



In response to concerns expressed by the Town, the Kent County Square project has been modified. The primary modification involves replacing the truck stop operation with retail uses and a restaurant. The most recent modification involves modifying the previously proposed 4-story hotel buildings that did not comply with the IOC height requirements, to a complying 3-story height.

The project now involves the development of two hotels, an indoor waterpark, a convention center, retail and restaurant space. The development would be accessed from a new driveway off Route 52, and incorporates potable water, sewage and extensive stormwater management infrastructure.

The following table presents a comparison of the previously proposed development with the current proposal.

Project Comparison				
Project Component	Previously Proposed	Current Proposal	Change	Notes
Use				
Hotel	Permitted	1. Radisson Red - 150 rooms, 13,000 sqft, 3 stories 2. LaQunita - 104 rooms, 14,400 sqft, 3 stories	No Change	1. Radisson Red - footprint increased to 19,000 sqft, height reduced to 3 stories 2. LaQunita - Number of rooms reduced to 100 rooms, height reduced to 3 stories
Indoor Water Park	Permitted	50,000 sqft	No Change	No Change
Conference Center	Permitted	50,000 sqft	No Change	No Change
Big Box Retail	Permitted	N/A	30,000 sqft	No Change
Strip Retail	Permitted	N/A	30,000 sqft	No Change
Restaurant	Permitted, if drive-through - Special Use	N/A	4,000 sqft	No Change
Truck Stop	Special Use	53,600 sqft	N/A	N/A
Water/Sewage Treatment Bldg	Accessory Use	Water treatment bldg. - 5,000 sqft Sewage treatment bldg. - 5,000 sqft	No Change	No Change
Lot Geometry				
Lot Area	60,000 sqft	5,978,976 sqft	No Change	No Change
Lot Frontage	200'	2,061'	No Change	No Change
Lot Width	200'	2,047'	No Change	No Change
Lot Depth	N/A	316+'	No Change	No Change
Building Coverage	50%	3.0%	3.4%	3.5%

Lot Coverage	75%	11.30%	17.0%	No Change
F.A.R.	N/A	0.4	4.4	4.4
Open Space	N/A	88%	83%	83%
Building Setbacks				
Front Yard	40'	882'	188'	No Change
Side Yard	20'	35'	277'	No Change
Rear Yard	40'	142'	129'	No Change
Building Height				
Max Height - Feet	40'	50'	No Change	40'
Max Height - Stories	3 stories	4 stories	No Change	3 stories
Coverages				
Area of Disturbance	N/A	53.5 acres	54.7 acres	No Change
Building Area	N/A	191,000 sqft	201,900 sqft	207,900 sqft
Pavement Area	N/A	667,390 sqft	780,877 sqft	No Change
Sidewalk Area	N/A	29,985 sqft	41,057 sqft	No Change
Total		888,375 sqft	1,023,834 sqft	1,023,983 sqft
Parking Setbacks				
Front Lot Line	25'	97'	111'	No Change
Side Lot Line	25'	128'	181'	No Change
Rear Lot Line	25'	10'	175'	No Change
Off-Street Parking				
Radisson Red	188 spaces required	262 proposed	262 proposed	No Change
LaQuinita	130 required	136 proposed	137 proposed	No Change
Conference Center	300 required	396 proposed	329 proposed	No Change
Indoor Water Park	192 required	173 proposed	217 proposed	No Change
Truck Stop	130 required	73 proposed	N/A	N/A
Big Box retail	150 required	N/A	152 proposed	No Change
Strip Retail	150 required	N/A	150 proposed	No Change
Restaurant	40 required	N/A	40 proposed	No Change

Kent Country Square,

Scoping Document

~~Deleted: Route 52 Project~~

**DRAFT ENVIRONMENTAL IMPACT STATEMENT
SCOPING DOCUMENT**

KENT COUNTRY SQUARE
TOWN OF KENT
PUTNAM COUNTY, NEW YORK

~~Deleted: ROUTE 52 PROJECT~~

Submitted draft February, 2022

~~Deleted: Submitted Draft MARCH 21, 2019, revised July 2, 2019, Adopted July 11, 2019~~

Name of Project:

Route 52 Development Zoning Amendment; Special Permit; Site Plan;
Welland Permit; and Erosion Control Plan

Project Location:

Town of Kent
Route 52
Kent, NY 10512
Tax Map: Section 17, Block 1, Lot 52

Applicant:

Kent Country Square LLC (File new owner/applicant information)
28 Causeway
Lawrence, NY 11559

Owner:

Kent Country Square LLC
28 Causeway
Lawrence, NY 11559

SEORA Classification:

Type I Action

Lead Agency:

Town of Kent Planning Board
Phil Tolmach, Planning Board Chairman
Town Hall
25 Sybil's Crossing
Kent, New York 10512
(914) 225-8702

Lead Agency Contact:

Vera Patterson, Secretary to the Town of Kent Planning Board
25 Sybil's Crossing
Kent, New York 10512
(914) 225-8702

Scoping Session:

Thursday, ~~XX~~, 2021, at 7:30 PM at the
Town of Kent
Town Hall
25 Sybil's Crossing
Kent, New York 10512

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Scoping Comments Due: At the Public Scoping Session, see date above; and/or in writing by ~~XXX~~,
2021, by 2:30 PM to the Planning Board office at the address above.

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Scope Adopted: T.B.D.

