

State Environmental Quality Review Act (SEQRA)

DRAFT

SCOPING DOCUMENT

Brick Church Road Community

Village of New Hempstead, Rockland County, NY

INTRODUCTION

This draft Scoping Document is intended to serve as the foundation for the identification of all potentially significant adverse impacts associated with the proposed action and possible mitigation measures. It is also intended to eliminate consideration of any impacts that are irrelevant or non-significant.

DESCRIPTION OF THE PROPOSED ACTION

The proposed action includes a Zoning Code Amendment to create a new 1R-10 Residential Zone which would permit Single Family Residences to be built on lots that are a minimum of 10,000 square feet. The proposed Brick Church Road Community would include up to 325 single family, 4 and 5-Bedroom homes. The proposed project site is approximately 149.7 acres, identified as tax lot 50.05-1-11.1 in the Village of New Hempstead, Rockland County, New York. The site is currently being used as the NY Golf Club. The proposed residences would replace the golf club operation.

The project site is connected to existing municipal water and sewer service. Site development plan will require Subdivision approval from the Village of New Hempstead.

POTENTIAL SIGNIFICANT ENVIRONMENTAL IMPACTS

As set forth in the Positive Declaration put forth by the Lead Agency, the proposed action may have potential significant environmental impacts on:

- Soils and Topography & Geology
- Surface and Ground Water Resources
- Ecology and Wetlands
- Land Use and Zoning
- Demographics and Fiscal Resources
- Community Facilities and Services including utilities
- Traffic and Transportation - Vehicle Access
- Aesthetic Resources
- Energy Resources

GENERAL SCOPING CONSIDERATIONS

Unless otherwise directed by this Scoping Document, the provisions of 6 NYCRR 617.9(b) apply to the content of the DEIS and are incorporated herein by reference.

The DEIS will assemble relevant and material facts, evaluate reasonable alternatives, and be analytical but not encyclopedic. It will also be clearly and concisely written in plain language that can be easily read and understood by the public. Highly technical material will be summarized in the body of the DEIS, and included in their entirety in an appendix, with an appropriate reference included in the DEIS.

Narrative discussions will be accompanied by illustrative tables and graphics. All graphics will clearly identify the project area. Footnotes may be used as the form of citing references. Opinions of the applicant will be identified as such.

Full-scale site plans will accompany the DEIS as an appendix and reduced copies of pertinent plan sheets and details will be included in the text of the DEIS. The documents shall contain plans, reports, and studies meeting prevailing Federal, State and Village criteria with respect to disciplines of study, as well as Village of New Hempstead Subdivision regulations.

DEIS CONTENTS

The Draft Environmental Impact Statement (DEIS) shall be prepared in accordance with Section 8-0101, ET. seq. of the Environmental Conservation Law and the regulations promulgated by the New York State Department of Environmental Conservation hereunder, which appear at 6 NYCRR Part 617, known as the New York State Environmental Quality Review Act. The DEIS shall include the following:

Cover Sheet listing preparers, title of project, DEIS identification, location, Lead Agency, and relevant dates (date of acceptance, date of public hearing, acceptance of comments deadline).

Table of Contents including listings of tables, figures, maps, plans, and any items that may be submitted under separate cover (and identified as such).

I. EXECUTIVE SUMMARY

The Executive Summary will include a brief description of the proposed action and a listing of all potential environmental impacts and proposed mitigation measures. A summary will be provided of the approvals and permits required, and of the alternatives to the proposed action that are evaluated in the DEIS.

II. DESCRIPTION OF THE PROPOSED ACTION

Chapter 2 of the DEIS will provide a description of the proposed project site and its location, the public need and objectives of the project sponsor, and a description of required approvals, reviews, and permits.

A. Site Location and Description

1. A written and graphic description of the location of the project site in the context of the Village of New Hempstead.
2. Description of the environmental setting of the site and the natural resources identified thereon.
3. Identification of any easements, rights-of-way, restrictions, or special district boundaries or other legal devices affecting the subject properties' development potential.
4. Description of the existing infrastructure serving the project sites and/or its immediate environs.

