
FINAL SCOPING DOCUMENT

FOR THE

Blue Rill Estates

Senior Housing

444 Saddle River Road

Village of Airmont, Rockland County, New York

Lead Agency:

Village of Airmont Village Planning Board

251 Cherry Lane

Tallman, NY 10982

(845) 4145522

<https://www.airmont.org/>

August 22, 2024

INTRODUCTION

Blue Rill Estates, L.L.C. (herein, the Project Sponsor) is proposing to construct the Blue Rill Estates Senior Housing development (herein, the Project). The Project is designed to assist the Village of Airmont in expanding opportunities for housing arrangements to meet the increasing needs of the elderly in a maintenance-free community and allow residents the possibility to age in place.

Pursuant to New York State Environmental Conservation Law Article 8, the State Environmental Quality Review Act (S.E.Q.R.A.); and Part 617 of Chapter 6 of the New York Code of Rules and Regulations (N.Y.C.R.R.), the Village of Airmont Planning Board as S.E.Q.R.A. lead agency will require a Draft Environmental Impact Statement (D.E.I.S.) for the Project. In accordance with S.E.Q.R.A., the D.E.I.S. will address specific potential adverse environmental impacts as required by S.E.Q.R.A. This scoping document identifies the significant environmental conditions and resources that may be affected by the Project and defines the extent and quality of information necessary to address those issues in the D.E.I.S.

The Project Sponsor has asked the lead agency to issue a positive declaration so that the E.I.S. process can be applied to the review of the Project. The Project Sponsor believes that the potential environmental impacts of the Project could be adequately reviewed with an expanded F.E.A.F. Part 3. However, to ensure that all potential impacts are addressed and to provide proper forums for public input, it is willing to undergo the E.I.S. process.

The Project Sponsor submitted this Draft Scoping document to the Village on June 7, 2024. As required under SEQR 617.9, the public was given an opportunity to comment on the Draft Scope. The Draft Scope was made available on the Village website and public comments were received by the Village through August 22, 2024. Correspondence was received from the Planning Board's engineer and no other individuals and interested and involved agencies. A public hearing was held by the lead agency on Thursday, August 22, 2024, at which one individual was heard. Issues raised during this period were evaluated as to the nature of the information and the importance and relevance of the information related to potential significant impacts.

PROJECT BACKGROUND AND PRIOR SEQRA PROCEEDINGS

The Village of Airmont Planning Board is the S.E.Q.R.A. lead agency for this Project which is a Type 1 Project. The Village Planning Board previously circulated the F.E.A.F. Part 1 and its intent to be the lead agency to the involved agencies for this Project. The Village Planning Board is the appropriate entity to serve as the lead agency because it has the jurisdiction to review and approve the required site development plan for the Project. The Village Planning Board is also charged with evaluating the impacts of the proposed overlay zone on the site and reporting its findings to the Village Board. No other involved agency objected to the Village Planning Board serving as lead agency.

As part of the rezoning, the Village Planning Board will, as required by S.E.Q.R.A., examine both the potential environmental impacts of the rezoning and the Project that is proposed to be undertaken. To assist in the review of the Project, the Applicant has prepared this draft scope as well as a preliminary D.E.I.S., both of which can be found on the Village's website.

PURPOSE OF THE DRAFT SCOPING DOCUMENT IN SEQRA

The purpose of S.E.Q.R.A. is to incorporate the consideration of environmental factors into the existing planning, review, and decision-making processes of state, regional, and local government agencies at the earliest possible time. To accomplish this goal, S.E.Q.R.A. requires a determination of whether a proposed action may have a significant impact on the environment. If it is determined that the action may have a significant adverse impact, S.E.Q.R.A. requires the preparation of an E.I.S. It was the intention of the State Legislature that the protection and enhancement of the environment and human and community resources should be given appropriate weight with social and economic considerations and that those factors be considered together in reaching decisions on proposed actions. It is not the intention of S.E.Q.R.A. that environmental factors be the sole consideration in decision-making.

