FINAL DRAFT SCOPING DOCUMENT FOR A

DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)

FOR

GRASSY POINT BEND WHOLESALE STORAGE AND WAREHOUSING FACILITY

VILLAGE OF WEST HAVERSTRAW, NEW YORK

Date: April 9, 2025

Classification of Action: Type 1 Action

Lead Agency and Contact: **Village of West Haverstraw Planning Board**
Chairman of Planning Board
West Haverstraw Municipal Center
130 Samsondale Avenue
West Haverstraw NY 10993
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INTRODUCTION

This Scoping Document is prepared pursuant to State Environmental Quality Review Act (SEQRA) and its implementing regulations at 6 NYCRR 617.8 to guide the Applicant in the preparation of a Draft Environmental Impact Statement ("DEIS"). The DEIS is intended to convey general and technical information regarding the potential environmental impacts of the proposed Project to the Village of West Haverstraw Planning Board (as 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. As specified in the SEQRA handbook, the DEIS should contain enough detail in each subject area to ensure that most readers of the document will understand the analyses of impacts, alternatives, and mitigation.

DESCRIPTION OF PROPOSED ACTION

The SEQRA process has been initiated for a proposed action by Grassy Point Bend LLC (the "Applicant") in the Village of West Haverstraw, New York. The proposed action includes the development of a new wholesale storage and warehousing facility (the "Project") to be located on approximately 34 acres of land bounded on the east by Beach Road, on the south by East Railroad Avenue and on the north by Ecology Lane (identified as tax ID Nos. Map 20.20, Block 3, Lots 61, 62 & 63) (the "Project Site" or "Site"). The Project Site was previously used as the site of the El Jon/North Rockland Associates Landfill (the "Construction and Demolition Landfill"), a construction and demolition debris landfill which has been officially closed since August 6, 1993. The Project would consist of a single building of approximately 454,000 square feet of gross floor area and other related site improvements including two access drives, parking for employees and trucks, dark-sky friendly lighting, stormwater management controls, utilities, paving, signage and landscaping. The Project will include truck loading docks, trailer storage spaces, and car parking

spaces. The Project will be serviced by public sewer and public water. The Project will involve the capping of the existing, closed Construction and Demolition Landfill. The Project will be accessed from Beach Road directly and indirectly from Ecology Lane, via two points of ingress and egress. The Project Site is located within the Village of West Haverstraw Planned Light Industrial (PLI) zoning district wherein wholesale storage and warehousing are permitted by right under the Village of West Haverstraw Zoning Code. The Project also seeks approval to merge all lots.

The permits and approvals required for the Project are listed in Table 1 below.

Table 1: Required Approvals

Approval/Permit/Review	Involved Agency
Village of West Haverstraw	
Site Plan Approval	Village Planning Board
Subdivision- Lot Merger	Village Planning Board
Area Variances related to parking spaces, building height and steep slopes	Village Zoning Board of Appeals
Public Sewer and Water Connections and Highway Work Permit	Village Department of Public Works
Building Permits and Certificates of Occupancy	Village Building Department
County, State and Federal Agencies	
General SPDES Permit for Stormwater Discharges Associated with Construction Activities/Drainage Permits	NYS Department of Environmental Conservation and Rockland County Drainage Agency
Sewer Connection	Joint Regional Sewerage Board
County Highway Work Permit	Rockland County Highway/Department of Public Works
Landfill Closure and Reuse Approval	NYS Department of Environmental Conservation
Cultural Resources No Impact Letter	NYS Office of Parks, Recreation and Historic Preservation
General Municipal Review	Rockland County Department of Planning
Water and Sewer	Rockland County Department of Health

PURPOSE OF THE DRAFT SCOPING DOCUMENT IN SEQRA

The basic purpose of SEQRA is to incorporate the consideration of environmental factors into the existing planning, review and decision-making processes of State, regional, and local government agencies at the earliest possible time. To accomplish this goal, SEQRA requires a determination of whether a proposed action may have a significant impact on the environment, and if it is determined that the action may have a significant adverse impact, prepare or request an Environmental Impact Statement (EIS). It was the intention of the State Legislature that the protection and enhancement of the environment, human and community resources should be given appropriate weight with social and economic considerations, and that those factors be considered together in reaching decisions on proposed actions. It is not the intention of SEQRA that environmental factors be the sole consideration in decision-making.

The proposed action exceeds two different thresholds, which requires that it be classified as a Type I action under SEQRA:

- a project or action that involves the physical alteration of 10 acres; and
- in a city, town or village having a population of 150,000 persons or less, a facility with more than 100,000 square feet of gross floor area.

A Type I action under SEQRA is an action or class of actions that is more likely to have a significant adverse impact on the environment than other actions or classes of actions. Since the proposed action is classified as a Type I action, coordinated SEQRA review is required. The West Haverstraw Planning Board declared its intent to be Lead Agency on June 8, 2022. Following a 30-day coordination time period and with no involved agencies objecting to the designation, the West Haverstraw Planning Board declared itself Lead Agency on October 22, 2022. A positive declaration was issued under SEQRA on January 8, 2025.

This draft scoping document represents an initial step in the review of potential environmental impacts under SEQRA for the proposed Project. The primary goals of scoping are to focus an EIS on potentially significant impacts and to eliminate consideration of those impacts that are not relevant or non-significant with respect to the proposed action. The purpose of this draft scoping document is to provide an opportunity for involved agencies, interested agencies, and the public to review and comment on the identification of significant environmental conditions and resources that may be affected by the proposed action, and the extent and quality of information necessary to address those issues during the SEQRA process.

