proposed Project, including measures to prevent unauthorized vehicles and/or horse back riders from using the Trail.

6. Schools
 - a. Existing Conditions—Describe the location of the Site in relation to the Dover Union Free School District and Pawling Central School District, including identification, location and description of school facilities. For each district, describe existing public school enrollment, projections, trends and capacities in each for each school facility that serves the Site. Set forth the current education costs per student in the school district to Town of Dover and Pawling residents.
 - b. Potential Impacts of the Proposed Project—Project the number of public school children for each housing type in the proposed development by school and age-group based upon data developed by the Rutgers University Center for Urban Policy Research, and evaluate the impact of projected enrollment increases on the budget of the school districts. A qualitative discussion regarding the anticipated number of school-age children based on other developments owned and operated by the Applicant should be included.
7. HOA/Condominium Association—Describe the responsibility of the HOA for community services provided to the residential portion of the development. Identify what entities will be responsible for the maintenance and management of open space, and stormwater management facilities.

G. Economic Conditions

1. Introduction
2. Construction Period—Quantify the expected economic impacts to the local economy during the construction period. Identify the number of jobs (in person-years) to be generated directly and indirectly as a result of construction. Calculate income to the local economy from sales of construction material, construction labor, and sales tax.
3. Operation Period— Identify approximate number of employees that would be generated by the Proposed Project, including information with regard to type and salary level. Using available Town, Dutchess County, Census, and Department of Labor data on employment, identify anticipated residence for the employees. Indicate whether employees would be likely to relocate to the Towns of Dover or Pawling or surrounding communities to fill jobs. Also identify the approximate number of

residents (full and part-time) that would be generated by the Proposed Project, and indicate what portion of these residents would be new to the Town of Dover and to Dutchess County. Calculate existing and estimated tax revenues to the Town of Dover, Town of Pawling, Dover Union Free School District, Pawling Central School District, Dutchess County, and New York State from the Project Site as a result of operation of the Proposed Project. Coordinate with the Towns of Dover and Pawling tax assessors to obtain relevant data for the analysis. Existing population data should be obtained from the Town of Dover, Town of Pawling, Dutchess County, and the US Census Bureau. 2010 Decennial Census Local Update of Census Addresses data should be utilized wherever possible.

4. Economic Impact Analysis — Complete an economic impact analysis of the Proposed Project based on the specific types of commercial and residential units known or anticipated to be included in the Proposed Project. Specifically, complete the following analysis:
 - a. Describe the anticipated market demand and absorption rate for new residential units.
 - b. Describe anticipated local employment opportunities, including short-term construction jobs and long-term employment.
 - c. Compare the economic benefits of the Proposed Project to the anticipated costs to the Town of Dover, Town of Pawling, Dover Union Free School District, and Pawling Central School District. Analyze whether or not the anticipated tax revenues will meet or exceed the anticipated cost for the increase in community services (i.e. police, fire).

H. Historical and Archaeological Resources

1. Introduction
2. Archaeological Resources—A Phase 1 Archaeological Survey (“Phase 1A”) shall be prepared that will address the Project Site’s potential to have hosted prehistoric and historic archaeological resources. Sufficient information must be gathered to compare the prehistoric past, the historic past, and the subsurface disturbance record. This assessment should be done in coordination with the New York State Office of Parks, Recreation, and Historic Preservation (“SHPO”), and the Towns of Dover and Pawling Historians.

If the Phase 1A identifies potential sensitivity for cultural resources on the Project Site, a Phase 1B site survey, including a subsurface investigation, should be completed to determine the presence or absence of cultural resources on the Project Site.

3. Historic Resources
 - a. Existing Conditions—Identify designated historic resources on the Project Site and on adjacent properties. Assess potential project-related impacts on any identified resources. Existing stone walls shall be identified and discussed with respect to their historic nature.
 - b. Future without the Proposed Project—Describe future conditions of historic resources on the Project Site in the future without the Proposed Project.
 - c. Potential Impacts of the Proposed Project—Identify potential impacts to historic, architectural and archaeological resources that would result from the Proposed Project. Identify which existing onsite stone walls and buildings would be removed and which would be preserved.
 - d. Mitigation Measures—Coordination with SHPO shall be undertaken to obtain a determination of effect and to identify possible mitigation measures. The determination of effect shall be obtained prior to the issuance of the Findings Statement. The applicant shall consider the project design,

including the preservation or relocation of existing stone walls, construction of new stone walls, and avoidance of sensitive cultural and/or archaeological resources.

