

# FINAL SCOPING DOCUMENT

Identifying the Potentially Significant Adverse Impacts, Mitigation Measures and Alternatives Pursuant to State Environmental Quality Review Act ("SEQRA") 6 NYCRR § 617.8

Name of Proposed Action:

World Headquarters for Jehovah's Witnesses

Location: Town of Warwick, Orange County, New York

SEQRA Classification: Type 1

Lead Agency and Contact Person:

Town of Warwick Planning Board  
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Date Adopted: December 16, 2009

## INTRODUCTION

A Draft Environmental Impact Statement (DEIS) will be prepared in accordance with the requirements of 6 NYCRR Part 617.9, to assess the potentially significant adverse impact of a religious administrative campus comprised of approximately twelve buildings and 30 acres on a site totaling 257 acres. The proposed development site is located on Long Meadow Road approximately one mile northwest of the intersection with Sterling Mine Road in the Town of Warwick, Orange County, New York. Consistent with 6 NYCRR 617.8, the primary goals of this scope are to focus the EIS on potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant and/or insignificant.

The proposed World Headquarters of Jehovah's Witnesses was classified as a Type 1 action (over 62 units to be connected to existing public water and sewer on lands substantially contiguous to publicly owned or operated parkland) and was subject to a Positive Declaration, issued by the Town of Warwick Planning Board on October 5, 2009. At that time, the Planning Board directed the applicant to prepare a DEIS and determined that public scoping was necessary. Potentially significant adverse impacts of the project identified by the Planning Board include but are not limited to the following:

1. The proposed action would require construction activities on slopes of 15 percent or greater and in areas where bedrock is at or near the surface. This has the potential to cause soil erosion and subsequent sedimentation of protected surface waters. Blasting may be necessary to establish proposed grades.
2. The proposed action includes construction activities adjacent to Federal Jurisdictional wetlands and Blue Lake. The discharge of stormwater runoff from developed areas on the site has the potential to impact such surface waters.
3. The proposed action would require the use of approximately 70,000 gallons of water per day from United Water to supply the potable needs of the future residents of the campus. Approximately 64,000 gallons of sanitary sewage per day would be discharged, after treatment in the Blue Lake Sewage Treatment Plant, into a tributary to the Ringwood River.
4. The site and/or surrounding areas may contain plant and animal species identified as endangered or threatened as well as rare species and ecological communities.
5. The proposed action has the potential to impact traffic on local and county roads as well as pedestrian movements in the area.
6. The proposed action occurs in an area identified by the State of New York as sensitive for archaeological resources.

7. The proposed action is located within the Town's Ridgeline Overlay District and has the potential to affect scenic views known to be important to the community and the State.

8. The proposed action has the potential to affect community service providers including fire, ambulance, and police from the additional residents generated by the project.

## PROJECT SCOPING

Public Scoping was conducted through circulation of a Draft Scoping Document, prepared by the applicant, to all involved and interested agencies and members of the public, by posting of the document on the Town's Web Site and availability of the Draft Scoping Document at the Town Hall for viewing or copying. A public scoping session was conducted on November 18, 2009, after publication of a notice of a DEIS Scoping Session appeared in the official Town newspaper. The period for public comment on the Draft Scoping Document ended on December 9, 2009.

## DESCRIPTION OF THE PROPOSED ACTION

The project sponsor, Watchtower Bible and Tract Society of New York, Inc., is proposing a religious administrative campus comprised of approximately twelve buildings and 30 acres on a site totaling approximately 257 acres. The campus buildings would include: an approximately 195,000 square foot three- to four-story office building/place of worship; four five-story residential structures totaling approximately 400,000 square feet; an approximately 137,000 square foot three- to four-story service building including kitchen, laundry and support functions; a two-story 100,000 square-foot maintenance shop; and additional smaller buildings including a vehicle repair shop (for on-site vehicles only), heating/cooling/generator house, and a recreation building.