The Village Planning Board, as the lead agency, has issued a positive declaration and directed the Applicant to prepare this draft scoping document. This draft scoping document represents an initial step in the review of potential environmental impacts under S.E.Q.R.A. for the proposed Project. The primary goals of scoping are to focus the E.I.S. on potentially significant impacts and to eliminate consideration of those impacts that are irrelevant or non-significant. The purpose of this draft scoping document is to provide an opportunity for involved agencies, interested agencies, and the public to review and comment on the identification of significant environmental conditions and resources which may be affected by the proposed action and to identify the extent and quality of information necessary to address those issues during the S.E.Q.R.A. process.

A public hearing on the draft scoping document was held by the lead agency on Thursday, August 22, 2024, at which oral and written comments were accepted. Written comments on the draft scoping document from the public and interested and involved agencies were submitted to the Village of Airmont; attention: Yehuda Friedland, Planning Board Chairman, 251 Cherry Lane, PO Box 578, Tallman, NY 10982 or via email to planzone@airmont.org on or before 3:00 pm on August 22, 2024. Notice of the public scoping comment period were posted on the Village of Airmont website (<https://www.airmont.org/>) and sent to all interested/involved agencies. The final scoping document was revised as directed by the Village Planning Board to address comments received during the public comment period.

CONTENTS OF THE DEIS

The D.E.I.S. will include the elements required by 6 NYCRR 617.9, including:

- i. D.E.I.S. Cover Sheet. All draft and final E.I.S.s must be preceded by a cover sheet stating whether it is a draft or final E.I.S.; the name or descriptive title of the action; the location (county and Village, Village or city) and street address, if applicable, of the action; the name and address of the Lead Agency and the name and telephone number of a person at the agency who can provide further information; the names of individuals or organizations that prepared the E.I.S.; the date of its acceptance by the Lead Agency; and in the case of a draft E.I.S., the date by which comments must be submitted.
- ii. D.E.I.S. Table of Contents. The table of contents will include listings of D.E.I.S. sections, tables, figures, maps, appendices, attachments and items that may be submitted under separate cover (and identified as such).
- iii. D.E.I.S. Acronyms and Abbreviations: Commonly used acronyms and abbreviations utilized within the D.E.I.S. will be identified.
- iv. Firms / Organization Involved in the Preparation of the D.E.I.S.: Consultants that contributed to the preparation of the D.E.I.S. will be listed with each firm's point of contact information provided.

In addition, the D.E.I.S. shall include the following sections:

1.0 EXECUTIVE SUMMARY

The executive summary will include a brief description of the proposed action, a listing of potential environmental impacts, and proposed mitigation measures. It will also provide a summary of the required approvals and permits and the alternatives to the proposed action that are evaluated within the D.E.I.S.

The project site is currently occupied by the former Blue Rill Day Camp. It is located on the west side of Saddle River Road, approximately 78 feet south of Long Meadow Drive. The project scope includes the removal of the existing structures on the site and the construction of a senior housing project. The Applicant proposes 105 units of housing. The site will be served by two entrances on Saddle River Road. The development will also include two community centers as well as active and passive recreation areas to be used by the residents. The development will also include off-street parking, sidewalks, landscaping, site lighting, etc., generally associated with this type of development.

Alternatives to the proposed Project, including a no-action alternative, alternate site arrangement, and alternate site uses, will be presented.

Potential environmental impacts identified based on the selected alternative of constructing the Project will be noted in the D.E.I.S.

2.0 DESCRIPTION OF THE PROPOSED ACTION

As described in more detail in the following sections, this chapter of the D.E.I.S. will include a comprehensive description of the site and will provide a detailed discussion of the proposed development utilizing currently available information.

2.1 Project Overview

This section of the D.E.I.S. will provide a brief discussion of the Project area and location. Additionally, a general description of the anticipated site improvements that are proposed (e.g. parking lots, sidewalks, utilities) will be provided.