Pursuant to New York State Environmental Conservation Law Article 8, SEQRA; and Part 617 of Chapter 6 of the New York Code of Rules and Regulations (NYCRR), and the adoption of a positive declaration by the Lead Agency, the Village of West Haverstraw Planning Board intends to prepare a DEIS for the proposed Project. In accordance with SEQRA, the DEIS will address specific adverse environmental impacts which can reasonably be anticipated. This scoping document identifies the significant environmental conditions and resources that may be affected by the Project and defines the extent and quality of information necessary to address those issues.

DEIS GENERAL GUIDELINES

1. The DEIS should cover all items and conform to the format outlined in this Scoping Document, including the potentially significant adverse impacts of the project identified by the Planning Board in the Positive Declaration, adopted on January 8, 2025. The DEIS may also contain studies completed by the Applicant, in addition to those detailed herein. Unless otherwise directed by the Scoping Document, the specifications for environmental impact statements found in 6 NYCRR 617.9(b) apply to the content of the DEIS and are incorporated herein by reference.

2. The EIS should contain objective statements and conclusions of facts based upon technical analyses. The document should 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," "the Applicant," or "the Developer."

3. Narrative discussions should be accompanied by appropriate charts, graphs, maps and diagrams whenever possible. If a particular subject matter can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the site should include adjacent homes, other neighboring uses and structures, roads, water bodies and a legend.

4. Impacts should be described in terms which the layperson can readily understand (e.g., truckloads of fill and cubic yards rather than just cubic yards).

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

6. The DEIS may incorporate in the text or as appendices all or portions of other documents including other EISs, if any, that contain information relevant to the Project Site. Documents and language should be properly cited, and the relevancy of the information should be explained.

7. Highly technical material should be summarized and, if it must be included in its entirety, referenced in the DEIS and included as an Appendix.

8. The DEIS will discuss, where appropriate, all related short-term and long-term impacts, cumulative impacts and associated environmental impacts. Where specific impacts are currently unknown or where they may vary based on the specific end user of the Project, analysis provided should assess a worst-case scenario.

DEIS CONTENTS

The DEIS will include all elements required by 6 NYCRR 617.9, including:

COVER SHEET

The Cover Sheet should identify:

1. The document as a Draft Environmental Impact Statement;
2. Name and location of the proposed action;
3. The name, address, and telephone number of the Lead Agency and its contact person, and the same for the primary preparer of the DEIS;
4. The name, address, and phone number of the Project Sponsor and the name and phone number of the contact person representing the Project Sponsor
5. Date of submittal of the document and any revision dates;
6. Date of acceptance of the DEIS or placeholder; and
7. Public hearing date (or placeholder) and deadline by which comments on the DEIS are due.

TABLE OF CONTENTS

The Table of Contents will indicate the chapters of the DEIS and page numbers as well as list all figures, tables, maps, and appendices.

The text of the DEIS will include the following:

CHAPTER I: EXECUTIVE SUMMARY

The Executive Summary will include the following:

- A brief description of the proposed action and a listing of potential environmental impacts and proposed mitigation measures;
- A summary of all required reviews and approvals from Village, Town, County, State and Federal agencies;
- A summary of each of the alternatives to the proposed action that are evaluated within the DEIS.

CHAPTER II: DESCRIPTION OF THE PROPOSED ACTION

As described in more detail in the following sections, this chapter of the DEIS will include a comprehensive description of the Site and will provide a detailed discussion of the proposed development.

A. *LOCATION AND SITE CONDITIONS:* This section will present graphically the regional and area location of the proposed action. In addition, the tax map designation, project acreage, existing structures, existing easements, abutting streets, existing utilities, surrounding land uses and existing zoning categories will be presented. Also included in the Project Site description:

1. Site history in terms of the use of the property for industrial purposes such as brickmaking and the existing closed Construction and Demolition Debris Landfill, and any prior approvals or environmental reviews associated with the property;

2. Frontage and site access;

3. Regional and local roadway network;

4. The relationship of the proposed Project to nearby industrial, commercial and residential areas in the Village of West Haverstraw and Town of Haverstraw, and any recognized or protected natural or man-made features will be described.

B. *PROJECT DESCRIPTION:* This section will describe the purpose, size, and layout of the Proposed Action. Maps, graphics, renderings, and/or plans will be provided showing the proposed location of the Project, including the building and associated structures, proposed access and egress, car and truck parking and loading, onsite fuel storage, vehicle washing or repair, internal roadway system, signage and lighting. The proposed grading plan, including proposed limits of Project Site disturbance, along with proposed landscape, utility, water supply, sanitary sewage, stormwater management and sediment and erosion control plans will be presented.

Currently the tenant is unknown; however, the Project Description will include language that clearly defines the possible tenants that could occupy this building from a "use" perspective and evaluate a worst-case scenario to establish a maximum threshold for development and potential impacts that may occur on the site. A discussion will be provided of the maximum number of potential employees, and hours of operation.

This section will also discuss the construction and operation aspects of the Project related to the past use of the Project Site as the Construction and Demolition Landfill.

C. *PROJECT NEED AND PUBLIC BENEFIT, INCLUDING SOCIAL AND ECONOMIC CONSIDERATIONS:* A statement describing the purpose and need for the Project will be provided, along with background and history of the Project. There should be a statement demonstrating the consistency of this project with adopted plans and programs at the local, regional, and/or state level. This section will also include a brief overview of the environmental, social and/or economic benefits that are anticipated to result from the Project. This will include an estimate of employment opportunities (both temporary construction jobs and permanent staff jobs) that are anticipated to result from the Project.