The campus structures would be built to three Green Globe standards promulgated by the Green Building Initiative, comparable to the LEED (Leadership in Energy and Environmental Design) Gold standard promulgated by the US Green Buildings Council. The majority of the 780 parking spaces would be accommodated in subsurface parking with approximately 100 surface parking spaces being provided for visitors and convenience. Stormwater will be mitigated through standard detention as well as rain gardens and potential green roof systems. On-site emergency and load reduction generators will be provided to supplement standard electrical service provided by Orange and Rockland Utilities. Community water supply and sewage treatment services are available on nearby parcels and usage will be reduced by utilization of sustainable practices such as low-flow and ultra-low-flow fixtures. Workers at the site will reside at the site, significantly reducing traffic generation associated with commuter traffic during peak hours.

The existing site consists of approximately 11.3 acres of meadow/brushland; 195.4 acres of forest; 2.9 acres of wetland; 33.8 acres of surface water; 8.8 acres of roads, pavement, structures and other paved surfaces; and 4.8 acres of landscaped area.

Although there are areas of Federal Jurisdictional wetlands on the project site, the majority are located on the portion of the tract northeast of Long Meadow Road which is proposed to remain undisturbed. Areas of wetland southeast of Long Meadow Road will remain largely undisturbed.

The project site is located on both sides of Long Meadow Road approximately one mile northwest of the intersection with Sterling Mine Road. However, disturbance is only proposed on the southwest side of Long Meadow Road. The site is also located along the south shore of Blue Lake (Sterling Forest Lake). The site is identified on the Orange County tax maps as parcels 85-1-2.22, 85-1-2.3, 85-1-4.1, 85-1-4.2, 85-1-5.1, 85-1-5.2, and 85-1-6.8.

The project site is located within the Land Conservation (LC) zoning district and portions of the project are located within the Ridgeline Overlay (RL-O) district. Warwick's Zoning Law permits the remaining private lands within the LC District (i.e. those lands not under the ownership or control of the Palisades Interstate Park Commission) to be developed subject to the requirements of the Town's Office and Industrial Park (OI) and Conservation (CO) Zoning districts.

#### REQUIRED APPROVALS

At this time it is anticipated that the following approvals and permits will be required:

<b>Type of Approval</b>	<b>Agency</b>
Special Use Permit	Town of Warwick Planning Board
Site Plan	Town of Warwick Planning Board
Zoning Variances	Town of Warwick Zoning Board (only if needed)
Architectural Review	Town of Warwick Architectural Review Board
Water, Sewer, Road Access	Orange County Department of Public Works
Stormwater SPDES Permit	NYS DEC
GML 239 Review	Orange County Planning Department

#### GENERAL SCOPING CONSIDERATIONS

The Draft Environmental Impact Statement ("DEIS") shall address all items in this Scoping Document and conform to the format outlined in this Scoping Document. If appropriate, impact issues listed separately in this outline may be combined in the DEIS, provided all such issues described in this Scoping Document are addressed as fully in a combined format as if they were separately addressed.

The document shall be written in the third person. The terms "we" and "our" should not be used. The Applicant's conclusions and opinions should be identified as those of the "Project Sponsor," "Applicant" or "the Developer."

Narrative discussions should be accompanied by appropriate charts, graphs, maps and diagrams whenever possible. If a particular subject matter can most effectively be described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically.

The entire document should be checked carefully to ensure consistency with respect to the information presented in the various sections. The document will be concisely written and information will be cross-referenced rather than repeated.

Environmental impacts should be described in terms that the lay person can readily understand (e.g., truck-loads of fill and cubic yards rather than just cubic yards).

All discussions of mitigation measures should consider at least those measures mentioned in the Scoping Outline. Where reasonable and necessary, mitigation measures should be incorporated into the Proposed Action if they are not already included.

The site description should reference the jurisdiction for site wetlands (Corps of Engineers, or NYSDEC, or both) and any NYSDEC classified streams on the lots included in this application.

The DEIS is intended to convey general and technical information regarding the potential environmental impacts of the proposed project to the Lead 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 and Interested Agencies. 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. Highly technical material will be summarized and, if it must be included in its entirety, referenced in the DEIS and included as an Appendix.

To the greatest extent practicable, the DEIS 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 Lead Agency reserves the right, during review of the document, to require that subjective statements be removed from the document or otherwise modified to indicate that such subjective statements are not necessarily representative of the findings of the Planning Board.