2.2 Site Description

This section of the D.E.I.S. will characterize the size, geographic boundaries, and physiographic characteristics of the Project site. Additionally, the location in relation to nearby residential areas in the Village of Airmont, as well as recognized or protected natural or man-made features, will be described. The dominant land use within and adjacent to the Project site will also be discussed. More detailed descriptions of these resources and potential impacts and their relationship to those discussed in the previous S.E.Q.R.A. documents will be analyzed in dedicated sections of Chapter 3, as discussed below.

2.3 Detailed Description of the Proposed Action

This section of the D.E.I.S. will describe the proposed Project's purpose, size, and layout. It will also provide a description of the Village's 2018 adopted comprehensive plan, demonstrating how the proposed Project aligns with the comprehensive plan.

Available maps, graphics, renderings, and/or plans will be provided showing the proposed location of the Project, including the building, site access, parking areas, lawns/landscaping, and associated utilities.

2.4 Purpose, Need and Benefit

A statement describing the purpose and need for the Project will be provided, along with background and history of the Project. This section will also include a brief overview of the environmental, social, and/or economic benefits that are anticipated to result from the Project. This will include an estimate of employment opportunities (both temporary construction jobs and permanent staff jobs) that are anticipated to result from the Project.

2.5 Project Construction

This section of the D.E.I.S. will describe the construction of the proposed Project, including the construction schedule/duration, staging and parking, anticipated construction employment, sequencing, and routing of construction traffic along local roads. The construction schedule will be compliant with the State Pollutant Discharge Elimination System (S.P.D.E.S.) General Permit.

2.6 Reviews, Approvals, and Other Compliance Determinations

This section will list government agencies having approval over the Project, explaining the nature of their jurisdiction and the specific approvals required from each listed entity. In addition, the details associated with the S.E.Q.R.A. process for the proposed action will be included, along with a discussion of agency and public review and participation.

2.7 SEQRA Process

The Project Sponsor initially applied to the Village of Airmont Planning Board for site development plan approval on February 27, 2024. Thereafter, on April 17, 2024, the Project Sponsor submitted a petition to apply the R.S.H. overlay zone to the project site to the Village of Airmont Village Board. On May 30, 2024, the Village of Airmont Planning Board circulated to potentially interested/involved S.E.Q.R.A. agencies a Notice of Intent indicating that the Village of Airmont Planning Board intended to serve as Lead Agency for the proposed Project. Following the 30-day lead agency determination period, no agency objected to the Village of Airmont Planning Board assuming the role of Lead Agency.

This Section will describe the prior S.E.Q.R.A. activities as well as the subsequent activities anticipated to occur.

3.0 EXISTING CONDITIONS, POTENTIAL IMPACTS, AND MITIGATION MEASURES

With respect to each issue (or set of issues) described below in the various resource sections, the corresponding section of the D.E.I.S. will identify in sequence: the existing environmental conditions; the potential impacts of the proposed Project; and anticipated measures to avoid minimize, and/or mitigate those impacts, as appropriate. The impacts and mitigation measures presented in these sections will include those related to the proposed operation as well as its construction. Each section will identify whether anticipated impacts will need to be described and evaluated in detail in this document. If it is determined that no new impacts in that section need to be evaluated in the document, the analysis from previous documents will be summarized and incorporated by reference into the D.E.I.S.

Where one of these sections identifies multiple related issues (e.g., Section 3.1; Geology, Soils, and Topography), the section will first describe the existing conditions regarding all of these multiple related issues before then describing the related potential impacts. The discussion of impacts related to the multiple issues included within the section will then be followed by a review and discussion of related mitigation measures. The text of these sections will be supplemented with maps, graphics, agency correspondence, agency data/analyses, Geographic Information System (G.I.S.) data, and newly prepared support studies, as necessary, to convey the required information.