I. Stormwater Management

1. Introduction
2. Existing Conditions—Describe existing stormwater flow rates and patterns on the site. Describe existing ground and surface water resources on and adjacent to the project site. Include a description of baseline surface water quality and existing drainage patterns on the site. Provide a general description of water quality and drainage patterns between the site and the Swamp River/Great Swamp, and between other areas within a 1/4 mile radius of the site, including any areas subject to flooding. Identify existing point(s) where stormwater discharges from the properties. Describe the adequacy of existing groundwater resources to meet project's projected demand. Provide stormwater peak flows using methodologies in “Urban Hydrology for Small Watersheds,” Technical Release Number 20 or 55, by the United States Department of Agriculture, Natural Resource Conservation Service, or those required by NYSDEC for compliance with regulatory programs. Peak flow rates shall be provided for the 1-, 2-, 10-, 25-, and 100-year storm events using site-specific runoff coefficients. Describe any potential differences in analysis results which are caused by the use of different stormwater practices to satisfy regulatory or DEIS requirements.
3. Potential Impacts of the Proposed Project—Using the methodology and storm events analyzed in the existing conditions assessment, quantitatively describe the expected stormwater peak flows with the Proposed Project and related improvements for the 1, 2, 10, 25, and 100 year storm events. Describe measures to ensure that post-development stormwater peak flows will be at or below existing peak flows. Describe measures to ensure that stormwater runoff from the site in the post-development condition will not adversely affect adjacent and downstream properties and existing off-site drainage facilities. Describe any impacts to adjacent wetlands and waterbodies, including the Great Swamp, and underlying aquifers. Describe all stormwater practices to be used to detain and treat stormwater runoff. Describe the use of de-icing materials, fertilizers, and pesticides on the quality of surface runoff.

All stormwater measures proposed for the project will be designed in accordance with the SPDES Stormwater General Permit Stormwater Discharges from Construction Activities, GP-0-08-001). In addition to the required NYSDEC analysis, discuss measures to provide, at a minimum, storage and treatment for the 2 year, 24 hour storm. Provide an analysis of pre- and post-development phosphorus, biological oxygen demand, total suspended solids, and total nitrogen levels. Discuss areas on the Project Site where underlying soils, geology, or groundwater may create conditions that are not suitable for construction of stormwater management facilities. Identify any additional Best Management Practices (BMPs) that could reduce phosphorus exported from the developed site.

Identify and evaluate potential thermal impacts on receiving water bodies. Describe the type and quantity of vegetation proposed for the proposed stormwater basins, ponds, and wetlands. Evaluate the use of sub-surface detention/infiltration. Discuss the use of bioretention, rain gardens, and other alternative stormwater management systems. Include description and funding mechanism for the proposed maintenance for all stormwater management facilities.

4. Describe the construction phasing of the drainage and stormwater management systems. Show how these systems will be constructed in stages as the project site is developed. Include a phasing plan for both stormwater treatment and erosion control.

5. Discuss the use of Low Impact Development Techniques (LID) including pervious pavement/pavers, bioswales, perimeter sand filters, and filter strips in the parking area, building lots, and other aspects of the development and the potential benefit with respect to stormwater management.
6. Applicant shall describe the Turf Management and Integrated Pest Management Plans that would be implemented to mitigate potential impacts on groundwater and surface water associated with the use of turf management chemicals. Identify any proposed affiliation with national programs, such as Audubon International. Examine options to mitigate impacts on water resources. Conduct a Risk Assessment for Turf Management Chemical Toxicity.
7. Mitigation Measures—Discuss provisions for stormwater detention to reduce the peak rate of flow to no more than the existing peak rate of flow and stormwater quality measures in accordance with the NYSDEC Stormwater Management Design Manual. Include provisions to minimize soil loss by utilizing temporary and permanent erosion and sediment control systems for construction and post-construction activities including operation and maintenance (O&M), which meet New York State Standards and Specifications for Erosion and Sediment Control and Dutchess County guidelines with respect to design and installation. The plan for O&M of all stormwater facilities shall be attached to the DEIS and shall include the necessary O&M activities, frequency and responsible party(ies) for each O&M task. Include a discussion of compliance with all requirements imposed by NYSDEC SPDES General Permit for Construction Activity (GP-0-08-001).