Full scale plans at 1"=40' scale will be included with the DEIS as an appendix and reduced copies of such plans will be included in the text of the DEIS. Interested agencies may be given all appendices in Adobe Portable Document Format (.pdf) on a CD-ROM. The entire document will be provided in .pdf format, for posting on the Town's website, once it has been deemed "complete" by the Planning Board.

The site was previously subject to a SEQR Environmental Impact Statements for previous proposals that received review and findings by the Town of Warwick Planning Board. These included the Blue Lake Subdivision and the Kings College. Non-time sensitive studies (such as impacts to historic resources) prepared for that document may be incorporated into the DEIS as may appropriate mitigation measures, provided the proposed mitigation measures follow "state-of-the-art" practices. In such cases the DEIS shall contain a discussion of how the proposed action differs from the preceding applications, any potential impacts that were not considered by the preceding DEISs and any additional mitigation measures that are warranted.

Environmental impact issues for which the applicant submitted plans and data, all SEQR documents (including Full Environmental Assessment Form, Positive Declaration/Circulation Notice, Final Scoping Document, technical letters from involved and interested agencies) proposed mitigation measures, and correspondence prior to the Planning Board's Positive Declaration, will be resubmitted in the DEIS as an Appendix. Summaries of the materials or reference to them will be included in the DEIS to provide a complete record of all environmental review issues and their consideration.

Although the project sponsor controls lands to the northeast of Long Meadow Road, there are currently no plans to develop these lands. To the extent that these lands may be impacted by the action to the southwest of Long Meadow Road, this land shall be considered and analyzed in the DEIS. Where actions southwest of Long Meadow Road are unlikely to impact land northeast of Long Meadow Road, consideration and analyses need not include this land.

## DEIS SCOPE AND CONTENT

### **A. Cover Sheet**

The DEIS must begin with a cover sheet that identifies the following:

- A.1. Identification as the Draft Environmental Impact Statement;
- A.2. The date the document was submitted to the Lead Agency;
- A.3. The name and location of the Project;
- A.4. The name of the Lead Agency for the Project, and the name, address and telephone number of the contact person for the Lead Agency;
- A.5. The name and address of the Project Sponsor, and the name, address and telephone number of the contact person representing the project sponsor;
- A.6. The name and address of the primary preparers of the DEIS, and the name, address and telephone number of the contact person representing the preparer;
- A.7. The name and address of the all individuals or organizations preparing any part of the DEIS, and the name, address and telephone number of the contact person representing the preparer;
- A.8. The date the DEIS was accepted by the Lead Agency as complete (to be inserted when the DEIS is deemed complete);
- A.9. The date of the Public Hearing and the final date on which public comments on the DEIS are due (to be inserted when the DEIS is deemed complete).

### **B. Table of Contents**

The DEIS will include a Table of Contents identifying major sections and subsections of the document. The Table of Contents must also include a list of figures, tables, appendices and any additional volumes if necessary.

### **C. Executive Summary**

An Executive Summary shall be required and will provide a précis of the more comprehensive information included within the document. No information will be included in the Executive Summary that is not found within the body of the document. The executive summary will include the following elements at a minimum:

- C.1. Project Description, Site Existing Conditions, Project purpose and need,
- C.2. Listing of Involved and Interested Agencies

- C.3. Existing Conditions, Potential Impacts and Proposed Mitigation - this section should be organized by topic areas of discussion, as presented in this scoping document under the heading “F” below. Discussion should be brief and can reference back to the Section where more information can be found. Discuss potential impacts as identified by the Planning Board during the process of the Positive Declaration and as identified by the Scoping Document. Where relevant to the discussion of off-site impacts (such as traffic and community services), any potential cumulative impacts with the Tuxedo Reserve project in the Town of Tuxedo will be analyzed and discussed.
- C.4. Alternatives considered (as required by the Scoping Document).
- C.5. Unavoidable Adverse Impacts

**D. Project Description**

- D.1. Site Location and Description- This section will include a narrative description and graphical representation of the regional and area location of the proposed project, and a description of the history of former uses and applications for the site. In addition, the tax map designation, abutting streets, utilities and infrastructure (and access thereto), surrounding land uses and existing zoning categories will also be presented. All easements, rights-of-way, private agreements, special district boundaries and any other legal agreements that may affect the proposed use of the site shall be described.
- D.2. Description of Proposed Action - A narrative description of the proposed project, zoning requirements and construction timing will be provided, and the Applicant shall indicate if any waivers or variances will be required. A description and graphical presentation of the proposed site, addressing general layout of the site, site access and egress, parking configuration, internal roadway system, phasing, amenities, and project related benefits will also be presented.

