

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

### FINAL SCOPING DOCUMENT FOR

### **Mont Luzerne Planned Development District**

Town of Lake Luzerne, Warren County, New York

Adopted May 11, 2010

This Scoping Document has been prepared by the Town of Lake Luzerne Town Board as Lead Agency (“Lead Agency”) for the State Environmental Quality Review (SEQR) of “Mont Luzerne Planned Development District,” a planned 2,400 unit residential resort community sponsored by The Village Square Venture, LLC (“Project Sponsor”). The proposed action has been classified as a Type 1 Action under SEQR and the Town Board, as Lead Agency, issued a Positive Declaration and has directed the project sponsor to prepare a Draft Environmental Impact Statement (DEIS).

The Town Board conducted a public scoping session on July 24, 2007 and adopted a scoping document on October 21, 2007. The project sponsor subsequently issued a preliminary Draft Environmental Impact Statement (pDEIS) to the Town for review on May 20, 2009. The Town provided comment on the pDEIS and the project sponsor re-evaluated the approach to completing a project specific EIS.

The project sponsor now proposes to conduct both a project specific and a generic environmental impacts statement. A detailed analysis of the first phase of the project will be conducted and a general (generic) analysis of the larger (entire) project will be completed.

The purpose of the Scoping Document is to define the environmental issues that will be addressed by the project sponsor during preparation of a DEIS. It is also intended to serve as the foundation for the identification of all potentially significant adverse impacts pertinent to the proposed action and appropriate mitigation measures, as well as to eliminate consideration of any impacts that are irrelevant or non-significant. This Scoping Document contains the items described in 6 NYCRR Part 617.8 (f) (1) through (5).

**Classification of Action:** Type I

**Lead Agency:** Town Board, Town of Lake Luzerne, New York

### **Reasons Supporting a Positive Declaration**

Potential significant adverse impacts of the project identified by the Town Board include, but are not limited to the following:

- Potential soil erosion and sedimentation to construction on or near steep slopes;
- Potential stormwater runoff from developed areas into streams or wetlands;
- The potential for increased traffic flow;
- The potential to adversely affect scenic views in the area; and
- Potential impacts to community service providers for new residents.

**Public Scoping Session:** First Session conducted July 24, 2007,  
Second Session March 8, 2010.

**Date of Adoption: May 11, 2010**

### **Description of Proposed Action**

The proposed project to be known as “Mont Luzerne” (“the project”) will be a phased residential community developed in the Town of Lake Luzerne. The 2,181 acre project parcel is located between Glens Falls Mountain Rd. to the north and Call Street to the south. The parcel falls wholly within the Town of Lake Luzerne and is entirely within the Hadley Luzerne and Corinth School Districts. The project site is zoned Residential Town (RT), Residential Rural (R-Ru) and Residential Countryside (RC). The project sponsor is seeking a zone change to extend the RT District throughout the entire site and apply for a planned development district (PDD) to allow for flexibility of design and for a slight increase in density.

Mont Luzerne will consist of 2,400 residential units of various types including apartments, condominiums, single family attached and detached homes along with mixed use buildings (residential / commercial) and commercial structures.

Phase 1 of the project will consist of construction of the project access ingress from Glens Falls Mountain Rd and development of Hamlet A to contain approximately 243± residential dwelling units including a 60± unit hotel, 20,000± SF of retail commercial space, as well as necessary infrastructure, and associated roadway network.

The project sponsor proposes the establishment of a Homeowner’s Association (HOA) in accordance with New York State regulations to oversee the shared lands, recreational trails and common facilities. The HOA will be responsible for the required maintenance of all commonly held lands and all shared recreational amenities. The initial HOA will encompass the dwelling units in Hamlet A and be responsible for open space areas and common facilities within Hamlet A. As future project phases are developed, membership in the HOA will be extended to include all dwelling units in the new phase and HOA responsibility will be extended to the open space lands and common facilities in such phase. The proposed development will encompass approximately thirty-two percent of the entire site (705± acres), thus leaving 1,476 acres of open space property for aesthetic, recreational opportunities and green space amenities. The overall project density is 1.1 units per acre.

The project site is not served by municipal water or sewer service. The project sponsor will construct on site wells, a water treatment plant and wastewater treatment plant on site to service the project.

### **General Guidelines for the DEIS**

Two categories of actions are to be reviewed in the Environmental Impact Statement (EIS).

A Generic Environmental Impact Statement shall be prepared that will analyze the overall project impacts on specific resources as well as future phases of the development. The project sponsor proposes a rezoning of the property and the establishment of a Planned Development District (PDD). A single document will be prepared that present both the overall project impacts and the project (Phase 1) specific impacts.

