

State Environmental Quality Review Act (SEQR)

Notice of Public Scoping Session

**World Headquarters for Jehovah's Witnesses
Long Meadow Road at Blue Lake
(former International Nickel Company Property)
Town of Warwick, Orange County, NY**

The Town of Warwick Planning Board, as Lead Agency, is reviewing an application from the Watchtower Bible and Tract Society of New York for a proposed relocation of their World Headquarters from Brooklyn, NY to a 257 acre site that was previously occupied by the International Nickel Company. The redevelopment site is located involves 12 buildings on a 30 acre portion of the site as follows: 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; and 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 an additional maintenance shop, vehicle repair shop (for on-site vehicles), heating/cooling and generator house, and a recreation services building. The campus structures would be built to the three Green Globes standard, promulgated by the Green Building Initiative (comparable to LEED Gold Standard). The majority of the 750 parking spaces would be accommodated in subsurface parking with approximately 100 surface parking spaces provided for convenience. The site consists predominantly of ±195.4 acres of forested land (76 % of the site), ± 11.3 acres of meadow or brushland (4.3 % of the site), ± 36.7 acres of surface waters (Blue Lake) including wetlands (14.2 % of the site) and ± 13.6 acres of roads, buildings and landscaping (5.3 % of the site). The applicant has proposed that the development will be largely contained within the area previously developed by International Nickel, leaving almost 90 percent of the site in its natural condition.

The Planning Board has required the applicant to prepare a Draft Environmental Impact Statement (DEIS) to address potential environmental impacts of the project. Involved and Interested Agencies, residents and other members of the public are invited to participate in defining the scope (or contents) of the DEIS reflecting their concerns and information needs.

On November 18, 2009 at 7:30 PM, the Planning Board will hold a public scoping session at the Town of Warwick Town Hall, 132 Kings Highway, Town of Warwick. The applicant has prepared a Draft Scoping Document that outlines the areas they have proposed for study in the DEIS. This document is available in the Planning Department at Town Hall for review or reproduction at 25¢ per page. The document is also available at the Wisner Library for viewing and on the Internet for viewing, downloading, or printing at <http://www.townofwarwick.org>. Written comments on the Draft Scoping Document are welcomed. Persons attending the public scoping session will have an opportunity to speak

to make their scoping suggestions known. The period for submitting written comments on the scope of the DEIS will close on December 9th. Comments should be submitted by that date to Connie Sardo, Town of Warwick Planning Board, 132 Kings Highway, Warwick, NY 10990. Afterwards, the Planning Board will issue a Final Scoping Document.

This Notice and the Draft Scoping Document Sent to:

Watchtower Bible and Tract Society of New York Inc.

Turner Miller Group

Supervisor Michael Sweeton

Town Board of the Town of Warwick

Town of Warwick Planning Board

Town of Warwick Zoning Board of Appeals

Town of Warwick Conservation Advisory Board

Town of Warwick Architectural Review Board

Orange County Department of Health

Orange County Department of Planning

Orange County Department of Public Works

New York State Department of Environmental Conservation

Palisades Interstate Park Commission

United States Army Corps of Engineers

Town Board of the Town of Tuxedo

Village of Greenwood Lake Board of Trustees

Greenwood Lake Fire District

Borough of Ringwood Council

Tuxedo Union Free School District

Wisner Library

Environmental Notice Bulletin

enb@gw.dec.state.ny.us

DRAFT 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
Benjamin Astorino, Chair
132 Kings Highway
Warwick, New York 10990
845-986-1124

Prepared By:

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Turner Miller Group
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Suffern, New York 10901
845-368-1472

Date Submitted: October 14, 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 impact that are irrelevant and insignificant.

The proposed World Headquarters of Jehovah's Witnesses was classified as a Type 1 action (over 250 units to be connected to existing public water and sewer) 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. 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.

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. Water supply and sewage treatment is 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 wetland 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 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.

REQUIRED APPROVALS

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

Type of Approval	Agency
Special Use Permit	Town of Warwick Planning Board
Site Plan	Town of Warwick Planning Board
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 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. 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 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 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 site was previously subject to a SEQR Environmental Impact Statement for a previous proposal that received review and findings by the Town of Warwick Planning Board in 1993. Non-time sensitive studies (such as impacts to historic resources) prepared for that document may be incorporated into the DEIS as may mitigations. In such cases the DEIS shall contain a discussion of how the proposed action differs from that preceding application, any potential impacts that were not considered by the preceding DEIS and any additional mitigations that are warranted.

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 at a later date);
- A.9. The date of the Public Hearing and the date on which public comments on the DEIS are due (to be inserted at a later date).

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.
- 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, and any required variances or waivers needed to construct the project, and an evaluation of why such variance is needed. Bulk requirements and setbacks will be shown in a table with both “required” and “proposed” zoning standards.

- 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.

- 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.

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;

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;

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. 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.

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.

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 rare or protected plant and animal life will be identified. These discussions will be based upon on-site field surveys by trained professionals. 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 habitat 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. 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. 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)

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 waster 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. Cost will be compared with tax revenue to determine the impact on the finances of each taxing jurisdiction. This section will detail any and all revenues that the project will generation 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. 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. 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/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: The background discussions and required mitigations described in the Cultural, Historic and Archeological Resources section of the Kings College EIS shall be described.
- 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.
- P.3. Mitigation Measures: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. To the extent that mitigation measures were required for Kings College, such mitigations will be incorporated into the proposed project. 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.

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.

V. Appendices

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 from Kings College EIS.

- 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.