

Chair Factory
Village of Haverstraw, New York
Scope
For Preparation of a
Draft Environmental Impact Statement (DEIS)

Haverstraw Community Chair Factory LLC.

Draft Scope Filing Date:	August 21, 2023
Scoping Hearing Date:	September 18, 2023
Last Date to Submit Comments:	September 22, 2023
Final Scope Adoption Date:	November 20, 2023

Classification of Action: Type I

Lead Agency: Village of Haverstraw Village Board

This document identifies the environmental topics to be addressed in the Draft Environmental Impact Statement (DEIS) for the proposed redevelopment of the Chair Factory Site (the “Project”) in the Village of Haverstraw, New York, proposed by Haverstraw Community Chair Factory, L.L.C., (the “Project Sponsor”). The Village of Haverstraw Village Board is the designated Lead Agency. This Scope document meets the requirements of 6 NYCRR Part 617.8 (e) (1) through (7). For the purposes of this Scope, the term “Action” means the proposed construction and operation of the Project and all related funding, real estate transactions, approvals, and permits as described below.

A. DESCRIPTION OF PROPOSED ACTION

Background and Description of Action

The Village owns multiple waterfront properties totaling approximately 12.86 acres (8.69 upland acres, including .14 acres to be alienated from Emeline Park). The Project Sponsor is also trying to secure ownership and control of a few other properties totaling .58 acres. Together these properties are collectively known as the “Chair Factory Site” or the “Project Site” and are discussed in greater in the Description of Project Site below.

On or about July 20, 2021, the Village issued a Request for Proposals (RFP) seeking proposals for the purchase and redevelopment of the Project Site with a pedestrian-friendly, mixed-use development with public and private amenities that would serve as an anchor for the Village’s Downtown by attracting economic activity to the area year-round that could incorporate commercial and residential uses. On February 9, 2022, the Project Sponsor was selected as the “Master Developer” and on September 30, 2022, the Village of Haverstraw and the Project Sponsor executed a Master Developer Agreement.

The Project includes the redevelopment of the Project Site with the following conceptual uses: (i) 450 multi-family residential units, with a goal of between 30% to 40% of said units qualifying as affordable units (i.e., units marketed to individuals or household earning between 30% and 100% of the Rockland County, NY HUD Metro FMR Area Annual Median Income (AMI)) as determined by New York State Homes and Community Renewal, and in compliance with the Village’s affordability requirements, (ii) 15,000 square feet of community and commercial space, (iii) 563 parking spaces in a mix of structured and surface parking, and (iv) an 82,800 square feet hotel . In addition, the Project includes infrastructure and public amenities including but not limited to shoreline stabilization and 4.2 acres of contiguous public open space including the development of a waterfront multi-use trail.

Description of Project Site

The Project Site involves a total of 12 parcels. Eight (8) of the parcels are currently owned by the Village and the remaining four (4) the Project Sponsor is hoping to secure ownership and control of. One of the parcels, SBL: 27.54-2-16 is Emeline Park. The Project Sponsor along with the Village will be potentially securing alienation legislation for the approximate 6,000 SF (0.14 acre) portion of the park’s parcel that is proposed to be used in the Project. The table below provides the tax parcel SBLs, the ownership, and the size of all of the involved parcels.

Ownership	SBL	Acres
Village of Haverstraw	27.05-2-6.6	1.54 (including submerged land)
	27.09-1-3	9.77 (including submerged land)
	27.46-1-80	0.97
	27.46-1-81	0.15
	27.46-1-84	0.06
	27.46-1-85	0.02
	27.46-1-86	0.21
	27.54-2-16	0.14 (to be alienated)
9 Allison Ave LLC	27.46-1-77	0.26
County of Rockland Rentals	27.46-1-78	0.17
Ramon A. Cruz	27.46-1-82	0.07
4 Allison Ave Corp	27.46-1-83	0.08

List of Permits & Approvals

The Action includes a number of permits and approvals from local, state and federal agencies that are required to construct the Project. State and local agencies listed below are considered “Involved Agencies” where such agencies have discretion over permit issuance, approval or funding. Federal agencies are not subject to SEQR.