B. Description of the Proposed Action

1. Written and detailed description of the proposed action, including the proposed use, acreage of proposed impervious area, proposed acres of land to be cleared, open space to be provided, compared to the existing use of same; proposed schedule and phasing of construction, infrastructure ownership and maintenance. Small-scale plans will be provided in the DEIS for illustrative purposes.
2. Identify existing zoning and describe existing land uses applicable to the project site; and the land uses within a ½ mile vicinity of the project site.
3. The DEIS will describe the proposed 1R-10 Zoning amendment. The DEIS shall describe the proposed zoning standards and shall identify how the proposed development fits into the goals of the Village’s Comprehensive Plan.
4. The DEIS shall identify and demonstrate the proposed Brick Church Road Community is in compliance with the proposed 1R-10 Zoning standards, Subdivision regulations and other criteria set forth by the Village of New Hempstead Code. The DEIS shall identify the extent to which any modifications or waivers of Village standards or any variances from such regulations would be required to carry out the project as proposed.

C. Project Purpose and Need

1. Discuss the purpose or vision of the project sponsor.
2. Identify the public need for the proposed action, including its consistency with adopted policies and/or plans as set forth within adopted community land use and development plans.

D. Approvals, Reviews and Permits

1. List and describe all required approvals, reviews, and permits required, by agency, to implement the proposed action.
2. List all involved and interested agencies.

III. ENVIRONMENTAL SETTING, EXISTING CONDITIONS, IMPACTS, MITIGATION

This section of the DEIS will identify the existing environmental conditions, potential impacts of the action, and proposed mitigation measures as appropriate for each of the major issues identified in this Scoping Document. Sufficient detail shall be provided so that reviewers are able to gain an understanding of current conditions and potential for impacts.

The format or organization of this section will include the following subsection headings for each topic or impact issue:

Environmental Setting / Existing Conditions
Potential Impacts
Mitigation Measures

This format provides for a meaningful presentation of the environmental issues that allows the reader to focus on individual impact issues.

A. Soils, Topography and Geology

1. Soils will be mapped in accordance with the *Soil and Water Conservation District Soil Survey for Rockland County, New York*. Evaluation of site soils will include the following:
 - a. Identification and evaluation of hydric and non-hydric soils.
 - b. Erosion impacts and estimated quantities and locations of increased long-term erosion.
 - c. Construction methods and best management practices that will be employed to reduce erosion and to prevent sediment from migrating off-site or into nearby water bodies and wetlands.
 - d. Identification of potential soil characteristics that may require special construction techniques.
 - e. The DEIS will describe the amount and type of material to be removed from the site and will describe proposed methods of rock removal if necessary.
 - f. The DEIS will describe the erosion and sediment control plan to be implemented during construction.
2. A topographic survey based on a two-foot contour interval will be prepared for the entire site. Existing topography will be mapped, and proposed topography will be mapped. A comparison of existing and proposed topography will be evaluated as follows:
 - a. Graphics illustrating steep slopes and any steep slope disturbances will be provided.
 - b. A grading plan will be provided and described.
 - c. A cut and fill analysis will be provided, including an analysis of the disposal of excess cut or the import of fill materials.

B. Surface and Ground Water Resources

1. Drainage - A drainage study defining existing and post-development peak rates of stormwater runoff and stormwater quality treatment during the statistical 2-, 10-, 25-, and 100-year, 24-hour Type III storm events, will be completed. The results of this study will be summarized in the DEIS text and all supporting calculations will be presented in the appendix to the DEIS. Specifically, the drainage study will include the following:
 - a. A definition of all existing drainage basins, watersheds, and drainage structures, including illustrative graphics shall be provided. Drainage basins which discharge from the project site to adjacent properties shall be shown on pre- and post development watershed maps. A description of each such drainage basin will be provided in the appendix to the DEIS. The descriptions will include the specific characteristics (e.g., size, composition, etc.) of all drainage structures and a summary of the path of flow from the project to receiving water bodies.
 - b. The drainage analysis shall include identification of off-site drainage ways which flow to and from the site.
 - c. An analysis of the extent and depth to groundwater.