DESCRIPTION OF THE PROPOSED ACTION:

The proposed action involves a mixed-use commercial development in the IOC (Industrial-Office-Commercial) zoning district. The existing site is vacant, wooded, rocky and steeply sloped with 10 or more wetland areas of various sizes. The proposed site development is located on the western half of the site. Proposed uses include:

- Radisson Red Hotel – 150 rooms
- LaQuinta Hotel – 100 rooms
- Indoor Water Park – 50,000 square feet
- Conference Center – 50,000 square feet
- Big Box Retail – 30,500 square feet
- Strip Retail – 30,000 square feet
- Restaurant – 4,000 square feet + 100 seats
- Water Treatment Building – 5,000 square feet
- Sewage Treatment Building – 5,000 square feet

Deleted: the proposed site-specific development of a 137.435-acre parcel to create an approximately 54-acre mined, excavated, graded area at approximately one hundred forty feet (140') below the existing grade with building first floor elevations of 837 feet (837') ft to 841' ft for

A forthcoming petition to the Town of Kent Town Board for zoning text amendment will address the intent to develop structures with increased building heights over what is permitted in the IOC zoning district (4 stories, 50'). Excavation of approximately 54 acres of the 137.4-acre site is required to create a level development pad approximately 140' below the existing grade, resulting in first floor elevations of 837' to 841'. The project will also require approvals in accordance with Kent Code Chapters for freshwater wetlands and stormwater and erosion control and other local, county, and state permits and approvals. Two (2) proposed driveways would provide access from Route 52 just east of Interstate 84 (I-84) exit 17. The site also has frontage on Interstate 84 (I-84) and Bowen Road (the "Proposed Action" or "Route 52 Project").

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GENERAL GUIDELINES:

"Scoping" means the process by which the Lead Agency identifies the potentially significant adverse impacts related to the Proposed Action that are to be addressed in the Draft Environmental Impact Statement (DEIS), including the content and level of detail of the analysis, the range of alternatives, the mitigation measures needed and the identification of non-relevant issues. Scoping provides a Project Sponsor (also referred to as "the Applicant" herein) with guidance on matters which must be considered and provides an opportunity for early participation by Involved Agencies and the public in the review of the Proposed Action. The primary goals of scoping are to focus the EIS on potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant or nonsignificant.

The DEIS for the Route 52 Project shall cover all items in this Scoping Document. Each impact issue (e.g., soils, surface water, traffic, etc.) can be presented in a separate subsection which includes a discussion of existing conditions, significant impacts associated with the Proposed Action, and mitigation measures designed to minimize the identified impacts. If appropriate, impact issues listed separately in this document may be combined in the DEIS, as long as all issues are addressed.

Narrative discussions shall be accompanied by appropriate tables, charts, graphs, and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically.

The preferred development plan for the entire site shall be prepared at a scale of 1 inch = 40 feet. Reduced scale drawings shall be incorporated into the DEIS text [Note: The original full-size scale drawings shall also be separately submitted to each of the Involved Agency members as well as their advisors in the quantities required by those agencies.]

Information shall be presented in a manner that can be readily understood by the public. Use of technical terminologies shall be avoided. When practical, impacts shall be described in terms that the lay person can readily understand.

All discussions of mitigation measures shall consider at least those measures mentioned in this Scoping Document. Where reasonable and necessary, they shall be incorporated into the Proposed Action if they are not already so included. For any mitigation measures listed in this Scoping Document that are not incorporated into the Proposed Action, the reason why the Applicant considers them unnecessary shall be discussed in the DEIS. The Applicant may suggest additional mitigation measures where appropriate. When no mitigation is needed, the DEIS shall so indicate.

The document shall be written in the third person (i.e., the terms "we" and "our" shall not be used). The Applicant's conclusions and opinions, if given, shall be identified as those of "the Applicant."

Any assumptions incorporated into assessments of impact shall be clearly identified. In such cases, the "worst case" scenario analysis shall also be identified and discussed.

The entire document shall be checked carefully to ensure consistency with respect to the information presented in the various sections.

ENVIRONMENTAL IMPACT STATEMENT CONTENT

I. FRONT MATERIAL

A. Cover Sheet

The DEIS shall be preceded by a cover sheet that identifies the following:

1. That it is a Draft Environmental Impact Statement.
2. The name or descriptive title of the Proposed Action.
3. Location: Street names, including all frontage, Town of Kent, Putnam County, New York, as well as the tax map designation.
4. The Town of Kent Planning Board as the Lead Agency for the project and the name and telephone number and email address of contact person.
5. The name and address of the Project Sponsor, and the name and telephone number of a contact person representing the Project Sponsor.
6. The name and address of the primary preparer(s) of the DEIS and the name and telephone number of a contact person representing the preparer(s).
7. Date of acceptance of the DEIS [Note: Specific calendar date to be inserted later].

1. Deadline by which comments on the DEIS are due [Note: Specific calendar date to be inserted later].

B. List of Consultants Involved with the Project

The names, addresses, and project responsibilities of all consultants involved with the Proposed Action shall be listed.

C. Table of Contents

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

II. EXECUTIVE SUMMARY

The DEIS shall include a summary. The summary shall only include information found elsewhere in the main body of the DEIS and shall be organized as follows:

- A. Brief description of the Proposed Action.
- B. List of Involved Agencies and required approvals/permits.
- C. Brief listing of the anticipated impacts and proposed mitigation measures for each impact issue discussed in the DEIS. The presentation format shall be simple and concise.
- D. Brief description of the project alternatives considered in the DEIS. A table shall be presented which assesses and compares each alternative relative to the various impact issues.

III. DESCRIPTION OF PROPOSED ACTION

A. Introduction

The introduction shall include site location and description, project acreage, tax map designation and property ownership, zoning, site access, easements, and general site characteristics.

B. Project Purpose, Needs and Benefits

The Proposed Action combines several uses that are unique in the Town of Kent. The purpose and objectives of the Proposed Action will be described from a regional, local, neighborhood and site perspective. Also, the public need for and/or public benefits from implementation of the Proposed Action are to be identified and described.