A project specific Draft Environmental Impacts Statement (DEIS) will be prepared for the first phase (Phase 1) of the project, which will consist of the project access road and development of Hamlet A along with associated infrastructure.,,. Review of this phase will include the potential for development of approximately 87 Single Family detached residences, 21 townhomes, 6 rental apartments and 129 condominium units. 60 of the condominium units will be centrally located in a rustic chalet style Hotel/Lodge building which will be the central focal point of Hamlet A. Development of Phase 1 will involve approximately 40 acres of the project site located on the northern end of the property. Phase 1 will also include construction of approximately 2.2± miles of roadway.

In accordance with 617.10(c), the Environmental Impact Statement (EIS) and its findings will set forth specific conditions or criteria under which the future phases will be undertaken or approved, including requirements for any subsequent SEQRA compliance. This may include thresholds and criteria for supplemental SEQRA documentation to reflect specific significant impacts, such as site-specific impacts, that were not adequately addressed or analyzed in the EIS.

This level of review will be no less protective of the environment and will enable more precise review of the potential impacts from future development phases. Data obtained from construction and occupancy of Phase 1 can and shall be incorporated into the environmental review for future phases to allow for an accurate determination of potential impacts.

The Generic Environmental Impact Statement (GEIS) will set forth specific conditions or criteria under which future actions will be undertaken or approved, including requirements for subsequent SEQRA compliance. The Draft GEIS will assemble relevant and material facts, evaluate reasonable alternatives, and be analytical but not encyclopedic. It will also be clearly and concisely written in plain language that can be easily read and understood by

the public. Highly technical material will be summarized and, if it must be included in its entirety, referenced in the DEIS and included in an appendix. Narrative discussions will be accompanied to the greatest extent possible by illustrative tables, charts, graphs, and figures. All figures will clearly identify the project area.

Full scale Site Plans are to be included with the DEIS as an appendix and reduced scale copies of pertinent Site Plans shall be included in the text of the DEIS. All plans and maps showing the site will include adjacent homes, other neighboring uses and structures, roads, and water bodies within 100 feet of the property boundaries and a legend. Topographical contours will be provided on site plans, as will the boundaries of DEC freshwater wetlands L-2, L-4, L-11 and L-12 and their regulated 100-foot adjacent areas, clearly marked in relation to proposed grading, roads, buildings, and developed areas. The site plans will identify the course of the Beaver Dam Brook and all other streams on the project site.

The DEIS will be written in the third person without use of the terms I, we, and our. All assertions will be supported by evidence. Opinions that are unsupported by evidence will be kept to a minimum and shall be identified as such. Footnotes will be used as the form of citing references.

The DEIS will group each issue identified into one Existing Setting, Impacts, and Mitigation section to permit more expedient and efficient review.

The project sponsor has indicates that intent is for seasonal occupation of units and that the Market Study for the project projects 19% of the homes will be occupied by year round residents. The Market Study shall be summarized and the complete study provided as an appendix to the DEIS. The DEIS shall evaluate all impacts based on this assumption as well as a 30% year round occupancy.

The DEIS may incorporate by reference, in accordance with 6 NYCRR 617.9(b)(7), all or portions of other documents, including EISs, that contain information relevant to the subject DEIS.

### **Required Approvals**

<b>Type of Approval</b>	<b>Agency</b>
Zoning Amendment (Planned District Development classification)	Town of Lake Luzerne Town Board
Site Plan & Subdivision Approval	Town of Lake Luzerne Planning Board
Road Access/Curb Cut Approval	Town of Lake Luzerne Highway Dept
Water Distribution System Design	NYSDOH

Approval Realty Subdivision Approval	
Transportation Corporation	Town of Lake Luzerne Town Board NYS Public Service Commission NYS Department of Environmental Conservation (NYSDEC) (Wastewater) NYSDOH (Water)
Water Supply Permit Stream Disturbance Permit Wetlands Disturbance Permits	NYSDEC Nationwide Permit U.S. Army Corps of Engineers
Stormwater SPDES Permit GP -0-10-001	NYSDEC
Wastewater Treatment Plant SPDES Permit	NYSDEC
401 Water Quality Certification	NYSDEC

**DEIS Scope and Content**

The DEIS will contain the following information and address the following issues as they relate to the proposed action.

A cover sheet identifying:

1. The proposed action and its location
2. The name, address and telephone number of the Lead Agency and contact person
3. The name, address and telephone number of the preparer of the DEIS
4. Date of DEIS submission and acceptance
5. The name, address and telephone number of the Applicant
6. Public hearing date and DEIS comment period

Following the cover sheet, will be a list (name, address and telephone numbers) of all consultants involved in the project and a list of all interested and involved agencies and parties and agencies should be provided.

A table of contents, indicating the chapters of the DEIS and page numbers, as well as, lists of exhibits, tables and appendices.

The text of the DEIS should include the following:

## **I. EXECUTIVE SUMMARY**

The Executive Summary will briefly describe the proposed action, its significant impacts and mitigation measures, and the alternatives analyzed in the body of the document. It will also include a list of all required reviews and approvals from the Town, County, State and Federal agencies, as well as, an assessment of current zoning requirements and conditions.