Table 1 shows the anticipated list of permits and approvals that may be required for the Action:

Table 1: Permits or Approvals

Agency	Approval/Review
Village of Haverstraw Village Board	<ul style="list-style-type: none"> • Zoning Text Amendment • Site Plan
Village of Haverstraw Building Department	<ul style="list-style-type: none"> • Street Opening Permit
Village of Haverstraw Architectural Review Board	<ul style="list-style-type: none"> • Review and Approval of Architectural Plans
Village of Haverstraw Planning Board	<ul style="list-style-type: none"> • Subdivision • Review and Recommendation on Site Plan
Rockland County Health Department	<ul style="list-style-type: none"> • Water and Sanitary Sewer service
New York State Department of Environmental Conservation	<ul style="list-style-type: none"> • Stormwater Pollution Prevention Plan (SWPPP) • Tidal Wetlands • Excavation and Fill in Navigable Waters • 401 Water Quality Certification • SPDES

Haverstraw Waterfront Advisory Commission	<ul style="list-style-type: none"> • Waterfront Revitalization Program consistency review
Army Corps of Engineers	<ul style="list-style-type: none"> • Section 404 Clean Water Act; • Section 10 Rivers and Harbors Act
Haverstraw Flood Permit Administrator	<ul style="list-style-type: none"> • Construction within a Flood zone
Rockland County Drainage Agency	<ul style="list-style-type: none"> • Subdivision
Joint Regional Sewerage Board	<ul style="list-style-type: none"> • Sewer Permit
New York State Department of State	<ul style="list-style-type: none"> • Waterfront Revitalization Program Consistency
New York Division of Housing and Community Renewal	<ul style="list-style-type: none"> • Possible Funding
Empire State Development	<ul style="list-style-type: none"> • Possible Funding
Federal Emergency Management Agency	<ul style="list-style-type: none"> • Possible Map Amendment
New York State Office of Parks, Recreation and Historic Preservation	<ul style="list-style-type: none"> • Section 106 Review
New York State Legislature	<ul style="list-style-type: none"> • Alienation of Parkland

Additionally, the following agencies are likely to be interested in the proposed project and will be sent a copy of this scope:

- Rockland County Department of Planning
- North Rockland Central School District
- Town of Haverstraw
- Town of Cortlandt
- Village of Croton-on-Hudson
- Haverstraw Police Department
- Haverstraw Fire Department
- Haverstraw Ambulance Corps

Classification of Action: *Type I*

Lead Agency:

**Village of Haverstraw Village Board
40 New Main Street
Haverstraw, NY 10927**

Contact Person:

**Michael Kohut
Mayor
Village of Haverstraw
Telephone: 845-429-3000**

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B. FRAMEWORK FOR ENVIRONMENTAL REVIEW

The State Environmental Quality Review Act (SEQRA), codified as Article 8 of the New York State Environmental Conservation Law, requires a Lead Agency to analyze the environmental impacts of proposed actions and, to the maximum extent practicable, avoid or mitigate potentially significant adverse impacts on the environment, consistent with social, economic, and other essential considerations. An Environmental Impact Statement (EIS) is a comprehensive document used to systematically consider environmental effects, evaluate a reasonable range of alternatives, and identify and propose mitigation, to the maximum extent practicable, of any significant adverse environmental impacts. The EIS provides a means for the lead and involved agencies to consider environmental factors and choose from among alternatives in their decision-making processes related to a proposed action.

An EIS will be prepared in accordance with SEQRA and its implementing regulations found at 6 N.Y.C.R.R. Part 617.

Environmental Review Process

The Village of Haverstraw Board of Trustees is the lead agency for the State Environmental Quality Review of the Action. Village of Haverstraw Village Board has determined that the proposed project may potentially result in significant adverse environmental impacts and has directed that an EIS be prepared.

Scoping initiates the EIS preparation process and is intended to provide an early opportunity for the public and other agencies to participate. The purpose of the scoping process is to focus the EIS on “potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant or not significant” (6 N.Y.C.R.R. § 617.8(a)).

C. DEIS FORMAT

Unless otherwise directed by this Scope, the provisions of 6 N.Y.C.R.R. § 617.9 apply to the content of the DEIS and are incorporated herein by reference.

The DEIS shall cover all items in this scope and discuss all relevant and material facts. The DEIS will seek to identify reasonable alternatives to the Action and evaluate such alternatives.

Information will be presented in a manner that can be readily understood by the public. Narrative discussions will be accompanied by appropriate tables, charts, graphs, and figures. Each potential environmental impact area will be presented in a separate section, which will include a discussion of existing conditions, impacts associated with the Action and any mitigation measures designed to minimize or mitigate any identified impacts. Highly technical material will be summarized and,

if it must be included in its entirety, it will be referenced in the statement and included in an appendix.

The DEIS will be made available in both hard copy and electronic formats. The DEIS will be posted on the internet for agency and public review as required by law and printed copies will be distributed to all involved agencies and any party requesting a copy (a charge to cover the cost of printing may be assessed to interested parties). All SEQRA documentation will be posted on the Village website, including the DEIS.