- d. Calculation of pre- and post-development runoff quality and an outline of run-off reduction and subsequent treatment methods per current NYSDEC Design Standards.
- e. The DEIS will provide a preliminary stormwater management plan (SWPPP) defining all measures and procedures to be implemented so as to ensure compliance with prevailing discharge standards. Such measures, if necessary, will include conveyance systems and retention/detention facilities and devices. All proposed measures and procedures will be selected in accordance with the current NYSDEC Design Standards.
- f. The SWPPP shall provide specific consideration of the protection of the drainage areas and affected floodplains from potential impacts related to Stormwater runoff.

C. Ecology & Wetlands

1. Vegetation

- a. The NYS DEC Environmental Mapper will be reviewed for information from the New York State NYS DEC Natural Heritage to identify and evaluate the possible presence of unique, rare and/or endangered, threatened and special concern species, to be present on the project site. Any identified resources in the vicinity of the project site shall be described.
- b. The potential impacts on any resources will be identified. Mitigation, if necessary, will be identified; on-site surveys will be conducted as required.

2. Fish and Wildlife

- a. The NYS DEC Environmental Mapper will be reviewed for information from the New York State NYS DEC and Federal Fish and Wildlife Service to identify and evaluate the possible presence of unique, rare and/or endangered, threatened and special concern species, to be present on the project site. Any identified resources in the vicinity of the project site shall be described.
- b. Any potential for impacts on the resources will be identified. Mitigation, if necessary, will be identified; on-site surveys will be conducted as required.

3. Wetlands

- a. The location of existing stream corridors and on-site wetlands shall be mapped. Description of all wetlands and watercourses with corresponding jurisdiction will be discussed.
- b. The boundary of all State and Federal Jurisdictional Wetlands shall be mapped and delineated in accordance with the methodology provided in the 1987 Army Corps of Engineers Wetlands Delineation Manual; boundaries to be confirmed by the permit agencies.
- c. Wetland vegetative cover, soil classification, and wetland benefits including flood and erosion control, recreation, and wildlife habitat, shall be discussed
- d. The area of proposed wetland disturbance shall be calculated, based on grading plans, to quantify any impact and to provide a basis for mitigation.

- e. Mitigation measures that may be required to prevent soil erosion and sedimentation of wetlands during construction of the subdivision shall be identified.

D. Land Use and Zoning

1. The DEIS will discuss the proposed 1R-10 Zoning. The DEIS shall describe the proposed Zoning standards and Bulk Regulations.
2. Existing land uses of the subject property and the surrounding area will be described.
3. The compatibility of the proposed project with the character and development trends of the surrounding area will be discussed.
4. The DEIS shall identify and demonstrate the proposed 103 Brick Church Road Development compliance with the proposed 1R-10 Zoning standards, Subdivision regulations and other criteria set forth by the Village of New Hempstead regulations. The DEIS shall identify the extent to which any modifications or waivers of Village standards and other criteria or any variances from such regulations as would be required to carry out the project as proposed.
5. An assessment of conformance of the project with the Village's Comprehensive Plan, and any other relevant local planning documents will be provided.

E. Demographics & Fiscal Resources

1. A description of the existing demographic makeup of the Village of New Hempstead shall be provided.
2. A calculation of the anticipated population increase to result from occupancy of the proposed 103 Brick Church Road Development.
3. A Fiscal Impact analysis, according to accepted Planning practices, shall be prepared. The fiscal impact analysis will comprehensively inventory the costs and revenues associated with the proposed action and realistically assign dollar values to them.
4. Special care will be taken to explain the assumptions, calculations and results of the fiscal impact analysis in clear and understandable language.

