

DRAFT SCOPING DOCUMENT FOR

China City of America (CCOA)
Thompson Education Center

**DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS) - PHASE 1 AND DRAFT
GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS) - PHASES 2 & 3**

TOWN OF THOMPSON, SULLIVAN COUNTY, NEW YORK

December 18, 2013

Lead Agency:

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Draft Scope Acceptance: T/B/D

Public Scoping Session: January 22, 2014

Date Comments Due: T/B/D

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INTRODUCTION

This Draft Scoping Document has been prepared for the Town of Thompson Planning Board (hereinafter Planning Board) as Lead Agency for the State Environmental Quality Review of the proposed China City of America Thompson Education Center Project (CCOA Thompson Education Center).

The purpose of the Draft Scoping Document is to initially define the environmental issues that will be addressed by the project sponsor during preparation of a Draft Environmental Impact Statement (DEIS) on Phase 1 of the project and a Draft Generic Environmental Impact Statement (DGEIS) on Phases 2 and 3. (See Phase Map following for description of phases.)

A Public Scoping Session will be held at 7:00 P.M. on January 22, 2014 at the Thompson Town Hall in Monticello, New York. Additional written comments from members of the public as well as Involved and Interested Agencies will be accepted until February 10, 2014.

Based on the comments received, a Final Scoping Document will be prepared and adopted by the Planning Board. The Final Scoping Document is intended to serve as the foundation for the identification of all potentially significant adverse environmental impacts pertinent to the proposed action and to recommend appropriate mitigation measures. Its purpose is also intended to eliminate consideration of any impacts that are irrelevant or non-significant.

The proposed action, classified as a Type 1 Action under SEQRA, is the subject of a Resolution issued by the Planning Board on November 13, 2014, in which the Planning Board assumed Lead Agency for the purpose of conducting an environmental review of the Project and issued a positive determination of environmental significance. Potential significant adverse impacts include impacts on land, water, transportation and community services.

PROJECT DESCRIPTION

The CCOA Thompson Educational Center is a school and college plus related recreational and other facilities on a 570+/- parcel off Wild Turnpike in the Town of Thompson (s/b/l 26-1-6). There will be an inn, a separate conference center, 35 units of college benefactor housing, 96 faculty/student units, 2,456 dormitory units of student housing, 4 classroom buildings, several student activity centers, 10 recreational facilities, 2 parks, 5 playground and child care units, 9 community center units, a library/museum and sports center. Most aspects of the project are designed in circular fashion consistent with Chinese culture. The project will be phased. A Master Plan is attached to illustrate.

Phase 1 will include basic college facilities, student housing and cultural/recreational facilities. It will involve a gross area of 254.2 acres of which 173 acres will remain as

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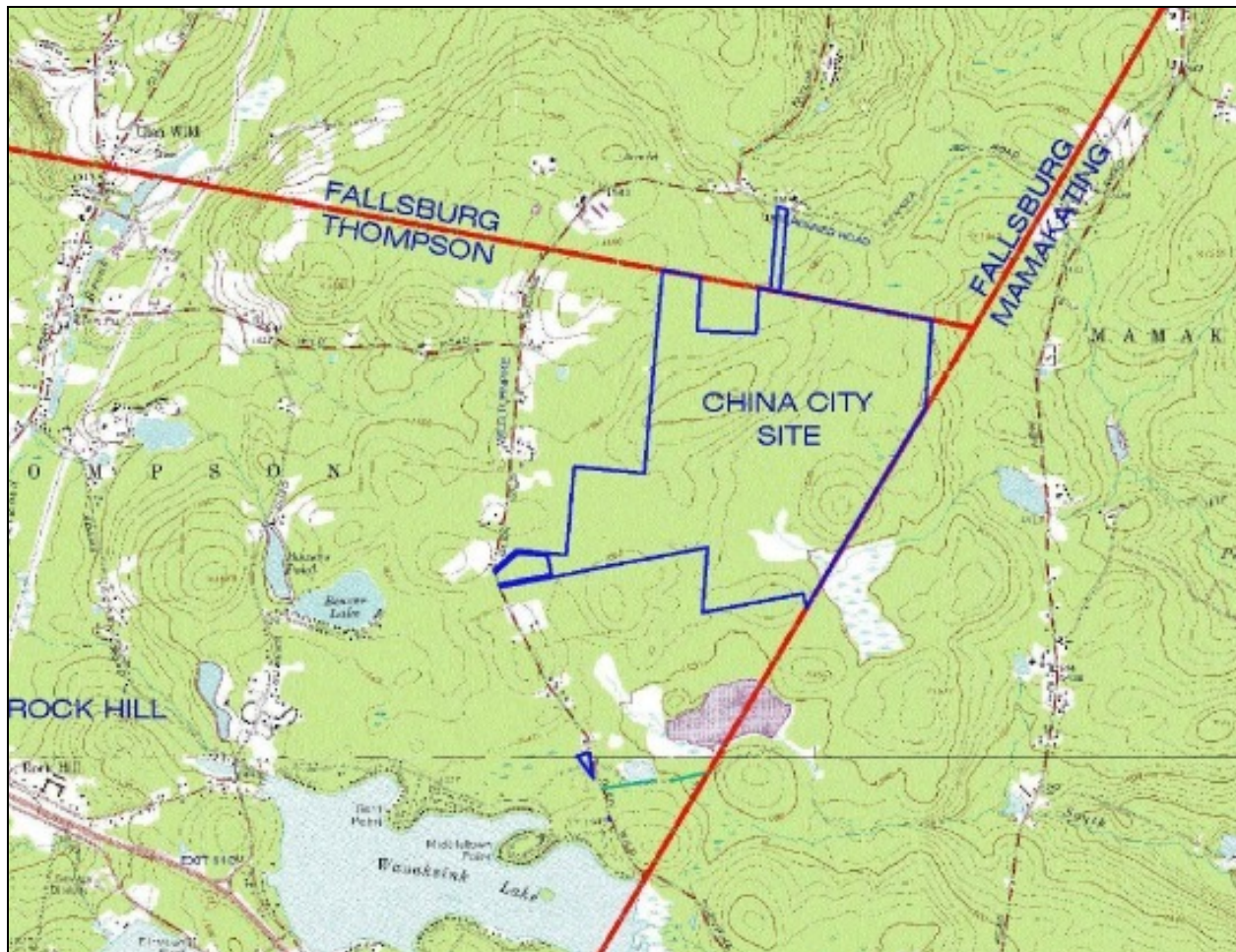
open space. The remaining 81.2 acres will developed for student housing (264 units of 2 and 3-story townhouse style dormitory units and 1,400 apartment type dormitory units). It will also include eight college buildings placed over 2 distinct areas totaling 29.5 acres, plus 3 recreational facilities and 3 additional outdoor recreational areas. The road system is integrated with other phases, with emergency access from Wild Turnpike through the Town of Fallsburg and, potentially Mamakating, although no other development is currently planned with respect to either town.