C. Site Description/Environmental Setting

The site description shall include the following:

1. General location; acreage; zoning; and tax map designation.
2. Frontage and access.
3. Existing site conditions.
4. Environmental characteristics, including topography, steep slopes, wetlands, bedrock outcrops, etc.
5. Site use history
6. Description of any easements, restrictions and/or other conditions that affect the future development and use of the subject site.

D. Description of Surrounding Uses and Facilities

The description shall include the following:

1. Commercial, school and government uses along Route 52
2. Residential uses west of Route 52 and along Bowen Road.

3. Regional and local roadway network, including I-84.

E. Detailed Description of Proposed Action

The following information shall be submitted to accurately document the design, layout and configuration of the Proposed Action:

1. Proposed excavation, including as required:

- a. Excavation application and permit materials, phasing of excavation and site stabilization plan, including excavation depth, access, schedule, and hours of excavation operation.

2. Phasing of construction and project development alternating with phases of excavation operations, so that partial excavation is done, followed by site development of uses. Address procedure if any phase of development is not completed or pursued.

3. Tree removal from storm damage; and erosion control permit.

4. Describe in detail the forthcoming petition to the Town of Kent Town Board for zoning text amendment to address the need for increased building heights over what is permitted in the IOC zoning district (5 stories, 50'), with criteria for how increased building height would be allowed, for example, increased setbacks, smaller building footprints, a project site floor area ratio requirement, fire safety measures, underground or decked parking, lot size, etc. The zoning amendment aspect of the Proposed Action will involve a generic review of the effect of the proposed increase in building height for the entire IOC zone.

5. Existing zoning, and detailed zoning compliance evaluation.

6. Overall site master development plan.

7. Description of proposed uses:

- Convention center
- Hotels
- Water park
- Big box retail
- Strip retail
- Restaurant

8. Proposed principal and accessory buildings and other improvements, with square footages, noting possible increased floor area in buildings with increased height, as needed, including refuse enclosures and other accessory buildings.

9. Vehicle access and circulation.

10. Pedestrian circulation.

11. Parking, noting possible increased floor area in buildings with increased height and corresponding additional required parking, and loading.

12. Emergency access, fire protection, and site security, including water supply for firefighting.

13. Stormwater management, impervious surfaces.

14. Utilities, including possible need for a new substation.

15. Site grading, cut and fill, steep slope impacts, including excavation to approximately one hundred forty feet (140') below the existing grade.

16. Landscaping, lighting and photometric plan.

17. Wetland and watercourse impacts.

18. Tree removal, preservation and reforestation.

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a. first phase of mining is followed by reclamation and truck stop and rest stop development with a certificate of occupancy (C/O) required for completion of phase 1; §

b. second phase of mining followed by reclamation and development of 2 hotels with a C/O required for completion of phase 2; and §

c. third phase of mining followed by reclamation and; conference center and water park development with a C/O required for completion of phase 3. §

d. Hours of operation for mining. §

e.

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Country store (Clarify type of retail) §

Restaurant §

Food court §

Rest area §

Tire shop, including supplemental special use zoning requirements including tire service and repair in an enclosed building §

Truck fueling area §

Truck service and repair (specify) §

Outdoor seating area §

Truck parking §

Truck/car wash - clarify whether proposed §

Water and wastewater treatment buildings §

Electric car charging station §

Hours of operation for various uses §

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17. Open space and conservation plan for less developed portions of the site, trails, easements, deed restrictions, etc.
18. Sediment and erosion controls
19. Preliminary architectural plans including renderings and elevations of facades, building materials, screening of mechanicals, etc.
20. Proposed green technologies and/or energy efficient aspects of the Proposed Action.

F. Approvals

Describe jurisdiction of the Town over the site and the various local approvals required, including petition to the Town of Kent Town Board for amended IOC zoning provision. List other County, State, regional and Federal agencies having jurisdiction over the site and the various approvals required, including NYSDOT Highway Work Permit (PERM-33); and Permit Agreement for Highway Work Permits Design Review (Perm 51). Include list of Involved and Interested Agencies. Provide a table listing agencies (full name and abbreviation); the specific name of the permit or approval; and a brief description of the purpose of the permit or approval

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Proposed mining and construction sequencing plans, including
phasing plan for §
mining sequenced with phasing plan for site development,
including: §
Hours of construction §
Development agreement. §

IV. ENVIRONMENTAL ANALYSES

The DEIS shall include a discussion of the existing conditions, potentially significant adverse impacts and proposed mitigation measures for the following:

A. Geology and Soils

1. Existing Conditions

- a. Describe regional and site-specific bedrock geology, including depths to bedrock. Provide an environmental constraints map, including environmentally sensitive lands and soil hydrology, as indicated in the Town of Kent Zoning Code,
- b. Discuss any special geological features on or adjacent to the subject site, including but not limited to the location of significant rock outcrops. Provide map identifying all such features.
- c. Identify and list soil types on the site with discussion of soil characteristics. Include a soils map based on site specific field analysis and review of the National Resource Conservation Services (NRCS) County soil survey and identify location of areas of constrained sensitive soils (soils with shallow depth to bedrock, shallow water table, high erodibility characteristics or having greater than 20% clay content). Provide tables indicating soil characteristics (e.g., HSG group, construction-related and long-term erosion potential, runoff, permeability), limitations and suitability of each soil type for particular land uses, specifically, roads, driveways, sewage disposal areas, underground utility installation, and building construction. Provide copies of all field data soil logs documenting soil conditions (e.g. percolation, depth to ground water and restrictive layers) in all area of site-specific soil testing. Indicate soil testing must be witnessed by the NYCDEP and PCDOH.
- d. Discuss prior mining operations.

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- c. History of any hazardous materials found at the site based on existing federal and state databases. Provide history of any prior spills and violations.

