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**State Environmental Quality Review Act (SEQRA)**

**DRAFT DGEIS SCOPING DOCUMENT**

**FORMER BAE SYSTEMS SITE at 600 MAIN STREET  
REDEVELOPMENT  
Johnson City, New York**

**SEQRA Classification:** Type I Action

**Lead Agency:** The Agency – Broome County IDA/LDC

**Involved Agencies:** NYS DEC  
NYS DOT  
Town of Union Planning Department  
Town of Union  
Broome County Planning Department  
Village of Johnson City  
Department of Defense  
NYS SHPO  
ACOE

**OCTOBER 2019**

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# **FORMER BAE SYSTEMS SITE at 600 MAIN STREET REDEVELOPMENT**

## **DRAFT DGEIS SCOPING DOCUMENT**

### **October 2019**

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## **I. EXECUTIVE SUMMARY**

The Agency (Broome County IDA/LDC), as Lead Agency, will prepare the Draft Generic Environmental Impact Statement (DGEIS) pursuant to the New York State Environmental Quality Review Act (SEQR) process outlined in Title 6 of the New York Code of Rules and Regulations (6NYCRR) Part 617, with statutory authority and enabling legislation under Article 8 of the NYS Environmental Conservation Law (ECL). It was determined that the Project would be appropriate for the preparation of a GEIS (Part 617.10 (a)). The DGEIS will assess the environmental, economic, and social impacts of undertaking the Former BAE Systems Site at 600 Main Street Redevelopment project, a proposed development located at 600 Main Street in the hamlet of Westover, town of Union, New York.

In 2017, the Agency hired a consultant to initiate the planning and design process for the redevelopment of the 27-acre project site. In collaboration with Town, Village, and County planning offices; State agencies; and local residents, three (3) redevelopment scenarios have been prepared. The Project design scenarios incorporate green and gray infrastructure, and technological solutions to increase resilience to flooding events, which have historically impacted the site due to its proximity to the Susquehanna River and the Little Choconut Creek. The redevelopment of the site aims to create a vibrant district within the Town and region.

## **II. INTRODUCTION**

### **A. PURPOSE AND SCOPE OF DOCUMENT**

The intent of the Former BAE Systems Site at 600 Main Street Redevelopment project (hereafter referred to as “the Project”) is to create a site with a mix of built, green, and open spaces that can accommodate recreational, commercial, and/or residential uses.

The GEIS will evaluate the potential environmental and socio-economic impacts of the Project and support informed decision making by prospective developers. The GEIS will include a summary of baseline environmental conditions; potential significant, adverse, environmental impacts; possible mitigation strategies; reasonable alternatives; stakeholder, decision maker and public interests; constructability considerations; regulatory issues; and future actions.

### **B. BACKGROUND**

#### **1. History of Uses**

The Project site is a 27-acre parcel at 600 Main Street in the hamlet of Westover, in the town of Union, New York. The site is strategically located near Binghamton University, the Johnson City Health and Cultural District, and the Johnson City iDistrict, with access to the interstate highway system. The property is one of the few remaining large-scale development sites within Broome County’s urban core. The site was severely damaged when the Susquehanna River flooded in September 2011, and flood risk remains the most significant challenge to site redevelopment.

From 1942 to 2011, the Project site housed US Air Force (AF) Plant 59, a government-owned, contractor-operated manufacturing facility. AF Plant 59 was historically manufactured defense-related equipment including aluminum aircraft propellers, flight and fire control components, mechanical systems, and electronic and computer systems. Between 1990 and 2011, the plant was operated first by Lockheed Martin and then by BAE Systems to manufacture avionics and electronic controls.

The Air Force initiated an Installation Restoration Program (IRP) in 1984 to investigate contamination onsite. The IRP report identified two areas of suspected hazardous waste contamination. A summary of site remediation, as found in the United States Department of the Air Force Proposed Plan for Air Force Plant 59 (February 2019), is outlined below:

1. AF Plant 59 added as a Class 2 Site on the NYS DEC Registry of Inactive Hazardous Waste Disposal sites (1987)
2. Groundwater investigations on-site showed concentrations of hazardous materials well above the NYS DEC Ambient Water Quality Standards (AWQS) (1990)
3. Remedial Investigation (RI) of the site found contaminants within the buildings and groundwater (1994)

4. Environmental Baseline Survey (EBS) created to inform a remediation plan for soil and groundwater contaminants within the buildings and surrounding asphalt parking lots (1995)
5. Proposed Plan and Record of Decision (ROD) identified the cleanup of contaminants in the groundwater via an upgrade to the existing treatment facility (1999)
6. Long-term monitoring (LTM) initiated on-site, via monitoring wells, for groundwater (2004)
7. Soil excavation performed in the east basement of the building; soil disposed of off-site and area capped (2005)
8. Vapor Intrusion (VI) RIs performed; findings showed indoor air quality met or exceeded above NYS Department of Health standards (2009-2010)

Damage from Tropical Storm Lee and the associated flooding of the Susquehanna River in 2011 led BAE Systems to vacate AF Plant 59. The plant was subsequently and permanently decommissioned by the US government. In 2014, another Environmental Baseline Survey (EBS) was undertaken to collect data on site contaminants by the US AF. Structures onsite were demolished in 2017 and contaminated soil underneath and adjacent to the buildings was removed. In 2018, property ownership was transferred from the US AF to The Agency – Broome County IDA/LDC who, through the assistance of a design consultant, began a redevelopment plan for the site.