Architectural renderings of the proposed project, including sample elevations, will be presented. The proposed landscape plans will be discussed and referenced. It shall also include the total proposed impervious surface area (i.e., roofs, parking lots, driveways, roads). The Applicant shall also include the location and quality of all open space being provided.

The Project Description will identify zoning and land uses for the project site and adjoining properties. The section will discuss the project’s compliance with the Zoning Code (including the supplementary Ridgeline Overlay Zoning District requirements), conformance with the Town Design Guidelines, and any required variances or waivers needed to construct the project, and an evaluation of why such variance or waiver is needed (see criteria for waivers in § 164-74.1 of the Zoning Law). Bulk requirements and setbacks will be shown in a table with both “required” and “proposed” zoning standards. The discussion will include

compliance with all current Amendments to the Zoning Law, that may be enacted prior to submission of the DEIS.

- D.3. Project Purpose, Need and Benefits - This section will include a narrative description of the public need for the project, and municipal objectives it will satisfy based on adopted Town Comprehensive Plan and any other relevant planning policy documents. It shall identify the objectives of the project sponsor and the public benefits achieved by the development of the proposed action. Include a discussion of the proposed residential living arrangements, such as the absence of school-age children, and what measures will be implemented to assure that conversion of the facility does not occur in the future to accommodate children.
- D.4. Construction and Operation – This section will describe the construction period and sequencing as well as the operational schedule.
- D.5. Permits and Approvals - The required project reviews and approvals shall be described, and should refer the reader back to information relating to the SEQRA process if it is not repeated in this Section. Tentatively, the approvals include those listed above under “Required Approvals.”

## **E. Geology, Soils and Topography**

### **E.1. Geology**

E.1.a. Underlying geology, including the depth to bedrock formations and impermeable layers, and surficial geology.

E.1.b. Limitations that Bedrock and Surficial Geology may place on the Development of the Project.

E.1.c. Presence of radon will be discussed.

E.1.d. Potential Impacts: A statement and evaluation of the potential impacts shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence, including an analysis of the bedrock impact on the proposed siting of structures. Limitations posed by the potential presence of radon will be discussed.

E.1.e. Mitigation Measures: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. Unavoidable adverse Environmental Impacts will also be identified. The design of the project shall be accomplished to avoid disturbance of substantial rock outcroppings whenever and wherever possible. Discuss how surface bedrock can be integrated into the overall site design to treat it as an aesthetic resource/asset as part of the landscape plans, rather than just an obstacle to avoid.

E.1.f. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

E.2. Soils - Soil Types, Distribution and Characteristics will be described in detail, including:

E.2.a. Depth to groundwater; the applicant desires to reference the groundwater information from the previously approved DEIS for The King's College. In consideration of the plan for underground parking, this section should be updated with current data and compared to the design requirements.

E.2.b. Depth to bedrock;

E.2.c. Drainage characteristics;

E.2.d. Physical and engineering properties of on-site soils (i.e., hydric identification, hydrologic capacity, soil bearing capacity);

E.2.e. Potential soil contamination; the applicant desires to reference potential soil contamination information from the previously approved DEIS for The King's College. An Environmental Site Assessment (ESA) was performed by The Kings College and some of the noted areas of concern were mitigated. Further work was done on the site by Touro College under their ownership. Another ESA was performed for Watchtower when the property was purchased. To some extent, the current information disclosed in the ESA should be referenced in this section. The ESAs should be included in an Appendix to the DEIS and the location of any remaining areas of concern should be shown on a plan included in the document. Any additional mitigation should be noted in section **E.2.i**.

E.2.f. Erodibility factor;

E.2.g. Structural stability;

E.2.h. Potential Impacts: A statement and evaluation of the potential impacts shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence.