2. Potential Impacts

- a. Construction on land where the depth to water table is less than 3 feet;
- b. Construction on land where bedrock is exposed or generally within 5 feet of the existing ground surface, including blasting.
- c. Excavation and removal of more than 1,000 tons of natural material;
- d. Construction that continues for more than one year or in multiple phases;
- e. Excavation and construction impacts.
- f. Describe impacts to special geological features of the subject site, if any. Describe location, depth and amount in cubic yards of rock removal and blasting anticipated. Include map showing areas of potential blasting activities. Describe blasting procedures to be followed and materials to be used. Provide a blasting plan in accordance with Town of Kent Code requirements, including Chapter 38, Fire Prevention. Address concerns about blasting and rock crushing vibration and concussion on nearby building foundations, interior walls of particularly old homes, water supply wells and piping, retaining walls. Provide phased blasting plan alternative in which certain site improvements will be constructed prior to commencement of the next phase of blasting. Indicate proposed duration of blasting, hours of operation and number of truck traffic trips (providing details of the types of trucks and equipment) required during blasting. Provide proposed truck traffic route and document the condition of all roads to be used for truck traffic during construction activities. Describe plan to repair/mitigate damage to roads and associated infrastructure.
- g. Describe soil types to be impacted, and to what extent, with a grading limit line indicated on the preliminary grading plan. Indicate amount (preliminary cut and fill analysis) and location of earthwork anticipated. Indicate location(s) of soil and rock stockpiles.
- h. Discuss potential impacts of soil limitations on proposed actions, with respect to sewage disposal, stormwater management and erodibility during construction.
- i. Discuss whether on-site rock crushing is proposed. If so, discuss rock crushing procedures to be followed. Provide a plan sheet detailing the locations of all equipment, hours of operation, dust suppression receptors and dust reduction techniques and air quality monitoring.
- j. Provide preliminary grading plan with a limit of disturbance line. Provide post-construction slope map.
- k. Address excavation phasing as well as stabilization plan.
- l. Describe potential impacts to any on or off-site environmentally sensitive receptors including wetlands, watercourses, waterbodies, groundwater and aquifers.

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3. Mitigation Measures

Potential mitigation measures to explore:

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- a. Sedimentation and Erosion Control Plan based upon consideration of a 100-year storm event and proposed modifications to vegetative cover and curve number (CN). Include discussion of initial installation by phase, maintenance, contingency and emergency measures, notification procedures in the event of failure of sedimentation and erosion control measures, and timing of removal. Provide analysis of erosion and sediment control requirements during winter (frozen ground) conditions and during construction with exposed rock and minimal vegetation cover. Provide details of required site inspections and documentation.
- b. Corrective and preventative measures necessary to overcome any soil limitations.
- c. If blasting is proposed, provide a draft blasting mitigation plan, including a discussion of alternatives to blasting (e.g., cutting, ripping, chipping); a Scoping Document description of blasting activities, methods and schedules; and a description of the procedures that will be followed to document existing conditions, notify neighboring properties and the pertinent municipal jurisdiction(s) of the timing of blasting activities and remediate potential impacts.
- d. If required, provide a draft rock crushing mitigation plan, including a discussion of alternatives to on-site crushing; a description of crushing activities, methods and schedules.
- e. Construction Phasing Plan. Indicate any areas greater than five (5) acres in size (contiguous and/or collective) that are anticipated to not be stabilized during construction. Include details of all required maintenance to temporary stormwater practices.
- f. Discuss any remediation or clean-up measures that will be required or warranted to remove or neutralize any known or potential contaminants on the site.
- g. Discuss installation of proposed fixtures and equipment (including above-ground and underground storage tanks, piping and pumping equipment) to be used for the storage or handling of petroleum, propane or other potential contaminants, whether for sale or for use on the site. Describe required leak prevention and monitoring measures. Describe any special measures such as a response plan that may be required or appropriate due to site groundwater conditions or proximity to environmentally sensitive receptors including water supplying drinking water.
- h. Describe all chemicals to be used on the site including as required for pool operation and methods to contain and dispose of these chemicals.
- i. Other.

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B. Topography and Slopes

1. Existing Conditions

- a. Describe existing topography, variation in elevation and relationship to surrounding topography.
- b. Prepare slope analysis of the overall site, including narrative and a steep slopes map, showing slope categories 0- 10%, 10-15%, 15-25%, 25%- 35%

and 35%+. In tabular format indicate the total area and the amount of anticipated disturbance in each slope category in square feet and acres. Provide slope map depicting area(s) of each slope category.

2. Potential Impacts

- a. ~~Construction on slopes of 15% or greater;~~
- b. ~~Construction that continues for more than one year or in multiple phases;~~
- c. ~~Increased erosion, whether from physical disturbance or vegetation removal (including treatment by herbicides); and~~
- d. ~~Excavation and construction impacts.~~
- e. Prepare cut and fill analysis for proposed development (preliminary grading plan required). Discuss quality of fill to be brought onto the subject site from off-site locations (if any). If fill is to be brought to the site, including topsoil, indicate methods of documentation that the fill will be free of contaminants and meet all regulatory requirements.
- f. Describe potential impacts to the steep slopes (15% and greater) on the entire site, including but not limited to potential sedimentation impacts and the potential for slope failure.
- g. Discuss long-term post-development impacts due to changes in surface coverage and topography.

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3. Mitigation Measures

- a. Identify site planning techniques to avoid steep slopes.
- b. Sedimentation and Erosion Control Plan including steep slope stabilization plan and plans to divert surface water away from steep slopes.
- c. Provide phasing plan to minimize area of disturbance at any one time.
- d. Provide a post development grading plan which includes cut and fill balances.
- e. Other

C. Surface Water & Wetlands

1. Existing Conditions

- a. Delineate in the field, survey for accurate location and map existing Town of Kent, NYSDEC, NYCDEP, NWI, and U.S Army Corps of Engineers (USACOE) wetlands, watercourses, waterbodies and vernal pools and associated regulated buffers on the subject site using wetlands definition and methodology appropriate to each jurisdiction. All wetlands should be identified regardless of size.
- b. Provide a report to identify and map existing Town of Kent, NYSDEC, NYCDEP, NWI and USACOE wetlands, watercourses, waterbodies and vernal pools and associated regulated buffers within a distance of not less than 1/4-mile from the site boundaries, expanded as necessary to include all areas that are functionally related or hydrologically connected to and which might reasonably be expected to be impacted by development of the subject site. All wetlands should be identified regardless of size.
- c. For each on-site wetland, indicate:
 - (i) Location.
 - (ii) Wetlands type, including soils, vegetation and hydrology.