D. FORMAT AND SCOPE OF THE DEIS

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

1. Identification of the document as a Draft Environmental Impact Statement;
2. The name and location of the Action;
3. Village Board as the Lead Agency and the name, address, telephone number of the contact person for Lead Agency, and the SEQRA status (Type I);
4. The name, address and email address of the primary preparers of the DEIS, and a contact person representing the preparer;
5. The date the DEIS was accepted by the Lead Agency as complete;
6. The date of the public hearing on the DEIS; and
7. The date before which public written comments on the DEIS are due.

List of Consultants Involved with the Project: The names, addresses and project responsibilities of all consultants contributing to the preparation of the DEIS shall be listed.

Table of Contents: All headings that appear in the text should be presented in the Table of Contents along with the appropriate page numbers. In addition, the Table of Contents should include a list of figures, a list of tables, a list of appendix items, and a list of additional DEIS volumes, if any.

Chapter I Executive Summary: The major facts, analyses and conclusions contained in the main text will be summarized in the Executive Summary. No information shall be included in the Executive Summary that is also not contained in the main text.

Chapter 2 Project Description:

- A. Introduction
- B. Project Background, Need, Objectives and Benefits
 - a. Project Background. Provide a brief description of the site and history of the Project. Describe the Project in the context of other buildings and uses on adjacent and nearby sites.
 - b. Public Need and Objectives. Discuss the goals of the Project, including a brief history of the evolution of the Project, the Project relation to the Village's goals, and the community's need for the Project.

- c. Benefits of the Project. Provide discussion of the benefits to accrue from the Project.
- C. Location and Site Conditions. Using appropriate mapping and/or tables, describe location of site, in terms of adjacent/nearby significant properties, districts, and services. Describe current site conditions and any constraining factors on redevelopment.
- D. Conceptual Project Design and Layout
 - a. Overall Conceptual Site Layout. At the level of detail required to undertake the requisite environmental impacts analysis using mapping and narrative, describe the Project (conceptual layout of the residential and commercial development, square footages, buffers/setbacks, public amenities, and salient features);
 - b. Residential Components.
 - i. Provide a comprehensive description of the conceptual residential components of the Project including the description of the residential units, description of affordable housing units, description of parking, and distribution of parking amongst the site.
 - ii. Describe conceptual phasing of the residential component and any proposed metrics permitting flexibility in response to future market conditions, including maximum bedroom counts, and dimensional requirements.
 - c. Non-residential Components.
 - i. Provide a comprehensive description of the conceptual non-residential components of the project including the description of the commercial square footage by non-residential use.
 - ii. Describe any phasing of the non-residential component.
 - d. Parking.
 - i. Provide a description of conceptual packing and distribution of parking within the site.
 - ii. Identify location of loading areas on concept plan.
 - e. Open Space, Recreation, and Public Amenities. Description and graphics of proposed open space, recreation, and public amenities for the Project Site including approximate location, acreage, and proposed ownership and maintenance. Note which aspects of the open space and recreation will be available to the public, and which components may be for private recreation.
 - f. Street Network and Site Access.
 - i. Description and graphics presenting the streetscape design, internal roadway design and circulation, pathways and sidewalks, and vehicle access points. Discuss conformance to design standards.
 - ii. Description and illustration of connections to sidewalks, pedestrian pathways, and adjacent roadways including any potential off-site modifications to existing street network.
 - g. Clearing, Grading, Drainage and Shoreline Stabilization. Describe the clearing and grading programs and associated areas cleared and disturbed, approximate volumes of soil excavated, cut/filled, removed from site, and the anticipated maximum depths of cut/fill. Describe site drainage and the proposed drainage

- system and provide capacity and function information, as necessary. Describe the shoreline stabilization required for the development of the Project.
- h. Water Supply and Sanitary System. Provide descriptions of water supply and proposed wastewater treatment systems and corresponding use of water supply and sanitary design flow. Describe sizes and locations of necessary public infrastructure improvements including conceptual design of mains, pump stations and other relevant public sewer and water improvements. Provide description of ownership and maintenance of utilities.
 - i. Site Lighting, and Landscaping. Provide available information on the type, amount and location of lighting and landscaping proposed; provide available information on maintenance requirements, hours of illumination, and screening.
- E. Construction Schedule and Operations. Brief description of anticipated construction schedule, estimated duration, and construction phasing; discuss construction materials storage/staging areas; workers' parking, hours of construction operations, and overview of construction traffic routes.
- F. Permits and Approvals Required. Brief discussion of the required permits, reviews and approvals; and involved agencies.