## 2. Geology, Soils and Topography

The geology of the site consists of approximately 75 to 100 feet of stratified, unconsolidated, glacial deposits overlaying glacial till, shale, and siltstone bedrock. The primary land type is cut and fill; the soil is well drained and composed of 95% silty soil types and 5% loam soil types. The site has no bedrock outcroppings and is generally on slopes with a 3% grade or less.

## 3. Groundwater and Surface Water Resources

Two aquifers - one bedrock and one overburden - are in the Susquehanna River Basin near Johnson City. The flow of both aquifers below the Project site is westerly to southwesterly toward the Camden Street well field. The bedrock aquifer provides limited quantities of water, with typical supplies yielding 10 gallons per minute (gpm). The shallow Clinton Street-Ballpark Aquifer ranges in thickness from 80 to 180 feet and groundwater is approximately 14 to 18 feet below the surface. This aquifer is highly productive, yielding 400 to 2,290 gpm, and is used by the Village of Johnson City for municipal and industrial purposes. The Johnson City Water Department operates two production wells located two blocks southwest of the Project site at the Camden Street well field.

Two surface water bodies, the Little Choconut Creek and the Susquehanna River, are within 1,000 feet of the Project site. The Creek borders the site to the east and the south and flows west where it converges with the Susquehanna River. The River is a major regional waterway which supplies municipal water to the City of Binghamton, four miles away from the site.

## 4. Natural Resources

Due to its former industrial use and the remediation of contaminants, the Project site contains no significant terrestrial, riparian or aquatic communities.

## **C. PROJECT DESCRIPTION**

Three (3) redevelopment scenarios were created for the Project site. The scenarios reflect a comprehensive screening process which included stakeholder engagement, market analysis, physical site capacity analysis, a flood mitigation feasibility study, and a financial feasibility study. The three (3) development scenarios are as follows:

1. Development Scenario A – Mixed-Use: Lodging, Commercial and Residential

Development Scenario A proposes seven (7) total buildings: five (5) market-rate apartment buildings, one (1) mixed-use building with residential apartments on upper floors and ground floor retail, and one (1) four-story hotel. Additional on-site amenities include a park for passive recreation, a community green, a perimeter fitness trail, and a dog park. The development will be protected from future flood events by an elevated pad and green infrastructure (e.g green roofs) that will help to manage stormwater. Solar panels will generate clean power on-site.

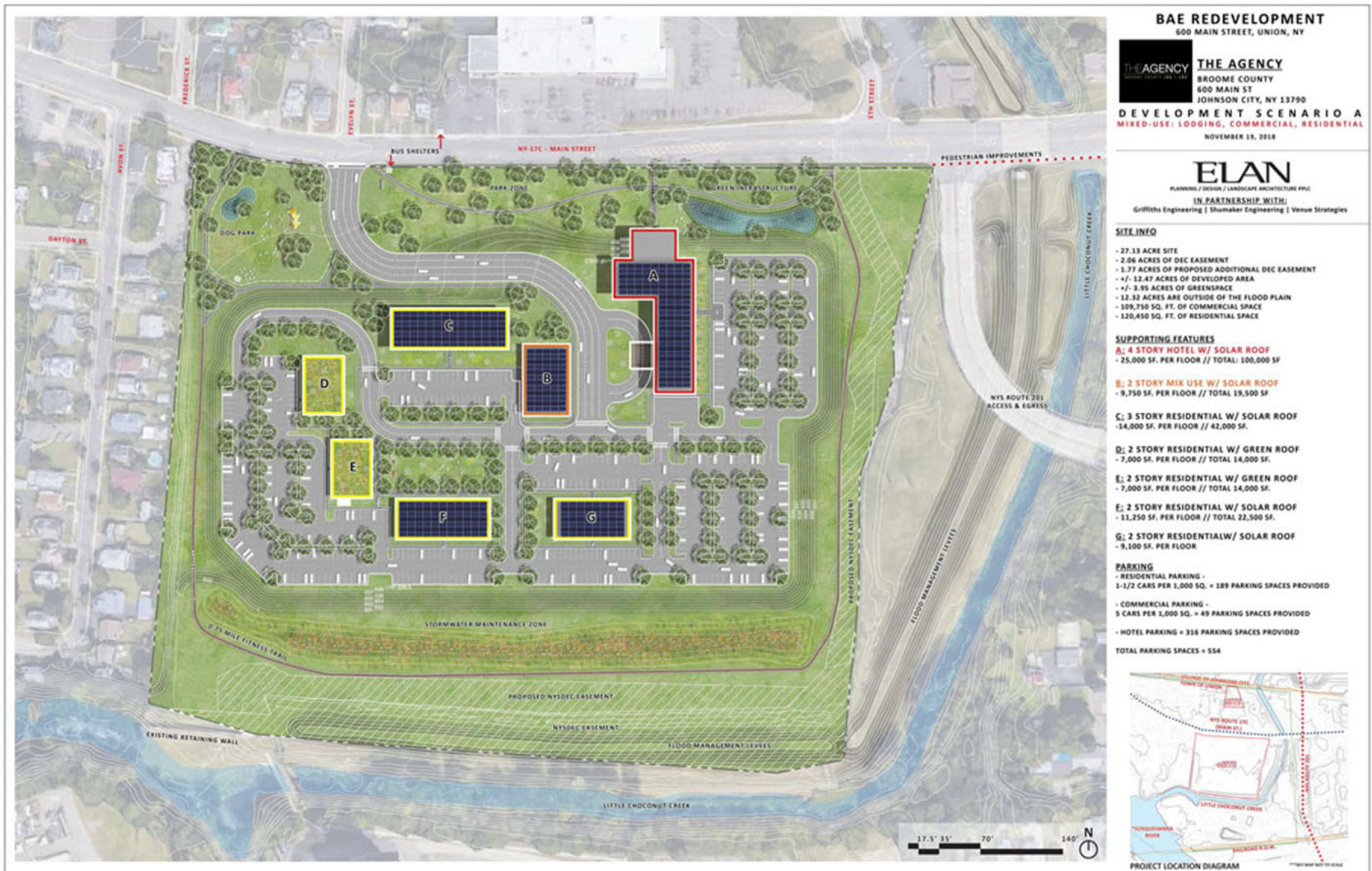
2. Development Scenario B – Lodging and Flexspace Units