The Executive Summary shall clearly explain which components or phases of the project are subject to the detailed (project specific) environmental review and which components or phases will be subject to the general (or generic) environmental impact analysis. The Executive Summary shall set forth in detail the level of review and analysis that is included for project Phase 1 and the generic level of review and analysis that is included for future phases.

The Executive summary shall discuss impact threshold levels that will trigger additional environmental review as well as the scope and content to be included in Supplemental Environmental Impact Statements to be submitted prior to approval of any project phase subsequent to development of project Phase 1. A clear outline of the review process for Phase I and subsequent phases will be identified.

## **II. PROJECT DESCRIPTION**

The Project Description shall include text accompanied by photographs, maps and/or sketches, as necessary, to clearly describe the proposed action.

### **A. Project Location**

Identification of regional and area location, tax map designation, abutting land uses and zoning categories. This section will include a description of all uses that are currently located on the project site and a site survey. A site location map showing regional and local context as well as a property map identifying adjoining property owners shall be included.

### **B. Description of the Proposed Action**

This section shall describe the rezoning request, the proposed PDD legislation and overall number of residential units and types of units in the planned development district. The project description for Phase I shall include a description of all on-site structures and proposed architectural styles, the general layout, access, open space/buffer areas, internal road system, parking and pedestrian access and community amenities, all on and off-site infrastructure improvements, and the proposed construction phasing and schedule.

Subsequent Phases of the proposed project shall be described in a conceptual nature and depicted on a plan in conceptual form. The information for future phases shall be discussed in a general (or conceptual) fashion based upon project sponsor's long term plans and vision for the project utilizing concept designs. This discussion shall include an overall unit count by phase and unit mix.

### **C. Construction, Operation, and Phasing**

This section will provide an in depth description of Phase 1 proposed construction periods, construction schedules, expected year of project completion, construction access, type of construction, and hours of construction. A grading plan for Phase 1 of the project will be provided and discussed. The project sponsor will describe how construction phasing will be controlled and monitored to ensure that it correlates with the phasing proposed in the DEIS. This section will also describe the maintenance obligations of the HOA, including road maintenance and snow removal. A discussion of the management of waste generated by clearing, grubbing and grading (stumps, boulders, brush, etc.) will be provided. The discussion will include whether some or all of the waste material will be disposed of on-site.

A description of the start and completion of key milestone tasks such as site clearing, grading and fill placement, infrastructure, foundations, and site amenities will be

provided. Provisions of sequencing and safety plans will be provided if any construction activities will continue after any part of the project is in use. The location of construction vehicle parking during phasing will be discussed. Staging areas for material handling and storage, including access and egress during construction will be identified. A discussion of project compliance with the New York State Department of Environmental Conservation's (NYSDEC) general guidance of a 5 acre limit of disturbance by construction activity at any one time. This section will also describe the construction period requirements and maintenance arrangements for any open space areas, sewer and water facilities, and roadways.

This section will discuss whether or not "borrow pits"/gravel mines will be developed on the site, and if so, where these facilities would be located. A discussion will be provided of whether diesel generators or other stationary combustion sources will be installed to provide emergency or back up power.

This section will identify whether snowmaking equipment will be installed within any of the residential areas.

A general discussion of the implementation (i.e., time frames, sequencing of improvements, any thresholds impacting need for mitigation/infrastructure) of subsequent phases shall be included.

#### **D. Project Purpose, Need and Benefit**

The objective of the proposed action will be described, as well as, the public need for and public benefit(s) from implementation of the proposed action. The Town objectives as set forth in the Town's existing Comprehensive Plan shall be enumerated. This section will also include marketing information evaluating the target demographic for the proposed development. A summary of the market analysis and target demographic shall be provided.

#### **E. Reviews and Approvals**

The various approvals and permits needed to implement the proposed action (e.g. federal, State, and local) will be listed, and a description of the project's current regulatory status will be included. An assessment of current zoning requirements and conditions will also be included, as well as the requirements relating to regulated areas subject to wetland and watercourse protection pursuant to federal, State, or local regulations. A discussion of any phasing of permitting or approvals shall be provided.

#### **F. List of Involved and Interested Agencies**

A complete listing of all Involved and Interested Agencies will be provided, as well as their addresses, and the approvals and permits they are responsible for granting.

### **III. EXISTING ENVIRONMENTAL CONDITIONS, ANTICIPATED IMPACTS AND MITIGATION**

The project sponsor shall clearly distinguish whether the following discussions apply to the generic environmental impact analysis of the project specific analysis.