3.1 Topographic, Geology, and Soils

This section will evaluate and describe topography, surface and subsurface soils, and bedrock conditions within the Project site based on publicly available data as well as a site-specific soil investigation completed. Potential impacts to soils could result from excavation and grading for construction of the new building, site restoration, and landscaping. Potential topographical issues include changes in slope during or after construction that could alter drainage patterns and potentially increase runoff. This section will also describe mitigation measures that will be used to avoid, minimize, or mitigate potential impacts to geology, soils, and topography, including an approved erosion and sediment control plan.

3.2 Water Resources

This section of the document will describe the existing conditions of water resources in the vicinity of the Project site, including surface waters, groundwater, floodplains and floodways, and stormwater. Existing conditions, potential impacts, and mitigation measures will be presented for each topic area.

Surface Waters

This section of the document will describe surface waters (i.e. wetlands, streams, rivers, lakes and ponds) within and adjacent to the Project site (if any), based on publicly available data as well as a site-specific wetland assessment. Project-related impacts on surface water resources will be described, along with proposed measures to avoid, minimize, and/or mitigate such impacts.

A U.S. Army Corps of Engineers jurisdictional determination on the wetland delineation has been submitted for the Project site. When received, this information will be included in the D.E.I.S.

Groundwater

This section of the document will describe the existing conditions of groundwater in the vicinity of the Project area based on publicly available data as well as a site-specific soil investigation completed. Potential impacts associated with the proposed Project will be identified and evaluated relative to the characterization of existing conditions provided in the sources reviewed and groundwater data collected from field studies.

Floodplains and Floodways

This section of the document will describe existing conditions of floodplains and floodways in the vicinity of the Project area based on publicly available data and provide an assessment of potential Project-related impacts to floodplains or floodways (if any). Potential impacts associated with the proposed Project will be identified and evaluated relative to the characterization of existing conditions provided in the sources reviewed.

Stormwater

The D.E.I.S. will describe anticipated construction-related impacts to drainage, stormwater runoff, and consequent effects upon water quality in the vicinity of the construction site. This section will summarize a site-specific Stormwater Management Feasibility Study that will assess the existing and proposed hydrologic and hydraulic conditions of the Project site and define appropriate stormwater quality and quantity controls that may be utilized during the Project's built conditions to manage stormwater runoff.

3.3 Air

This section of the document will describe existing conditions of climate and air quality in the vicinity of the Project site based on publicly available data. Further, it will discuss the potential impacts that could occur during Project construction and operation. Mitigation measures designed to minimize these impacts will be described in this section of the D.E.I.S.

3.4 Biological, Terrestrial, and Aquatic Ecology

The section will describe the dominant plant species, ecological communities, wildlife species, and available habitat within the Project site.

Potential impacts associated with the proposed Project will be identified and evaluated relative to the characterization of existing conditions provided in the assessment noted above. Proposed measures to avoid, minimize, or mitigate impacts to ecological resources will also be included.

3.5 Aesthetic / Visual Resources

This section will describe the existing visual character in the vicinity of the Project site, evaluate visual impacts associated with the construction and operation of the proposed Project, and recommend measures to avoid, minimize, or mitigate adverse impacts on aesthetic resources. The analysis will include the identification of visually sensitive sites and critical viewsheds in proximity to the Project. The initial critical viewsheds have been identified as those from Saddle River Road and Long Meadow. Computer-generated visual profiles will be prepared to illustrate the sight line at eye level from these locations adjacent to the Project site.

At least one rendering of the proposed structures and landscaping should represent the view at the time of opening, and one rendering should represent site views with mature landscaping.

3.6 Historic, Cultural, and Archeological Resources

The section will identify sites, structures, and districts with significant historic and/or archaeological value within or adjacent to the Project site, evaluate potential adverse impacts on historic and archaeological resources, and recommend measures to avoid, minimize, or mitigate adverse impacts to cultural resources.

3.7 Open Space and Recreation

The section of the D.E.I.S. will document the current use of the Project site in terms of open space and recreation and describe the anticipated effects upon such use in the area.

