

**Draft Scoping Document
Copake Green**

**Town of Copake
Columbia County, New York**

Lead Agency:
**Town of Copake
Planning Board**
Copake, New York

Applicant:
**Housing Resources
of Columbia County**
Hudson, New York

October 3, 2006



Fuss & O'Neill of New York, PC
80 Washington Street, Suite 301
Poughkeepsie, NY 12601

**DRAFT SCOPING DOCUMENT
COPAKE GREEN
TOWN OF COPAKE, NEW YORK**

Housing Resources of Columbia County

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Sheet C1.3	Zoning Map with Orthophoto
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APPENDICES

Appendix A – Involved and Interested Agencies



1.0 INTRODUCTION

The applicant, Housing Resources of Columbia County, proposes to construct a residential development on a 122-acre site located in the Town of Copake, Columbia County, New York. The proposed development, to be known as “Copake Green,” consists of 139 senior and family residential dwelling units, including a community green, land preserved for dedicated agricultural use, and open space to be donated to the Town of Copake for use as recreational parkland (the “Proposed Action”).

The proposed project is a Type 1 Action pursuant to 6 NYCRR 617 and Article 8 of the State Environmental Quality Review Act (“SEQRA”). The Town of Copake Planning Board has established itself as “Lead Agency” by resolution on September 25, 2006 pursuant to the requirements of SEQRA, and on June 15, 2006 adopted a Positive Declaration requiring the applicant to prepare a Draft Environmental Impact Statement (“DEIS”) for the Action.

The Planning Board, as Lead Agency, has initiated a public scoping process for the DEIS, including a request for comment on the Draft Scoping Document, which will be made available for review. A public scoping meeting for input and comment on this document will be held on October 19, 2006. Written comments on this document will be accepted until 5:00 p.m. on November 6, 2006. The document will be revised based on verbal and written comments received and will be re-submitted as a Final Scoping Document. Comments received and responses to comments will be provided in an appendix of the Final Scoping Document.

This document defines the scope that will be used as the basis for preparing the DEIS and includes the following elements required by the SEQRA regulations:

- A brief description of the Proposed Action;
- Potentially significant adverse impacts, including an identification of those particular aspects of the environmental setting that may be impacted;
- The extent and quality of information needed for the preparer to adequately address each impact, including identification of relevant existing information, and required new information, including the required methodologies for obtaining new information;
- Initial identification of mitigation measures;
- Reasonable alternatives to be considered.

A list of Involved and Interested Agencies is included in Appendix A.



2.0 PROJECT DESCRIPTION

The Proposed Action consists of the development of approximately 70 acres of the eastern portion of the project site with 139 single- and multi-family residential units on 118 lots (“Copake Green”). A proposed road, extending north to south, will be constructed to subdivide the site. The residential development will be located on the eastern side of the proposed road, while the land on the western side of the road will be preserved for dedicated agricultural land and open space to be donated to the Town of Copake for use as recreational parkland. A community-based public water supply and on-site wastewater treatment facilities are also proposed as part of the project.

The existing site consists of approximately 122 acres of land located in the Village of Copake ([Figure 1](#)). It is a broad triangular parcel bordered on the west, south and east by County Route 7A and on the north by Mountain View Road, except for a parcel that extends south into the site from Mountain View Road. The site consists of mostly open agricultural land. There are residential and commercial properties located along Route 7A that abut much of the perimeter of the site. The site is currently zoned as R-2 residential. There are currently no structures on the project site. Site plans showing the existing conditions are included as [Sheet C1.1A](#) and [Sheet C1.1B](#). A zoning map and digital orthophotograph of the site are included as [Sheet C1.3](#).

The proposed residential development includes a senior living area located at the southern end of the development. Fifty-nine (59) senior units are proposed; thirty-five (35) of these units will be owner-occupied, and the remaining twelve (12) units will be two-family senior rental units. The proposed senior units are situated around a community green with a street outlet connecting to the existing terminus of Taconic Street. The highest housing density of the development is proposed within this area. Lot sizes of 50 feet by 85 feet (4,250 square feet) are proposed for the owner-occupied senior units, while lot sizes of 85 feet by 100 feet (8,500 square feet) are proposed for the two-family rental senior units.

The remaining proposed development consists of sixty-eight (68) owner-occupied family units and three (3) 4-family rental units. The proposed site plan for the development is shown on [Sheet C2.1](#).