Development scenario B proposes five (5) total buildings: four (4) flexspace units and one (1) three-story hotel. Additional on-site amenities include a park for passive recreation, a community green, a perimeter fitness trail, and a dog park. The development will be protected from future flood events through an elevated pad and green infrastructure that will help to manage stormwater. Solar panels will generate clean power on-site.

3. Development Scenario C – Recreational Center

Development scenario C proposes a recreational center with an outdoor, multi-purpose field and a fitness trail. The development will be protected from future flood events through an elevated pad and green infrastructure that will help to absorb manage stormwater. Solar panels will generate clean power on-site.

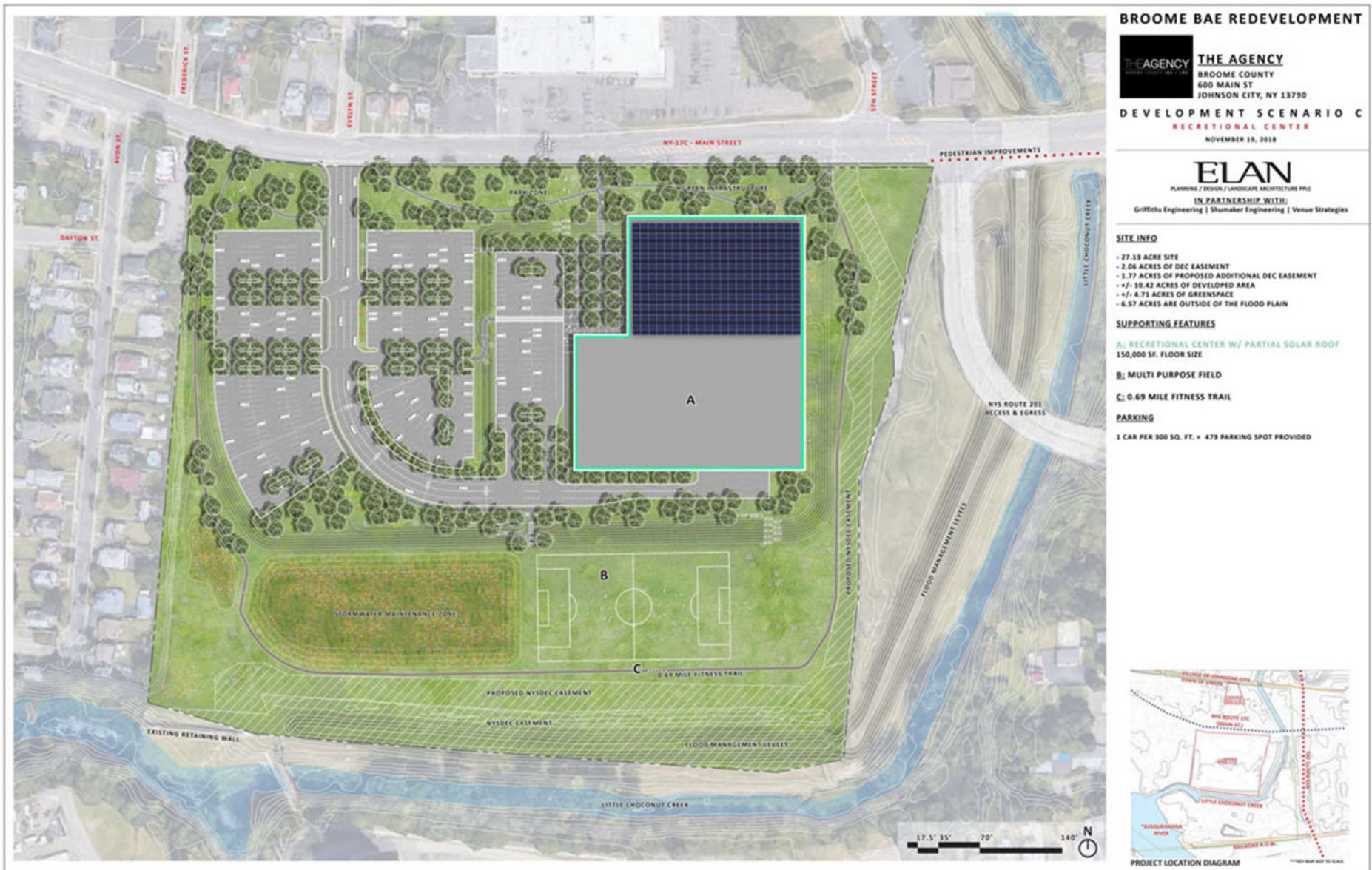












## **D. PERMITS**

It is anticipated that to implement the Project, the Applicant would be required to obtain permits and approvals from a variety of state and local agencies. A summary of currently anticipated actions is presented in Table 1: Potential Permits, Approvals, and Reviews.

**Table 1 Potential Permits, Approvals, and Reviews**

	Permit	Activity	Agency	Comments	Agency Contact
	<u>State &amp; Local</u>				
1	SPDES General Permit for Storm Water Discharges from Construction Activity (GP-0-10-001)	Storm water discharges from construction phase activities disturbing one-acre or greater. Includes preparation and implementation of SWPPP.	NYSDEC Town of Union	<ul style="list-style-type: none"> <li>NOI submitted at least 5-days before construction start-up. NOT submitted after site restoration completed.