D. PROJECT CONSTRUCTION AND OPERATION: This section will describe construction of the proposed Project, including construction schedule/duration, construction staging and parking, anticipated construction employment, construction sequencing, construction phasing, and routing of construction traffic along local roads. A high-level description of potential impacts anticipated due to the construction of the proposed Project including both on and offsite improvements, hours of construction operations, staging areas will be included. A cross-reference to sections in Chapter 3 that describe potential impacts related to noise, traffic including truck trips, need for any cut or fill material to be hauled on or off site and any necessary traffic control, air quality, dust, rock removal, prevention of mud and gravel from being tracked onto roadways and general impact on the surrounding area will also be provided. A brief description of operational conditions will also be included.

E. REVIEWS, APPROVALS AND OTHER COMPLIANCE DETERMINATIONS: Governmental agencies having approval over the Project will be listed in this section, with explanation of the nature of their jurisdiction and the specific approvals required from each listed entity.

CHAPTER III: EXISTING CONDITIONS, POTENTIAL IMPACTS AND PROPOSED MITIGATION MEASURES

With respect to each issue (or set of issues) described below in the various resource sections, the corresponding section of the DEIS will identify in sequence: the existing environmental conditions; the potential impacts of the proposed Project; and anticipated measures to avoid, minimize, and/or mitigate those impacts, as appropriate. The impacts and mitigation measures presented in these sections will include those related to the proposed Project's operation as well as its construction.
The text of these sections will be supplemented with maps, graphics, agency correspondence and agency data/analyses, Geographic Information System (GIS) data, and completed support studies as necessary to convey the required information.

Required elements for each section of Chapter III of the DEIS follow.

1) GEOLOGY, SOILS, AND TOPOGRAPHY

a. **Existing Conditions:** This section will describe and/or identify the existing onsite topography, soils, and geological conditions. Descriptions of existing conditions will be based upon a site-specific soils investigation and a geotechnical investigation, published data (e.g., the Soil Survey of Rockland County, electronic data from the Natural Resources Conservation Service, and topographic mapping from the U.S. Geological Service), and will take into account the prior use of the Project Site as a construction and demolition debris landfill. The geotechnical investigation report will be included as an Appendix to the DEIS. A table of onsite soils identifying type of soils, the construction limitations, suitability for proposed uses, permeability, and seasonal high ground water table for each soil will be included. This section will identify any rock outcroppings, agricultural soils, and agricultural lands based on soil types. Topographical data at 2-foot contours will be discussed and mapped based on a field topographic survey performed by the Project Sponsor's consultant. Areas of steep slopes over 25% will be identified. This information will be verified with the Rockland County Soil and Water Conservation District soil classification maps.

b. **Potential Impacts:** Potential impacts to on-site topography, soils, geology and the Construction and Demolition Landfill will be identified and discussed. The total amount of site disturbance will be identified and the amount of disturbance within steeply sloped land will be quantified. Anticipated impacts relating to site grading, potential for soil erosion, loss of agricultural soils and uses, and environmental remediation, if any, will be described. This section will also discuss the need for a waiver from NYSDEC for exceedance of the five-acre disturbance limit due to landfill closure and warehouse construction.

The quantity of cuts/fills will be described as well as the need for the import or export of soil or other materials. The finished floor elevation of the proposed

building and the need for and methods to be used for site compaction will be discussed. The likelihood of the need for blasting or hammering rock will also be discussed based on soil boring completed at the site. In addition, any unavoidable impacts will also be discussed.

This section will also discuss the suitability of the soils and subsurface composition of the Project Site and the methods and structures required to support the proposed project improvements and to prevent subsidence.

c. **Mitigation:** Potential mitigation for any significant adverse impacts to onsite topography, soils, and geology will be described. Mitigation may include, but is not limited to, dewatering plans, blasting plan (if necessary), sedimentation and erosion control plans and Best Management Practices (BMPs) and, as set forth in the geotechnical studies, an identification of the required foundation for the Project, as well as a discussion of all the plans and evaluations conducted in connection with the proposed construction on and closure of the existing Construction and Demolition Landfill.

2) SURFACE WATER AND WETLANDS

a. **Existing Conditions:** This section will describe the drainage patterns based on the upstream watershed and will identify and present graphically streams, wetlands, or other surface water features within and adjacent to the Project Site, including their size, state and federal classifications, jurisdiction, any regulated buffer areas, and depth to water table. This section will also identify any FEMA-mapped floodplain or floodway areas (as well as any local data).

Stormwater studies shall identify all upstream contributory drainage areas which pass through the Project Site. The extent of drainage areas identified shall be represented on appropriate maps. The existing and proposed stormwater conditions will be evaluated for the 1-yr, 10-yr, 25-yr and 100-yr storm events using the current methodologies, consistent with NYSDEC regulations. A tabular summary of the stormwater analysis comparing existing and proposed conditions will be presented. Limitations on stormwater design due to the existing landfill will also be discussed.