Chapter 3 Existing Conditions, Potential Impacts and Mitigation Measures:

A. Land Use, Zoning and Public Policy

1. Land Use

a. Existing Conditions

- i. Mapping and a description of the Project site including description of any relevant easements or other rights of use by others.
- ii. Using appropriate mapping and/or tables, identify and describe land uses and land use patterns within 1/4 mile of the Project site.

b. Potential Impacts

- i. Compare the proposed Project with existing land uses within 1/4 mile of the Project site.

c. Mitigation Measures

- i. Discuss and evaluate mitigation measures for any identified significant adverse impacts.

2. Zoning

a. Existing Conditions

- i. Using appropriate mapping and/or tables, identify and describe all zoning districts within 1/4 mile of the Project Site.

b. Potential Impacts

- i. General description of the proposed overlay zoning requirements including: use, lot and dimensional

requirements; review and approval process; and applicable design or site plan standards.

- ii. Discuss the compliance of the proposed Project other relevant zoning regulations.
 - iii. Discuss zoning provisions for design flexibility to address changing market conditions without undermining overall redevelopment vision/benefits.
 - iv. Discuss relationship of the proposed Overlay for Planned Developments zoning to adjacent zoning districts and any impacts to the Village's zoning pattern within 1/4 mile of the Project Site.
- c. Mitigation Measures
- i. Discuss and evaluate mitigation measures for all identified significant adverse impacts.
3. Policy Documents
- a. Existing Conditions
 - i. Review and analyze the goals and recommendations of the following documents as they relate to the Action:
 - Village of Haverstraw 2021 Comprehensive Plan
 - Village of Haverstraw 2021 Draft Local Waterfront Revitalization Plan
 - 2022 Downtown Revitalization Initiative Strategic Investment Plan
 - Compliance with the Village of Haverstraw's Affordable Housing regulations, Article XI of the Zoning chapter of the Village of Haverstraw Code.
 - b. Potential Impacts
 - i. Compare the consistency of the Action with the relevant policy documents listed above.
 - c. Mitigation Measures
 - i. Discuss and evaluate mitigation measures for all identified significant adverse impacts.

B. Community Character and Visual Impacts

1. Existing Conditions
 - a. Using appropriate mapping and photographs, describe the visual and community character of the Project site and area for observers along roadways and from the following public vantage points:
 - Main Street;
 - Alison Avenue; and
 - Broad Street.
 - b. Visual resources within the vicinity of the Project site will be identified, and may include such landscape elements as water bodies, landmark

structures and other cultural resources, parks, unique topographic or geologic features, and critical environmental areas, where applicable.

2. Potential Impacts

- a. Describe the proposed Project in relation to surrounding buildings and uses using NYSDEC Program Policy, Assessing and Mitigating Visual Impacts, DEP-00-2 as a guideline.
- b. Provide illustrative renderings and site sections of the proposed Project. Discuss at a level of detail appropriate for inclusion in the DEIS, the proposed materials and architectural and sustainability design for the proposed structures on the Project site.
- c. Illustrate visibility of the proposed Project from the following locations:
 - i. To and from the Hudson River;
 - ii. Scenic Corridors, as identified in the 2021 Comprehensive Plan, of Main Street, Alison Avenue, and First Street;
 - iii. Scenic Views, as identified in the 2021 Comprehensive Plan, from Jefferson Park and Emeline Park.
- d. Discuss at a level of detail appropriate for inclusion in the DEIS the proposed exterior lighting program, including typical light fixtures maximum foot candles, and how this complies with any applicable Village lighting standards. Any impacts on the neighboring properties will also be discussed.
- e. Discuss any visual screening associated with the proposed Project.

3. Mitigation Measures

- a. Mitigation measures for any identified significant adverse impacts may include additional screening and directional lighting.
- b. Discuss and evaluate mitigation measures for all identified significant adverse impacts.

C. Fiscal and Economic Impacts

1. Existing Conditions

- a. Describe the existing tax revenues generated by the Project site and the cost of community services to serve the Project site.

2. Potential Impacts

- a. Analyze the fiscal impact (taxes generated versus costs incurred) to the Village of Haverstraw, Town of Haverstraw, the North Rockland Central School District, any special districts, and Rockland County as a result of the proposed Project at full buildout. Costs will be based on the proportional valuation method for non-residential uses and on the per capita multiplier method for residential uses.
- b. Describe the direct, indirect and induced economic impact of construction and the direct indirect and induced economic impact that

is anticipated annually based upon stabilized annual operation of the proposed project. Analysis should be based on an input-output economic model (such as IMPLAN) for the Rockland County, Lower Hudson Valley Region (Rockland, Westchester, Orange, Putnam) or similar geography.