Phase II will consist of 792 units of student housing, a library/museum facility, a cultural/performance facilities area, 23 units of college benefactor housing and 13 student center/recreational facilities on 122.9 acres of land with 40.8 acres of open space.

Phase III includes 81.1 acres of development with 12 units of college benefactor housing, 96 units of faculty housing, an inn, college conference center and recreation. The attached Phase Map (Figure 7) illustrates.

PROJECT LOCATION

This site consists of parcel 26-1-6 located on Wild Turnpike, which is accessed from Wurtsboro Mountain Road (County Route 172) and Exit 112 of New York State Route 17 (future I-86) westbound or Exit 110 eastbound.



GENERAL GUIDELINES FOR THE DGEIS

The provisions of 6 NYCRR 617.9 and 61.7.10 will apply to the content of the DEIS/DGEIS. The DEIS/DGEIS will assemble relevant and material facts and evaluate reasonable alternatives. It will also be concisely written in plain language. Highly technical material will be summarized and, if it must be included in its entirety, referenced in the DEIS/DGEIS and included in an appendix.

Narrative discussions will be accompanied to the greatest extent possible by illustrative tables and charts. The DEIS/DGEIS will group issues identified into separate sections pertaining to Existing Setting, Impacts, and Mitigation to permit more expedient and efficient review. The DEIS/DGEIS may incorporate by reference all or portions of other documents that will be available at the Town of Thompson Town Hall for inspection and available on the Town of Thompson website at this address:

<http://www.townofthompson.com/Public+Documents>

I. EXECUTIVE SUMMARY

An Executive Summary will be prepared that consists of a brief but precise summary of the DEIS/DGEIS which adequately and accurately summarizes the document. It will include the following:

- Brief description of the proposed action;
- Purpose, need and public benefit;
- Characteristics of uses being proposed
- Significant beneficial and adverse impacts;
- Issues of controversy;
- Proposed mitigation measures;
- Adverse impacts that cannot be avoided;
- Alternatives considered;
- Permits and approvals;
- List of involved agencies; and
- List of interested agencies.

II. DESCRIPTION OF THE PROPOSED ACTION

The description of the proposed action will be a detailed presentation of the proposal with supporting graphic materials, including:

A. GENERAL DESCRIPTION

A detailed narrative description of the project and its history will be prepared as a foundation for other elements of the DEIS/DGEIS. The project acreage is located in the RR-2 zoning district, which allows for all of the proposed uses,

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including colleges, recreational facilities, inns and single-family college benefactor housing. Some 55% of the project, however, will remain as open space. The following rendering, zoning schedule and two tables provide a generalized illustration and breakdown of proposed land uses.



The CCOA Thompson Education Center project involves the development of a school and college facility plus the requisite student housing and other related uses, which uses are provided for under the Town of Thompson Zoning Law under the category “schools and colleges, including playgrounds and other related uses.”

The site will include 200 buildings and improvements including: classroom buildings, student and faculty housing, college visitors and parents of students lodging inn, libraries, museums, community and performance center, recreational facilities as club houses, parks, playgrounds, and other related uses.

These uses are all provided for as permitted uses subject to site plan review by the Town of Thompson Planning Board (see RR-2 Zoning District Regulations following). There are, however, no bulk (minimum development) standards applicable to this use classification in the RR-2 district, as the Schedule of District Regulations for that zoning district clearly indicates (highlighting and note added).