This section will also present the results of a site-specific wetland investigation that will delineate state and federally regulated wetlands on the Project Site, if any. The wetland assessment will be included as an Appendix to the DEIS. The National Wetland Inventory (NWI), NYSDEC freshwater wetland maps, and associated surface water maps will be included in this section. A discussion of the character of any wetlands and related surface water features, and any known connections to other surface waters and their classification will be included.

b. **Potential Impacts:** Potential impacts to be discussed include changes to proposed drainage patterns, stormwater quality and quantity control, and peak discharge rates for the required NYSDEC design storm events of the 1-, 10-, 25-, and 100- year storms. Major components of the on-site stormwater collection system will be described and discharge points identified. A discussion should be provided regarding the ability of offsite stormwater infrastructure to handle the projected flows from the Project Site.

This section will also quantify any disturbances to surface water resources, wetlands or associated regulated areas, if any, that may be on the Project Site, as well as the potential impact on the quality and functionality of these resources on both a short and long-term basis. Discussion should include proposed drainage facilities and treatment methods to be used to treat runoff and maintenance and ownership of proposed facilities. The stormwater treatment measures will also account for the existing Construction and Demolition Landfill and the need to use liners rather than promote infiltration.

A discussion of any disturbance or grading in floodplain areas and whether the

areas will be made impervious or impact floodwaters around the site will also be included in this section.

In addition, the DEIS will discuss methods to treat ice/snow from all parking areas, the potential use of any de-icing agents, pesticides or and/ or pollutants from trucks or other or other onsite machinery and the measures to keep contaminants/soils from dispersing off site. Finally, any unavoidable impacts to surface waters and wetlands will be discussed.

c. **Mitigation:** Mitigation measures to minimize any significant adverse impacts from stormwater quantity and quality will be described. This discussion shall be informed by the site-specific Storm Water Pollution Prevention Plan (SWPPP) prepared in accordance with NYSDEC and Rockland County Drainage Agency requirements (to be provided as an Appendix to the DEIS). The SWPPP will describe measures for controlling runoff and pollutants from the Project Site during and after construction activities. Typical components of an SWPPP include measures that reduce or eliminate erosion and sedimentation, control volume and peak rate of stormwater runoff, and maintain stormwater controls during and after completion of construction. Note that a waiver will be necessary from the NYSDEC's 5-acre disturbance limit due to the need to address landfill closure issues as part of the construction efforts. This section may also include descriptions of mitigation for any wetland or waterbody disturbance; however, such mitigation is not anticipated at this time.

3) GROUNDWATER

a. **Existing Conditions:** This section will identify existing monitoring wells onsite or within 1,000 feet of the Project Site or adjacent properties, and use of groundwater at the Project Site, if any. Any relevant, previously completed pump or water quality tests should be summarized and placed in an Appendix. Studies and assessments of the existing Construction and Demolition Landfill and its existing impacts on groundwater will also be provided, based on groundwater sampling/analyses reports submitted to the NYSDEC.

b. **Potential Impacts:** The DEIS shall address the use of public water for all purposes at the site. Future water demand related to the operation of the Project, including fire protection capacity, will be described. The basis for the calculation for water demand will be provided. The DEIS will discuss how the Applicant is not proposing to use groundwater for the Project. In addition, groundwater will be checked for existing contaminants on a periodic basis as required by the NYSDEC. Potential and existing groundwater contamination sources will also be identified and discussed and unavoidable impacts to groundwater from the Project, if any, will be identified.

c. **Mitigation:** Plans that will be implemented at the Project Site to mitigate

impacts to groundwater from construction and operation of the Project, as well as closure of the existing Construction and Demolition Landfill, will be discussed including all mitigation measures, plans and reports on the existing landfill provided to NYSDEC will be included in the appendices to the DEIS.

4) AIR QUALITY

a. **Existing Conditions:** This section will discuss existing air quality at the Project Site and in the immediate vicinity of the Project Site. It will also discuss air emission sources, if any, near the Project Site. Existing management and monitoring of landfill gases will also be discussed.

b. **Potential Impacts:** This section will discuss the anticipated air quality impacts created by the Project during construction and operations.

The DEIS shall identify and address potential air quality impacts during construction including emissions from truck and vehicle traffic and idling, blasting and rock crushing that may be required on the Project Site for the proposed warehouse, and impacts from construction on the Construction and Demolition Landfall and the management of gases from the landfill, if any.

Among other things, this Section shall discuss the fact that all of Rockland County is a non-attainment area for 8-Hour Ozone. Ground-level ozone, caused by the chemical reaction of oxides of nitrogen and volatile organic compounds, is harmful to human health and the environment. One of the sources of these pollutants is vehicles. This Section should assess potential air quality impacts caused by an increase in traffic to make sure that the increase in truck and automobile use does not result in an exacerbation of the ozone problem. Construction and use of the project and Project Site should be consistent with regulatory efforts to reduce ozone levels.

Potential air quality impacts, including ozone and other greenhouse gases, during construction and operation of the Project may further result from truck and vehicle traffic and idling. The DEIS should include measures to limit idling during both construction and later operation to ensure that the development and use of the Project Site is consistent with State and local idling laws, including those found in Rockland County Code Chapter 377, and West Haverstraw Village Code Chapters 237 and 250. Any unavoidable impacts to air quality will also be discussed.

c. **Mitigation:** Mitigation measures to avoid or minimize any significant air quality impacts from the Project will be discussed.