F. Community Facilities and Services

1. The proposed project will create the need for additional community services including police and fire protection, emergency services, school facilities, utilities (water, sewer, gas and electricity) and solid waste disposal.
2. The DEIS will describe the number of sewer units which would be applicable to the project site under the existing zoning.
3. A projection of the number of sewer units which would be necessary to service the project as proposed will be provided; and a calculation of the

potential increase in sewer units, compared to existing zoning, shall be indicated.

4. The impact of the proposed project on each service area will be estimated, according to generally accepted practices.
5. Access for emergency service vehicles shall be discussed. Accessibility of the proposed 103 Brick Church Road development relative to fire and ambulance service shall be identified.
6. Proposed mitigation measures for the proposed action will be discussed.

G. Traffic & Transportation

1. Road Access - Characteristics of the proposed access roads will be described including road width, road grades and proposed driveway access connections to Brick Church Road and Hempstead Road. The available sight distance at the intersections of the site entrances will be shown on the grading plan.
2. Methodology - Existing traffic access and capacity conditions will be compared to conditions that would be anticipated from implementation of the proposed action. The traffic analysis will evaluate roadway and intersection characteristics, volumes and traffic controls. The study will address potential impacts associated with implementation of the proposed action, and will identify proposed traffic and safety improvements or other mitigation measures to be included as part of this project, designed to lessen the impact of the project on the adjacent road network as required. Intersection analyses and methodologies shall conform to current ITE practices. All of the data collected and analyzed will be summarized in maps or tables.
3. Study Area Intersections – Data collection will include counts and turning movements at the following intersection locations for the AM and PM peak hour periods:
 - New Hempstead Road (CR 80) and Hempstead Road / Summit Park Road (CR 51)
 - Viola Road (CR 74) and Union Road
 - West Eckerson Road (CR 74) and Hempstead Road
 - Brick Church Road and Union Road
 - Brick Church Road and Hempstead Road
 - Brick Church Road and Site Driveway
 - Hempstead Road and North Site Driveway
 - Hempstead Road and South Site Driveway
4. Peak Hours -- The AM and PM peak hour traffic volume counts will be conducted on a Tuesday, Wednesday or Thursday while school is in session.
5. Roadway Analysis -- Existing streets will be inventoried to determine street widths, speed limits, number of travel lanes, sight distance measurements at the site access points, and prevailing speeds of traffic on Brick Church Road and Hempstead Road. Road profiles of the proposed site access roads shall be provided.

6. Pedestrian Access - The availability of pedestrian access from the proposed development to Brick Church Road and Hempstead Road, and the surrounding community shall be identified.
7. Mass Transportation – A discussion of mass transit alternatives shall be provided including Transport of Rockland and T.R.I.P.S options.
8. Analysis of Impacts – The capacity of each intersection for the existing, no-build, and build conditions will be calculated. The potential traffic generation resulting from the proposed use will be estimated based on the most current Institute of Transportation Engineer's *Trip Generation Manual*.
9. Mitigation -- Mitigation in the form of recommendations for roadway and intersection improvements, traffic controls, and future monitoring, shall be identified.

H. Aesthetic Resources

1. Describe through the use of narrative text and graphics (photographs or sight line profiles) the existing visual character of the project site and its environs within ½ mile.
2. Describe through text, photographic simulations, plans, visual sight line profiles, or other graphic representations, the change in visual character resulting from implementation of the proposed action through loss of vegetation, proposed landscaping, new construction, proposed lighting and effects on views of the subject property from surrounding roadways and affected public places, if any.
3. Describe mitigation measures proposed to lessen the visual impact of the proposed action including but not limited to architectural design, building orientation, proposed landscaping, and preservation of existing vegetation.

I. Energy Resources

1. The DEIS will include a discussion of energy sources to be used, anticipated levels of energy consumption, and any applicable energy conservation measures proposed.
2. A description of the effect of the proposed action on the short- and long-term use and conservation of energy resources will be provided including ways to reduce inefficient or unnecessary consumption during construction and long-term operation.

IV. UNAVOIDABLE ADVERSE IMPACTS

This section of the DEIS will identify impacts that are likely to occur despite mitigation measures, and will assess the adverse implications of these unavoidable impacts.