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 3

Town of Thompson

Schedule of District Regulations
RR-2 Rural Residential-2 District
[Added 6-7-2005 by L.L. No. 1-2005; amended 6-20-2006 by L.L. No. 5-2006; 8-18-2009 by L.L. No. 7-2009; 1-5-2010 by L.L. No. 1-2010]

Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review by Planning Board	Minimum Required						Maximum Permitted				
			Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet) ¹	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Dwelling Area (square feet)	Density Units per Acre	Percentage of Lot Coverage	Building Height (feet)
Home occupations	1-family dwellings, not to exceed 1 per lot ²	2-family dwellings, not to exceed 1 per lot ²	2 acres	150	300	50	50	20	50	1,000 and 20 feet wide	0.5	10%	30
Processing and sale of farm produce		Bed-and-breakfast and inns											
		With central sewer	20,000 sq. ft.	100	125	40	50	25	50	N/A		30%	35
		Without central sewer	40,000 sq. ft.	150	150	50	50	35	70				
		Places of worship and related parish houses, seminaries, convents, dormitories and related uses	3 acres					50	100		4	15%	
		Parks, libraries and museums											
		Clubhouses for social organizations and related recreational facilities											
Rental offices		Schools and colleges, including playgrounds and other related uses											
Related recreational uses not closer than 100 feet to any property line	The following agricultural operations, but not including cage-type poultry raising, provided that no animal housing or structure for the storage of any odor- or dust-producing substances is within 150 feet of any lot line.		5 acres					20	50		0.05	10%	30
	Growing of crops, orchards or nurseries												
1 sign identifying the permitted use, not to exceed 20 square feet in area, and which may be illuminated	Keeping of not more than 25 fowl												
	Keeping of not more than 10 farm animals, plus one additional farm animal per one additional acre in excess of 5 acres												
1 directly illuminated announcement signs for schools, churches and other institutional uses not to exceed 12 square feet in area and not closer than 15 feet to any lot line													
Real estate signs not to exceed 6 square feet in area, for the sale or rental of the premises on which they are located	Keeping of livestock		25 acres										
Directional signs for off-street parking areas not to exceed 2 square feet in area in nonresidential areas	Harvesting of forest products and wild crops		10 acres										
	Hunting and fishing cabins containing less than 400 square feet of floor area												

Note: No bulk standards are applicable to schools and colleges or related facilities.

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The total land area suitable for development, under the Town of Thompson's regulations, is 422.1 acres, after deducting 148 acres of wetlands classified as such by the U.S. Army Corps of Engineers and the New York State Department of Environmental Conservation (See Figure 5, from the project Master Plan).

The total amount of the proposed open space for the CCOA Thompson Education Center project is 313.8 acres or 55% of the total property. The college site will utilize 37% of the property.

See Figure 8, from the project Master Plan, for an illustration of the proposed CCOA Thompson Education Center layout. Layouts for each major phase of the project are also provided (Figures 9, 10 and 11) with numbers attached to each major element that correspond to those referenced in Table 2. The Phase Map (Figure 7 attached) is also linked to Table 1 following.

CCOA Thompson Education Center - Table 1					
Phase	Area	Building Coverage (Acres)	Roadways & Grounds (Acres)	Total Acres	%
I	A	1.5	7.7	9.2	
I	B	2.3	14	16.3	
I	C	1	7.6	8.6	
I	D	<u>12.7</u>	<u>24</u>	<u>36.7</u>	
Sub-total		17.5	53.3	70.8	12%
II	E	4.3	8.5	12.8	
II	F	1.1	0.6	1.7	
II	G	5.5	20.4	25.9	
II	H	2.2	27.7	29.9	
II	I	1.3	5.4	6.7	
II	J	<u>12.9</u>	<u>25.3</u>	<u>38.2</u>	
Sub-total		27.3	87.9	115.2	20%
III	K	10.2	10.8	21	
III	L	1.9	9.8	11.7	
III	M	2.3	15.3	17.6	
III	N	<u>2.9</u>	<u>22</u>	<u>24.9</u>	
Sub-total		17.3	57.9	75.2	13%
Total - All Buildable Area		62.1	199.1	261.2	45%
Open Space				313.8	55%
Total Area				575.0	100%