E.2.i. Mitigation Measures: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. Include a discussion of management of groundwater during and after construction at the parking structures and building foundations and basements if they are affected by groundwater levels. Unavoidable adverse Environmental Impacts will also be identified.

E.2.j. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

### E.3. Topography

E.3.a. Site Topography and Slope Analysis: Provide a plan with an analysis of existing slopes. Consideration of slopes shall be based on relevant Town Codes governing development on steep slopes.

E.3.b. Potential Impacts: A statement and evaluation of the potential impacts shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence. Grading and excavation plans will be described with respect to changes in drainage patterns and potential soil erosion. A cut and fill analysis will be provided.

E.3.c. Mitigation Measures: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. Unavoidable adverse Environmental Impacts will also be identified. Measures for controlling erosion and preventing sediments from migrating off site will be identified and described, as well as construction methods and best management practices proposed. Erosion and Sediment Control measures shall be implemented, constructed, and maintained in accordance with the latest revision of the *NYS Standards and Specifications for Erosion and Sediment Control* (NYSDEC).

E.3.d. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

E.4. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

## F. Water Resources

### F.1. Groundwater

F.1.a. Existing Conditions: The type of aquifer will be described as will existing means of aquifer recharge. Any nearby wellheads will be described. Existing underground storage tanks will be described.

F.1.b. Potential Impacts – A statement and evaluation of the potential impacts, including potential impacts from the operation of the site including the application of pesticides, fertilizers and road salt shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence. The proposed future disposition of existing underground storage tanks will be discussed.

F.1.c. Mitigation Measures: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. Unavoidable adverse Environmental Impacts will also be identified. The Applicant shall identify the measures that shall be taken to reduce impacts to groundwater

including limitations on the time, amount, and method of application of road salt, pesticides and fertilizer; the method and location of stormwater outfalls, and specific measures related to the existing on-site underground storage tanks.

F.1.d. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

## F.2. Surface Water Resources

F.2.a. Existing Conditions: Run-off patterns, existing intermittent streams and drainage patterns on-site will be described. Any DEC or ACOE wetlands, water courses, or water bodies on or directly adjacent to the property shall be identified and described. Withdrawal from the adjacent Blue Lake water supply shall be discussed in terms of its potential effects on the surface water elevations. The assimilative capacity of the wastewater treatment plan on receiving stream shall be described.

F.2.b. Potential Impacts: A statement and evaluation of the potential impacts, including quantification of stormwater flows and peaks, and measures to ensure that stormwater in the post-development condition does not adversely affect downstream properties and drainage basins as a whole, shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence, including:

F.2.c. Changes in Drainage Patterns

F.2.d. Hydrologic Analysis

F.2.e. Water Quality

F.2.f. Safe drawdown of Blue Lake

F.2.g. Impacts on WWTP receiving stream

F.2.h. Mitigation Measures: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. Unavoidable adverse Environmental Impacts will also be identified. The Applicant shall identify the measures that shall be taken to stabilize any disturbed areas promptly after construction, and all necessary precautions that shall be taken to prevent contamination of any stream or waterbody by silt, sediment, or any other pollutant associated with the project, as per the Department of Environmental Conservation. If any detention or retention ponds are proposed, then mitigation measures to ensure limitation of access for safety purposes and control of insects (including issues related to the West Nile virus) will be included. Location of stormwater management facilities relative to both on-site and off-site land uses shall be discussed, as well as the appearance and design of such facilities. Low impact development (LID) techniques, such as permeable pavements, rain

gardens, bioretention basins, green roofs, and other practices described at [www.lowimpactdevelopment.org](http://www.lowimpactdevelopment.org), will be included in the discussion, especially if the Town adopts proposed Stormwater Management regulations prior to submission of the DEIS. Include a discussion in the Narrative of the SWPPP of how Low Impact Development strategies and practices have been implemented in the SWPPP and how these have mitigated the detrimental effects of stormwater runoff from the developed portion of this parcel. Include in the discussion the strategies and practices that were rejected by the Applicant and the rationale for that rejection