5) PLANTS AND ANIMALS:

a. **Existing Conditions:** This section will describe the dominant plant species, ecological communities, wildlife species, and available habitat within the Project Site and local waterbodies, including Minisceongo Creek. A Flora and Fauna Assessment will be provided by a qualified biologist to evaluate ecological communities and habitat within the limits of the Project Site and immediate

vicinity. The DEIS should further include a discussion of the resources in the Minisceongo Creek where stormwater will be discharged (the creek is listed for trout stocking. See Spring 2025 Trout Stocking for Rockland County – NYSDEC), and also may be part of the Hudson Critical Habitat Unit for Atlantic sturgeon).

The NYSDEC and U.S. Fish and Wildlife Service will be contacted to determine the recorded presence of threatened, endangered, or unique and rare plant and animal species on or in close proximity to the site. Correspondence will be provided as an Appendix to the DEIS.

On-site investigations will be made by qualified biologists to generally identify resident species, as well as transient species which may occur on the Project Site during migration seasons. The results (subject to agency confidentiality requirements) of any species-specific studies conducted will be included as an Appendix to the DEIS.

b. **Potential Impacts:** Potential impacts associated with the proposed Project will be identified and evaluated relative to the characterization of existing conditions. This section will identify the number of total acres of the site to be removed, quantify impacts to each of the ecological communities identified above, and identify any greenspace to remain after construction.

This section will also discuss direct and indirect impacts to wildlife, and to resources in the Minisceongo Creek where stormwater will be discharged, as a result of the proposed Project including but not limited to construction activities, habitat loss and changes of habitat types/tree coverage, species displacement, and habitat fragmentation. The potential for threatened, endangered, and species of concern to be present on the site and related impacts will be discussed.

c. **Mitigation:** Mitigation will be proposed for identified adverse environmental impacts as necessary, which may include, if appropriate, preservation, rehabilitation, relocation, plantings, etc. or a restriction on tree-cutting during specified time periods. Additionally, the selection of any planted vegetation for mitigation should be, to the extent possible, restricted to native, companion and xeriscape compatible vegetation. Unavoidable adverse environmental impacts will be identified.

6) AESTHETIC/VISUAL RESOURCES

a. Existing Conditions: This section will document existing views from public roadways, any significant public viewsheds into the Project Site, and from nearby residential roads. This section will also describe the existing neighborhood and community character. Photos and a narrative will be used to describe the existing conditions of the Project Site from adjacent roadways and potentially impacted

public properties. Pictures and photo simulations will be provided from views oriented towards the Project Site. Analysis will include identification of visually sensitive sites and/or critical views within (approximately) 5 miles of the proposed Project.

b. Potential Impacts: To assess impacts, an analysis will describe the Project's physical design (height, building length and width, setbacks from property boundaries, orientation, and facade materials, etc.), lighting system and outdoor loading or storage areas with the use of narrative, photographs, cross sections, and architectural renderings.

A line of sight analysis and narrative will be performed to assess potential visual impacts from the Project Site Visual Locations to determine any potential impacts. The simulation of views into, on and off the Site will inform the visual assessment. The visual impact assessment and photo simulations will be provided in a Visual Impact Assessment Report and included as an Appendix to the DEIS.

c. Mitigation: A discussion of mitigation measures will be included for any significant adverse impacts identified. Additionally, any unavoidable adverse impacts will be identified. The Project Sponsor expects to mitigate any potential impacts to view by exploring the following mitigation: (1) landscaping, (2) architectural design and color, and (3) visual and noise barriers including fencing.

7) HISTORIC AND ARCHOELOGICAL RESOURCES

a. Existing Conditions: The Project Sponsor has contacted NYSOPRHP to determine the potential impact on historic and archaeological resources that may be located on, or near the Project Site. This section will summarize consultation with NYSOPRHP and will provide a no impact letter from NYSOPRHP. This is due to extensive existing site disturbance due to the construction, operation, and closure of the Construction and Demolition Landfill at the site.

b. Potential Impacts: This section will discuss why there will be no impacts to any sites of historic or archeological significance due to the past use of the site.

c. Mitigation: No mitigation will be necessary as NYSORHP has determined that there are no impacts to such resources.

8) TRANSPORTATION

a. Existing Conditions: This section will document existing pedestrian and vehicular use of the Project Site and vicinity. Descriptions of existing conditions will be based upon a traffic study, which will be provided as an Appendix to the DEIS. This section will explore the following existing conditions:

i. Roadway Inventory. Characteristics for roadways within the study area will be described. Roadway inventories will include roadway

classifications, general condition and roadway geometry, number of travel lanes by direction, lane geometry at study area intersections, on-street parking, curbs and sidewalks, bus stops, culverts and bridges, traffic control at study intersections, pedestrian push buttons, posted speed limits, truck restrictions and/or designated truck routes, and entity having jurisdiction over each roadway. The study area will include the following roadways and intersections:

1. Route 9W and Gurnee Avenue
2. Route 9W and Hillside Avenue
3. Route 9W and Samsondale Plaza
4. Route 9W and Railroad Avenue
5. Route 9W and East/West Main Street
6. Railroad Avenue and Blauvelt Avenue
7. Railroad Avenue and Samsondale Avenue
8. Railroad Avenue and Wayne Avenue
9. Railroad Avenue and Tanneyanns Lane
10. Beach Road and Ecology Road
11. Route 9W and New Main Street
12. Route 9W and Central Drive
13. Route 9W and Washburns Lane
14. Route 9W and Filors Lane
15. Railroad Avenue & Tanneyanns Lane
16. Route 9W and Westside Avenue
17. Route 9W and South Mountain Road

ii. Existing Site Access. The existing number of driveways and turn restrictions will be described, if applicable.