#### **A. Land Use and Zoning**

##### **1. Existing Conditions**

Existing land use conditions will be provided, including maps and narrative describing land use, development patterns and zoning within a quarter mile radius of the project site, and a description of existing zoning of the subject property and the surrounding area. The permitted uses and development of the site within the Residential Town (RT), Residential Rural (R-Ru) and Residential Countryside (RC) Zoning District will be provided.

A discussion of the Town's current Comprehensive Plan, overall goals and recommendations and other elements that relate to the project site should be provided. Compliance with all Site Plan approval standards, Special Permit use standards, and all other relevant zoning requirements as set forth in the Town of Lake Luzerne Zoning Law will be discussed. Confirmation of whether any portion of the project site is located within the boundaries of the Adirondack Park Agency will be provided.

##### **2. Anticipated Impacts**

The relationship of the proposed development to overall land use patterns within the study area will be identified. The compatibility of the proposed project with the surrounding neighborhood and land uses will be discussed, including a qualitative impact assessment of site lighting, natural buffers, construction noise, traffic impacts, views and community character issues, including an analysis of the scale of the proposed project, the size of its individual components, and the proposed site layout. The change in visual/rural character of the area as a result of implementation of the proposed action will also be discussed. This section shall clearly indicate any modifications, waivers, and/or variances of such standards required to carry out the project.

The proposed zone change will be described and an evaluation of the current permissible density versus the proposed density permitted under a Planned District Development (PDD) will be provided. A draft copy of the proposed PDD will be included as an Appendix to the DEIS.

An evaluation of how the proposed project, the requested zone change and proposed PDD legislation complies with the Town's Comprehensive Plan will be included.

### 3. Proposed Mitigation

This section will include a discussion of any applicable and appropriate land use and zoning mitigation measures.

## **B. Visual Resources**

### 1. Existing Conditions

This section will include a narrative accompanied by existing conditions photographs will describe the visual character of the entire project site and surrounding area.

### 2. Anticipated Impacts

A viewshed analysis will be performed to identify areas within a 1 and 5 mile radius of the site where the planned development (all phases) will be visible from. The NYSDEC visual impact methodology will be used to evaluate potential impacts to views to and from the proposed development from surrounding roads and properties. Photo simulations, photographs, cross-sections and elevations of the proposed development will be utilized as appropriate to describe the resulting visual impact. A minimum of two cross sections/view points will be analyzed.

### 3. Proposed Mitigation

This section will include a discussion of any applicable and appropriate mitigation measures such as modifying the location of development, screening methods, the development of lighting performance standards.

## **C. Soils, Topography and Steep Slopes**

### 1. Existing Conditions

This section will identify and describe on-site soils and topography for the entire site. A slope map based on soil types depicting slope thresholds will be provided from the USDA soil survey.

The potential impacts of site grading and construction with respect to soil erosion and slope stabilization will be assessed and impacts to soils will be

identified for Phase 1 of the proposed project. This will include an estimate of cut and fill and description of impacts, if cuts and fills are not balanced. This will include an estimate of the number of truck trips required to import or export excess soil from the site. Impacts to steep slopes, if any, will be described. Identify impacts of any loss of agricultural soils. The potential for blasting, if any, will be identified.

The potential impacts for future phases (or entire site) will also be discussed in general fashion with a focus on those areas that may impact slopes in excess of 10%. A general discussion of potential impacts to areas in excess of 10% slopes shall focus on necessity to traverse these areas for access, utilities, and other physical improvements.

### 3. Proposed Mitigation

This section will include a discussion of any applicable and appropriate soil and erosion control mitigation measures including the avoidance of development on steep slopes and compliance with local/state regulatory programs

A Sedimentation and Erosion Control Plan will be designed for Phase 1 in conformance with the NYSDEC's SPDES General Permit for Stormwater Discharge, which will be implemented during the development of the site. Discussion of construction methods and Best Management Practices will be provided, including an evaluation of their effectiveness to mitigate impacts. Blasting procedures and a blasting monitoring and safety plan will be provided, if blasting is proposed.

The elements to be included in Sedimentation and Erosion Control plans to accompany future phase development will be set forth.

## **D. Flora and Fauna**

### 1. Existing Conditions

This section will include a discussion of on-site plant and animal species, cover types and habitats for the entire site, including the "Hemlock-Northern Hardwood Forest Community," which is designated a NYS significant natural community.

The project sponsor will coordinate with NYSDEC Natural Heritage Program to identify the presence of any Endangered, Threatened or Rare (ETR) plant or animal species on the project site.

A map depicting the presence of cover types/or habitats of special importance will be presented identifying the location and limits of the Hemlock-Northern Forest Hardwood Community and any ETR species or habitats. Correspondence with regulatory agencies will be provided as an appendix.