</li> <li>Up to 60-day review of SWPPP by NYSDEC if SWPPP not in conformance with General Permit.</li> <li>Review of SWPPP by City of Utica as a Municipal Separate Storm Sewer System (MS4).</li> <li>Coverage under the SPDES General Permit for projects located in areas deemed “archaeologically sensitive” for cultural resources (as mapped by the State Historic Preservation Office; SHPO) also “triggers” consultation with SHPO. The project site is located in such an area (see below).</li> </ul>	Lou Caforio Commissioner of Public Works 3111 E. Main St Endwell, NY 13760
2	Highway Work Permit	Work within highway rights-of-way (highway and utility improvements).	NYS Town of Union	<ul style="list-style-type: none"> <li>NYS – Road improvements or utility extensions within right-of-way of Main Street (Rt 17C)</li> <li>Town of Union – Road improvements or utility extensions within rights-of-way of Main Street (Rt 17C)</li> </ul>	<p>Rick Sperski, P.E. Resident Engineer, Broome County 44 Hawley St Binghamton, NY 13902</p> <p>Lou Caforio Commissioner of Public Works 3111 E. Main St Endwell, NY 13760</p>
3	SEQRA (Article 8 of the ECL; 6 NYCRR Part 617)	Environmental impact assessment of project components.	The Agency – Broome County IDA/LDC Involved Agencies	<ul style="list-style-type: none"> <li>Preparation of Generic Environmental Impact Statement (GEIS).</li> <li>Environmental Justice issues – <a href="http://www.dec.ny.gov/docs/permits_ej_operations_pdf/oneidaej.pdf">http://www.dec.ny.gov/docs/permits_ej_operations_pdf/oneidaej.pdf</a>.</li> </ul>	Anticipated Lead Agency c/o Stacy Duncan, Executive Director The Agency – Broome County IDA/LDC 5 South College Dr Binghamton, NY 13905