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CCOA Thompson Education Center - Table 2							
Phase	Area	Buildings	Unit Type	Number of Dormitory and Other Units	Unit Size Square Feet	Sq. Ft. Per Unit	Total Sq. Ft.
I	A	1, 3	College Student Union & Studios	2	153 x 153 = 23,409 x 3 stories	70,227	140,454
I	A	2, 4	College Student Studios	2	100 x 100 = 10,000 x 3 stories	30,000	60,000
I	B	5, 8	College Classroom Building	2	140 x 140 = 19,600 x 3 stories	58,800	117,600
I	B	6	College Classroom Building	1	160 x 160 = 25,600 x 3 stories	76,800	76,800
I	B	7	College Classroom Building	1	190 x 190 = 36,100 x 3 stories	108,300	108,300
I	C	9	College Clubhouse	1	100 x 100 = 10,000	10,000	10,000
I	C	10	College Sports Center	1	160 x 160 = 25,600 x 3 stories	76,800	76,800
I	C	11	College Community Center	1	100 x 100 = 10,000	10,000	10,000
I	C	12, 13	College Playground	2	100 (circle)	7,854	15,708
I	C	14	College Playground	1	200 (circle)	31,416	31,416
I	D	p/o 15 - 18	College Student Housing Building	4 Bldgs x 200 Dorm Units = 800	274 x 274 = 75,076	425	340,000
I	D	p/o 15 - 18	College Student Housing Building	4 Bldgs x 100 Dorm Units = 400	x 3 stories	850	340,000
I	D	p/o 15 - 18	College Student Housing Building	4 Bldgs x 50 Dorm Units = 200		1,105	220,912
I	D	p/o 19 - 26	College Townhouse Dormitory Units	8 Bldgs x 33 Dorm Units = 264	19 x 40 = 760 x 2/3 Stories	2,168	572,352
I	D	p/o 19 - 26	College Student Recreational Buildings	8 Blocks x 4 Buildings = 32	40 x 40 = 1,600	1,600	51,200
II	E	p/o 27 - 32	College Townhouse Dormitory Units	24 Blocks x 33 Dorm Units = 792	19 x 40 = 760 x 2/3 Stories	2,168	1,717,056
II	E	p/o 27 - 32 p/o 80 - 97	College Student Recreational Buildings	18 Blocks x 4 Bldgs = 72	40 x 40 = 1,600	1,600	115,200
II	F	33	College Library & Museum	1	40 x 120, 40 x 200, 40 x 280 x 2 stories	48,000	48,000
II	G	N/A	College Parks	1	N/A	142,576	142,576
II	G	34 - 41, 44 - 45	College Clubhouses	10	100 x 100 = 10,000	10,000	100,000
II	G	42 - 43	College Clubhouses	2	193 x 193 = 37,249	37,249	74,498
II	G	46 - 47	College Clubhouses	2	180 x 180	32,400	64,800
II	H	48 - 70	College Benefactor Housing	23 Units	N/A	13,450	309,350
II	I	71 - 79	College Performance Center	9	80 x 80 = 6,400	6,400	57,600
III	K	98 - 100, 104 - 105	College Performance Center	5	100 x 100 = 10,000	10,000	50,000
III	K	101	College Performance Center	1	250 x 250 = 62,500	62,500	62,500
III	K	102	College Conference Center	1	175 x 630 = 110,250 x 2 stories	220,500	220,500
III	K	103	College Inn	100 Rooms	175 x 1,260	2,205	220,500
III	L	106	College Recreational Facility	1	150 (circle)	17,671	17,671
III	L	107 - 130	College Faculty Housing	48 Faculty Units	N/A	3,766	180,768
III	L	131	College Playground	1	150 (circle)	17,671	17,671
III	M	132, 133, 146	College Recreational Facility	3	150 (circle)	17,671	53,013
III	M	134 - 145	College Benefactor Housing	12 Units	N/A	12,105	145,260
III	N	147, 200	College Playground	2	150 (circle)	17,671	35,342
III	N	148 - 150, 199	College Recreational Facility	4	150 (circle)	17,671	70,684
III	L	151 - 198	College Faculty Housing	48 Faculty Units	N/A	5,380	258,240
Totals		200 Buildings and Significant Improvements		2,456 Dormitory Units		3,190,320	
				96 Faculty Units		439,008	
				35 Single-Family Units		454,610	

B. PURPOSE, NEED AND BENEFIT

The purposes, need and benefits of the CCOA Thompson Education Center Project will be articulated in the DEIS/DGEIS, with specific attention to demonstrating how the proposed design will ensure environmental protection, preserve vital natural features and provide economic benefits for the town and region.

C. SITE LOCATION

1. Geographic boundaries of the project site, including regional and local maps.
2. Site acreage, easements affecting the site, and existing access.
3. Discussion of land uses in immediate area and the relationship of the project to those uses.
4. Site description (existing zoning, site character, wetlands associated with the Harlen Swamp Wetland Complex identified in the New York State Open Space Plan, etc.).

D. USES

1. Discussion of the prior and present uses of the project site.
2. Description of anticipated project demographics.

E. DESIGN AND LAYOUT

1. Total site area, proposed impervious surface area, amount of site disturbance, amount of open space, road improvements and storm water management facilities.
2. Structures, site plans, type of residential units and description of community areas and other amenities.
3. Description of on site vehicle access and circulation systems.
4. Sewer, water and drainage utility plans.

F. PERMITS AND APPROVALS REQUIRED

Permits, reviews and approvals required, including, but not necessarily limited to, the following:

1. New York State Department of Environmental Conservation – Water supply, sewage and storm water management permits.
2. New York State Department of Health – Approval of water supply.
3. Sullivan County Department of Planning – Review of land use approvals under Section 239 of General Municipal Law.

4. Town of Thompson - Highway access and sewer connection permits.
5. Town of Thompson Planning Board – Subdivision and site plan approval.
6. Delaware River Basin Commission - Groundwater withdrawal review.
7. Town of Fallsburg - Highway access permit for proposed emergency access road.

III. ENVIRONMENTAL SETTING, IMPACTS AND PROPOSED MITIGATION

Existing site conditions will be defined for each of the following issues in the DEIS/DGEIS. Potential impacts of the proposed action will be identified and proposed mitigation measures designed to avoid, minimize or offset potential impacts will be discussed.