- (iii) Wetlands acreage (approximate for off-site wetlands).
 - (iv) Pertinent jurisdiction.
 - (v) Wetlands functions, as identified in Chapter 39A (Freshwater Wetlands) of the Code of the Town of Kent. Functional analysis shall be based upon one of the accepted methodologies, such as the U.S. Army Corps of Engineers HGM (hydrogeomorphic model), EPW (Evaluation of Planned Wetlands) model or Hollands-Magee Method.
 - (vi) Source of wetland hydrology (e.g. ground water discharge, ground water recharge, etc.).
 - (vii) Hydrological analysis (monthly water budget) using a recognized technique such as Pierce. Rainfall data must be obtained from at least the last ten (10) years and must be taken from local rainfall sources. Analysis must include data from the driest, most wet and the average years.
- d. Identify total wetlands acreage on the subject site and percent of site occupied by all wetlands, regulated wetlands and regulated wetlands buffer/adjacent areas using definitions appropriate to each jurisdiction. Identify and map areas of any applicable regulatory authorities including Town, NYCDEP, NYSDEC, and the USACOE.
 - e. Identify waterbodies and watercourses located on, surrounding and hydrologically connected to the subject site, including intermittent and perennial streams.
 - f. Identify the possible uses of all surface waters.
 - g. Discuss existing drainage areas, patterns, channels and existing discharge points of drainage.
 - h. Identify all floodplains, flood elevations, floodways based upon FEMA data and field reconnaissance.
 - i. Identify and document any surface waters with significant accumulations of sediment or silt.
- 2. Potential Impacts**
- a. Identify acreage of proposed water bodies or wetlands and construction within or adjoining wetlands buffer/adjacent area disturbances and analyze potential direct and indirect impacts on survey-located wetlands as regulated by the Town of Kent, the NYSDEC, NYCDEP and the USACOE. Discuss area to be disturbed, types of potential disturbance, impact to functional values of the wetland, changes to wetland vegetative composition, modifications to hydrology and hydroperiod, and modifications to the 100-year floodplain, if any. Using a recognized technique such as Pierce analyze and compare the post-construction monthly water budget with the pre-construction monthly water budget of all onsite and adjacent wetlands. Indicate if there will be any change in the depth, surface area or duration of water in these areas and if there will be any increase or decrease in water velocity of volume to or from onsite and adjacent wetlands, waterbodies and watercourses.
 - b. Discuss creation of turbidity in a waterbody or wetland from upland erosion runoff or by disturbing bottom sediments; soil erosion, or sources of

stormwater discharge that may lead to siltation in wetlands or receiving water bodies; and affects the water quality of wetlands and water bodies within or downstream of the site;

- c. Describe impacts related to the construction of the proposed wastewater treatment facilities and discharge area;
- d. Discuss excavation and construction impacts.
- e. Describe permits required for local, State and Federal jurisdictions, if any.
- f. Describe potential for and evaluate the impact of increased sedimentation of wetlands.
- g. Describe potential for and evaluate the impact of increased concentrations of fertilizer, pesticides, herbicides, fungicides and other chemicals proposed for use on the subject site in the existing and proposed wetlands and downstream water bodies.
- h. Include qualitative analysis of construction-related and long-term impacts to wetlands and their functions, including impact on wildlife habitat, pollution abatement capabilities, stormwater control capabilities and changes in aesthetic value based upon evaluation methodology described above. Analyze any potential thermal changes to receiving waters and calculate and quantify any potential increase in pollutant loading (e.g. phosphorous, nitrogen, total suspended solids, etc. using the simple method).
- i. Identify any impacts to surface waterbodies or water courses. Identify and assess any altered drainage patterns and the potential adverse impacts that increased or, in some cases, decreased runoff amounts would pose to wetlands and watercourses. Assess impacts due to increased impervious surfaces, changes in runoff curves, and changes in vegetative cover and soil characteristics.
- j. Determine if proposed blasting and cut and fill will intercept or modify existing groundwater conditions affective the hydrology of onsite and adjacent wetlands, waterbodies and watercourse.
- k. State whether any wetlands, wetland buffers, vernal pools or surface waters will be directly disturbed (e.g. filling, dredging, removal of vegetation, etc.). Identify location of any proposed buildings, impervious surfaces major artificial landforms (e.g. retaining walls, berms), or utility lines/connections or roads in relation to surface waters and wetland buffers.
- l. Identify any secondary disturbance to wetlands or wetland buffers relating to activities or construction outside wetlands or wetland buffer areas such as erosion during site construction, runoff from proposed impermeable surfaces, use of fertilizers, etc.
- m. Discuss regulatory review process and necessary permit procedures, e.t. NYSDEC/ NYCDEP permits, ACOE approvals, Town of Kent permits. Describe any dewatering procedures that may be necessary and potential temporary and permanent impacts to surface waters and wetland buffers.

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3. Mitigation Measures

Potential mitigation measures to explore:

- a. Avoidance and minimization of wetland impacts.