Approximately 6.27 acres of the 122± acre site contains wetland and other waters of the U.S. Approximately 3.06 acres of the total wetland identified on-site are isolated and, therefore, not under jurisdiction of the U.S. Army Corps of Engineers. No wetlands mapped by the New York State Department of Environmental Conservation (“NYSDEC”) are present on or directly adjacent to the site.

The project site is located in an agricultural district certified pursuant to the Agriculture and Markets Law and primarily consists of active agricultural land. The soils on site are primarily silt loams, including areas of prime farmland soils. Other land cover types at the site include farmed wetland, emergent/scrub-shrub wetland, and forested wetland.



3.0 GENERAL GUIDELINES FOR THE DEIS

The content of the DEIS will satisfy the requirements of 6 NYCRR 617.9(b) and the provisions of the Final Scoping Document. The DEIS will discuss potential significant adverse environmental impacts associated with the Action and its reasonable alternatives, identify and consider mitigation measures to reduce or eliminate potential adverse impacts, and develop and analyze alternatives if there are potential unmitigated effects. After its publication, the DEIS will be available for review and comment for a minimum 30-day period. Comments may be provided to the Lead Agency in writing during the DEIS comment period, and a public hearing will be held to receive comments on the DEIS.

The DEIS will be clearly and concisely written in plain language that can be easily read and understood by the public. Highly technical material will be summarized and referenced in the DEIS and included in its entirety in an appendix, if necessary. Narrative discussions will be accompanied by illustrative tables, charts, graphs, and figures.

4.0 DEIS SCOPE AND CONTENT

4.1 Cover Sheet

The Cover sheet will include the title of the project, project location (streets, town, county, state), contact persons, list of preparers and project consultants, name and address of Lead Agency, and telephone number of Lead Agency.

4.2 Table of Contents

The table of contents will include a list of all appendices, tables, figures, maps, charts, and any items that may be submitted under a separate cover (and identified as such). All pertinent SEQRA documentation shall be included as appendices to the DEIS, including, but not limited to, the Full EAF, Positive Declaration/Circulation Notice, Final Scoping Document, and technical letters from Involved and Interested Agencies. All correspondence relating to the issues addressed in the DEIS such as technical studies and reports will also be included in the appendices.

4.3 Executive Summary

The Executive Summary of the DEIS will include the brief summaries of the following items based on relevant portions of the document:

- Description of the Proposed Action,
- Environmental Setting,
- Existing Conditions,
- Future Baseline and Proposed Conditions,
- Impacts of the Proposed Action,
- Proposed Mitigation Measures,
- Unavoidable Adverse Impacts,
- Alternatives to the Proposed Action.



4.4 Description of the Proposed Action

This section will include a description including location (streets, town, county, state), parcel identification numbers, acreage, site history, existing zoning, existing site access, existing site character, and a description of the applicant's proposed activities to take place on the site or on any abutting parcels. The following elements of the proposed project will be described in this section:

- Project layout including a conceptual site plan showing the layout of the various elements of the proposed development, including buildings (location, footprints, and size of structures), parking, access points, utility easements, open space and agricultural preservation areas, stormwater management facilities, locations of wastewater and water supply facilities.
- Subdivision configuration.
- Buildings and parking.
- Site access.
- Utilities and drainage, including proposed water supply system and wastewater treatment facility.
- Proposed agricultural preservation area and open space parkland.

4.5 Purpose, Need, and Public Benefit

The purpose or objective of the Proposed Action will be described as well as the public need for and public benefit(s) from the implementation of the Proposed Action.

4.6 Description of Timing and Schedule for the Proposed Action

This section will describe the timing and scheduling of the adoption and implementation of the Proposed Action, including the proposed project phasing, construction schedules, and anticipated year of completion.

4.7 Required Project Approvals

Various Federal, State, and Local approvals and permits needed to implement the Proposed Action will be identified. An assessment of current zoning requirements and conditions will also be included. This section will also list the Interested and Involved Agencies that will participate in the SEQR process.