A. SOILS AND TOPOGRAPHY

Existing soil and topography conditions will be mapped and analyzed. There will also be a discussion of the erosion control plan, proposed grading plan and any other mitigation required, including a discussion of best management practices that will be employed.

B. WATER RESOURCES

1. The location and description of surface water, watersheds, downstream off-site receiving waters, and hydrologic characteristics located on and off the project site or those that may be influenced by the project will be discussed. These include the local South Brook and Primrose Brook watersheds, both of which are part of the sub-regional Upper Basher Kill Watershed, which, in turn, is part of the regional Neversink-Mongaup watershed. Impacts of development on the ecology of all affected streams within these watersheds will be thoroughly analyzed with a view to ward mitigating any significant negative impacts on them.

This will specifically include any impacts on the Basha Kill Wetlands and Bashakill Wildlife Management Area. Consisting of 3,000 acres, the Basha Kill is home to over 200 species of birds, 30 varieties of fish, including the prehistoric bowfin; and many plants, reptiles, amphibians, mammals and insects.

2. Wetlands will be mapped, and proposed uses, if any, will be discussed along with alternatives and mitigation, where required. Particular attention will be given to the Harlen Swamp Wetland Complex identified in the New York State Open Space Plan, as well as other critical water resources

identified in the Sullivan County Open Space Plan, the similar plans of adjoining communities, the New York State Wildlife Action Plan and other official documents having a bearing on water resources.

3. There will be a groundwater analysis including location and description of existing off-site neighboring wells, effects on surrounding wells, projected groundwater withdrawal requirements and rates, estimated aquifer safe yield and potential effects on regional hydrology and mitigation. The hydrogeologic evaluation will include estimates of water demand, geologic mapping, discussion of permit requirements, 72-hour pump tests to demonstrate 6-hour stabilized yields of proposed wells, monitoring of neighboring wells within 2,500 feet, estimates of supply capacities of the aquifer and mitigation measures required, if any.

Leggette, Brashears & Graham, Inc. has already, in fact, conducted a groundwater exploration program which included the drilling of seven successful test wells. The well yields demonstrated during the 72-hour pumping test program are sufficient to support an average project water demand of 0.617 mgd (million gallons per day), several times the anticipated water use connected with the CCOA Thompson Education Center.

C. STORMWATER MANAGEMENT

An assessment will be made of impacts from future drainage patterns, storm water peak discharges and storm water quality. This will include design of an adequate storm water control system in accordance with the NYS-DEC Storm Water Management Design Manual. There will also be an analysis of pollutant loading for pre and post-development conditions with respect to sediment, nutrients and other pollutants that could adversely affect surface waters. This analysis will be made in the context of any SPDES permits involved.

D. EROSION AND SEDIMENTATION

There will also be a discussion of soil erosion and sediment control measures designed in accordance with the NYS-DEC New York Standards and Specifications for Erosion and Sedimentation Control.

E. TERRESTRIAL AND AQUATIC ECOLOGY

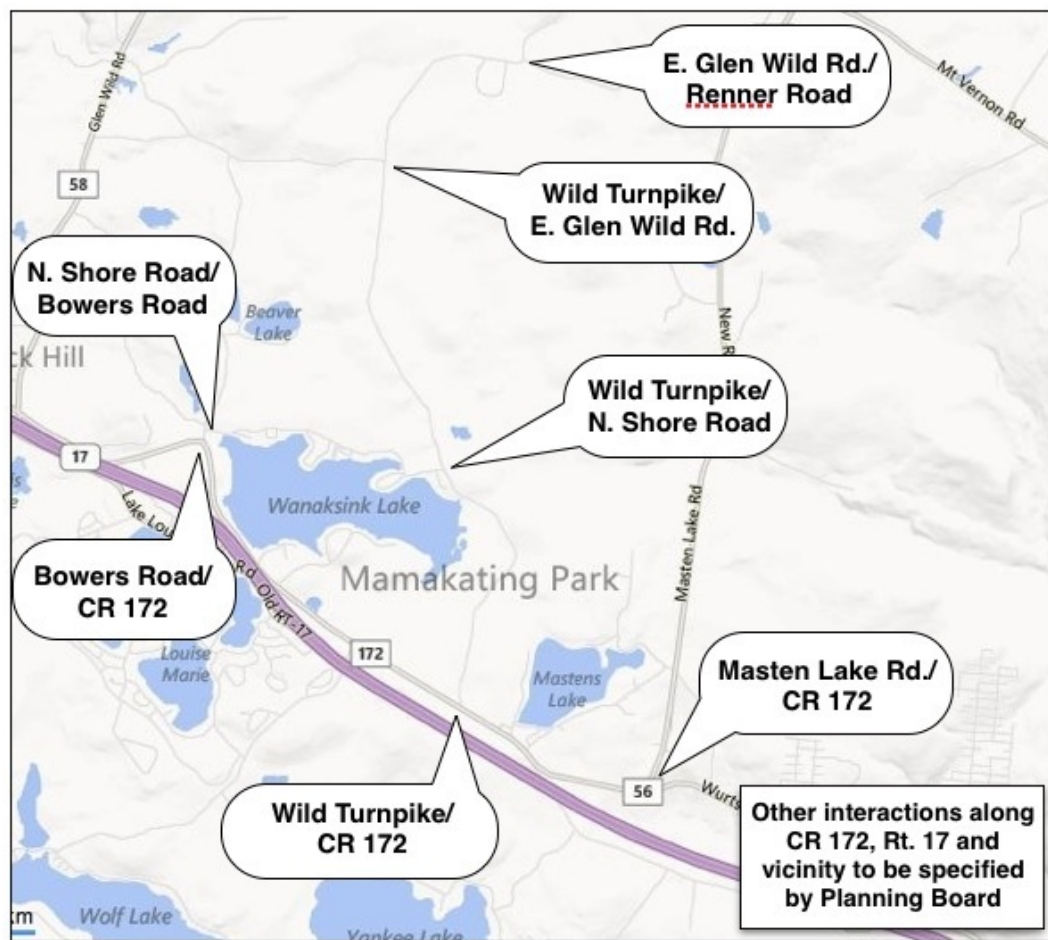
A vegetation/habitat assessment will be conducted. It will identify the extent of and classify the various types of vegetation on site including rare, threatened or endangered species as well as common species. Indiana Bat and Bog Turtle studies, in fact, have already been conducted. The amount of vegetation to be cleared and impacts on habitat will be discussed. There will also be a discussion of any mitigation required, which may include preservation in the form of