4	Federal & State Preservation Laws (36 CFR 800; 9 NYCRR Part 428; Sections 3.09 and 14.09 of the NYS Parks, Recreation and Historic Preservation Law)	Completion of Project Review Form (project description and location, photographs, and documentation of prior disturbance) and/or cultural resource investigation. Goal is to obtain "No Effect" letter from SHPO.	NYSOPRHP – Field Services Bureau (SHPO)	<ul style="list-style-type: none"> <li>▪ Consultation with SHPO regarding sites/facilities listed or eligible for listing on the State and National Registers of Historic Places.</li> <li>▪ Potential impacts on areas deemed by SHPO as sensitive for the presence of archaeological resources.</li> </ul>	Daniel Mackay Deputy Commissioner New York State Division for Historic Preservation New York State Office of Park, Recreation and Historic Preservation Peebles Island State Park P.O. Box 189 Waterford, NY 12188
5	Floodplain Development Permit	Work within 100-year floodplain.	Town of Union	<ul style="list-style-type: none"> <li>▪ Proposed activities within and potential impacts on the 100-year floodplain.</li> </ul>	Daria Golazeski Deputy Commissioner of Public Works Code and Ordinances 3111 E. Main St Endwell, NY 13760
6	Rezoning	Potential rezone of parcels or creation of overlay districts to manage proposed land uses within inner harbor project area.	Town of Union	<ul style="list-style-type: none"> <li>▪ Potentially proposed by land owners &amp; developers.</li> </ul>	Sara Zublasky-Peer Planning Director 3111 E. Main St Endwell, NY 13760
7	Site Plan Approval	Approval of future site modifications by land owners & developers.	Town of Union	<ul style="list-style-type: none"> <li>▪ May be triggered by future parcel-specific development.</li> </ul>	Lisa Miller Chairperson Town of Union Planning Board 3111 E. Main St Endwell, NY 13760
8	General Municipal Law (GML) § 239-m	County Planning review of activities located within 500-feet of State or County highway, municipal boundary or park.	County Planning	<ul style="list-style-type: none"> <li>▪ May be triggered by future parcel-specific development.</li> </ul>	Frank Evangelisti Director Broome County Planning and Economic Development 60 Hawley St P.O. Box 1776 Binghamton, NY 13902
9	Water and Wastewater System Improvements Approval of Plans	Approval of water and wastewater infrastructure improvements and connections.	Town of Union	<ul style="list-style-type: none"> <li>▪ MVWA – Water connections.</li> <li>▪ Village of Johnson City/Town of Union – Sewer connections.</li> </ul>	Lou Caforio Commissioner of Public Works 3111 E. Main St Endwell, NY 13760

### **III. REQUIRED ELEMENTS OF THE DGEIS**

#### **A. Chapter 1 – Project Description**

Information to be provided in this section of the DGEIS will include:

- A. Purpose and Scope of Document
- B. Background
  - 1. A description of prior site uses, contamination history, mitigation practices, and building demolition.
  - 2. A description of natural features and resources such as geology, soils, topography, groundwater, surface water, and plant and animal communities.
- C. Project Description - Text and graphics for the three (3) development scenarios of the redevelopment site. This section will include the number and types of uses, proposed phases of construction, landscape features, infrastructure, and a description of circulation and site access.
- D. Permits and Approvals

#### **B. Chapter 2 – Land Use, Zoning, Public Policy, and Community Character**

Information to be provided in this section of the DGEIS will include:

- A. Existing/Baseline Conditions
  - 1. Industrial Land Use
- B. Consistency with Community and Regional Plans
  - 2. Zoning Districts
- C. Potential Impacts of the Proposed Project
  - 1. Land Use
  - 2. Community Character
  - 3. Zoning change(s) of the Project site
  - 4. Public Policy – description of the consistency of the proposed Project with existing planning documents and public policies.
- D. Mitigation – description of the measures (if any) that will be implemented to mitigate adverse impacts to Land Use, Zoning, Public Policy and Community Character from the Project.

#### **C. Chapter 3 – Community Services**

Information to be provided in this section of the DGEIS will include:

- A. Existing/Baseline Conditions
  - 1. Description of educational, police, fire, emergency service, health care, recreational, and solid waste facilities and providers potentially affected by development of the Project.



2. Description of the current operations and capacity of the community services identified above based on consultations with the school district, Village of Johnson City Fire Department, Broome County Sheriff and State Police, and emergency medical service providers.
- B. Potential Impacts of the Proposed Project
1. Description of the anticipated public cost associated with the provision of services including educational, police, fire, emergency service, health care, recreational, and solid waste facilities.
  2. Description of the potential impacts to the response times of emergency vehicles to the Project site.
  3. Discussion of cumulative impacts that the proposed Project may have on the provision of educational, police, fire, emergency service, health care, recreational, and solid waste facilities.
- C. Mitigation
1. Description of mitigation actions that may be required as a result of the Project, including estimated costs associated with labor and equipment.
  2. Analysis of the potential costs of providing community services weighed against the economic benefits of the proposed Project.

## D. Chapter 4 – Flooding

Information to be provided in this section of the DGEIS will include:

### A. Existing/Baseline Conditions

#### 1. Flood Mitigation and Hydraulic Study

##### A. General

A need to demonstrate that, by altering the floodplain, the project will produce “no adverse effects” on neighboring properties is anticipated. Hydraulic modeling comparing base flood elevations before and after development will be used to complete this determination. A hydraulic study will identify possible adverse effects of development in terms of changes to the 100-year base flood elevation.