At this time, it is anticipated that the following approvals and permits to authorize the proposed project will be required:

<u>Type of Approval</u>	<u>Agency</u>
Subdivision/Site Plan Approval	Town Planning Board
Special Use Permit	Town Zoning Board
New Water Supply District	County Health Department, Town Board
Wastewater Treatment Plant and Collection	County Health Department, Town Board,



<u>Type of Approval</u>	<u>Agency</u>
System	NYSDEC
Water Supply Permit	NYSDEC
SPDES Permit for Wastewater Discharge	NYSDEC
SPDES Stormwater Permit for Construction	NYSDEC
Activities	
U.S. Army Corps of Engineers Programmatic General Permit	U.S. Army Corps of Engineers
Road Acceptance	Town Board

4.8 Existing Conditions, Potential Impacts, and Mitigation Measures

This section of the document will describe the existing environmental conditions on the site, potential impacts due to the proposed project, and relevant mitigation measures. Sufficient detail will be provided so that reviewers are able to gain an understanding of current conditions and the context in which potential impacts will be assessed. For each issue, existing site conditions will be defined, potential impacts will be characterized and on-site and off-site mitigation measures, designed to avoid or minimize potential impacts, will be proposed.

4.8.1 Soils and Geology

This section will include an identification and evaluation of existing soils and geologic conditions at the site based on USDA soils mapping and an on-site subsurface investigation focusing on the proposed development areas in the eastern and southern portions of the site. Potential constraints imposed by existing soils, geology, and topographic conditions, including the limitations of and suitability for construction of structures, driveways, plantings, and stormwater management structures, will be discussed. A description of soils that will be disturbed by the proposed project will be discussed. This section will also include a proposed grading plan for the site, potential soil erosion impacts, and a brief summary of the preliminary Storm Water Pollution Prevention Plan (“SWPPP”) prepared in accordance with the NYSDEC regulations. The preliminary SWPPP will be included in an appendix of the DEIS.

This section of the DEIS will also summarize the findings of a Phase I Environmental Site Assessment to evaluate potential environmental concerns and potential impacts associated with previous agricultural use of the site. The results of a limited soil sampling program for residual concentrations of pesticides, herbicides, and associated agricultural constituents will also be discussed relative to potential environmental and human health impacts. Appropriate mitigation measures will be proposed, as necessary.

4.8.2 Wetlands

A wetlands delineation report of Federal and NYSDEC wetlands will be prepared and discussed within this section, including delineation of the extent of on-site wetlands as well as contiguous and hydrologically connected wetlands beyond the site boundaries following the U.S. Army Corps of Engineers method (i.e., three-parameter approach - hydrophytic vegetation, hydric soils, and wetland hydrology). Potential impacts to wetlands and buffers will be discussed within this section, including the extent of filling any designated wetlands, if applicable, as well



as discussion of the potential impacts (if any) to wetlands due to recharging and change in runoff conditions. Proposed mitigation measures for wetlands impacts will also be discussed.

4.8.3 Stormwater

This section will describe pre-development conditions including on-site and off-site watershed mapping, hydrologic characteristics of the watershed, drainage patterns, and the location, size and capacity of existing storm drainage facilities. Stormwater patterns and runoff quantities (i.e., peak flows and volumes corresponding to the Water Quality Volume, Stream Channel Protection, Overbank Flood, and Extreme Storm precipitation events in accordance with the hydrologic sizing criteria contained in the New York State Stormwater Management Design Manual) will be evaluated using NRCS hydrologic analysis methods for pre- and post-development site conditions. Potential impacts associated with anticipated changes in runoff quantity and quality will be discussed, including a description of the proposed stormwater management system and preliminary SWPPP to address potential stormwater quantity and quality impacts both during construction and after the development is completed. Mitigation measures to attain a zero increase in the peak rate of runoff from the project site after development will be identified (i.e., stormwater detention), as well as stormwater management measures (including treatment and source control measures) to mitigate potential water quality impacts from stormwater discharges in accordance with SPDES General Permit requirements and the New York State Stormwater Management Design Manual.

4.8.4 Surface Water Resources

This section will describe the existing surface water resources on the site, including a small pond and tributary of the Roeliff Jansen Kill, as well as the site's regional hydrologic setting. The existing NYSDEC and New York State Department of Health ("NYSDOH") surface water quality designations, including designated uses and attainment status, of the on-site water resources and off-site receiving waters will be discussed. This section will include a discussion of potential impacts to surface water resources as a result of the proposed development and the ability of the on-site and off-site receiving surface water bodies to assimilate discharges of treated wastewater effluent, construction site runoff, and post-construction stormwater runoff. Proposed mitigation measures will be discussed, including the preliminary SWPPP, compliance with NYSDEC SPDES regulations, and engineered site controls. The site is not located within a regulatory floodplain.