- c. Identify any tax abatements, grants or financial incentives that will be sought by the Project and the impact on such abatements on fiscal impacts.

3. Mitigation Measures

- a. Discuss and evaluate mitigation measures for all identified significant adverse impacts.

D. Community Services

1. Demographics

a. Existing Conditions

- i. Describe current population of the Village of Haverstraw.
- ii. Describe population being served by the Project.
- iii. Describe location and population of NYSDEC Potential Environmental Justice Areas.

b. Potential Impacts

- i. Discuss any potential population changes as a result of the Action. Population projections for the proposed project should be based on the Rutgers University Center for Urban Policy Research 2006 *Residential Demographic Multipliers* for New York State or similar census microdata-based analysis, or from a case study of similar projects in the region and located in similar communities in terms of density, economics, and other relevant attributes.
- ii. Discuss impacts to the Potential Environmental Justice Areas as a result of the Action.

c. Mitigation Measures

- i. Discuss and evaluate mitigation measures for all identified significant adverse impacts.

2. Schools

a. Existing Conditions

- i. Identify the location and capacity of the existing schools.
- ii. Identify current enrollment and education cost per pupil.

b. Potential Impacts

- i. Analyze the generation of school children from the Project, the potential increase in enrollment, and any anticipated increase in costs to the North Rockland Central School District.

- ii. Analyze the potential tax revenue to the North Rockland Central School District and compare it to the projected costs. The analysis should include any proposed tax abatements.
 - c. Mitigation Measures
 - i. Discuss and evaluate mitigation measures for all identified significant adverse impacts.
- 3. Police, Fire and Emergency Medical Services (EMS)
 - a. Existing Conditions
 - iii. Identify the staff size and organization of the Police and Fire Departments and EMS.
 - iv. Identify the location of police, fire and EMS stations.
 - v. Identify average response time to the area of the Project site for police, fire and EMS.
 - b. Potential Impacts
 - iii. Evaluate increased demand for police, fire and EMS services.
 - iv. Identify concerns of the Police and Fire Departments and EMS (if any).
 - v. Analyze the adequacy of access to the proposed Project.
 - vi. Assess whether the site plan would adequately provide emergency service access.
 - c. Mitigation Measures
 - ii. Discuss and evaluate mitigation measures for all identified significant adverse impacts.
- 4. Solid Waste
 - a. Existing Conditions
 - i. Discuss existing solid waste generation, including recycling, from the Project site and current solid waste collection, including recycling, and disposal for the Project Site.
 - b. Potential Impacts
 - i. Discuss anticipated Project-generated solid waste and disposal at full buildout.
 - ii. Discuss on-site storage location and containers, and removal process.
 - c. Mitigation Measures
 - i. Discuss and evaluate mitigation measures for all identified significant adverse impacts.
- 5. Recreation and Open Space
 - a. Existing Conditions
 - i. Describe existing public recreation, trails, and open space facilities in the Village and immediate vicinity.
 - b. Potential Impacts

- i. Discuss potential impacts to public recreation and open space facilities that would result from the Project including any potential alienation of parkland.
- ii. Describe the conceptual recreation (passive and active) and open space provided by the Project and describe whether the recreation space will be public or private. Identify any restrictions on the use of open space such as conservation easements or other encumbrances and delineate on a map which if any recreation and open space will remain under the Village ownership after construction.
- c. Mitigation Measures
 - i. Discuss and evaluate mitigation measures for all identified significant adverse impacts.

E. Utilities

- 1. Existing Conditions
 - a. Identify location of existing public water and sewer mains and current capacity levels at the Project Site. Pressure and flow of the existing water and sewer mains will be discussed and proposed connections and required improvements will be discussed.
 - b. Identify current availability of existing electric, telephone, and cellular data.
- 2. Potential Impacts
 - a. Discuss potential water and sewer demands of the Project and identify the location, and current capacity levels. Pressure and flow of the existing water and sewer mains will be discussed and proposed connections or any necessary public infrastructure upgrades at the Project Site will be identified.
 - b. Identify source of the water supply system and the location where sewage is treated. Conduct a preliminary capacity analysis for the existing water supply system and sanitary sewer system.
 - c. Discuss any proposed upgrades or installation of electric, telephone, and cellular data.
- 3. Mitigation Measures
 - a. Discuss and evaluate mitigation measures for all identified significant adverse impacts.