F.2.i. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

## **G. Air Resources**

- G.1. Existing Conditions: the general air quality of the surrounding area shall be characterized.
- G.2. Potential Impacts: A statement and evaluation of the potential impacts, including impacts from increased automobile use, air emissions from heating plants, impacts from demolition of on-site building with regard to asbestos, and potential impacts from radon to future users, shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence.
- G.3. Mitigation Measures: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. Unavoidable adverse Environmental Impacts will also be identified.
- G.4. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

## **H. Terrestrial and Aquatic Ecology**

- H.1. Existing Conditions: Existing vegetative cover and wildlife species will be described, and any species of conservation concern will be identified, whether based upon direct or indirect field observation or are taken from records of state agencies for the area. For animals, use the list of Species of Greatest Conservation Need developed for New York's Wildlife Action Plan (New York State Department of Environmental Conservation 2006). For plants, use the New York State list of endangered, threatened, rare, and exploitably vulnerable plants or the New York State rare plant status lists (Young 2007). Use these lists to prioritize the list of species identified. All information is available at [www.dec.ny.gov](http://www.dec.ny.gov). These discussions will be supplemented with on-site field surveys by trained professionals. The project area is adjacent to the East Highlands Corridor Biodiversity Area, identified in the Southern Walkkill

Biodiversity Plan. A habitat assessment should be included. The New York State Department of Environmental Conservation (“NYSDEC”) will be contacted to identify the possible presence of floral and faunal species listed as unique, rare, endangered, threatened or special concern. This section will include tables to depict what was observed on the premises.

- H.2. Potential Impacts: A statement and evaluation of the potential impacts shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence. An assessment of the Environmental Impacts to the vegetative and wildlife communities due to construction of the proposed project will be identified. On-site habitats shall be identified, disturbance quantified and the ecological impact of disturbance shall be discussed in both terms of floral and faunal species. The potential elimination or displacement of wildlife or their habitats due to the proposed project will be discussed.
- H.3. Mitigation Measures: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. A discussion of applicable mitigation measures identified as necessary, recommended in the *Southern Walkkill Biodiversity Plan*, or required by DEC and/or U.S. Fish and Wildlife Service will be provided. Unavoidable adverse Environmental Impacts will also be identified.
- H.4. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

## **I. Traffic and Transportation**

### **I.1. Existing conditions:**

I.1.a. The traffic analysis will evaluate roadway and intersection characteristics, volumes and traffic controls. Intersection analyses and methods shall conform to ITE practices. All of the data collected and analyzed will be summarized in maps or tables. Use the County Route designation (CR 84) as well as the road name when referencing Long Meadow Road. Area roadways and associated intersections shall be analyzed, including counts and analysis of intersections and turning movements during peak a.m. and p.m. hours: and weekends for the following intersections:

- Site Entrance and Long Meadow Road
- Long Meadow Road and Woodlands Drive
- Long Meadow Road and Eagle Valley Road
- Long Meadow Road and Sterling Mine Road (Country Route 72)

- Long Meadow Road (CR 84) and NYS Rt. 17A
- Long Meadow Road (CR 84) and Beech Road

I.1.b. Accident data.

I.1.c. Site Distance Evaluation from site access in accordance with the Policy and Standards of the New York State Department of Transportation.

I.1.d. Existing public transportation options in the vicinity of the site.

- I.2. Potential Impacts: A statement and evaluation of the potential impacts shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence. Construction traffic will be analyzed. Impacts from construction truck traffic concerning site cuts and fills will be addressed.
- I.3. Mitigation Measures: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. Unavoidable adverse Environmental Impacts will also be identified. Proposed traffic and safety improvements or other mitigation measures designed to lessen the impact of the project on the adjacent road network will be described.
- I.4. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

## **J. Community Services and Facilities**

J.1. Existing Conditions:

J.2. Police Protection, Fire Protection, Ambulance and Recreation Services shall be described in terms of existing facilities, equipment and staffing. Interviews shall be conducted with the appropriate official in charge of each community service to identify any specific service or district needs. Since there will not be any school age children, analysis of educational facilities is not required.