4.8.5 Groundwater Resources

This section will describe the existing groundwater conditions at the site including the presence, quality, quantity, extent, and present use and rate of withdrawal of groundwater resources in the area. The locations of groundwater resources including any aquifers and recharge areas will be discussed. The site is not located within a primary, principal, or sole source aquifer. This section will discuss potential impacts of the proposed development on groundwater recharge, groundwater quality, and groundwater availability; including the results of a water supply evaluation and pumping test (see [Section 4.8.15](#)). Potential mitigation measures will be identified as required.



4.8.6 Vegetation

Vegetative communities (both wetland and upland) on the site will be discussed including location, extent, acreage, dominant species, and estimated age. Particular emphasis will be given to those communities in the areas of the proposed development. Findings and pertinent information will be presented from a site evaluation, review of the NYSDEC Natural Heritage Program files, and correspondence with the U.S. Fish and Wildlife Service. This section will also include a discussion of the amount of existing vegetative cover likely to be removed or modified and the nature of that modification (e.g. pavement, landscaping, etc.) due to the Proposed Action and potential impacts on existing habitats, soil erosion, and site hydrology. The proposed change in site impervious cover will be quantified and evaluated. Applicable mitigation measures identified as necessary or required by the NYSDEC, U.S. Fish and Wildlife Service, or U.S. Army Corps of Engineers will be identified.

4.8.7 Fauna

This section will include a discussion and identification of known on-site animal species based on coordination with the NYSDEC Natural Heritage Program and the U.S. Fish and Wildlife Service, as well as field surveys for currently listed rare, threatened, endangered, or special concerns species. The nature and extent of existing terrestrial and aquatic wildlife habitat will be evaluated, potential impacts of the project identified, and mitigation measures proposed, as necessary.

4.8.8 Cultural Resources

Preliminary consultation with the New York State Office of Parks, Recreation, and Historic Preservation (“OPRHP”) has indicated that no significant historical or archaeological resources are known to exist on the project site. In recent correspondence with the Town of Copake Planning Board dated August 29, 2006, the OPRHP has requested additional mapping showing the boundaries of the project area in order to complete their evaluation of the cultural sensitivity of the proposed project. During preparation of the DEIS, additional coordination with the OPRHP on this issue will occur to further assess potential impacts to cultural resources. We also understand that the United Methodist Church and associated cemetery, which are located adjacent to the southern portion of the project site, are in the process of being listed with the New York State National Registers of Historic Places. The project is not anticipated to result in impacts to cultural resources on the project site. As such, a Phase 1A Cultural Resources Survey is not proposed at this time. However, a Phase 1A survey would be performed, if necessary, based on the findings of the OPRHP. Additionally, the DEIS will consider potential visual and noise impacts of the proposed project on the adjacent church and cemetery, including appropriate mitigation such as a vegetative buffer and/or other screening mechanisms.

4.8.9 Visual

This section will summarize the visual impacts of the proposed development based upon photographs that depict the visual character of the surrounding area and relationship between the project site and critical receptors, site renderings, elevation renderings, the materials and architectural styles selected for the buildings (e.g. color, texture, etc.), and photo-visualizations.



The discussion will include a narrative description of the new buildings and facilities and their impact on the visual environment, including the design and layout of the proposed buildings and the proposed lighting plan and signage for the development. Mitigation measures will be proposed, as necessary, based on the results of the visual impact analysis.

4.8.10 Transportation

A traffic impact study will be conducted in accordance with standard practice. Automatic traffic recorders will be placed on Route 7A and Mountain View Road to continuously record directional 15-minute traffic volumes and vehicle speeds for a minimum period of 48 hours. Weekday morning and afternoon peak period turning movement counts of traffic will be manually taken at six existing intersections:

- Mountain View Road / Parkside Drive
- Mountain View Road / Farm Road
- Farm Road / Main Street
- Main Street / Taconic Street
- Main Street / Empire Road / Church Street
- Church Street / Route 7A

Count data will be reduced and summarized to reflect average weekday peak hour conditions. Field measurements and inspection of traffic conditions in the vicinity of the site will be conducted including dimensions of signal timing, roadway widths, grades, sight distance, and operating speeds. Accident data will be obtained from New York State Department of Transportation (“NYSDOT”) to determine whether there is a history of accidents in the vicinity of the site.