- b. Avoidance and minimization of waterbody and watercourse impacts.
- c. Elimination and minimization of fertilizer, pesticide, herbicide, fungicide phosphorous, nitrogen, total suspended solids, thermal changes and other chemical concentrations in existing and proposed wetlands through avoidance and containment, respectively. Develop and include an Integrated Pest Management Plan.
- d. Utilizing the functional analysis and hydrological studies provide a wetland watercourse and waterbody and associated buffer mitigation and management plan which will restore modified or lost functions and pre-construction hydrology/water budget.
- e. Discuss the use of pervious pavement materials, preservation of vegetated areas, creation of native or natural vegetation areas and other green practices to reduce impacts.
- f. Discuss methods to prevent or mitigate water turbidity and accumulated sediment.
- g. Other.

D. Stormwater Management

1. Existing Conditions

- a. Discuss existing stormwater runoff quality and quantity within the watersheds of which the subject site is a part, with modeling for 1-, 2-, 5-, 10-, 25-, 50- and 100-year storm events using rainfall data obtained from the process presented on page B.6 in Appendix B of the November 2016 New York State Standards and Specifications for Erosion and Sediment Control "Blue Book."
- b. Discuss and quantify existing conditions in the contributing watershed including ground cover and related curve number (CN).
- c. Discuss existing point and nonpoint pollution sources within the watershed of which the subject site is a part.
 - (1) Subsurface sewage disposal systems.
 - (2) Roadway runoff.
 - (3) Grass clippings and other organic materials containing chemical residues.
 - (4) Fertilizer, pesticide, herbicide, fungicide and other chemical concentrations
 - (5) Other.
- d. Existing pollutant loading including but not limited to sediment and phosphorous as required by NYCDEP, NYSDEC. Utilize the pollutant loading rates published in the March 5, 2015 East of Hudson Stormwater Retrofit Project Design Manual (Revision 1)-Methodologies in the Manual Reducing the Impacts of Stormwater Runoff from New Development shall be utilized. In addition, the stormwater analysis shall demonstrate that the practices proposed can adequately treat and attenuate the runoff to predevelopment pollutant levels.
- e. Indicate soil testing must be witnessed by NYCDEP.

2. Potential Impacts

- a. Provide a Stormwater Pollution Prevention Plan (SWPPP), which must address hotspots for proposed fueling and repair facilities;
- b. Calculate the total impervious areas for the site.
- c. Calculate stormwater runoff quantity; volume of stormwater runoff and peak discharge rates within the watersheds of which the subject site is a part for 1-, 2-, 5-, 10-, 25-, 50- and 100-year storm events.
- d. Identify surface water quality and quantity impacts on receiving wetlands, streams, ponds, and tributary watercourses within the watersheds of which the subject site is a part. Include potential short-term and long-term impacts of runoff carrying fertilizers, pesticides, herbicides, fungicides and other chemicals from lawns, roadways and other impervious surfaces, and sedimentation with respect to increases in post-construction phosphorous, nitrogen, total suspended solids and thermal impacts. Evaluate potential impact of failure of erosion and sedimentation control measures and stormwater control measures both during the construction process and after the proposed development is in operation.
- e. Identify stormwater permits required from the New York State Department of Environmental Conservation (NYSDEC), New York City Department of Environmental Protection (NYCDEP), Town of Kent, or other agencies having jurisdiction.
- f. Discuss impacts associated with construction of proposed infrastructure.
- g. Provide an analysis of the impact of the proposed development on stormwater pollutants, as required by NYCDEP and , NYSDEC, and State of New York Office of the Attorney General, Office of the Watershed Inspector General related erosion and sedimentation, discharges of turbidity in runoff, increased stormwater flow from additional impervious surfaces, and the creation of runoff containing pollutants.

3. Mitigation Measures

Potential mitigation measures to explore:

- a. Description of erosion and sedimentation control measures to protect water bodies, wetlands, and tributary watercourses, and maintenance of such measures during construction.
- b. Preliminary Stormwater Pollution Prevention Plan (SWPPP) prepared for the project site in accordance with the Chapter 66 of the Town of Kent Code.
- c. Compliance with the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities (Permit #GP 0- 015-002).
- d. Compliance with the NYCDEP Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and Its Sources.
- e. Fertilizer, Herbicide, Fungicide and Pesticide Application Plan, if applicable.
- f. Address need to provide bond for construction and post construction stormwater management facilities.
- g. Discuss alternatives such as enhanced treatment and/or the use of green infrastructure practices.

- h. Discuss and quantify the post-construction pollutant loading to the impaired waterbody, Lake Carmel with respect to the current TMDL phosphorous reduction requirements. Indicate how the proposed project may be designed to reduce pre-construction phosphorous and other pollutant loading in order to be compliant with MS4 and TMDL requirements. Specifically, discuss the New York State Watershed Inspector General's requirements that post-construction phosphorous loading be decreased from pre-construction existing loads (28.6% reduction to East Branch Reservoir and 20% reduction to Middle Branch Reservoir).

- i. Other.

E. Groundwater Quality & Availability

1. Existing Conditions

- a. Identify existing groundwater resources. Specify nature of studies that will be conducted to determine and ensure continued adequate water supply to surrounding residential and commercial water wells. Provide data from drawdown and notability testing.
- b. Identify the location of wells on site and adjacent to the site.
- c. Provide analysis of the adequacy of the existing well water supply on the property.
- d. Indicate all regulatory agency requirements.
- e. Provide anticipated water use (gallons per day).

2. Potential Impacts

- a. Provide a groundwater study; and discuss impacts related to the creation of new water supply wells; water supply demand that may exceed safe and sustainable withdrawal capacity rate of the local groundwater supply or aquifer; address concerns about water quality and quantity effects on neighboring wells, including blasting operations releasing radon into water;
- b. Discuss potential impacts related to the wastewater facilities subsurface discharge and effects on groundwater and seasonal water table and wetland hydrology;
- c. ~~Impact of the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources;~~
- d. Identify and assess blasting, ~~excavation and construction impacts on groundwater resources.~~
- e. Identify potential impacts to groundwater due to interception and/or capture during construction, change in land coverage, recharge, and on-site activities.