F. Stormwater

- 1. Existing Conditions
 - a. Identify and map existing drainage infrastructure on site and in the vicinity of the property.

- b. Discuss existing drainage patterns and hydrologic characteristics of the site. Identify and discuss ultimate points of existing stormwater discharge from the site.
 - c. Discuss and map land coverage and hydrologic soil groups within the tributary watershed area.
2. Potential Impacts
- a. Discuss any changes to the quality or quantity of stormwater runoff due to the Project.
 - b. Discuss the conceptual drainage collection system.
 - c. Prepare a post-development hydrologic analysis to determine adequate practice sizing during the water quality storm event to determine safe convince for the 10 & 100-year storm events.
 - d. Summarize the draft Storm Water Pollution Prevention Plan and discuss compliance with local stormwater management regulation (Village Code Chapter 197 Stormwater Management and Erosion and Sediment Control) and NYSDEC general permits.
 - e. The access to, ownership of, and responsibility for maintenance requirements during construction and long-term maintenance of any stormwater management facilities shall be discussed.
 - f. Discuss the conceptual capacity of the proposed storm sewer system and any connections to the existing storm sewer or adjacent watercourses.
3. Mitigation Measures
- a. A Stormwater Pollution Prevention Plan (SWPPP) will be required.
 - b. Discuss and evaluate mitigation measures for all identified significant adverse impacts.

G. Geology – Soils, and Topography

1. Existing Conditions
- a. A topographic survey based on a two-foot contour interval will be prepared. Existing topography will be mapped based on the following slope categories: 0-15%, 15-25%, and 25% and greater. A comparison of existing and proposed topography will be evaluated. The following will be described:
 - A preliminary cut and fill analysis, including an analysis of the disposal of excess cut or the import of fill materials, if fill is required, as well as identification of areas where cut will reach the water table and contingency plans to deal with discharge of groundwater to the surface.
 - b. Describe regional and bedrock geology.
 - c. Identify and list soil types on the site, with discussion of soil characteristics and suitability for construction. Include a soils map.

- d. Summarize the findings of the Phase I Environmental Site Assessment of the site and the Geotechnical Report.

2. Potential Impacts

- a. Provide preliminary grading plan and limit of disturbance line.
- b. A comparison of existing and proposed topography will be evaluated. A preliminary cut and fill analysis will be presented, including an analysis of excess cut or the import of fill materials, if necessary.
- c. If excess earth materials will need to be removed from the site, estimate the number of tons and truck trips necessary to carry out the construction and identify the routes the trucks will take and describe the method of removal.
- d. Identify any rock removal necessary for construction of the Project and proposed methods of rock removal. Identify if blasting will be necessary.
- e. If any environmental contaminants are discovered on site, describe methods for abatement that would occur prior to commencement of or during construction activities.

3. Mitigation Measures

- a. Discuss and evaluate mitigation measures for all identified significant adverse impacts.

H. Vegetation and Wildlife

1. Existing Conditions

- a. Describe the vegetation, including trees, found on-site and the pattern of this vegetation; describe the habitat of the site and quality of each; describe observed and expected wildlife species; consult Breeding Bird Atlas for site and area species; conduct field inspections by staff biologist; contact NY Natural Heritage Program/ review NYSDEC Environmental Mapper database for site file information; identify any rare wildlife, vegetation, and/or habitats/ ecological communities.
- b. Incorporate any current ecological studies conducted on the Project Site.

2. Potential Impacts

- a. Discuss changes in vegetation pattern and habitats on-site.
- b. Discuss tree clearing and impacts regarding changes to habitat on site and in the area; discuss impact on expected and identified wildlife species; discuss significance of any information obtained from NY Natural Heritage Program, NYSDEC Environmental mapper, Breeding Bird Atlas, and any current ecological studies conducted on the Project Site.
- c. Discuss proposed landscaping.

3. Mitigation Measures

- a. Discuss and evaluate mitigation measures for all identified significant adverse impacts.

I. Wetlands, Waterbodies, and Watercourses

1. Existing Conditions

- a. Delineate and map existing streams, waterbodies, wetlands and wetland buffers under federal (U.S. Army Corps of Engineers), State, and Village jurisdictions, including as required by federal regulations.

2. Potential Impacts

- a. Describe any impacts to the wetlands, waterbodies, and watercourses.
- b. Discuss compliance with federal (U.S. Army Corps of Engineers), State, and Village jurisdictions to avoid and minimize impacts and identify any applicable permits that may be required.

3. Mitigation Measures

- a. Discuss and evaluate mitigation measures for all identified significant adverse impacts.