Peak hour traffic volumes for the intersections in the study area will be projected to the design year of 2009 using growth factors from available traffic volume data. Site traffic volumes will be distributed to the various turning movements at the intersections and added to the projected traffic volumes for analysis of the traffic conditions after development. Comparison of traffic conditions as they exist and in the future with and without the proposed development will delineate the traffic impacts of the project and indicate existing and future deficiencies warranting mitigation. Traffic volume increases due to the proposed development will be calculated, and changes in the quality of the operational condition of the intersections will be estimated by capacity analysis of the existing, future “No-Build,” and future “Build” traffic volumes. Results of the capacity analysis will be summarized and tabulated.

The proposed site access points and internal roadway design and circulation will be reviewed and evaluated in terms of the traffic and pedestrian safety and efficiency of projected traffic operations. Any expected deficiencies will be noted and alternative means for site access, if necessary.

Results of the traffic impact study will be documented in a traffic impact study report, which will be summarized in this section and included in its entirety as an appendix of the DEIS. All data and analysis will be presented in the report. Peak hour traffic volumes for the conditions evaluated will be shown graphically. Discussion of existing traffic conditions, future



projections, site traffic generation, and impacts of added traffic will be included. Measures to improve existing and projected operational deficiencies and mitigate the effects of added site traffic will be recommended, if necessary.

Other transportation-related topics that will be addressed in the DEIS include:

- Description of existing public transportation systems that serve the project site and proposed plans to extend bus and/or pedestrian/bicycle paths through the project site.
- Proposed traffic signage.
- Emergency vehicle access.
- Discussion of the proposed internal road network including the amount of impervious surfaces generated from the roadways and the proposed type of ownership.
- Proposed parking (quantity, design, etc.) relative to Town standards.
- School bus activity and the adequacy of the proposed development to accommodate school buses during peak hours.

4.8.11 Land Use and Zoning

The proposed development is consistent with the zoning of the project site and the surrounding parcels, which are predominantly zoned for residential use (R-1, R-2, and Business Residential). This section will include a discussion of the existing zoning, subdivision regulations, master plan, and land uses associated with the project site and the surrounding area. The project's consistency with zoning, subdivision and other local laws, master plan, land use policies, and compatibility with the surrounding neighborhood and land uses (i.e., "community character") will be discussed. Applicable mitigation measures will be identified.

4.8.12 Police, Fire, and Ambulance Services

This section will include a discussion of the applicable county, state, and local facilities, station locations, and schedule of patrol activities in the project area. Information will be based on personal communications with service providers and/or review and confirmation of available pertinent literature. Current staffing, number and type of apparatus, average response time to the site, existing water supply, and capacity for fire flow will be discussed. This section will also include a discussion of the project's impact to county, state, and local services including impact on staffing, facilities and response time, and a general discussion of any applicable and appropriate mitigation measures.

4.8.13 Community Services

In addition to the emergency services discussed in the previous section, this section of the DEIS will describe other community services in the Town of Copake, including medical services, recreation and entertainment, shopping, and schools. Potential impacts of the proposed project on these services will be discussed and mitigation measures identified, as necessary. A more detailed evaluation of school impacts will be included in the following section.



4.8.14 Demographics, Fiscal Impacts, and School District Impacts

The proposed development addresses the need for additional senior and family housing in the project market area, where median household incomes have generally lagged behind housing costs in the community, creating an affordability gap for families who work in the vicinity. The DEIS will summarize the existing demographics of the Town of Copake and the region relative to target market demands for the proposed housing units. Population projections will be provided as the basis for future demands on housing. A description of local and area-wide housing conditions will be presented. The proposed project population (numbers of residents, age, demographics, where they will come from, etc.) and their affect on existing demographics and housing markets will be evaluated in terms of changes in the income levels, age composition, and other characteristics of the population of the Town of Copake.

The potential fiscal impacts of the new development on the Town of Copake and the Taconic Hills Central School District will be evaluated. The evaluation will forecast change in population anticipated from the proposed development, using commonly accepted standards and local sources, including the number of school-age children. This will also include analysis of anticipated revenues generated by the development and its residents from property and personal taxes, changes in intergovernmental transfers, permit fees, licenses, etc. Expected costs to service the development will be analyzed, including per capita and marginal changes in departmental operating budgets and staffing. Secondary and induced impacts will also be analyzed and discussed.