J.3. Potential Impacts: The impacts on each service shall be based on widely accepted standards as published in the Urban Land Institute's *Development Impact Assessment Handbook* or other widely-accepted standards. A statement and evaluation of the potential impacts shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence. The applicant shall provide letters from officials of communities where other Watchtower facilities are located in order to establish any claims to lower than standard impacts due to the unique character of the operation or the culture of the residents.

- J.4. Mitigation Measures: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. Unavoidable adverse Environmental Impacts will also be identified.
- J.5. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

#### **K. Infrastructure and Utilities - Wastewater Management**

- K.1. Existing Conditions: The existing wastewater treatment capacity will be assessed as will the capability of sewers to transmit flows to the plant. The proposed method of wastewater treatment will be described including consideration of wastewater transmission lines, pump stations and all facilities proposed and/or required to serve the site. All calculations for transmission lines, pump stations and other relevant facilities' capacity shall include consideration of any and all pending and/or approved subdivision plan and site plans in the area. A relevant project list is to be provided by the Town of Warwick Engineer.
- K.2. Potential Impacts: A statement and evaluation of the potential impacts shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence.
- K.3. Mitigation Measures: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. Unavoidable adverse Environmental Impacts will also be identified.
- K.4. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

#### **L. Infrastructure and Utilities - Water Supply**

- L.1. Existing Conditions: Existing availability of water will be discussed, as will existing pressures at the project site. This section shall also discuss the proposed method of water supply including consideration of water transmission lines and all facilities proposed and/or required to serve site. Fire flows and water pressure shall be discussed. All calculations for transmission lines and other relevant facilities' capacity shall include consideration of any and all pending and/or subdivision plan and site plans in the area. A relevant project list to be provided by the Town of Warwick Engineer.
- L.2. Potential Impacts: A statement and evaluation of the potential impacts shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence.

- L.3. Mitigation Measures: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. Unavoidable adverse Environmental Impacts will also be identified.
- L.4. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

**M. Infrastructure and Utilities – Solid Waste**

- M.1. Existing Conditions: This section shall discuss any relevant town and/or county plans and policies regarding the management of solid waste.
- M.2. Potential Impacts: The amount of solid waste anticipated to be generated by the site shall be identified, as will the proposed method of collection and management.
- M.3. Mitigation Measures: Proposed methods of reducing solid waste including those methods promulgated under the Green Globe standards..
- M.4. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

**N. Fiscal Resources**

- N.1. Existing Conditions: Current project site taxes provided to each taxing jurisdiction (e.g., Town, County, fire, school district) will be identified and discussed.
- N.2. Potential Impacts: A statement and evaluation of the potential impacts shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence. Interviews will be conducted with representatives of municipalities in which other Watchtower facilities are located to determine the types and costs of services that are generated by similar facilities based on the resident population of the facilities. Costs will be compared with tax revenues to determine the impact on the finances of each taxing jurisdiction. This section will detail any and all revenues that the project will generate for the local taxing jurisdiction as well as a discussion of tax exemptions for which the facility will qualify.
- N.3. Mitigation Measures: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. Unavoidable adverse Environmental Impacts will also be identified.
- N.4. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

## **O. Visual Character**

- O.1. Existing Conditions: This section will document any and all structures presently located on the project site and analyze the views from various sites into the project site. Areas from which the site will be visible will be defined. Of critical importance are views from Sterling Forest State Park, especially from hiking trails and fire towers in the Park. If the project is visible from the Park, estimate the number of visitors who will annually view the project while at the Park. The analysis will use the methodology described in the DEC publication entitled *Assessing and Mitigating Visual Impacts* (see Program Policy DEP-00-2, July 31, 2000). Views analyzed will include the following locations:
- Long Meadow Road at Site Entrance
  - Views from blazed trails or park facilities within viewshed of project site (if any).
- O.2. Potential Impacts: A statement and evaluation of the potential impacts shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence, including the visual impacts of the project on noted viewsheds. Include an assessment of night time visibility using the proposed lighting plan for the project. Include a description of the changes in visual character of the site and surrounding areas. This section will also discuss the impact on the view from the critical receptor points identified in the DEC methodology and the project's potential effects on the rural character of the area. Cross Sections will be included from all identified views showing the pre- and post-construction condition.
- O.3. Mitigation Measures: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed, including architecture, building height restrictions, building/site design, and screening where necessary. Unavoidable adverse Environmental Impacts will also be identified.
- O.4. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