permanent open space designation, buffers around wetlands or unique habitats or restrictions on clearing.

F. TRANSPORTATION

1. There will be a thorough description of the size, capacity and physical condition of the transportation network, particularly with respect to impacts on Wild Turnpike, Wurtsboro Mountain Road (County Route 172) and other affected roads, including Exits 109-112 of Route 17 and the capacity of this highway itself. This will include a description of current level of use, the project's effect on traffic volumes now and post-development, three years of detailed accident data, arrival/distribution distributions, level of service, delays, volume/capacity ratios as applicable at each affected roadway and intersection.

Existing road conditions (especially in the case of Wild Turnpike) will be analyzed along with any required improvements. Any wetland disturbance permits required in connection with proposed road improvements will also be identified.



2. Existing traffic conditions will be documented for the weekday AM and PM peak hours (when school is in session) and Friday PM peak hours (when vacation traffic combined by business traffic is highest), conducting turning movement counts at the following intersections at a minimum (see map on preceding page); others to be specified by the Town of Thompson Planning Board):
 - Wurtsboro Mountain Road (CR 172) and Wild Turnpike
 - Wild Turnpike and North Shore Road
 - Wild Turnpike and East Glen Wild Road
 - East Glen Wild Road and Renner Road
 - N. Shore Road and Bowers Road
 - Masten Lake Road and CR 172
 - All other affected intersections along Rock Hill Drive, CR 172 and Rt. 17 (I-86) as may be specified by Planning Board

Additional intersections to be analyzed will be selected based upon Planning Board specifications as well as the need to analyze the impact of casino gaming, proposed i-86 upgrade projects and other major proposed projects on the horizon in the vicinity of the CCOA Thompson Education Center. Data will be collected in 15-minute segments by intersection approach and turning movements.

3. There will be a discussion of other developments in the vicinity that may have an impact on the roadway network, including those projects which have been permitted but not yet built and, specifically, the impact of multiple casino gaming projects proposed or likely to be proposed. The ultimate choice of which casinos are approved is a matter to be decided by the State of New York but two projects have been approved by the Town of Thompson in the vicinity of the former Concord resort.

Background growth rates will also be factored into the analysis to derive an accepted overall growth rate for the area that will also be included in the analysis of alternatives, including projections of traffic volumes for 2014 and 2019. A

4. Capacity analyses will be conducted for existing conditions under both No Build and Build Conditions. This will include post-development capacity analyses.
5. Analysis of any impacts from site generated traffic and mitigation measures required to address those impacts, including description of all necessary highway and roadway improvements. Particular attention will be paid to the impacts of CCOA Thompson Educational Center's own proposed public transportation system on the usage of public highways.

6. Impacts on air quality from additional highway traffic on Wild Turnpike and other affected roads in the vicinity of the project will be studied and any necessary mitigation measures identified.