4.8.15 Wastewater

The Town of Copake is not currently served by a municipal wastewater system. Properties are served by individual septic systems. An on-site wastewater treatment facility will be designed to handle wastewater flows from the proposed development and discharge to the unnamed intermittent stream which ultimately discharges to the Roeliff Jansen Kill River. The wastewater treatment system will be designed consistent with NYSDEC, NYSDOH, Columbia County Department of Health, and the Town of Copake requirements. This section of the DEIS will describe the estimated wastewater generation quantity by the proposed development, and the discharge water quality, as well as the design basis of the proposed wastewater treatment facility and on-site collection system, the proposed form of ownership, system maintenance, and provisions to address potential system upsets and malfunction. Potential impacts of the discharge of treated wastewater effluent on the receiving waters will be evaluated and applicable wastewater mitigation measures will be identified, as necessary, including compliance with the facility's wastewater discharge permit and associated regulatory requirements.

4.8.16 Water Supply

The Town of Copake is not served by a public water supply system. Properties are served by individual groundwater wells. A community-based public water supply system consisting of on-site groundwater supply wells and water treatment, pumping, and storage facilities are proposed to serve the Copake Green development. Several new on-site fire ponds are also proposed to serve the development. A water supply evaluation for the subject site, including pumping test and water quality sampling, will be performed and submitted to the NYSDEC for review and approval. This section of the DEIS will describe the results of the water supply evaluation and



the technical basis for the design of the proposed water supply systems (summary of the average daily demand and peak hourly demand for the project and estimated well yield). The need for booster pumps, pressure reducers, storage tanks and other facilities will be discussed. Potential impacts of the proposed development on local and regional groundwater supplies will be evaluated and discussed, and appropriate mitigation measures will be identified, as necessary.

4.8.17 Solid Waste

This section will include a discussion of the existing solid waste services, including current generation, collection, and removal processes in the Town. The potential impacts associated with the anticipated solid waste generated from the project site and method of removal will be discussed. Appropriate mitigation measures will be identified, as necessary.

4.8.18 Recreation and Open Space

The Town's current parks and other recreational resources will be identified. This section will include a description of the proposed recreational and open space amenities that the project will provide, including a community green and open space to be donated to the Town of Copake for use as recreational parkland. The proposed recreational and open space amenities will be discussed in the context of the Town's existing open space and recreational facilities.

4.8.19 Agricultural Resources

The project site is located in an agricultural district certified pursuant to the Agriculture and Markets Law and primarily consists of active agricultural land. The project site also contains approximately 106 acres of prime farmland soils, of which approximately 60 acres will be converted to non-agricultural use under the Proposed Action. This section will summarize the existing land in active agricultural use or containing prime farmland soils that will be converted to residential use under the proposed development. This section will also describe the proposed preservation of approximately 40 acres of the site that will remain in active agriculture use as mitigation, including form of ownership and maintenance provisions.

4.8.20 Noise

The DEIS will provide a qualitative evaluation of potential noise impacts associated with the construction and operation of the proposed development. Field measurements of background noise levels in the vicinity of the project site are not proposed since the site is zoned for the intended use and appropriate noise Best Management Practices will be implemented. Expected noise levels produced by typical earth moving equipment will be reviewed against estimated ambient noise levels, as well as applicable Town Code thresholds. Potential impacts from proposed noise producing facilities upon project completion will also be discussed.

4.8.21 Air Quality

Existing air quality at the site and key intersections will be summarized based on NYSDEC monitoring data for the most recent five year period. The study intersections identified in Section 4.8.10 will be screened for carbon monoxide using traffic data obtained from the traffic impact study in accordance with NYSDOT and EPA screening procedures. It is assumed that a



detailed microscale air quality analysis will not be required for the DEIS; the intersections in the vicinity of the site are assumed to be at Level of Service (LOS) C or better and are assumed to remain at LOS C or better with the construction of the proposed development and any associated traffic mitigation. It is also assumed that a mesoscale air quality analysis will not be required for the development project based on criteria contained in the NYSDOT Environmental Procedures Manual (EPM). This section will include a statement indicating that the criteria for detailed microscale and mesoscale air quality analyses were reviewed and the project does not meet these criteria.

4.8.22 Summary of Impacts and Mitigation

This section will summarize the potential impacts and mitigation measures identified for each of the topic areas in the preceding sections through the use of a tabular summary, including brief descriptions of the nature and degree of the anticipated impacts and the proposed mitigation.