iii. Pedestrian/Bicycle Activity. Existing pedestrian and/or bicycle activity will be discussed including location of pedestrian sidewalks and crosswalks within the study area.

iv. Public Transportation. Public transportation bus routes will be identified within the study area by type, location of stops, frequency, and routing. Evaluation will include but not be limited to public busing.

v. Traffic Data. Traffic data will be collected through field data collection and from NYSDOT, Rockland County DPW, and Village of West Haverstraw. Manual turning movement (MTM) counts will be collected during typical weekday morning (7:00 AM – 9:00 AM), afternoon (11:30 AM – 1:30 PM), evening (3:00-7:00pm), and Saturday (11:00 AM – 2:00 PM) peak periods. Counts will be recorded in 15-minute intervals and include passenger, bus, truck, and pedestrian/bicycle volumes. All traffic data should be no older than one year from the date of the DEIS.

Any traffic data, older than one year, should be adequately verified through additional data collection and/or available information. Additionally, should the traffic analysis ultimately determine the need to expand the study area, then those additional study locations may need to be included in the FEIS or SDEIS.

In order to verify the MTM counts, Automatic Traffic Recorders (ATRs) shall be conducted on the major roadways including but not limited to Route 9W and Railroad Avenue. ATRs shall be conducted for a week period and shall quantify volume, vehicle classification and vehicle speeds.

vi. Crash History. Detailed crash data will be requested from NYSDOT and reviewed in order to identify crash types, crash patterns, possible causes, and safety deficient locations. A summary of crash history will be prepared and included in the Traffic Impact Study for the most recent three-year period of roadways and intersections within the study area, omitting periods of time during COVID-19 restrictions. Crash rates will be calculated and compared to statewide average crash rates.

vii. Capacity Analysis for Existing Conditions. Capacity analysis at each of the previously identified intersections will be conducted in accordance with procedures identified by the most recent versions of the Highway Capacity Manual. Analyses will be performed using HCS or Synchro software in order to provide level of service results at the study intersections and site access locations. In addition to identifying the overall intersection performance level, results will be presented by each lane group and turning movement. The same procedures will be followed in the analysis of the No Build and Build Condition. In the Capacity Analyses, the applicant shall use calculated peak hour factors, calculated heavy vehicle percentages, roadway grades, roadway widths, and proper roadway geometry.

viii. The existing signal timing directives utilized in the capacity analysis will be provided as an appendix to the Traffic Impact Study. All traffic signal timing directives shall be obtained from the appropriate jurisdictional authority (i.e., NYSDOT, Rockland County and/or local municipality).

ix. Vehicle Turning Maneuver Analysis shall be performed for the largest anticipated design vehicle(s) at all driveway locations as well as critical off-site locations along trucking routes. These movements shall demonstrate that the largest truck expected can reasonably make all needed movements, remaining in its lane of travel.

b. No Build Condition - Other Approved Developments. Consideration of other proposed or approved developments in the study area that are significant traffic generators will be accounted for as part of the No Build Condition. This shall also

include identification of anticipated roadway improvements. Approved developments/roadway improvements will be identified in consultation with Village Planning Staff, as well as other municipal agencies such as Rockland County, NYSDOT, or other nearby municipalities. The traffic study will itemize each development/roadway improvement and identify the volume of traffic estimated to be generated. The below are other known planned developments within this study area that have been proposed and/or approved (this list may expand based upon further discussion with associated agencies):

- Highbury Concrete, Inc. - located along US Route 9W,
- Eagle Bay – 264-unit residential development, commercial center with 13,500 SF of commercial uses, and a marina located at corner of Hudson Drive and Beach Road in Stony Point
- Hudson Grande – 68-unit senior housing development, located at corner of Hold Drive and South Liberty Drive in Stony Point
- Rockland Green building Animal Shelter – located at NW corner of Beach Road and Ecology Lane

Any anticipated site-generated traffic increases by these other developments through the study area will be summarized on a figure(s) or in a table format for review.

The following characteristics of the No-Build Condition will be assessed:

i. No-Build Condition - Background Growth. General background growth in traffic will be accounted for as part of the No-Build Condition based on the anticipated build-out year. The traffic study will identify the estimated annual growth rate and the basis for this estimate. This growth rate shall be based upon historical traffic count data in the area obtained from the New York State of Transportation, Rockland County, Town of Haverstraw, or Village of West Haverstraw.

ii. No-Build Condition - Planned Roadway Improvements. The traffic study will identify and incorporate planned roadway improvements within the study area that are anticipated to be implemented independent of the proposed Project.

iii. No Build Condition - Capacity Analysis. General background growth and traffic generated by the other developments will be added to the existing traffic volumes to create the No Build Condition. The same parameters would be utilized in the analysis as the Existing Conditions.

c. Build Condition - Site-Generated Traffic Volumes. Site-generated traffic will be projected using statistical data contained in the *ITE Trip Generation Manual, 11th Edition* or related empirical data. If available, the traffic study will include a comparison to actual site-generated traffic created by similar developments. The

traffic study will include a discussion of anticipated traffic during the weekday and Saturday peak hours. Truck and passenger vehicle peak-hour trips will be shown separately in tabular format. The applicant shall identify other potential uses that could be implemented besides the Proposed Action. If another use could potentially result in more significant impacts (i.e. additional vehicular traffic generation) then a separate analysis may need to be performed to determine the potential for any significant adverse impacts associated with such use.