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3. Mitigation Measures

- a. Discuss potential mitigation measures, if necessary. Indicate methods to address potential surrounding well failure(s) due to impacts.

F. Vegetation & Wildlife

1. Vegetation

a. Existing Conditions

- (i) Identify and map existing vegetative communities and specific habitats as defined by NYSDEC on the site, including species presence and abundance, size, distribution, dominance and wildlife value.

- (ii) Identify the presence of species of special concern, threatened, rare or endangered plant species on or near the subject site based upon existing available data (IpAC, NYSDEC, NYNHP, US Fish and Wildlife) and recent field inspection. Include description of species, size and health condition. Conduct a biodiversity study and report results as indicated in the Town of Kent Zoning Code.
- (iii) Survey of location, species, size and health condition of individual trees within the on-site disturbance area to be removed.
- (iv) Provide a tree survey map and report as indicated in the Town of Kent Zoning Code.
- (v) Identify invasive species and map location(s).
- (vi) Provide information, identify and map the landscape ecology, adjoining habitats and wildlife corridors of the site and area and any existing fragmentation.

b. Potential Impacts

- (i) Description of proposed limits of site disturbance and impacts to each habitat and vegetative cover type and species of special concern, threatened, rare or endangered plant species on entire site; and other trees (including specimen trees) identified above. Describe impacts to the biodiversity of the site as indicated in the Town of Kent Zoning Code. Describe impacts to the landscape ecology, adjoining habitats and wildlife corridors.
- (ii) Describe and map cumulative loss of vegetation, overall and by habitat and vegetative cover type, including trees to be removed, upon project completion.
- (iii) Describe and map vegetation to remain as a result of construction, including trees to be preserved, especially at critical buffering locations, such as the site's property lines.
- (iv) Unique or specimen trees worthy of preservation as part of the development, and discussion of any compelling reasons justifying the removal of such trees.
- (v) Increased erosion resulting from removal of vegetation.
- (vi) Reduction in population or loss of individual of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over or near the site;
- (vii) Reduction in population or loss of individual of any species of special concern or conservation need, as listed by New York State or the Federal government, that are found on, over or near the site;
- (viii) Removal of, or ground disturbance in, any portion of a designated significant community;
- (ix) Conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat;
- (x) Loss of recreational opportunities or a reduction of open space resources due to impairment of natural functions, or "ecosystem services", provided by an undeveloped area including stormwater storage; nutrient cycling, and wildlife habitat;

- (xi) Use of herbicides or pesticides;
- (xii) Inconsistency with the Town of Kent biodiversity requirements; and
- (xiii) ~~Excavation and construction impacts.~~

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c. Mitigation Measures

Potential mitigation measures to explore:

- (i) Utilization of existing cleared areas to maximum extent possible.
- (ii) Establishment of Clearing Limit Lines and Clearing and Grading Limit Lines (If not the same) to depict maximum limits of areas of disturbance. Preservation of wildlife corridors.
- (iii) Schematic landscape plan for the subject site showing proposed planting areas, as well as their design intent and function (e.g., visual buffer, wetland enhancement, wildlife, street trees, slope stabilization, formal garden, etc.). Typical plant lists for each of specified functions shall be provided. Include a description of the resulting planting character of the site and the length of time it will take to achieve that character. Include scientific names on the proposed landscaping plan, and review New York State invasive species regulations to assure that no invasive species will be used. In addition, avoid the use of plant species known to be invasive in other states, particularly those listed as invasive in neighboring states, but which may not yet appear on the New York list. Species of plants native to New York should be used to the extent practicable for landscaping, soil stabilization, and stormwater mitigation features.
- (iv) Buffer screening to reduce impacts on neighboring properties and area roadways.
- (v) Preservation of trees, to the maximum extent possible. Identify tree planting mitigation sites which may be on and off site.
- (vi) Proposed method of identification and preservation of unique and/or specimen (significant) trees, to the maximum extent possible.
- (vii) Preservation of existing conditions (e.g., forested areas, wetlands).

2. Wildlife**a. Existing Conditions**

- (i) List fish and wildlife species (including amphibian, reptile, mammal and bird species) observed as well as those likely to inhabit the project site and within surrounding area. Identify breeding habitat, transitional, staging areas, feeding and roosting sites and travel lanes. Identify species abundance, distribution and dominance.
- (i) Identify the presence of species of special concern, threatened, rare or endangered wildlife on or near the subject site based on existing available data (NYSDEC, NYNHP, US Fish & Wildlife Service IPaC report) and recent field inspection.
- (ii) Complete and provide biodiversity report in accordance with the Town of Kent Zoning Code protocols.

b. Potential Impacts

- (i) Impact on habitat and habitat functions caused by site development (e.g., clearing of vegetation, loss of wetlands).
- (ii) Habitat and wildlife corridor fragmentation.
- (iii) Wildlife impacts on neighboring properties caused by displacement of wildlife from the subject site.
- (iv) Reduction in population or loss of individual of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over or near the site;
- (v) Reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the Federal government;
- (vi) Reduction in population or loss of individual of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over or near the site;
- (vii) Reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government;
- (viii) Removal of, or ground disturbance in, any portion of a designated significant community;
- (ix) Substantial interference with nesting/breeding, foraging, or overwintering habitat for the predominant species that occupy or use the project site;
- (x) Conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat;
- (xi) Use of herbicides or pesticides;
- (xii) Inconsistency with the Town of Kent biodiversity requirements; and
- (xiii) Mining and construction impacts.

c. Mitigation Measures

Potential mitigation measures to explore:

- (i) Preservation of existing habitat conditions (e.g., forested areas, wetlands).
- (ii) Preservation and creation of wildlife corridors.
- (iii) On-site and off-site planting and habitat creation.