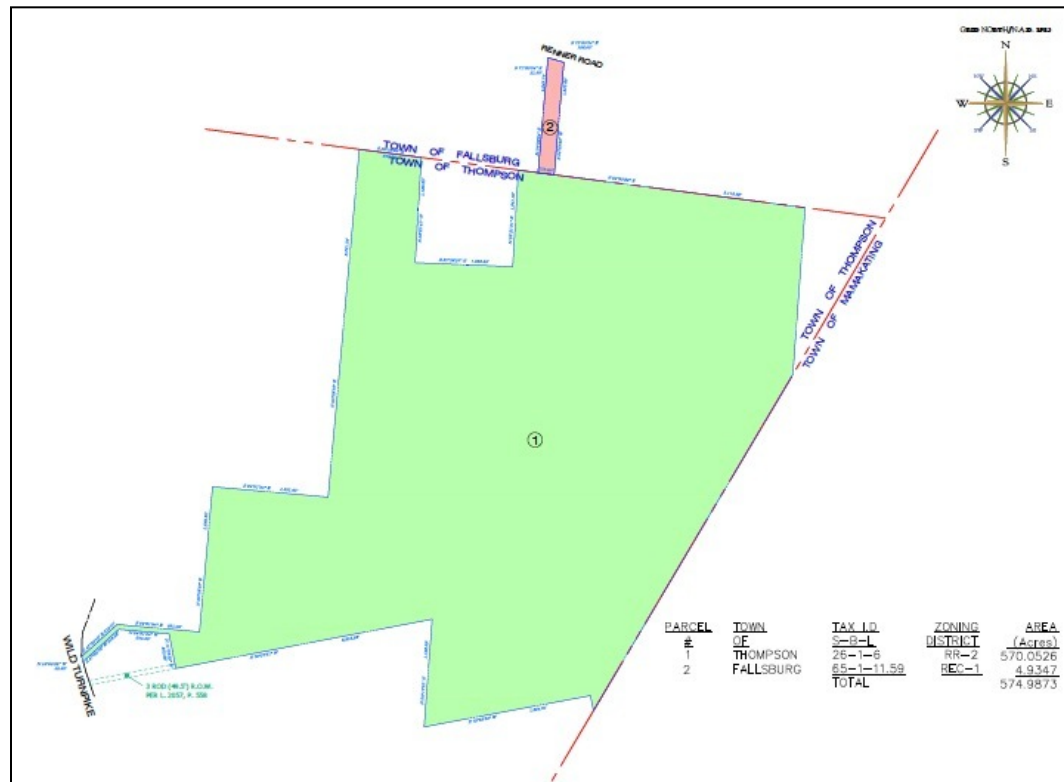
G. LAND USE AND ZONING

1. There will be a thorough discussion of the existing and proposed land uses of the site and the surrounding neighborhood, including an analysis of the project's compatibility with the goals and policies set forth in the Town of Thompson Comprehensive Plan and the existing zoning of the site and the surrounding neighborhood (see earlier discussion). The proposed CCO Thompson Education Center, as a school, college and related facilities project is not subject to any particular density standards as there are none for this use in the Town of Thompson Zoning Law.

There are, however, density standards for single-family development and even if these were applied to the 127 college benefactor and faculty housing units, this would require a maximum of 254 acres of developable land (excluding wetlands and the like). As Table 1 indicates, there are 261.2 acres of developable land available.

2. There will be a discussion of the compatibility of the proposed project with the surrounding neighborhood and land uses, including natural buffers, construction noise, traffic impacts, views and community character issues, including an analysis of the scale of the proposed project, and the size of its individual components. Plans of Sullivan County and the adjoining Towns of Fallsburg and Mamakating as well as the New York State Open Space Plan, Sullivan County Open Space Plan, the New York State Wildlife Action Plan and other official documents having a bearing on project will be reviewed for compatibility.
3. Mitigation measures required or proposed will be discussed, including any covenants or restrictions that may apply to the project.
4. Zoning of adjoining property in the Towns of Fallsburg and Mamakating will also be reviewed for compatibility with the project as proposed. Fallsburg and Mamakating areas adjoining the project are zoned for similar density residential and related uses as provided for under Thompson's RR-2 District. See map following with respect to Fallsburg and Thompson.

Except for an emergency access in the Town of Fallsburg, no development is proposed in either town in connection with this project. A concept for development that would have included the Town of Mamakating portions of the property was advanced earlier but has not been pursued and there are no plans to do so in the foreseeable future.



H. VISUAL RESOURCES

There will be an inventory and description of existing visual and scenic resources at the project site and mitigation as may be required, which may include screening and buffering, building height restrictions, lighting limitations and landscaping.

I. NOISE AND AIR RESOURCES

The DEIS/DGEIS will describe the existing ambient daytime and nighttime sound levels at the site, site conditions that would affect sound propagation such as terrain and wind direction and the proposed development's sound level generator and the potential for adverse impacts on the residential community and surrounding area. Conformance with the Town's noise standards will also be discussed along with methods to avoid or reduce adverse noise and air quality effects during and after construction.

J. PUBLIC SEWER SERVICES

There will be a comprehensive analysis of options available for providing sewage collection and treatment services to the project, including capacities of existing public systems, the feasibility of connecting to the same and the nature of the

arrangements and permitting involved as well as the financial arrangements for construction and maintenance of the system and impact on other users.

K. OTHER COMMUNITY SERVICES

There will be a thorough description of any other community services required (in addition to the sewer, storm water and water services). This will include solid wastes removal, recreational facilities and emergency services. Impacts on schools and their capacities, will be analyzed including an estimate of the expected number of school children that would be added to the Monticello Central School District, with special attention to potential impacts associated with the project, particularly any fiscal impacts. It is not anticipated the project will generate significant numbers, however, and the Monticello School District is facing declining enrollments.

More significant community service issues include impacts on social service demands, health care, policing and emergency services (fire districts, ambulance services, etc.) and these will be analyzed in detail, along with impacts on local highway infrastructure and the community costs of services, using the [Sullivan County Costs of Community Service Study](#) as a guide.

L. CULTURAL RESOURCES

Sites having potential significant cultural or historical value will be identified. Archeological resources will also be inventoried and analyzed for any impacts. Measures to mitigate impacts on these resources, if required, will also be discussed.