## **P. Cultural, Historic and Archeological Resources**

- P.1. Existing Conditions: A Phase 1 Cultural Resource Survey will be conducted in accordance with the New York State Office of Parks Recreation and Historic Preservation's "Archaeology Comments" (05PR04608) dated October 4, 2005, submitted as background information with the applicant's Environmental Assessment Form.
- P.2. Potential Impacts: The extent to which the project differs from the Kings College proposal in limits of disturbance will be described, and any supplemental impact analysis will be discussed based upon the Phase 1 Survey.

- P.3. Mitigation Measures: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. Unavoidable adverse Environmental Impacts will also be identified.
- P.4. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

#### **Q. Unavoidable Adverse Environmental Impacts**

- Q.1. This Section will identify and summarize those adverse environmental impacts that can be expected to occur, with or without possible mitigation measures.

#### **R. Alternatives**

This section will describe and evaluate reasonable alternatives to the overall proposed project that are feasible, considering the objectives and capabilities of the project sponsor. The discussion of each alternative will be at a level sufficient to permit a comparative assessment of costs, benefits and environmental risks for each alternative. The DEIS will analyze the following alternatives:

- R.1. No-Action – This alternative would leave the land in its current state including leaving the International Nickel facility in place. This alternative will also address the possibility of re-occupancy by a similar user.
- R.2. Educational facilities – Previous proposal by Kings College that received environmental findings to approve, will be discussed for comparative purposes. It is noted that this alternative is not feasible given the goal of the project sponsor to build a World Headquarters.
- R.3. Reduced Impact – If needed, identify and analyze an alternative or alternatives to reduce significant adverse impacts, where mitigation alone may not reduce impacts. This may include, but is not limited to, an alternative with reduced building heights, if screening from State Park viewsheds alone would be insufficient to mitigate adverse impacts to the greatest extent practicable. Include a discussion of project trade-offs (if applicable) such as increased coverage and area of disturbance, where buildings occupy a greater footprint rather than five stories in height for example.

#### **S. Irreversible and Irretrievable Commitment of Resources**

This Section will summarize the proposed project and its Environmental Impacts in terms of the loss of environmental resources, both in the immediate future and in the long term.

## **T. Potential Growth-Inducing Aspects**

The potential for the proposed project to induce growth is primarily based on anticipated increases in local expenditures that would be made by new residents of the proposed project through the local purchases of goods and services. The analysis of potential growth-inducing aspects of the proposed project will estimate how new expenditures might affect the local economy in terms of potential new off-site development (e.g., residential and commercial development) and will identify the municipalities most likely to benefit.

## **U. Project Effects on the Use and Conservation of Energy Resources**

This chapter will summarize the proposed project and its Environmental Impacts in terms of the use of energy by the proposed project. It will identify the energy sources to be used, anticipated levels of consumption and ways to reduce energy consumption, including Green Globe Standards. Include a discussion of environmentally sustainable building and site practices that are included as part of the certification process for the Green Buildings Initiative.

## **V. Appendices**

Data, studies, reports and information gleaned from The King's College DEIS and included as appendices in this document should be updated to consider any modifications as well as changes due to the passage of time. The following appendices are anticipated:

- V.1. Underlying studies, reports and information considered and relied on in preparing the DEIS.
- V.2. Traffic technical analyses and report.
- V.3. Stormwater Calculations, including all supporting technical data.
- V.4. Water Supply data and supporting technical reports.
- V.5. Sewage technical data.
- V.6. Fiscal Impact technical analyses.
- V.7. Historic and archeological resources technical analyses and excerpts.
- V.8. Natural Resources Reports (including wetlands, vegetation and wildlife), and all supporting data regarding soils types (soils boring analysis).
- V.9. Agency correspondence (e.g., NYSDEC, NYSDOT, OPRHP, etc.).
- V.10. SEQRA Documentation (e.g., EAF, Positive Declaration, Final Scoping Document).

V.11. Non-proprietary legal agreements relating to the development including easements, covenants, etc.