## 2. Anticipated Impacts

Potential impacts to identified ETR species and the “Hemlock-Northern Hardwood Forest Community” will be described. Quantification of loss of wooded areas will be provided and the effects of habitat fragmentation will be discussed. This discussion will be presented in detail for Phase 1 and a more generalized discussion for subsequent phases will be provided. Impacts on resident plant and animal populations, and any existing wildlife corridors will be presented. An integrated pest management plan will be prepared that addresses potential impacts of both plant and animal pests, including invasive species.

## 3. Proposed Mitigation

This section will discuss applicable mitigation measures identified as necessary or required by NYSDEC and U.S. Fish and Wildlife Service for impacts, if any, to ETR species. A description of the preservation of on-site natural areas will be provided as well as a description of the implementation of protection measures as outlined in the Town’s Comprehensive Plan. Any mitigation identified in the integrated pest management plan will be presented.

## **E. Surface and Groundwater Resources**

### 1. Existing Conditions

A description and classification of on-site surface watercourses will be provided for the entire site. This information will be provided from review and compilation of published resource mapping and on site field investigations. On-site wetlands within 200 feet of the limits of disturbance of Phase 1 will be delineated and surveyed and a description of their functions and quality will be presented. The location of wetlands that may be subject to state/federal jurisdiction for subsequent phases shall be depicted on an overall plan.

A wetland delineation report will be included in the appendix and summarized in this section. All on-site watersheds, component streams and tributaries will be described, along with any flood plains or aquifers located within the project boundaries. As described under “General Guidelines for the DEIS,” the site plans shall show topographical contours, as well as the boundaries of DEC freshwater wetlands L-2, L-4, L-11 and L-12 and their regulated 100-foot adjacent areas, clearly marked in relation to proposed grading, roads, buildings, and developed

areas. The site plans will also identify the course of the Beaver Dam Brook and all other streams on the project site.

## 2. Anticipated Impacts

Potential impacts to any on-site watercourses or wetlands, the Beaver Dam Brook, and any designated floodplain resulting from development of project will be described, along with the corresponding jurisdiction for permitting. If wetlands or adjacent areas cannot be avoided, justification as to why the disturbance is necessary will be provided, as well as how proposed impacts will be minimized. Impacts associated with Phase 1 shall be clearly depicted on the proposed subdivision/site plans, impact quantified and permit requirements shall be identified. Correspondence with NYSDEC/USACOE regarding jurisdictional determination and/or permitting requirements shall be provided.

Wetland impacts for subsequent (future) phases shall be described in general terms and identified on an overall plan. A discussion of anticipated cumulative impacts on wetlands disturbance shall be provided. Methods for demonstrating compliance with regulatory requirements shall be provided.

## 3. Proposed Mitigation

This section will describe Soil Erosion and Sedimentation Control Plan measures and discuss maintenance requirements and maintenance responsibilities, both during and after construction. If necessary, a preliminary Wetland Mitigation Plan and/or Stream Disturbance Mitigation Plan for project Phase 1 will be provided. This section will include a discussion of the elements to be included in control plans for all future phases.

## **F. Stormwater Management**

### 1. Existing Conditions

A description of existing conditions will be provided, including drainage patterns and discussion of existing stormwater drainage facilities and stormwater characteristics of the entire project. A generalized description of drainage patterns and their relationship to Phase I and the project site will also be provided.

### 2. Anticipated Impacts

A draft Stormwater Pollution Prevention Plan (SWPPP) will be prepared for Phase I. Basis for design in accordance with NYSDEC requirements will be included. The draft SWPPP will be summarized in this section, and will include a

discussion of potential changes to surface water and runoff quantity and quality as a result of the proposed action.

- A description of post-development conditions, including stormwater quality, total volume of runoff, and peak discharge rates for the 1, 10 and 100 year storm event in conformance with NYSDEC regulations, will be provided for Phase I.
- Proposed drainage facilities and detention areas will be described. Potential impacts (if any) to floodplains due to re-grading will also be discussed. The general methods for compliance with stormwater regulations with respect to the future phases will also be discussed.

A generalized discussion of how stormwater will be managed on site for the entire project will be provided. A description of the means of compliance with state and local regulatory programs

### 3. Proposed Mitigation

This section will describe the proposed stormwater management system and implementation of Best Management Practices based on NYSDEC Phase II regulations, including methods to maintain water quality standards and peak runoff rates. A discussion of potential or possible use of innovative stormwater management techniques will also be provided.

## **G. Water Supply and Sanitary Sewer**

### 1. Existing Conditions

This section will include a description of the existing water supply and wastewater treatment and infrastructure serving the site and its available capacity. A description of water and sewer lines, if any, within adjoining roadways and water system and sewage treatment system capacities will be provided. The location of any water supply wells on the project site, on adjoining properties and within 1000 feet of the planned water supply well(s) and wastewater treatment facilities shall be identified.

### 2. Anticipated Impacts

This section will describe the estimated water demand and wastewater generation from Phase 1 as well as from the entire project. It will describe the type, location and capacity of the proposed water treatment plant and wastewater treatment facilities to service Phase 1 of the project. The means of

supplying domestic water shall be provided. Demonstration of the adequacy of the proposed water supply (quantity and quality) shall be provided.