The following characteristics of the Build Condition will be assessed:

i. Site-Generated Trip Assignment and Distribution. Figures depicting the site-generated trip assignment and percent distribution within the study area will be provided for truck and passenger vehicles, separately.

ii. Build Condition - Capacity Analysis. The estimated site-generated volumes will be added to the No Build Condition to create the Build Condition.

iii. Potential Impacts: Traffic impacts resulting from traffic projected to be generated by the proposed Project and expected tenant activities on this Site, including how emergency response vehicles and school buses would be affected by the proposed Project's site-generated traffic, will be described. Any assumptions made in the analysis will be clearly described and the rationale for these assumptions will be provided. This section will also discuss potential mitigation measures to address such conditions to the maximum extent practicable and will identify any unavoidable traffic impacts.

iv. Parking - Review statistical data contained in *ITE Parking Generation Manual, 5th Edition* or related empirical data. Perform parking demand analysis to assess the ability for the proposed parking supply to satisfy projected future parking demand.

v. Sight Distances. The analysis will identify available and recommended sight distances at the proposed access points and other off-site locations that have limited sight distance, including but not limited to the intersection of Railroad Avenue and Beach Road. Where applicable, sight distances should be based upon the 85th percentile observed speeds and the latest American Association of State Highway and Transportation Officials/ NYSDOT guidelines. Additional ATR counts may be necessary to potentially be utilized to obtain 85th percentile speed data for any locations with potentially problematic sight distances.

vi. Turning Radii. The analysis will also address the needs of emergency response vehicles to sufficiently access, circulate and depart the Site without difficulty.

vii. Road structure and geometry. The analysis will discuss if road geometry, road structure (pavement cross-section), and associated structures such as

any culverts or bridges, are sufficient for the increased amount of truck traffic.

d. Mitigation: If impacts to traffic operations are identified in the Build Condition compared to the No Build Condition as a result of the proposed Project, the traffic study will identify potential mitigation measures to address such conditions to the extent practicable. The discussion of potential traffic impact mitigation measures will include the following information, if necessary:

i. The types of improvements, including potential traffic control modifications, parking restrictions, lane restriping, etc.;
ii. How the traffic impact identified will be improved with the implementation of the specific improvement identified; and
iii. The party responsible for implementing the improvements and the method of funding.

9) IMPACT ON ENERGY

a. Existing Conditions: This section will discuss existing energy use, type, demands, and connection on the Project Site and in the immediate vicinity of the Project Site.

b. Potential Impacts: This section will discuss the anticipated energy demands, types, source and connection related to the Project. This section will also include correspondence with the applicable energy company related to the projected energy demand for the Project.

c. Mitigation: Mitigation measures to avoid or minimize any significant energy impacts from the Project will be discussed. Any unavoidable impacts will also be discussed.

10) NOISE, ODOR, AND LIGHT

a. Existing Conditions: This section will identify the existing level of ambient noise sources in the immediate area of the Project Site proximate to the residences on East Railroad Avenue and Herdman Street and other nearby streets. Ambient noise measurements will be taken continuously for one full week. The DEIS will identify the instruments that will be used to monitor the following existing sound levels:

- The 90th percentile sound level (LAF90) is the background sound level in an area and is the typically occurring lowest level of sound.
- The equivalent sound level (LAeq), or the energy average sound level for each hour monitored, is used to quantify the ambient sound level used by NYSDEC in their recommendations.
- The first percentile sound level (LAF01) is the sound level exceeded one

percent of each hour and represents the highest sound levels reached in each hour.

b. Potential Impacts: This section will include a discussion of anticipated noise impacts which may result from the proposed Project, such as impacts from trucks on the Project Site, including but not limited to back-up beepers, vehicle-idling, docking and parking lot activity, as well as facility sources, which will be continuous and tonal (i.e., mechanical equipment such as HVAC, generators, etc.). These noise impacts will be analyzed under current existing conditions, where sound may be buffered by existing buildings or topography, as compared to noise impacts after the introduction of proposed barriers.

The DEIS will evaluate, where appropriate, potential noise impacts in accordance with government policy and guidance documents and reports, including but not limited to NYSDEC Program Policy for Assessing and Mitigating Noise Impacts (revised February 2001) and Village of West Haverstraw Code Chapter 147 regulating noise. Noise levels generated by the proposed Project and any associated potential impacts will be evaluated and compared to accepted noise level standards and guidelines for commercial/industrial uses. Noise modeling and/or calculations will be utilized to analyze potential increases in noise levels. Unavoidable impacts will be discussed.

c. Mitigation: Mitigation measures will be proposed for any significant adverse noise impacts identified through the modeling described above. The location, size and composition of any mitigating measures will be described and then calculated as to their effect in reducing the specified impacts. A visual representation of the layout of such measures will be included in the Project drawings.

11) PUBLIC HEALTH AND SAFETY

a. **Existing Conditions:** In view of the prior use of the Project Site as a construction and demolition debris landfill, the capping, closure and long-term monitoring of the site will be critical to the redevelopment and long-term use of the site. As such, the DEIS shall provide a thorough review of the public health and environmental concerns associated with this past use and ensure that the capping, closure and long-term monitoring of the landfill will ensure that it is protective of public health and the environment. The discussion should include the long-term monitoring of ground and surface waters, as well as the long-term monitoring and maintenance of the landfill liner and cap. Provision should also be made for the long-term monitoring of air quality, as well.

b. **Potential Impacts:** Soil testing and soil monitoring shall also be included to confirm that no potentially harmful contaminants, including but not limited to asbestos and lead, will be disturbed during and after construction, except in a manner consistent with a remedial plan approved by the NYSDEC and/or other regulatory agency having jurisdiction.

c. **Mitigation:** Mitigation measures will be provided for each of the significant

impacts identified above.