V. ALTERNATIVES

This section of the DEIS will evaluate and compare alternatives to the proposed action, which are listed below. The following alternatives will be studied:

- A.** The “No Action” Alternative as required under 6 NYCRR 617.9.b.5.
- B.** Existing Zoning Alternative
- C.** Alternative project design

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Identification of those natural and man-made resources consumed, converted or otherwise made unavailable for future use as a consequence of the proposed action.

VII. GROWTH INDUCING ASPECTS

A description and analysis of potential growth-inducing aspects of the project will be provided. Special attention will be paid to how the development of the proposed action might affect local business, population characteristics, community character and community services.

VIII. APPENDICES

The appendices will include a list of all underlying studies and reports relied upon in preparing the DEIS, technical exhibits and studies (including the Storm Water Pollution Prevention Plan, Traffic Impact Study, etc.), background information relevant to the proposed action such as this Scoping Document and other relevant SEQR documents, and relevant correspondence with involved agencies and persons.

X. Distribution

A copy of this document will be sent to the following:

Lead Agency

Village of New Hempstead
Village Board
108 Old Schoolhouse Road
New City, NY 10956

Involved Agencies

New York State

Commissioner
NYS Department of Environmental Conservation
625 Broadway
Albany, NY 12233

Regional Permit Administrator
NYS Department of Environmental Conservation
Region 3
21 South Putt Corners Road
New Paltz, NY 12561

US Army Corps of Engineers, NY District
Attn: Regulatory Branch, Room 16-406
26 Federal Plaza
New York, NY 10278-0090

Rockland County

Doug Schuetz – Acting Commissioner
Rockland County Planning Department
239 GML Referral
Robert L. Yeager Health Center
Building T, 50 Sanatorium Road,
Pomona, NY 10970

Patricia Schnabel Ruppert, Commissioner of Health
Rockland County Department of Health
Robert L. Yeager Health Center
Building D, 50 Sanatorium Road
Pomona, NY 10970

Charles Vezzetti – Superintendent of Highways
Rockland County Highway Department
23 New Hempstead Road
New City, New York 10956

Charles Vezzetti
Rockland County Drainage Agency RCDA
23 New Hempstead Road
New City, New York 10956

Village of New Hempstead

Abe Sickler, Mayor & Board of Trustees – Zone Amendment
New Hempstead Village Hall
108 Old Schoolhouse Road
New City, NY 10956

Mel Poliakoff - Chairman
New Hempstead Planning Board – Site Plan Approval
New Hempstead Village Hall
108 Old Schoolhouse Road
New City, NY 10956

Interested Agencies

Building Inspector – Village of New Hempstead
New Hempstead Village Hall
108 Old Schoolhouse Road
New City, NY 10956

Glenn McCreedy – Village Engineer
New Hempstead Village Hall
108 Old Schoolhouse Road
New City, NY 10956

John Lange – Village Planner
New Hempstead Village Hall
108 Old Schoolhouse Road
New City, NY 10956

Chief
Ramapo Police Department
237 Route 59
Suffern NY 10901

Chief
Hillcrest Fire Department
374-376 North Main Street
Spring Valley, NY 10977

Chief
Moleston Fire District
300 North Main Street
Spring Valley, NY 10977

Clarence G. Ellis - Superintendent
East Ramapo School District
105 South Madison Avenue
Spring Valley, NY 10977

Project Applicant

103 Brick Church Road – Attention Harvey Klein
12 College Road, Monsey NY 10952

Project Attorney

Ira Emanuel, Esq.
4 Laurel Road, New City, NY 10956

Environmental Planner

Ann Cutignola - AICP
TIM MILLER ASSOCIATES, INC.
10 North Street, Cold Spring, NY 10516

Project Engineer

Mike Finan, P.E.
LANGAN ENGINEERING
One North Broadway, White Plains, NY 10601

Traffic Engineer

Karl A. Pehnke, P.E.
LANGAN ENGINEERING
One North Broadway, White Plains, NY 10601