3.8 Traffic and Transportation

This section of the D.E.I.S. will document existing vehicular use of the Project site and vicinity, describe the anticipated effects of the proposed Project on transportation-related use and infrastructure, and recommend measures to avoid, minimize, or mitigate adverse impacts.

A traffic study will be presented that has evaluated the potential traffic impacts associated with the Project on the surrounding roadway network based on standard engineering practice and input from the Village of Airmont and their engineering consultants.

Estimates of the traffic generated by the Project will be computed based on information published by the Institute of Transportation Engineers (I.T.E.) *Trip Generation Manual* and I.T.E. *Trip Generation Handbook*, as appropriate. Trip distribution patterns will be established based on existing conditions and anticipated patterns of the proposed uses, which will be used to assign the site-generated traffic to the roadway network. These site-generated volumes will be

added to the future No-Build Traffic Volumes to obtain the Design Year Build Traffic Volumes for the various peak hours.

Based on the procedures contained in the Highway Capacity Manual, the study area intersections will be evaluated, resulting in a measure of intersection capacity, which are classified as levels of service. Levels of service will be compared for the existing and future conditions (without the Project) to identify Project-related impacts. Recommendations for improvements will then be made for the Project based on the results of the analysis.

Data collection services will be provided utilizing both Automatic Traffic Recorders (A.T.R.) to obtain daily traffic volumes, as well as manual turning movement counts at the study area intersections identified below. Data collection will consist of the following:

- One (1) A.T.R. installed to the east of the site on Saddle River Road to collect 24-hour data for a minimum of 72 hours.
- Intersection turning movement counts for the following intersections:
 - Saddle River Road with South Monsey Road – Stop Control
 - Saddle River Road with Margetts Road – Stop Control
 - Saddle River Road with Old Nyack Turnpike
 - Saddle River Road with Pine Brook Road
 - Saddle River Road with Regina Road

Turning movement counts will be performed at the four (4) study intersections as follows:

- One (1) midweek AM peak on a Tuesday, Wednesday, or Thursday
- One (1) midweek PM peak on a Tuesday, Wednesday, or Thursday
- One (1) Friday mid-day 11 AM -2 PM
- One (1) Saturday mid-day 11 AM-2 PM
- All counts will be performed while school is in session on days of good weather. Good weather is defined as conditions that do not impact driver behavior.

The availability of public transit and pedestrian facilities within proximity of the Project site will be discussed.

A sight distance evaluation will be performed for the proposed sight accesses. The proposed site accesses will be reviewed and revised as necessary based upon sight distance, operations and access management.

3.9 Noise

This section will generally describe existing conditions at the Project site (based on publicly available data) relative to noise and odor, evaluate associated Project impacts, and discuss measures to avoid, minimize, or mitigate such impacts. Studies to identify the existing ambient noise environment and model the noise associated with the Project construction or operation are not proposed at this time. This section will include a discussion that outlines the methodology to meet the requirements of the Village Noise Ordinance both during construction and operations.

3.10 Public Health and Safety

This section will generally describe existing conditions at the Project site relative to public health and safety, evaluate associated impacts, and discuss mitigation measures to minimize such impacts. Items such as snow storage and removal will be discussed.

3.11 Land Use and Zoning

This section will describe the existing character of the Project site and adjacent community and review relevant land use regulations (zoning) and planning documents that have been previously prepared and adopted for the Village of Airmont. The section will evaluate the potential impacts related to the change in zoning. In addition, this section will evaluate potential impacts regarding the proposed Project's compatibility with surrounding land and discuss measures to avoid, minimize, or mitigate Project-related impacts. Mitigation will include the identification of design features that will enhance the visual quality of the Project and provide the appropriate transition to adjacent land uses. Potential impacts to lands in the Agricultural District, as well as appropriate mitigation, will be discussed.