The water supply evaluation shall include the results of a 72 hour pump test. Performance of the pump test shall include monitoring of impacts to adjacent streams and/or wetlands within the estimated cone of influence as well as domestic wells located within 1000 feet of the test well. When analyzing the 72-hour pumping test data, the project sponsor shall also include 3 and 6 months drawdown projections (test data shown on semi log plots) evaluating anticipated water level in pumping wells after 3 and 6 month extended drought conditions. The post-test water level recovery data should be discussed. Any future additional well yield testing done in conjunction with the project to comply with NYSDOH or NYSDEC requirements shall incorporate the same criteria in the testing protocol. The Towns engineer shall be notified of any future well testing and may elect to witness that testing. All results shall be shared with the Town, when they are submitted to the agencies.

A written water budget shall be provided describing average site rainfall, proposed water withdrawals and anticipated recharge. The water budget will explore whether site is “self supporting” If discharge of wastewater generated on site is to the subsurface an aquifer nutrient (nitrate) the water budget analysis to determine if average site recharge volumes are sufficient to dilute nitrate returned to the aquifer from the wastewater treatment program This section will summarize the above and describe any anticipated impacts on groundwater levels and whether there may be impacts to neighboring domestic wells.

A description of proposed water mains and sewer lines and the impacts of projected flows on the systems will be provided. The entity responsibility for financing the costs of water and wastewater improvements will be identified. The identification of discharge points, effluent loading and the permits required will also be discussed. Ownership and maintenance of proposed utilities shall be described. Anticipated operation and maintenance costs shall be provided.

Any phasing of water or wastewater facilities shall be clearly described. Conceptual design to accommodate future phase development shall be discussed. A timeline for well development and infrastructure upgrade to accommodate future phases will be provided.

### 3. Proposed Mitigation

This section will include mitigation measures as appropriate. A discussion of measures to address impacts (if any) on adjacent domestic wells will be provided.

## H. Traffic and Transportation

### 1. Existing Conditions

This section will include an inventory of existing road conditions in the site vicinity, including access easements.

A Traffic Impact Study will be prepared that determines the existing traffic volumes in the weekday AM and PM peak hours, and existing levels of service for the following intersections. Because the proposed development is a resort area, traffic volumes should be measured during the busiest time of year or adjusted for season volume variations.

- I-87 exit 18 Northbound Ramps
- I-87 Exit 18 Southbound Ramps
- East River Drive/Call Street
- Corinth Road/West Mountain Road
- Pitcher Road/West Mountain Road
- Luzerne Road/West Mountain Road
- I-87 Exit 16 Northbound Ramps
- I-87 Exit 16 Southbound Ramps
- Main Street/East River Road (Corinth)
- Main Street/Palmer Avenue (Corinth)

An analysis of available recent traffic accident reports for the above intersections and the road segments between these intersections will be included.

### 2. Anticipated Impacts

A Level of Service analysis for the existing, no-build, and build condition will be provided consistent with methodologies accepted by Institute of Transportation Engineers (ITE) and the most recent version of the Highway Capacity Manual (HCM). The build condition shall include Phase I and any subsequent phase shown in the project construction schedule to be completed within 10 years of Phase I approval.

This section will also discuss how monitoring of actual traffic data from constructed phases (data collection) will be conducted and how the results will be incorporated into traffic analysis for future phases.

The analysis will also include an analysis of access and sight distance requirements at the site access drives for Phase I. Impacts from construction related traffic will also be evaluated.

This section shall also include a discussion of how subsequent phases of the project will be provided access and when additional access points will be constructed. This discussion will include a description of the overall access plan, generalized phasing of road construction and a discussion of future traffic analysis requirements (if any).

### 3. Proposed Mitigation

Applicable mitigation measures will be proposed such as road signage and intersection and roadway improvements, proposed sidewalk improvements, and any other mitigation identified in the Traffic Impact Study. Any phasing of mitigation/site improvements shall be described. This section shall set forth the anticipated level of service thresholds or trip generation thresholds) that will trigger additional traffic analysis related to future phase development. This section will also discuss how monitoring of traffic from Phase 1 (data collection) will be conducted and the results will be incorporated into traffic impact analysis for future phases.

## I. Socio-Economic Factors

### *Demographics*

#### 1. Existing Conditions

Existing demographics of the Town of Lake Luzerne relative to target market demands for the resort community proposed under the project will be presented. U.S. Census Bureau information for the Town of Lake Luzerne will be used to describe existing population characteristics, age, distribution, household size, income, and composition. In addition, population projections will be provided to determine future demands for housing and the tourist trade. Using current source material, a description of local and area-wide housing conditions will be provided.