##### B. Obtain and Verify the Effective Model

The FEMA (1988) Flood Insurance Study (FIS) for the Town of Union positions the entire Project site within the Zone B Special Flood Hazard Area (SHFA) - which is protected by levees, but would otherwise be subject to flooding during a 100-year storm event. In 2009, FEMA updated hydraulic modeling for the Susquehanna River using USACE’s Hydrologic Engineering Center River Analysis Software (HEC-RAS), which calibrated to high water marks measured at stream gauges during the 2006 flood. The results of this study are integrated into the Preliminary FIS for Broome County (FEMA, 2010), which has not yet been adopted as effective in Broome County or the Town of Union. The Preliminary FIS is considered the best available information for flood risk at the Project site.

C. Adapt Modeling and Verify for Pre-Development Conditions

A review of the Preliminary FIS model determined that the Project site was not adequately represented in the model to assess the impacts of development. An updated Existing Conditions model will be created to better represent the hydraulics of the Susquehanna River in the vicinity of the Project site. Cross sections will be added to the model representing pre-development conditions. This pre-development geometry will be obtained using LiDAR elevation data available from the New York GIS Clearinghouse and as-built survey of the Project site from 2016. In addition, Manning's n values will be adjusted to match values used for similar land uses in adjacent cross-sections. Ineffective flow areas will be revised to reflect areas that would not actively convey water due to the presence of an upstream railroad bridge and/or the USACE levee. Manning's n roughness values will be modified to reflect the current grassy condition of the Project site. The verified model will be used as the baseline for comparison with post-development models.

D. Preliminary Post-Development Modeling and Evaluation

In this task, the hydraulic model will be modified by adding the representation of the proposed development to the model cross sections. The resulting post-development floodwater elevations at the various cross sections will be compared to the pre-development baseline. Any effects will be shown as differences in the floodwater elevations at comparable cross sections. If multiple development or fill scenarios are necessary, they will be completed during the Final GEIS phase.

B. Potential Impacts of the Proposed Project

1. Qualitative discussion of the potential impact of development of the Project site on surface water resources.
2. Identification of the impacts on any aquifers located on site. Description of the impacts that the Project may have on the level of the local water table, or that the water table level may have on the Project.
3. Identification of the impacts of the Project on areas with increased flood risk.

C. Mitigation

1. Description of proposed mitigation measures, if any, to address risk of adverse impacts due to flooding.
2. Description of proposed mitigation measures, if any, to address potentially adverse impacts to surface water resources.
3. Qualitative description of the process for identifying and mitigating impacts to surface water resources from future phases of the Project not addressed in the DGEIS.

## E. Chapter 5 – Infrastructure

### WATER SUPPLY

Information to be provided in this section of the DGEIS will include:

- A. Existing/Baseline Conditions

1. Description of the existing water supply for the Project site.
2. Description of current requirements for water supply systems within the Project area.
- B. Potential Impacts of the Proposed Project
  1. Description of the proposed water conveyance system to serve the Project site.
  2. Description of the anticipated demand for potable water generated by development of the Project site, including usage and sources.
- C. Mitigation
  1. Discussion of local, state, and regional regulations.
  2. Discussion of the potential build out of the water systems serving the Project site, including sources, treatment facilities, and transmission and distribution networks.
  3. Discussion of the potential impacts of the proposed water system and mitigation requirements for areas adjacent to the Project site.

## **SANITARY SEWER SERVICE**

Information to be provided in this section of the DGEIS will include:

- A. Existing/Baseline Conditions
  1. Description of the sewage collection and treatment systems that serve the Project site.
  2. Description of the infrastructure of the corresponding sewer district and treatment plant capacity.
- B. Potential Impacts of the Proposed Project
  1. Description of the wastewater treatment demand generated by development of the Project site.
  2. Description of the proposed plan for providing sanitary sewer service for the Project.
  3. Description the impacts of the Project on the capacity requirements of the existing treatment plant.
- C. Mitigation
  1. Regulatory Context – discussion of local, state, and regional regulations related to the provision of sanitary sewer service including those of NYS DEC.
  2. Discussion of the potential build out of the sewage collection and conveyance systems serving the Project site.
  3. Impacts to other sites in the Sewer District – discussion of the impacts of the Project on other sites within the sewer district with respect to the provision of infrastructure and capacity requirements of the treatment plant.

## **ENERGY AND TELECOMMUNICATIONS**

Information to be provided in this section of the DGEIS will include:

- A. Existing/Baseline Conditions

1. Description of the current electrical and telecommunications services provided to the Project site, as well as the capacity of current service providers and infrastructure.
- B. Potential Impacts of the Proposed Project
  1. Description of the estimated additional electrical and telecommunication requirements generated by development of the Project site.
  2. Description of energy-saving elements of the redevelopment scenarios, if any, and consistency with existing local or state energy conservation policies.
- C. Mitigation
  1. Description of plans to provide electricity and other energy required for the Project site.
  2. Regulatory Context – description of local and state regulations related to the provision of energy and telecommunication services.
  3. Electricity – description of the capacity of local service providers to provide electricity to the Project site; discussion of the potential for alternative energy generation on the Project site, including from renewable energy sources.
  4. Heating Energy – description of plans for meeting the Project’s heating and non-electrical energy needs.
  5. Telecommunications – discussion of infrastructure improvements required to provide the Project site with telecommunications service.