3.12 Growth and Character of the Community

This section will describe the existing character of the Project site and adjacent community and review relevant planning documents that have been previously prepared and adopted for the Project vicinity. The D.E.I.S. will identify how the proposed Project may impact the character of the community, and mitigation measures will be identified as needed.

3.13 Community Facilities and Services

The D.E.I.S. will describe existing community services, including local police, fire and emergency service, solid waste management, and infrastructure services, including wastewater treatment and potable water. Information will be based on publicly available data, personal communications with service providers, and/or review of pertinent literature. With respect to wastewater treatment and potable water, engineering assessments will be provided to determine sewage generation and water demands (potable and fire protection), respectively. These assessments will examine the ability of existing infrastructure to service the Project. The D.E.I.S., with the inclusion of the assessments mentioned above, will identify how the proposed Project may impact these services, and mitigation measures will be identified as needed. Requests for sewer and water service and correspondence from sewer and water utility providers will also be included in the D.E.I.S. This section will also discuss fire protection needs and mitigation such as the location of fire hydrants and builder sprinklers.

3.14 Fiscal Impacts

The DEIS will include an analysis of the financial impacts on the Village, Town and County based on the demolition of the subject site and construction of the proposed project. It will also estimate other economic development impacts related to the proposed project.

4.0 UNAVOIDABLE ADVERSE IMPACTS

This section of the D.E.I.S. will identify impacts that are likely to occur despite mitigation measures and will compare these unavoidable impacts to project-related benefits. This section will also identify general avoidance and mitigation

measures (e.g., adherence to applicable regulatory requirements), and specific mitigation measures (e.g., development of a S.W.P.P.P.). A summary of the corresponding sections of the D.E.I.S. report and a reference to that material will be discussed.

5.0 ALTERNATIVES ANALYSIS

The D.E.I.S. will include a description and evaluation of the range of reasonable alternatives to the proposed action. Alternatives to be considered will include the "no action" alternative, alternative site layout and alternate site uses. The alternative site layout will consider rearrangement of the proposed uses within the Project Site that meet the Project Sponsor's objectives. Alternative site uses will include a school in conformance with the existing zoning district designation of the Project Site. The impacts anticipated for each alternative assessed will be summarized within the D.E.I.S.

6.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

This section of the DEIS will identify those natural and man-made resources consumed, converted, or otherwise made unavailable for future use as a consequence of the proposed Project. The construction of the proposed Project will require the commitment of land, materials, and infrastructure and services. The DEIS will discuss the commitment of these resources.

7.0 GROWTH INDUCED ASPECTS

This section of the D.E.I.S. will describe potential growth-induced aspects the proposed Project may have with respect to additional development in the vicinity of the Project site.

8.0 EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

This section of the D.E.I.S. will describe the effects of the proposed Project on the use and conservation of energy. Anticipated electric and natural gas demands associated with the Project will be presented. Correspondence from the utility service provider(s) will be included in the D.E.I.S.

9.0 REFERENCES

This section of the D.E.I.S. will list sources of information cited directly within the narrative text.

APPENDICES TO ACCOMPANY DEIS

At a minimum, and as described in more detail in the previous sections, the following materials will be included to supplement the information presented within the narrative:

Appendix A:	Full Environmental Assessment Form Part 1 (as submitted to Village last revised March 2024)
Appendix B:	Architectural Renderings prepared by Mackenzie Architects
Appendix C:	Visual Assessment
Appendix D:	Engineer's Report for Water
Appendix E:	Engineer's Report for Sanitary Sewer
Appendix F:	Stormwater Management Report
Appendix G:	Traffic Impact Evaluation
Appendix H:	Cultural, Archeological Resources
Appendix I:	Wetlands Evaluation
	I1: Wetland Delineation Report, prepared by Hunt, dated February 13, 2024
	I2: U.S.A.C.O.E. Jurisdictional Determination Letter
Appendix K:	Soil Investigation
Appendix L:	Real Property Tax Revenue for the Project at Full Build-out
Appendix P:	Project Plans