#### 2. Anticipated Impacts

The affect of project population attributable to Phase I on existing demographics and tourism and housing markets will be analyzed in terms of changes in the income levels, age composition, and other characteristics of the population of the Town of Lake Luzerne. The analysis shall include an evaluation of the project

assuming occupancy is seasonal assuming a 19% and 30% full time/year round residency consistent with the market study and applicants assertions.

Mechanisms for monitoring project related populations and specifically school age children shall be presented.

An overall estimate of project population at full build out will be presented. An analysis of the overall impacts at project buildout shall examine impacts on local jurisdictions, community service providers and the school system.

### 3. Proposed Mitigation

This section will include mitigation measures as appropriate including phasing of the planned development. Mitigation shall also include a means for evaluation of the seasonal occupancy ratios, measures to revise these ratios and the re-evaluation of any analyses that may be affected by these adjustments.

#### *Fiscal Analysis*

##### 1. Existing Conditions

This section will include a discussion of the existing revenues and taxes generated from the site and any existing municipal costs related to the site for all applicable jurisdictions – Town (including highway), County, School District, and any special districts.

##### 2. Anticipated Impacts

A discussion of the projected costs and revenues associated with the project utilizing the methodology identified in the Urban Land Institute, *Development Impact Assessment Handbook*, 1994, will be prepared for each taxing jurisdiction. The assumptions on which costs and revenues are based shall be clearly presented. Impacts to the budgetary/equipment needs of the Town as a result of the proposed project will be discussed. Analyses will be presented for Phase I and for subsequent phases consistent with any proposed phasing plans.

##### 3. Proposed Mitigation

This section will include mitigation measures as appropriate.

## **J. Community Facilities**

### *Police, Fire, Emergency Medical Services, and Hospitals*

#### 1. Existing Conditions

A description of the location, staffing and equipment at existing facilities of applicable state, county and local police, fire, and EMS departments that serve the project site will be provided. Similar information will be provided for Hospitals that serve the project site.

#### 2. Anticipated Impacts

Potential impacts to police, fire, emergency service providers and hospitals from the proposed development will be discussed based upon information provided by the service providers. Impacts that may require additional staffing, equipment needs, and/or operational changes shall be discussed. Impacts to operating budgets (if any) shall be discussed. Copies (or record) of correspondence with the services providers will be included as an appendix. Anticipated response time for EMS, fire, police to the project site will be included.

#### 3. Proposed Mitigation

This section will include all necessary mitigation measures identified by service providers, as well as inclusion of fire prevention and security measures within the project's design.

### *Schools*

#### 1. Existing Conditions

A description of existing public schools that will serve the project site, including current enrollments and capacities, as well as any expansion plans will be provided. Clarification of the Hadley Luzerne/Corinth School District Boundaries will be provided, including an illustration of the boundary locations on a map.

#### 2. Anticipated Impacts

This section will describe potential impacts to each of the school districts from the proposed development, including additional students and tax generation and any plans of each school district. Impacts will be presented by phase for the entire project. It will also qualitatively discuss potential impacts to the school district's infrastructure, such as water and wastewater facilities and capacities.

### 3. Proposed Mitigation

This section will include mitigation measures as appropriate. Monitoring of project generated school age children and associated effects on school tax rates and school aid shall be included.

#### *Solid Waste*

##### 1. Existing Conditions

A description of existing facilities that will potentially serve the project site will be provided.

##### 2. Anticipated Impacts

The amount of solid waste to be generated by Phase I of the proposed development will be evaluated. A discussion of the capacity of existing facilities to accept the waste generated by the project will be included. An estimate of solid waste generation shall be provided for the overall project.

##### 3. Proposed Mitigation

This section will include a discussion of opportunities for waste recycling within the residential communities and other mitigation measures as appropriate. Consideration should be given to design options that would promote sustainable recycling and waste reduction by residents within the Mont Luzerne communities.

#### *Parks, Recreation and Open Space*

##### 1. Existing Conditions

A description of existing recreation and open space resources will be provided, including existing recreational facilities and public open space areas in the Town of Lake Luzerne, on-site recreational amenities, and/or plans for improvements/expansions to any facilities.

##### 2. Anticipated Impacts

A discussion of potential impacts associated with the proposed project on the Town's recreational facilities and public open space resources will be provided. An evaluation of the potential for a park, playground, or other recreational amenities to be located on the property will be analyzed and discussed. Also

included will be an evaluation of impacts to State Multi-Use lands and impacts on the proposed project from hunting in those areas.

### 3. Proposed Mitigation

This section will include mitigation measures as appropriate.

## **K. Historic and Cultural Resources**

### 1. Existing Conditions

A Phase 1A/1B Historic and Archaeological Resource Survey will be completed to evaluate the entire project site's potential for historic or archaeological resources. A description will be provided of prominent and/or unique features including stonewalls and other indications of agricultural activity on the site.