J. Traffic and Transportation

1. Introduction
2. Existing Conditions
 - a. Traffic Data Collection
 - (1) The traffic impact study (TIS) shall describe the physical conditions of the street network in the project study area. Physical conditions of the street network including roadway and sidewalk widths, traffic light signalization (i.e., ratio of green to total cycle timings), and other control data and traffic flow conditions (i.e., effective roadway width, etc.) shall be inventoried.
 - (2) Automatic Traffic Recorder (ATR) counts shall be conducted on northbound and southbound sides of West Dover Road in front of the Project Site for a contiguous seven (7) day period not including any national, state, or school holiday to identify weekday AM and PM and Saturday midday peak hours.
 - (3) Manual traffic counts shall be conducted during the weekday AM and PM peak hours and the Saturday midday peak hour at the following intersections (“primary intersections”):
 - Route 20 (Hoags Corner Road) and County Route 21 (Pleasant Ridge Road);
 - Route 20 (West Dover Road) and Corbin Road;
 - Route 20 (West Dover Road) and River Road;
 - Old Pawling Road and Nanny Hill Road (if a Project Site entrance on Nanny Hill Road is proposed for anything other than emergency access use);
 - East Main Street and Route 22;
 - West Main Street and Charles Coleman Boulevard; and

- Blackberry Road and West Dover Road.
 - (4) The existing traffic conditions at the following study area intersections shall be qualitatively assessed (“secondary intersections”):
 - Railroad crossing impacts on West Main Street and Charles Coleman Boulevard;
 - Coulter Avenue and East Main Street;
 - Coulter Avenue and NYS Route 22; and
 - Corbin Road and NYS Route 22.
 - (5) Obtain the most recent three years of accident data from the NYSDOT or other local agencies for the study area intersections.
 - b. Capacity Analysis—Perform a capacity analysis for each of the peak periods for which manual counts were collected at each of the study area intersections using methodology in the Highway Capacity Manual and the latest version of the Highway Capacity Software. Present HCS results (Levels of Service) tabularly for each peak period.
3. Future without the Proposed Project
- a. Background Traffic Growth—Estimate traffic volumes in the study area in the future without the project (No Build). Future traffic volumes shall be estimated using existing volume information and by adding a background growth factor, as well as incremental increases in traffic from No Build projects identified in this Scope as well as any others scheduled to be completed by the Build Year. Trips generated by these projects shall be determined using Institute of Transportation Engineers (ITE) Trip Generation rates or information presented in other recent studies (which studies shall be referenced).
 - b. Capacity Analysis—Perform a capacity analysis for the Future Without the Proposed Project for each of the peak periods for which manual counts were collected at each of the study area intersections using methodology in the Highway Capacity Manual and the latest version of the Highway Capacity Software. Present HCS results (Levels of Service) tabularly for each peak period.
4. Potential Impacts of the Proposed Project
- a. Trip Generation—Use ITE trip generation data to estimate future traffic volumes resulting from the proposed development program. Identify projected arrival and departure patterns for project-generated traffic. Overlay the project-generated traffic on the future No Build network to determine future Build traffic volumes.
 - b. Capacity Analysis—Perform a capacity analysis for each of the peak periods for which manual counts were collected at each of the study area intersections using methodology in the Highway Capacity Manual and the latest version of the Highway Capacity Software. Present HCS results (Levels of Service) tabularly for each peak period. Identify potential significant adverse impacts of the Proposed Project. For locations where significant adverse impacts are identified, the feasibility of potential mitigation measures will be evaluated. Conventional transportation system management (TSM) measures—such as revisions to the signal timings and changes in lane usage, signalization of intersections, street widening, and pavement marking, etc.—will be considered.