J. Floodplains and Sea Level Rise

1. Existing Conditions

- a. Discuss and provide mapping of floodplains on site. Discuss sources and patterns of flooding.
- b. Describe any available information on anticipated sea level rise for the Project Site's location adjacent to the Hudson River.

2. Potential Impacts

- a. Discuss the proposed Project's compliance with Chapter 141, Flood Damage Prevention.
- b. Discuss compliance with U.S. Army Corps of Engineers protocol to avoid and minimize impacts and identify any applicable permits that may be required.
- c. Describe impacts of anticipated sea level rise on the Project Site based on 6 NYCRR Part 490 projections for 2100. Analysis should use the High and High-Medium Projections.
- d. Evaluate need for a Conditional Letter of Map Revision as a result of the Project.

3. Mitigation Measures

- a. Discuss and evaluate mitigation measures for all identified significant adverse impacts.

K. Archeological and Historical Resources

1. Existing Conditions

- a. Prepare and submit Notice of Project to New York State Office of Parks, Recreation and Historic Preservation (NYOPRHP) Cultural Resources Information System (CRIS).
2. Potential Impacts
 - a. Identify potential impacts to archeological or historical resources, if any, based on the results of the project notification paperwork in accordance with NYOPRHP.
3. Mitigation Measures
 - a. Discuss and evaluate mitigation measures for all identified significant adverse impacts.

L. Traffic and Transportation

1. Existing Conditions
 - a. A site visit will be performed to observe the existing roadway network and adjacent land use. An inventory of the geometry, lane widths, traffic control, pavement markings, sidewalks, signage, parking restrictions, traffic signal timing and phasing, pedestrian accommodations, bike routes and existing transit facilities will be undertaken of the study area.
 - b. Discuss existing Project Site and off-site parking conditions within the study area.
 - c. Conduct a generalized assessment of traffic operating conditions using existing data available from traffic studies for local developments (Chair Factory development), and NYSDOT studies. Areas of congestion, safety concerns, deficiencies and impediments will be identified.
 - d. Traffic Data Collection. Existing traffic conditions will be documented for the weekday AM and PM peak hours from historical data and collecting turning movement counts at the following intersections and roadway segments during the AM (6AM-9AM), PM (4PM-7PM) and Saturday Midday (11:00AM-2:00PM) peak hours on a typical commuter weekday at the following intersections:
 - Route 9W at Shore Clove Road – **Saturday counts only**
 - Riverside Avenue at Shore Clove Road
 - Riverside Avenue at Harbor Pointe Drive – **Saturday counts only**
 - West Street at Girling Drive – **Saturday counts only**
 - Maple Avenue at West Street – **Saturday counts only**
 - Maple Avenue at Tor Avenue
 - Maple Avenue at Fairmont Avenue
 - New Main Street at Route 9W
 - New Main Street at Hudson Avenue
 - New Main Street at Clove Avenue
 - New Main Street at Maple Avenue

- New Main Street at West Street/Broadway
- West Broad Street at Hudson Avenue
- West Broad Street at Conklin Avenue
- West Broad Street at Maple Avenue
- W Broad Street/Broad Street at Broadway
- Westside Avenue at Route 9W
- Westside Avenue at Conklin Avenue
- Westside Avenue/Broadway at Samsondale Avenue
- Gurnee Avenue at Railroad Underpass
- Gurnee Avenue at Route 9W
- Broad Street at Wayne Street
- Broad Street at Rockland Street
- Broad Street at Liberty Street
- Main Street at Wayne Street/4th Street
- Main Street at Rockland Street/3rd Street
- Main Street at Liberty Street/2nd Street

2. Potential Impacts

- a. “No Build” Traffic Volumes/Capacity Analysis – to include background traffic growth and other proposed projects in the area, to the extent known and taking into account any information received from the Village of Haverstraw Building Department and Planning Board. “No Build” and “Build” traffic volume analyses will be estimated for the year 2029 (estimated year of operation).
- b. “Build” Traffic Volumes/Capacity Analysis – Using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition anticipated trip generation will be modeled for the Proposed Action. Arrival and departure distributions will be developed based upon a review of existing traffic volumes on the roadway network and data provided by the Master Developer. The pre- and post-construction traffic volumes will be added to the No-Build traffic volumes to get and the “Build” traffic volumes. The Site Generated Traffic Volumes will be assigned to the roadway network based on the anticipated arrival and departure distributions. The Site Generated Traffic Volumes will be combined with the No Build Traffic Volumes to obtain the Build Traffic Volumes for each of the peak hours. A Synchro network model will be developed to model the intersections and assess the differences in traffic operation between build and no-build conditions.
 - i. Changes in levels of service (LOS) will be analyzed and compared to acceptable industry standards.
- c. Describe on-site traffic access and circulation, including stopping sight distances and truck turning analyses at the site driveway and intersections identified to assess whether fire apparatus, construction and delivery vehicles will be able to access, circulate and leave the site.