4.9 Cumulative Impacts

During the preparation of the DEIS and through consultation with the Town of Copake, a list of proposed projects in the Town and in the surrounding area (for which applications have been filed or already approved but not yet complete) will be developed for consideration in the analysis of cumulative impacts. The cumulative potential impacts of the proposed project and projects identified above will be evaluated relative to the applicable resources identified in Section 4.8. Mitigation measures will be identified, as necessary.

4.10 Significant Adverse Unavoidable Impacts

This section will summarize the adverse environmental impacts identified in Section 4.8 that cannot be avoided or adequately mitigated if the Proposed Action is implemented.

4.11 Alternatives

This section of the DEIS will discuss alternatives to the proposed density or alternate site configurations of the proposed buildings and facilities, including a “No Action” alternative, as required under 6 NYCRR 617.9. In addition to the No Action alternative, the following alternative site plans will be evaluated:

- Alternative 1 – Conventional Development: A conventional development that conforms to Copake Zoning, Chapter 232, § 232-4, R-2 zone requirements including a 30,000 SF minimum lot size, resulting in approximately 152 lots, a road network, and negligible dedicated open space.
- Alternative 2 – Cluster Development, Option A: A cluster development that conforms to Copake Zoning, Chapter 232, § 232-17A, Residential Cluster Development requirements, and is built out to the average population density, resulting in approximately 176 lots, with 50± acres set aside as open space.
- Alternative 3 – Cluster Development, Option B: A cluster development that conforms to Copake Zoning, Chapter 232, § 232-17A, Residential Cluster Development



requirements, but with a minimum lot area of 20,000 SF, which is the minimum lot area required to support both on-site septic and drinking water wells. The resulting development would consist of approximately 70 lots.

A comparison of impacts will be discussed for each alternative and will be included in the DEIS. The level of detail of each alternative may be conceptual in nature and sufficient to provide an adequate comparison of relative impacts in evaluating the positive and negative effects of each as compared to the preferred development plan.

4.12 Irreversible and Irretrievable Commitment of Resources

The natural and human resources listed in Section 4.8 that will be consumed, converted, or made unavailable for future use as a result of the Proposed Action will be described in this section.

4.13 Growth Inducing Aspects

This section will include a discussion of potential growth inducing aspects as a result of the proposed project.

4.14 Impacts on Energy Use and Conservation

This section will include a discussion of the energy sources to be used, anticipated levels of energy consumption, and any applicable energy conservation measures proposed.

4.15 Appendices

As necessary, supportive studies or data upon which the DEIS is based will be appended to the DEIS document.



FIGURES



APPENDIX A

INVOLVED AND INTERESTED AGENCIES



Involved and Interested Agencies

Town Supervisor
Town of Copake
230 Mountain View Road
Copake, NY 12516

Town of Copake
Highway Department
230 Mountain View Road
Copake, NY 12516
Attention: Lawrence Proper

Town of Copake
Zoning Board of Appeals
230 Mountain View Road
Copake, NY 12516

Town of Copake
Planning Board
230 Mountain View Road
Copake, NY 12516
Attention: Edgar Masters

Lawrence E. Howard, Esq.
P.O. Box 1000
Averill Park, NY 12018

Kevin O'Neill, Executive Director
Housing Resources of Columbia County,
Inc
757 Columbia Street
Hudson, NY 12534

Michael J. Moore, Esq.
Young, Sommer, LLC
Executive Woods
5 Palisades Drive
Albany, NY 12205

Friends of Copake
PO Box 452
Copake, New York, 12516

Environmental Notice Bulletin
625 Broadway
4th Floor
Albany, NY 12233

New York State Office of Parks, Recreation
and Historic Preservation
Historic Preservation Field Services Bureau
Pebbles Island – PO Box 189
Waterford, NY 12188-0189

New York State Department of
Environmental Conservation
1150 North Westcott Road
Schenectady, NY 12306
Attention: Permits

New York State Department of
Environmental Conservation
625 Broadway
Albany, NY 12233

New York State Department of Health
Flannigan Square
547 River Street
Troy, NY 12180
Attention: Ben Pierson, BPWSP

State of New York
Department of Agriculture and Markets
10B Airline Drive
Albany, NY 12235

US Army Corps of Engineers
One Bond Street
Troy, NY 12180
Attention: Andy Dangler