Based on the results of the analysis of the primary intersections, a qualitative discussion of the potential impacts of the Proposed Project on the secondary intersections shall be included. If

- during the completeness review of the pDEIS, the Lead Agency determines that there is sufficient evidence to anticipate a project generated significant adverse impact on the secondary intersections, a capacity analysis of one or more of those intersections shall be required.
- c. Parking—Describe proposed off-street parking for the Proposed Project. Determine if the number of parking spaces proposed is adequate to accommodate the projected demand.
 - d. Circulation—Identify primary access paths for passenger vehicles, emergency vehicles, delivery vehicles, golf carts, and pedestrians. Provide diagrams showing truck tire turning radii in relation to parking spaces and pedestrian walkways for all turns between the site access and loading area(s). Include a description of the types of vehicles expected and the time and frequency of the visits to the Site. Include the anticipated pedestrian volumes at major Project Site. Identify how the northern portion of the site will be connected to the southern portion of the site and any impacts this may have on the Appalachian Trail. Identify proposed measures to ensure the safe crossing of pedestrians to and from the proposed Kid’s Camp and Stewardship Area on West Dover Road.
 - e. Public and Community Transportation—Identify any public transportation available within walking distance of the site (i.e. Dutchess County LOOP Bus). Describe any proposed transportation to the site (i.e. Applicant operated jitney bus from the Metro-North train station, community vehicles, and helicopter access).
5. Mitigation—Describe proposed mitigation measures including any proposed transportation improvements, such as traffic control at intersections, road widening, intersection improvements, and surface improvements. Include a discussion of responsibility for improvements, and methods of funding improvements, as appropriate.

K. Air Quality

1. Introduction
2. Existing Conditions—Describe existing ambient air quality. Discuss, analyze, and evaluate ambient air quality conditions and standards within the study area based on data obtained from NYSDEC.
3. The Future Without the Proposed Project—Describe results of air quality analyses and assumptions with respect to development conditions in the Future Without the Proposed Project.
4. Potential Impacts of the Proposed Project—A screening analysis shall be performed to determine whether any location should undergo a detailed microscale CO analysis. The screening analysis will follow the procedures outlined in NYSDOT’s *Environmental Procedures Manual*. The effects of the emissions from stationary sources at the Project Site shall be quantitatively assessed.

The applicant shall provide a comparative quantitative analysis of potential air quality impacts from the use of geothermal, electric, natural gas, wood, and steam heating and cooling systems. Potential impacts from wood versus gas fireplaces shall also be assessed. The applicant shall identify the feasibility of implementing each type of system. Based on this analysis, the applicant shall identify the preferred method of heating and cooling the community buildings (including the Clubhouse) and individual residences.

An analysis of greenhouse gas emissions that will result from the development of the Proposed Project shall be included. The analysis shall follow the NYSDEC draft *Guide for Assessing Energy Use and Greenhouse Gas Emissions in Environmental Impact Statements*.

L. Noise

1. Introduction
2. Existing Conditions—Assess existing noise levels on the Project Site using actual measurements of existing noise levels.
3. The Future Without the Proposed Project—Describe expected changes to noise levels as a result of No Build traffic levels.
4. Potential Impacts of the Proposed Project—Calculate project-generated noise levels from mobile (e.g. cars, trucks, and helicopters) and stationary sources (e.g. HVAC equipment) associated with the Proposed Project. Identify the anticipated helicopter flight path, landing route, and frequency and hours of operation. Assess whether increased noise levels constitute a significant impact based on criteria in the NYSDOT *Environmental Procedures Manual*. The noise assessment shall also include an evaluation of construction activities, equipment and methods (e.g. blasting) and vehicular traffic during each phase of construction and after construction, based upon "DEC Policy DEP-001: Assessing and Mitigating Noise Impacts." The Applicant shall discuss the impact of the duration of the noise on the public.
5. Mitigation—Describe any proposed noise mitigation measures, including hours of operation for helicopter pad. Identify any existing helicopter landing pads that could be used in lieu of creating a new pad on the Project Site.

M. Hazardous Materials

1. Existing Conditions—A Phase I Environmental Site Assessment (ESA) of the Project Site shall be conducted. The findings of the Phase I ESA shall be summarized in this chapter. The full Phase I ESA and any supplemental investigations of the site or site buildings shall be included as an Appendix to the DEIS.
2. Potential Impacts of the Proposed Project
 - a. Describe how environmental contaminants will be abated prior to commencement of construction of the Proposed Project.
 - b. Identify any hazardous materials to be generated or stored on the Site in both the construction and operations periods of the project. Describe storage and disposal practices to be implemented for these hazardous materials.
3. Mitigation Measures
 - a. Describe mitigation measures/best management practices to be utilized during construction or rehabilitation of the project. Describe any required mitigation as part of any Remedial Action Plan developed for the site.
 - b. Applicant shall provide the Dover and Pawling Building Departments, J.H. Ketcham Hose Company, and the Pawling Fire Department with updated Materials Safety Data Sheet (MSDS) manuals for the proposed project.