### 2. Anticipated Impacts

An evaluation of potential impacts to historic and archaeological resources from the proposed development will be provided. The presence of culturally sensitive areas on the site (if any) as identified in the Phase 1A/1B Historic and Archaeological Resource Survey will be identified and discussed. Results of the Phase 1A/1B Survey shall be submitted to the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) for a determination of project impact on cultural resources.

### 3. Proposed Mitigation

A discussion of possible mitigation measures will be provided as necessary or required by OPRHP including identifying additional studies as needed.

## **L. Utilities**

### 1. Existing Conditions

A description of the existing utilities (i.e. natural gas, electric, telecommunications source for the project will be provided.

### 2. Anticipated Impacts

A discussion of the ability for service providers to supply the proposed project with note utilities will be provided. Planned utility routing for Phase I will be identified with particular attention to any necessary land disturbance and land clearing activities (including off-site impacts) to serve the project site. A

generalized discussion of utility related needs and impacts will be provided for subsequent phases of the project. A description of any offsite improvements and/or new transmission facilities required to support future phases shall be provided.

### 3. Mitigation Measures

Proposed mitigation measures will be discussed as necessary.

## IV. SIGNIFICANT ADVERSE IMPACTS THAT CANNOT BE AVOIDED

This section will include a discussion of the adverse environmental impacts identified in Section 3.0 that can be expected to occur regardless of the mitigation measures proposed.

### A. Short Term Construction Impacts

### B. Long Term Impacts

## V. ALTERNATIVES

### A. No Action – leaving the site as it currently exists

### B. Different Mix of Uses – a variation or increase in the areas devoted to non residential uses or an expansion of facilities which may attract nonresident/visitors to the site.

### C. Conventional/As of Right residential Subdivision

### D. A reduction in the size and scope of Phase 1 and of future phases development that may be required to address adverse impacts from the planned development. This analysis may include alteration of road alignments, location of developable areas or other physical disturbances to avoid impacts to streams and wetlands.

## VI. OTHER SEQRA CHAPTERS

### A. Irreversible and Irretrievable Commitment of Resources

This section will include identification of the natural and human resources listed in Section III that will be consumed, converted, or made unavailable for future use.

## B. Growth Inducing Aspects

This section will discuss the potential growth-inducing aspects that the proposed project may have, including increases in local business demands and resident population; new service industries which may be needed in response to demands of the project's residents; and further growth potential through improved infrastructure.

## C. Effects on the Use and Conservation of Energy Resources

This section will discuss the energy sources to be used for the proposed project, the anticipated levels of energy consumption, and proposed energy conservation measures.

## APPENDICES

- A. SEQRA Documentation
- B. Relevant Correspondence
- C. Full Size Site Plan Set (scale of 1"=100' and 1"=600')

The following Site Plan drawings will be included as part of the DEIS:

- I. Entry Road Site Plan within the APA Boundary** at a scale of 1"=100' and 2 ft contours.
  - Proposed roadway layout plan showing the two separated lanes, extending from Glens Falls Mtn. Road to Hamlet A.
  - Existing topographical base mapping with delineated wetland boundary.
  - Proposed grading, road crossing embankment over wetland w/ retaining walls, Tree clearing limits. Roadway catch basins, storm pipe to proposed stormwater management area,
  - Roadway Lighting.
  - Entry wall feature, sign wall detail.
- II. Hamlet A Site Plan** at a scale of 1"=100' with 2 ft contours.
  - Proposed road layout, commercial area/ hotel area, lot layouts, lake park.
  - Existing topographical base mapping with delineated wetland boundary.
  - Road grading (Plan & Profile).
  - ROW alignment.
  - Proposed Infrastructure (layout)
    - Sewer Layout
    - Wastewater Treatment Plant (Membrane Bioreactor).

- Water Layout
- Community Water Supply Well(s).
- Water Treatment Plant.
- Water Storage Supply Tank.
- Fire/ Potable Water Distribution System.
- Proposed stormwater management area(s).

**III. Hamlet B and C Site Plan (1"=100').**

- Proposed road ROW .
- Existing topographical base mapping with delineated wetland boundary.
- Wetland road crossing(s)
- Proposed Infrastructure
  - Sewer Layout
  - Water Layout
  - Community Water Supply Well(s)
  - Water Storage Supply Tank
  - Proposed stormwater management area(s)

**IV. Overall Plan** Plan Depicting location of various phases, overall roadway layout, and off-site utility routing at an appropriate scale.

- D. Technical Studies
- E. Market Study (to substantial project demographics/occupancy)
- F. Wetland Delineation Report
- G. Draft Stormwater Pollution Prevention Plan (SWPPP) for Entry Road & Hamlet A
- H. Traffic Impact Study
- I. NYSOPRHP Cultural Resource Survey Signoff
- J. Integrated Pest Management Narrative