## **F. Chapter 6 – Traffic and Transportation**

Information to be provided in this section of the DGEIS will include:

### **A. Existing / Baseline Conditions**

#### Data Collection

Traffic data will be collected for Route 17C (Main Street), the roadway that intersects with the entrance to the Project site. The data collection will include turning movement counts, accident reports for the past three years, vehicular speed data from the most recent NYS DOT traffic counts, and roadway inventory information (posted speed limits, roadway lane widths, traffic control measures, pedestrian facilities, and transit services).

#### Traffic Analysis

A traffic capacity analysis will be completed consisting of the following components:

1. Growth Rates: increase in traffic volumes at the Project site.
2. Existing Volumes: existing levels of traffic along Route 17C (Main Street) at various intersections within the Project area at morning and evening peak hours.
3. Trip Generation: future trips generated for morning and evening peak hours for each development scenario will be estimated.

4. Trip Distribution: the trips generated by the redevelopment scenarios to Route 17C (Main Street) will be distributed. Future traffic volumes at the Main Street intersection will be estimated.
5. Internal Circulation: evaluation of roadways proposed within the redevelopment scenarios.
6. Traffic Control Device Data: evaluation of existing signals along Route 17C and proposed signals for the redevelopment scenarios.

#### Traffic Impact Study

A draft report documenting the findings of the redevelopment scenarios will be prepared. Comments will be incorporated and a final Traffic Impact Assessment Report will be included as an appendix to the DGEIS report.

- B. Potential Impacts of the Proposed Project
  1. Description of potential impacts due to changes to pedestrian traffic, parking, onsite/off-site circulation, emergency services access, and public transit conditions resulting from the Project.
- C. Mitigation
  1. Description of the process for identifying and mitigating impacts to traffic and transportation from future phases of the Project.
  2. Discussion of mitigation measures that may be necessary as a result of cumulative impacts from the Project.

## **G. Chapter 7 – Air Quality**

Information to be provided in this section of the DGEIS will include:

- A. Existing/Baseline Conditions
  1. Collection and summary of existing ambient air quality data for the study area: Ambient air quality monitoring data published by the New York State Department of Environmental Conservation (NYS DEC) will be compiled for the analysis of existing as well as future background conditions.
- B. Potential Impacts of the Proposed Project
  1. Description of mobile source impacts of the Project.
  2. Description of stationary source impacts of the Project.
- C. Mitigation
  1. Discussion of potential mitigation measures for mobile sources.
  2. Discussion of potential mitigation measures for stationary sources.

## **H. Chapter 8 – Noise, Order, and Light**

Information to be provided in this section of the DGEIS will include:

- A. Existing/Baseline Conditions

1. Description and quantification of existing noise levels of the Project site based on noise monitoring at specified receptor locations.
2. Description and quantification of existing light levels of the Project site based on lighting locations.
- B. Potential Impacts of the Proposed Project
  1. Qualitative and limited quantified analyses of potential noise and light impacts of the Project on the site and surrounding sensitive receptors.
- C. Mitigation
  1. Description of the process for mitigating noise and light impacts of the proposed Project.
  2. If applicable, identification and qualitative discussion of opportunities to limit and attenuate noise at sensitive receptors or indoor locations.
  3. Description of codes and ordinances applicable to construction-related noise.

## **I. Chapter 9 – Socioeconomic Conditions**

Information to be provided in this section of the DGEIS will include:

- A. Existing Conditions/Baseline Conditions
  1. Description of the existing demographic and economic conditions in the Town of Union and Hamlet of Westover using 2010 Census data and American Community Survey Data.
  2. Description of the existing inventory of commercial and other uses in the Village, Town, and County.
  3. Description of the existing tax revenues for the Village, Town, School District, special taxing districts, County, and State generated from the Project site.
  4. Description of New York State Department of Environmental Conservation designated Environmental Justice Areas applicable to the project site.
- B. Potential Impacts of the Proposed Project
  1. A qualitative description of the potential impacts of development of the Project site on socioeconomic conditions in the Town and Village.
  2. A quantitative analysis of the potential economic impacts of the proposed Project on socioeconomic conditions in the Town and Village.
- C. Mitigation
  1. An analysis of the estimated economic benefits of the proposed Project weighed against the potential costs associated with providing additional municipal services at the local, county and State level.

## **J. Chapter 10 – Cultural Resources**

Information to be provided in this section of the DGEIS will include:

- A. Existing/Baseline Conditions
  1. No existing cultural or historic resources on the Project site.
- B. Potential Impacts of the Proposed Project



1. Description of the potential for adverse impacts to cultural resources from the proposed Project in accordance with SEQRA and SHPO.
- C. Mitigation
1. Description of measures to avoid, minimize, or mitigate any potentially adverse impacts of the Project on cultural resources.