N. Construction

1. Introduction
2. Describe proposed construction phasing, overall schedule for project completion, and hours of construction operations. Describe the equipment and materials storage and/or staging area, anticipated

number of construction workers, anticipated lighting and security, and the delivery means and methods. Describe the erosion and sediment control plan for the Proposed Project and any stormwater management practices to be used on a temporary basis.

3. Describe how the infrastructure relevant to the completion of each phase will be implemented, and any potential impacts.
4. Assess the potential environmental impacts anticipated due to the construction of the Proposed Project including traffic, noise, air quality, dust, blasting, erosion and sedimentation and its impact on the surrounding area.
5. Discuss construction management techniques and enforcement, erosion control plans, ideal management practices to be employed, along with mechanisms to minimize impacts related to partial project completion.

O. Infrastructure and Energy

1. Introduction

2. Sanitary Sewage

- a. Potential Impacts of the Proposed Project—Describe the anticipated flow volumes from the Proposed Project. Describe the proposed wastewater treatment plant and collection system to accommodate the anticipated flow volumes from the Proposed Project.

Evaluate any potential impacts associated with the wastewater treatment plant operation. Identify separation distances from drinking water resources on-site and near the Project Site. Describe any potential stream and wetland impacts related to system construction, conveyance of sewage, and discharge. The DEIS shall describe the method of treatment and discharge proposed. The DEIS shall include a discussion on odor control. Identify the location of the outfall and the level of treatment to be provided by the proposed wastewater treatment plant. Describe the long-term maintenance of the facility and identify any proposed maintenance agreements. Identify any proposed utility lines that would cross the Appalachian Trail.

- b. Mitigation Measures—Discuss water saving fixtures, use of tertiary treatment plant, reuse of treated water for irrigation; recycling of grey water, and creation of natural resources for filtering purposes such as constructed wetlands. If discharge to subsurface is proposed, then additional nitrogen removal shall be considered to limit potential impacts to the ground water aquifer.

3. Water Supply

- a. Existing Conditions—Describe existing water supply to Project Site.
- b. Potential Impacts of the Proposed Project—Describe how water will be supplied to the Proposed Project and the ability of the local and regional groundwater system to handle the anticipated demand including any potential impacts to private wells off the Project Site. Estimate the usage for all proposed buildings including estimates for fire fighting purposes and irrigation. Describe the project's fire-fighting system, including water storage capacity, number and location of fire hydrants, and building sprinkler systems. Include a discussion of the potential for the use of a graywater system and analyze its effect on total water usage. Identify any proposed utility lines that would cross the Appalachian Trail.

Identify how the golf course will be irrigated, the estimated water usage, and any proposed measures to reduce water consumption.

Include an evaluation of anticipated aquifer withdrawal versus rate of recharge and well draw-down projections for 180-day drought. The pump test report should include a groundwater recharge and use budget describing whether the Site is self-supporting in its water requirements or relies on water migrating onto the Site from elsewhere. Identify any potential impacts to off-site area wells. Identify any future testing, evaluation, and monitoring procedures for assessing the capacity of on and off-site wells as the project is built-out.

The applicant shall prepare a water budget, including recharge and evapotranspiration rates, and conduct a 72 hour pump test of proposed wells and appropriate monitoring of select existing neighborhood wells within ¼ mile of the test well sites to establish potential interference. Discuss potable groundwater demand and demand for irrigation. Include a discussion of proposed irrigation system and demand versus supply; and alternative irrigation systems, including use of grey water. The pump tests shall be conducted in accordance with the NYSDEC *Recommended Pump Test Procedures for Water Supply Applications*.

Describe the long-term maintenance of well facilities and identify any proposed maintenance agreements.

