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DRAFT SCOPING DOCUMENT FOR RIVENDALE SUBDIVISION:

Provide a cover sheet detailing the proposed project, applicant as well as ALL interested and involved agencies. Include a list of all permits and approvals required by all involved agencies in the cover sheet.

1.0 IMPACT ON LAND:

- A. Provide a description of the expected duration of the construction of the project including phased construction for roads, individual lots as well as construction of the community sewer system and times frames for permits and approvals.
- B. Provide a discussion of the anticipated vegetation removal including forest removal and visual impacts and potential mitigation to surrounding homes in the area.
- C. A detailed analysis is required to evaluate soil erosion impacts to the site and surrounding areas and mitigation measures to minimize impacts. Provide discussion on the type of soils encountered on-site and their potential for erosion. Provide a phasing analysis to minimize soil erosion and construction over longer periods of time.

2.0 GEOLOGIC FEATURES: NA

3.0 IMPACTS TO SURFACE WATER:

- A. Proposed action will result in the disturbance of the banks and stream of an NYSDEC regulated stream. Provide detailed analysis of the impacts, permits and mitigation measures necessary to reduce or eliminate impacts to the existing stream.
- B. Project will potentially impact existing NYSDEC wetlands. Provide a detailed analysis on whether or not wetlands or buffer zones will be disturbed, permitting required, and on-site mitigation measures which will be necessary to ensure wetlands will not be negatively impacted.
- C. Project is likely to contribute sediment and turbid laden run-off into wetlands and existing water bodies. Provide a detailed analysis on how this will be prevented, enforcement action, and mitigation measures as needed to assure the preservation of the wetlands.
- D. Proposed action may likely involve the application of pesticides, fertilizer and other lawn/garden maintenance measures undertaken by individual property owners. Provide analysis on how this may impact water bodies and wetlands and enforcement actions for illicit discharge to these waters.

4.0 IMPACTS TO GROUNDWATER:

- A. Project will include withdrawal of groundwater for 20 homes on a relatively small area. Provide a detailed pump study to comply with OCHD requirements (minimum of two wells) to verify the aquifer can sustain a peak water usage for the proposed development.
- B. Provide a monitoring analysis of adjoining wells to evaluate any potential impacts to existing wells.
- C. Provide an analysis of the feasibility of providing a public water supply in lieu of individual wells.

5.0 IMPACTS ON FLOODING:

- A. The project will include construction within the 100 year flood plain. Provide a detailed analysis, including grading plans and elevations, to verify the impacts to the flood plain.
- B. Provide an evaluation of the impacts to altering drainage patterns within the proposed development and their impacts to the 100 year flood plain.
- C. This project will involve the crossing of an existing stream and construction adjacent to the Neversink River. Provide a detailed analysis, including plan view and cross-sections, of the detailed components of the proposed stream/flood plain disturbance. Provide a description (with design details) on how the stream will be protected during construction.
- D. Provide a full Stormwater Pollution Prevention Plan (SWPPP) to be included within the DEIS to assure full compliance with NYSDEC storm water regulations. The report must prove no increase in peak storm water run-off as well as compliance with NYSDEC green infrastructure requirements,

6.0 IMPACTS ON AIR: NA

7.0 IMPACTS ON PLANTS AND ANIMALS:

- A. Project will include construction in areas known to have threatened and endangered species. Provide a detailed description of those species known to be present. Also, provide a detailed description of how impacts to these endangered species will be protected and/or mitigated.
- B. Provide correspondence from NYSDEC and Fish and Wildlife regarding their recommendations and/or comments regarding threatened and endangered species and the ability to comply with recommendations as necessary.
- C. The project will remove more than 10 acres of forest vegetation which is significant. Discuss the potential to create additional wildlife habitation elsewhere on the property to help off-set impacts from the destruction of wildlife habitat. Identify total areas of wildlife habitat to be permanently destroyed.

8.0 IMPACTS TO AGRICULTURAL RESOURCES: NA

9.0 IMPACT ON AESTHETIC RESOURCES:

- A. The project may not be in character with the size and/or acreage of existing homes adjacent to the project site. Provide a visual analysis of the impacts to adjoining property owners. Include an analysis of measures which can be employed to visually screen and/or minimize visual impacts to surrounding properties. Identify which viewpoints would be most impacted to visual impacts by the development.

10.0 IMPACTS TO HISTORIC AND ARCHEOLOGICAL RESOURCES:

- A. The project is located within an area identified as significant with regards to archeological significance. Provide a Phase 1A archeological survey by a qualified consultant. Include a review from SHPO to confirm whether or not additional archeological studies are necessary.

11.0 IMPACT ON OPEN SPACE AND RECREATION:

- A. The project will create a need for open space and recreation. Include a description of all proposed recreational improvements warranted for the proposed development. Include walkways, hiking trails and/or any other recreational measures proposed. Identify the need for a playground and/or similar form of recreation for the residents of the new development.

12.0 IMPACT ON CRITICAL ENVIRONMENTAL AREAS: NA

13.0 IMPACT ON TRANSPORTATION:

- A. Provide a traffic impact study by a qualified traffic consultant. The traffic study should evaluate peak traffic conditions currently on NYS Route 209 and the Neversink Drive intersection. Study to project peak traffic flows from the new development and impacts to the Neversink Drive intersection.

14.0 IMPACT ON ENERGY: NA

15.0 IMPACT ON NOISE, ODOR AND LIGHT: NA

16.0 IMPACT OF HUMAN HEALTH:

- A. The project will involve the concentration of a large amount of domestic sewage to a single subsurface discharge point. The DEIS should evaluate alternatives to this proposal including constructability and cost effectiveness for other methods of sewage disposal including surface discharge, individual subsurface septic systems and any other methods which may minimize the impact of large scale subsurface sewage disposal.

17.0 CONSISTENCY WITH COMMUNITY PLANS: NA

18.0 CONSISTENCY WITH COMMUNITY CHARACTER: NA

- A. The proposed subdivision will create an additional demand for fire dept., police department, and impact to the school system. Provide a detailed evaluation of projected impacts to emergency service and the school system with projected increased costs to the Town of Deer Park and the Port Jervis City School District as a result of the additional number of town residents.

19.0 OTHER IMPACTS TO INCLUDE IN THE DEIS AS DEEMED ECESSARY BY THE TOWN OF DEER PARK PLANNING BOARD