- i. Impacts for access and circulation will be analyzed based on whether or not turning radii or sight distance meet the minimum criteria using ITE industry standards.
 - d. Describe potential impacts to character of surrounding streets and provide a qualitative analysis on the proposed construction truck route and its safety.
 - e. Provide a parking analysis for conceptual uses on site. Various parking alternatives will be developed to address any identified parking supply, parking efficiency and operational issues.
 - f. Discuss any temporary or permanent measures that may be required or become necessary.
- 3. Mitigation Measures
 - a. Discuss and evaluate mitigation measures for all identified significant adverse impacts. Mitigation measures will include but not limited to additional through and turn lanes, installation of traffic signals and other traffic controls, curb, sidewalk, turn restrictions, one-way operations, street closures or realignment, parking lot expansion, bike facilities, traffic calming, bus shelters and pedestrian safety measures and incentives to utilize mass transit and active public transportation.

M. Construction

- 1. Potential Impacts
 - a. Describe the construction schedule and construction phasing plan.
 - b. Discuss impacts on adjacent land uses associated with proposed construction activities, including access to the site for construction vehicles, effects of construction traffic on adjacent roadways, effects of construction noise on adjacent receptors, construction staging and management of fill export and import.
 - c. Provide a qualitative discussion of the potential dust impacts resulting from site preparation, and post-construction activities.
 - d. Provide a qualitative discussion of the construction-related impacts of noise, including a discussion of the Project's adherence to the Chapter 157, Noise, of the Haverstraw Village Code.
 - e. Provide proposed techniques for rock removal, should it become necessary during construction. Describe potential impacts to adjacent properties that could result from rock removal. Any required pre-blast surveys, photo/video demonstration, and seismic monitoring should be discussed.
- 2. Mitigation Measures
 - a. To minimize dust, the construction contractor would be required to develop and comply with a dust mitigation plan as part of the construction contract.

- b. The DEIS will discuss and evaluate mitigation measures for all identified significant adverse impacts.

Chapter 4 Other Environmental Impacts

Based on the discussion in Chapter 3, any of the following areas of impact will be summarized and considered cumulatively.

1. Unavoidable Adverse Environmental Impacts.
2. Irreversible and Irrecoverable Commitment of Resources.
3. Growth-Inducing, Secondary and Cumulative Impacts. Growth-inducing aspects of the Action include its direct and indirect effects that promote additional development in the area. The nature of such anticipated growth as related to the Action will be described, and the impacts of that growth will be assessed. The cumulative impacts of the Action and any other known projects in the area of effect will be analyzed.
4. Energy Use and Conservation. Provide a brief discussion on those aspects of the proposed project which would contribute to an increase in energy as well as conceptual options for conservation; discuss impacts from greenhouse gas emissions.
5. Identify measures to avoid or reduce impacts on Climate Change. Provide a brief discussion on the Project's operational carbon footprint and any associated impacts due to the effects of climate change such as sea level rise and flooding. Provide a qualitative analysis of the carbon reducing strategies employed in the Project design.

Chapter 5 Alternatives

Summarize prior alternatives investigated to achieve regulatory compliance.

1. Alternative 1: No Build (Discuss the scenario where the status of existing land use remains unchanged.)
2. Alternative 2: No Action (Discuss the scenario in which buildout were to occur under current zoning based upon the 2003 SEQR analysis adopting the current Waterfront Planned Development District (WPDD).
3. Alternative 3: Alternative Plan Based on Identified Significant Environmental Impacts (As a result of the DEIS analysis, if a significant environmental impact is identified that cannot be mitigated without a change in the site plan, the revised site plan will be evaluated under this Alternative.)
4. Alternative 4: All Proposed Buildings would be Built Above the Flood Base Elevation. (Discuss the scenario in which all buildings would be constructed above the Flood Base Elevation.)
5. Alternative 5: No Hotel. (Discuss the scenario in which the hotel is not constructed.)

6. Alternative 6: Reduced Footprint Alternative. (Discuss an alternative where the project sponsor is unable to purchase one or more of the project parcels that are not currently owned by the project sponsor or Village of Haverstraw.)

Chapter 6 References

Provide listing of the various documents and information sources utilized in the preparation of the Draft EIS.