- c. Mitigation Measures—The DEIS shall evaluate measures to reduce and conserve water resources and reuse treated sewage for irrigation for the entire site to reduce water demands. In the case where an on-site water supply system can not supply the entire needs of the proposed project, the DEIS shall also consider alternate off-site water supply source. Measures to be enforced by HOA/condominium associations to minimize the use of the community water supply for activities such as grass and garden irrigation shall be identified. A discussion and consideration of Leadership in Energy and Environmental Design (LEED) methods to reduce the communities demand on water resources shall be provided. A discussion of wellhead protection plans to protect well recharge areas and well locations shall be provided.

4. Electrical Supply

- a. Existing Conditions—Identify service providers and existing energy infrastructure including a discussion of where and how petroleum products, including heating oil, will be stored. A description of whether the development, or portions thereof, will be subject to 40 CFR112 and/or 6 NYCRR Parts 612-614 and methods of compliance with the regulations shall also be included. The potential for use of natural gas, solar and alternative fuels shall also be discussed. The proposed location of electrical lines shall also be set forth in the DEIS. Identify any proposed utility lines that would cross the Appalachian Trail.
- b. Potential Impacts of the Proposed Project—Evaluate anticipated energy demand and ability of providers to service the project including, but not limited to, a discussion of the use of energy efficient appliances, lighting and all other measures of energy conservation. Identify the anticipated heating fuel type.
- c. Mitigation Measures—Discuss the Applicant's use of alternate energy resources and LEED community, commercial and residential building design methods. Describe any proposed energy conservation measures.

5. Solid Waste Management

- a. Include a solid waste management plan that identifies the location of dumpsters, recycling collection, and frequency of pick-up. Identify how solid waste will be collected and transported

from the site. Identify how equestrian waste will be managed. Identify any areas on on-site composting.

CHAPTER IV: ALTERNATIVES

1. Introduction—Provide a narrative description of each impact issue for each alternative identified below. Provide a comparable level of analysis for each potential impact area to allow the Lead Agency to evaluate the Proposed Project in relation to potential alternatives. Summarize the comparative analysis in tabular format.
2. Alternatives
 - a. No Action Alternative
 - b. Residential Subdivision Alternative
 - (1) Subdivision can be conventional or flexible
 - (2) Subdivision should not include a golf course or equestrian center, but may include other community amenities such as a pool and clubhouse.
 - c. Lower Density Alternative—Alternative lower density design including, but not limited to, consideration of the following:
 - (1) Reduction in the number of total housing units;
 - (2) Greater concentration of residential development within a comfortable walking distance from the club, spa, and equestrian facilities;
 - (3) Utilize a minimum 100 foot buffer around all wetlands;
 - (4) Utilize a 300 foot buffer around any wetlands with known occurrences of the bog turtle;
 - (5) No paved surfaces, buildings, golf course, equestrian uses, and stormwater management facilities would be permitted within the wetland buffer; and
 - (6) Reduction in total land disturbance.
 - d. Full Time Residence Alternative—Alternative showing the potential impacts of the Proposed Project as a full-time residence.

CHAPTER V: MITIGATION

Summarize all proposed mitigation for significant impacts identified in the environmental impact statement. Because these measures, once recommended, would become part of the Proposed Project, their formulation and analysis of their effectiveness would be undertaken in close coordination with the Lead Agency and other agencies, if necessary.

CHAPTER VI: UNAVOIDABLE ADVERSE IMPACTS

Summarize any unavoidable environmental impacts identified in the DEIS.

CHAPTER VII: IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Identify any resources the use of which would be irreversible and irretrievable.

CHAPTER VIII: GROWTH INDUCING AND CUMULATIVE IMPACTS

Assess potential growth-inducing impacts of the Proposed Project in terms of potential new off-site development of residential dwelling units to accommodate new employees attracted to the area or new commercial development in the Town of Dover and Town and Village of Pawling seeking to benefit from proximity to the Proposed Project. Evaluate potential ancillary growth with respect to potential impacts to each of the topics of analysis for the Proposed Project, including any zoning amendments that are proposed as part of or in conjunction with the Proposed Project.

CHAPTER IX: ENERGY CONSUMPTION AND CONSERVATION

Summarize the use of energy and the management of solid waste produced by the Proposed Project.

APPENDICES

Materials to be provided in DEIS Appendices include:

1. All SEQRA documentation including a copy of the Full Environmental Assessment Form, the positive declaration and the DEIS Final Scope.
2. All official correspondence related to issues discussed in the DEIS.
3. All technical reports in their entirety including.