## **K. Chapter 11 – Visual Resources**

The Project includes the potential introduction of new structural and landscape features. Therefore, a visual resources analysis will be conducted to determine potential impacts on the visual character and aesthetic conditions of the Project site and its immediate vicinity. The assessment will be written in accordance with the New York State Department of Environmental Conservation (NYSDEC) Visual Impact Assessment Methodology, “Assessing and Mitigating Visual Impacts,” (DEP-00-2) (October 2018).

- A. Existing/Baseline Conditions – Viewshed Analysis
1. Overview of regulations related to the visual resources analysis, including a summary of the NYS DEC guidelines referenced above.
  2. Visual resources analysis of the project site. The study area for the analysis will be delineated to include areas from which new project elements would be visible. Existing visual resources will be identified and described. Visual resources may include landscape elements such as water bodies; designated historic structures and other cultural resources; parks; unique topographic or geologic features; and critical environmental areas. Photographs will be used to document important visual resources. A descriptive narrative accompanied by photos will illustrate existing and future visual conditions of the study area, including the visibility of project components from vantage points within the study area during leaf-off condition.
- B. Potential Impacts of the Proposed Project
1. Description of the proposed project in the context of proximity to identified visual resources, orientation, design context, bulk, and height. Potential aesthetic impacts of the project, if any, will be qualitatively described. The impacts analysis will consider such factors as substantial changes to views, the number and type of viewers that would be affected, the duration of views, and whether or not the feature has been designated as a special resource or viewshed.
- C. Mitigation
1. Description of measures to mitigate any aesthetic impacts. Mitigation measures may include reducing or eliminating the project’s effect on visual resources through screening, downsizing, relocation, or use of alternate materials.

## **L. Chapter 12 – Hazardous Materials**

Information to be provided in this section of the DGEIS will include:

- A. Existing/Baseline Conditions
  - 1. A description of previous uses of the Project site and Recognized Environmental Conditions based on a Phase I Environmental Site Assessment, which will include site inspections as well as a review of available records, historical maps, and/or aerial photography.
  - 2. A description of the potential for hazardous materials to be present within the Project site based on the above and an evaluation of regulatory database listings.
  - 3. Identification of areas of hazardous materials within the Project site.
- B. Potential Impacts of the Proposed Project
  - 1. A qualitative description of the potential impacts of hazardous materials on the Project site.
- C. Mitigation
  - 1. A description of the documentation and mitigation requirements related to hazardous materials for the Project site.

## **M. Chapter 13 – Solid Waste Management**

Information to be provided in this section of the DGEIS will include:

- A. Introduction
  - 1. A discussion of solid waste management issues associated with the Project site.
- B. Potential Impacts of the Proposed Project
  - 1. A qualitative description of the impacts of the Project on solid waste generation.
- C. Mitigation
  - 1. A description of the range of mitigation measures that will be implemented to manage solid waste.

## **N. Chapter 14 – Liquid Waste Management**

Information to be provided in this section of the DGEIS will include:

- A. Introduction
  - 1. A discussion of liquid waste management issues associated with the Project site.
- B. Potential Impacts of the Proposed Project
  - 1. A qualitative description of the impacts of the Project on liquid waste generation.
- C. Mitigation
  - 1. A description of the range of mitigation measures that will be implemented to manage liquid waste.

## **O. Chapter 15 - Construction**

Information to be provided in this section of the DGEIS will include:

- A. Introduction

1. Phasing – a discussion of the anticipated phasing of construction for the proposed Project, including a description of the areas included in each phase, the general types of construction anticipated, and the anticipated development timeline.
  2. A qualitative description of required site preparation and grading.
  3. Discussion of local, regional, and state requirements related to construction noise, air quality, traffic, stormwater, and erosion control.
- B. Potential Impacts of Construction
1. A qualitative description of the impacts of Project construction on traffic generation, air quality, and noise.
- C. Mitigation
1. A description of the range of general measures that will be implemented to mitigate the impacts of construction on the proposed site and adjacent land uses.
  2. Description of the erosion and sediment control plan.

## **P. Chapter 16 – Alternatives**

Information to be provided in this section of the DGEIS will include:

- A. Identification of alternatives to the proposed redevelopment plan, including the No Build Alternative and a reasonable range of design and use alternatives that provide an opportunity to minimize or avoid significant adverse impacts of the proposed project.
- B. Identification of the likely impacts associated with an alternative compared to the proposed project based on qualitative assessment.

## **Q. Chapter 17 – Cumulative Impacts**

- A. Discussion of the cumulative impacts identified in the previous chapters.

## **R. Chapter 18 – Unavoidable Adverse Impacts**

- A. Summary of the significant, unavoidable impacts identified in the previous chapters.

## **S. Chapter 19 – Growth-Inducing Effects**

- A. Discussion of the potential growth-inducing impacts resulting from development of the Project site.

## **T. Chapter 20 – Public Outreach**

- A. Comprehensive summary of all outreach efforts will be included.

## **U. References**

- A. References cited in document will be identified by title, source and date.

## **IV. Appendices**

- A. Attachments of the reports and important data used in the creation of the document.