12) LAND USE AND ZONING

a. Existing Conditions: This section will describe existing land use and identify and map zoning within 0.5 mile of the Project Site. This will include a discussion of bulk regulations and other relevant zoning requirements including parking.

b. Potential Impacts: A description will be provided of the Project's compliance with Village zoning regulations and any required area variances or waivers will be identified. Compatibility of the proposed Project with surrounding land uses, including the proximity of the Project's development to adjacent and nearby residential uses, particularly in view of the absence of any transition zone between the Project Site and the adjacent residences, will be discussed. The Project's consistency with the Village Comprehensive Plan will also be discussed.

c. Mitigation Measures: Mitigation measures will be provided for each of the significant impacts identified above.

13) COMMUNITY FACILITIES AND SERVICES

a. Existing Conditions: This section will identify existing community services which serve the Project Site, including local police, fire and emergency services, and infrastructure services including solid waste management, wastewater treatment and potable water. Existing community service entities will be described as to their general existing capacity. For police, fire and emergency services, this will include, but is not limited to, a description of the following information for each: station locations, staffing levels, and average response time expected to the Project Site. Information will be based on publicly available data, personal communications with service providers, and/or review of pertinent literature.

b. Potential Impacts: This section will identify how the proposed Project may impact these services, including an evaluation of increased demand for services occasioned by the proposed Project, and any impact on the emergency service provider's ability to respond both to the Project Site and to surrounding areas by reason of the location of the service provider's base of operations, all in the light of the added traffic.

The adequacy of the existing services, facilities, staff and equipment to handle any additional demand generated by the proposed Project will be evaluated. Emergency vehicle circulation and access to the Project Site will be described. The consistency of the Project with relevant NYS Fire codes and demand for fire-fighting including pressure, hydrants, sprinklers and water storage will be discussed. The DEIS will evaluate the applicability of the 6 NYCRR Part 360 Series regulations on solid waste management to the Project. Service providers

should be contacted regarding the Project and any concerns addressed.

c. **Mitigation Measures:** Mitigation measures will be provided as necessary based on the impacts discussed above, including a discussion of on-site security measures.

CHAPTER IV: UNAVOIDABLE ADVERSE IMPACTS

This chapter will discuss adverse environmental impacts that cannot be avoided, with or without possible mitigation measures and that were not discussed in other chapters of the DEIS.

CHAPTER V: ALTERNATIVES ANALYSIS

The DEIS will analyze the reasonable alternatives to the Project that are feasible. The description and evaluation of each alternative should be at a level of detail sufficient to permit comparative assessment of the alternatives discussed:

1) No Action Alternative: This alternative assumes that the Site remains in its current condition. A discussion of this alternative will evaluate the adverse or beneficial site changes that are likely to occur in the reasonably foreseeable future in the absence of the proposed action.
2) More Intensive Use: The applicant shall identify other potential uses that could be implemented besides the Proposed Action. If another use could potentially result in more significant impacts (i.e., additional vehicular traffic generation) then a separate analysis may need to be performed to determine the potential for any significant adverse impacts associated with such use.

CHAPTER VI: IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF ENVIRONMENTAL RESOURCES

This chapter will discuss the proposed Project and its impacts in terms of the loss of environmental resources, both in the immediate future and in the long term.

CHAPTER VII: CUMULATIVE IMPACTS

The section will evaluate the potential cumulative impacts of the proposed Project along with other relevant projects developed or proposed in the area.

CHAPTER VIII: 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 employees 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. Other growth inducing aspects resulting from new employees of the Project will be evaluated including whether the local labor market can meet the demand for new employees at the Project, whether existing public transportation facilities are sufficient to meet the demand for new employees and whether the new jobs could impose any new demands on affordable housing in the area.

CHAPTER IX: EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

This chapter will discuss the effect of the proposed Project on the use and conservation of energy and evaluate the potential for the use of alternate "clean" forms of energy such as solar.

CHAPTER X: PROJECT IMPACTS AS A RESULT OF CLIMATE CHANGE AND RELATED ISSUES SUCH AS FLOODING

In accordance with the requirements of the Community Risk and Resiliency Act, this Chapter will consider that future physical risk due to climate change, sea level rise, storm surge and flooding have been considered as part of the Project and any relevant factors evaluated.

EXPECTED TECHNICAL APPENDICES

1. Project Site Plans including:
    a. Existing conditions;
    b. Site Plan;
    c. Utility Plan;
    d. Grading and Drainage Plan; and
    e. Lighting Plan.
2. Project Elevations, Renderings and Simulations.
3. All correspondence with any permitting agency and public utility.
4. SEQRA Documentation (e.g., SEQRA Circulation, Positive Declaration, Scoping Outline).
5. List of all Interested and Involved Agencies and their mailing addresses.
6. Geotechnical Report.
7. Stormwater Pollution Prevention Plan (SWPPP).
8. Wetland Assessment.
9. Engineering Report - Public Water and Sewer Hookups.
10. Ecological Assessment Report.

11. Visual Impact Assessment Report and Project Renderings, Visual Simulation and Viewshed Analysis.

12. Landfill Related Documents

13. NYSOPRHP no impact letter.

14. Traffic Impact Study.

15. Noise Report.