C. POTENTIALLY INVOLVED AND INTERESTED AGENCIES

INVOLVED AGENCIES

Town of Dover Planning Board
Historic Tabor Wing House
3128 Rt. 22
Dover Plains, NY 12522

Town of Pawling Planning Board
160 Charles Colman Blvd.
Pawling, NY 12564

Town of Dover Town Board
126 East Duncan Hill Road
Dover Plains, NY 12522

Town of Pawling Town Board
160 Charles Colman Blvd.
Pawling, NY 12564

Town of Dover Architectural Review Board
126 East Duncan Hill Road
Dover Plains, NY 12522

Town of Dover Zoning Board of Appeals
126 East Duncan Hill Road

Dover Plains, NY 12522

Pawling Zoning Board of Appeals
160 Charles Coleman Blvd
Pawling, NY 12564

Pawling Joint Sewer Commission
9 Memorial Avenue
Pawling, NY 12564

Dutchess County Department of Public Works
22 Market Street
Poughkeepsie, NY 12601

Dutchess County Department of Health
387 Main Street
Poughkeepsie, NY 12601

Dutchess County Water and Wastewater Authority
27 High Street
Poughkeepsie, NY 12601

New York State Department of Transportation, Region 8
4 Burnett Boulevard
Poughkeepsie, NY 12601

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

New York State Attorney General's Office
Investment Protection Bureau
120 Broadway
New York, NY 10271

New York State Department of Health
Corning Tower
Empire State Plaza,
Albany, NY 12237

INTERESTED AGENCIES

Town of Dover Building Department
126 East Duncan Hill Road
Dover Plains, NY 12522

Town of Pawling Building Department
160 Charles Coleman Blvd

Pawling, NY 12564

Town of Pawling Conservation Advisory Board
160 Charles Colman Blvd.
Pawling, NY 12564

Dover Environmental Conservation Board
126 East Duncan Hill Road
Dover Plains, NY 12522

J.H. Ketcham Hose Company
P.O. Box 706
Dover Plains, NY 12522

Pawling Fire Department
South Street, P.O. Box 132
Pawling, NY 12564

Northern Dutchess Paramedics
P.O. Box 672
Rhinebeck, NY 12572

Pawling Central School District
32 Holiday Hills Lane
Pawling, NY 12564

Dover Union Free School District
Dr. Craig Onofry, Superintendent
2368 Route 22
Dover Plains, NY 12522

Town of Dover Highway Department
JoAnne Graham, Highway Superintendent
126 East Duncan Hill Road
Dover Plains, NY 12522

Dutchess County Department of Planning
27 High Street
Poughkeepsie, NY 12601

Dutchess County Sheriff's Office
Adrian H. Anderson, Sheriff
150 North Hamilton Street
Poughkeepsie, NY 12601

State Police, Troop K
P.O. Box 425
Route 22

Dover Plains, NY 12522

United States department of Interior/ National Parks Service
Regional Director
Dennis Reidenbach
U.S. Custom House
200 Chestnut St. 5th floor
Philadelphia, PA 19106

United States Fish and Wildlife Service
Northeast Regional Office
300 Westgate Center Drive
Hadley, Massachusetts 01035

Federal Aviation Administration
Eastern Region Regional Administrator
1 Aviation Plaza
Jamaica, NY 11434-4809

Dutchess Land Conservancy
Rebecca Thornton, Executive Director
2908 Route 44
Millbrook, NY 12545

Friends of the Great Swamp
PO Box 373
Pawling, NY 12564

Oblong Land Conservancy
PO Box 601
Pawling, NY 12564

Housatonic Valley Association
P.O Box 315
19 Furnace Road
Wassaic, NY 12592

Jim Haggett, Chair
Dutchess/Putnam Appalachian Trail Management Committee
3 Krakower Drive
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OTHER REQUIRED FILINGS: (SECTION 617.12 (B)(1))

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Supervisor Beth Coursen
Town of Pawling
160 Charles Colman Blvd.
Pawling, NY 12564

Environmental Notice Bulletin
New York State Department of Environmental Conservation
625 Broadway, 4th Floor
Albany, NY 12233-1750

Peter Grannis, Commissioner
New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12233-1750

ANY OTHER PARTIES REQUESTING A COPY

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