M. OPEN SPACE

The impact of protecting or eliminating open spaces will be addressed by evaluate the site's contribution to open space and studying the potential effects of the project on existing open spaces of value to the community. These analyses will include:

1. Discussion of the open space plan for the proposed project.
2. Discussion of how proposed open space areas are to be protected and maintained. If restrictions on future development are proposed, there will be a discussion also of the legal mechanisms (such as deed restrictions or conservation easements) that will be put into place to ensure perpetual preservation of open space.
3. Identification of off-site and on-site open space resources. The potential for connections of on-site open space to off-site open spaces and how this could be implemented and maintained will be discussed.

4. Evaluation of the impacts of the project on other open space resources of the Town, County and State, including important open spaces such as the Basha Kill Wetlands and Bashakill Wildlife Management Area, the Neversink Gorge and the Upper Delaware River. The New York State Open Space Plan will serve as guide for purposes of evaluating these impacts.

N. SOCIO-ECONOMIC IMPACTS

Potential socio-economic impacts of the project will be analyzed in detail. The analysis will, at a minimum:

1. Project employment generation for the construction and operational phases of the project, including indirect or induced employment and potential income changes within the area.
2. Evaluate consistency of the project with the *Town of Thompson Comprehensive Plan*.
3. Evaluate the tax base contributions of the project compared to costs of community services.
4. Evaluate the impacts of the student community on the larger community, including use of public and private health care facilities, commerce and use of public services.

O. CONSTRUCTION IMPACTS

The individual and cumulative impacts of each construction phase will be evaluated. The DEIS/DGEIS will describe the general construction process. The description of proposed construction sequencing will include a flowchart for the maximum anticipated duration, including start and completion for key milestone tasks such as site clearing, grading and fill placement, infrastructure, off-site improvements and site amenities.

This will include analysis of clearing and lumbering impacts as well as a description of measures to store soil on site and avoid either import or export of earth.

Mitigation measures to be employed during construction will also be fully described. The DEIS/DGEIS will also describe any construction activities expected to be on-going after any part of the project is sold out and how these will be addressed so as to offer the same protections. Finally, the economic impacts of the project during and after contraction, including projected jobs will be reviewed and analyzed.

IV. ADVERSE IMPACTS THAT CANNOT BE AVOIDED

The DEIS/DGEIS will identify those adverse environmental effects in Section III that can be expected to occur regardless of the mitigation measures considered.

V. ALTERNATIVES

Alternatives to the proposed project that may minimize or avoid adverse environmental impacts will be identified and analyzed. Discussion of each alternative will be at a level of detail sufficient to permit a comparative assessment of costs, benefits, densities and environmental risks of each alternative. These alternatives will include, at a minimum, the following.

A. SUMMER CAMP

This alternative will involve approximately 700 seasonal housing units developed pursuant to §250-34 of the Town of Thompson Zoning Law relating to Bungalow Colonies, plus recreational facilities, cultural and religious facilities, dining and other services typically provided in conjunction with Catskill summer camps.

B. CONVENTIONAL SUBDIVISION

This alternative consists simply of a conventional subdivision of 211 single family detached dwellings (RR-2 Density units/acre: 0.5, and exclusive of wetlands) on lots that are a minimum of two acres each in size.

C. CLUSTER SUBDIVISION

This alternative consists simply of a cluster subdivision of a minimum of 211 single family detached dwellings (RR-2 Density units/acre: 0.5, and exclusive of wetlands) on lots that are a minimum of 7,500 square feet each in size.

D. AMUSEMENT PARK

This alternative consists of an outdoor amusement park focused on the renaissance faire concept that has been successful in several locations. Such a use was proposed at one point for the property. It would involve several large attractions and mini-parks within the complex for recreational eventing, museum education and entertainment.

E. NO ACTION ALTERNATIVE

This alternative consists simply of taking no action with respect to further subdivision of the project site.

VI. IRREVERSIBLE COMMITMENT OF RESOURCES

The DEIS/DGEIS will identify any irreversible or irretrievable commitments of resources that can be expected to occur as a result of this project.

VII. GROWTH-INDUCING IMPACTS

Growth induced by the project, by the creation of the new employment centers involved and by the provision of new utility services, if any, will be identified and analyzed.

VIII. EFFECTS ON ENERGY RESOURCES

The DEIS/DGEIS will identify the energy sources to be used, anticipated levels of consumption and ways to reduce energy consumption.

IX. SUMMARY OF MITIGATION

The DEIS/DGEIS will include a summary of all mitigation measures required or proposed.

IX. CRITERIA FOR FUTURE ACTIONS

The DEIS/DGEIS will set forth specific conditions or criteria under which future actions will be undertaken or approved, including requirements for any subsequent SEQR compliance. This may include thresholds and criteria for supplemental EISs to reflect specific significant impacts, such as site specific impacts, that were not adequately addressed or analyzed in the EIS.

X. APPENDICES

The DEIS/DGEIS will include the following Appendices:

- A. List of underlying studies, reports and information used in preparing DEIS/DGEIS.
- B. List of agencies, organizations or consultants consulted in preparing DEIS/DGEIS.
- C. Technical studies and exhibits.
- D. Final Scoping Document.