G. Utilities.

1. Water Supply

a. Existing Conditions

- (i) Identify the location of any public water supply systems in the vicinity of the site including interconnections with adjacent sites and associated easements (if any).
- (ii) Identify the location of the Town of Kent Water District #1 and Water District #2.
- (ii) Identify existing on-site and adjacent wells and water services and any modifications to same.

b. Potential Impacts

- (i) Provide an Engineering report for water supply.
- (ii) Provide average daily water demand for proposed use. Include water

demand for fire, domestic and irrigation.

(iii) Identify proposed method of supplying water to the development.

(iv) Identify provisions for fire protection water supply.

c. Mitigation Measures

(i) Identify existing capacity and required or planned utility expansions.

(ii) Discuss potential mitigation measures, if necessary.

2. Sanitary Wastewater Disposal

a. Existing Conditions

(i) Identify existing sanitary wastewater facilities on or in the vicinity of the project site.

(ii) Identify any public sewer systems and districts.

(iii) Provide results of soil testing witnessed by NYCDEP and PCDOH. Include field soil logs.

b. Potential Impacts

(i) Provide an Engineering report for wastewater treatment including a sewage mounding analysis.

(ii) Provide anticipated wastewater generation/flows for the proposed project.

(iii) Describe proposed method of treating and disposing of wastewater.

(iv) Provide description of proposed sanitary sewage treatment facilities and NYSDEC, NYCDEP and PCDOH jurisdiction.

c. Mitigation Measures

(i) Identify existing capacity and required or planned utility expansions.

(ii) Discuss potential mitigation measures, if necessary.

(iii) Describe ownership and management of the sanitary wastewater treatment. Include detailed financial and management plans.

3. Gas & Electric

a. Existing Conditions

(i) Identify existing electric supply service to the project site.

(ii) Identify natural gas supply service to the project site (if any).

(iii) Describe the use of backup generators for each proposed use, building, facility; and fuel storage for generators.

b. Potential Impacts

(i) Identify proposed demand on affected utilities. Identify any easements that may be required.

(ii) New or upgraded existing substation may be required;

(iii) Creation or extension of and energy transmission system to serve a commercial use;

(iv) Use of more than 2,500 megawatt hours (MWhrs) per year of electricity; and

(v) Heating and cooling of more than 100,000 square feet of building area when completed.

(vi) Impacts related to the use of backup generators for each proposed use, building, facility; and fuel storage for generators

c. Mitigation Measures.

(i) Identify existing capacity and required or planned utility expansions.

- (ii) Mitigation related to the use of backup generators for each proposed use, building, facility; and fuel storage for generators
- (iii) Discuss potential mitigation measures, if necessary.

4. Telecommunications

a. Existing Conditions

- (i) Identify existing telecommunications facilities at and in the vicinity of the project site, including telephone, cable, internet and wireless.

b. Potential Impacts

- (i) Identify proposed demand on affected telecommunications facilities. Identify any easements that may be required.

c. Mitigation Measures

- (i) Identify existing capacity and required or planned utility expansions.
- (ii) Discuss potential mitigation measures, if necessary.

H. Community Facilities and Services

1. Demographics

a. Existing Conditions

- (i) Describe existing Town of Kent population and characteristics

b. Potential Impacts

- (i) May cause the permanent population of the town in which the project is located to grow by more than 5%. Specifically, the proposed action will potentially create of a large number of jobs; and an increase in the population of the Town may result from employees living locally;
- (ii) May create demand for additional community services (e.g. schools, police, fire, etc.);
- (iii) Provide cost of community services analysis. Provide review comments from town fire, police, ambulance, highway and all associated emergency service personnel.
- (iv) Describe the effect of demographic changes on each type of service in the sections below regarding Police, Fire & EMS, Schools, etc.

c. Mitigation Measures

- (i) Discuss possible mitigation for each type of service in the sections below regarding Police, Fire & EMS, Schools, etc.

2. Police

a. Existing Conditions

- (i) Describe the following elements of the Town of Kent Police Department and Putnam County Sheriff's Department:
 - (1) Staff size and organization of service provider in town.
 - (2) Location of stations in relation to the subject site.
 - (3) Average response time to the subject site for service provider.
 - (4) Service ratio for service provider.

b. Potential Impacts

- (i) Increased demand for services (based upon normal usage of the subject site) and allocation of responsibilities between service providers, including any incident reports or crime statistics information from similar truck stops and related to effects on the surrounding community, including the nearby school, and safety and security of truck drivers.

- (ii) Increased costs for service provider.
- (iii) Adequacy of access to/from and on the subject site, including roadway surface and width, barriers and maintenance.
- (iv) Documented concerns of service provider.

c. Mitigation Measures

Potential mitigation measures to explore:

- (i) Real estate property taxes generated. Indicate impacts if property is not completed or purchased by a tax-exempt entity. Indicate if a PILOT (Payment In Lieu of Taxes) or tax abatement program is anticipated and potential impacts.
- (ii) Private security measures.

3. Fire & EMS

a. Existing Conditions

- (i) Describe the following elements of the Lake Carmel Fire Department:
 - (1) Staff size and organization of service provider in town.
 - (2) Location of stations in relation to the subject site.
 - (3) Average response time to the subject site for service provider.
 - (4) Service ratio for service provider.
 - (5) Number and type of apparatus for service provider.
 - (6) Water supply and capacity for fire-fighting purposes.
 - (7) Transport time to the nearest hospital for service provider.
 - (8) Adequacy of access for service provider.

b. Potential Impacts

- (i) Increased demand for services (based upon normal usage of the subject site) and allocation of responsibilities between service providers, including any incident reports or crime statistics information from similar ~~developments~~ and related to effects on the surrounding community, including the nearby school.
- (ii) Increased costs for service provider.
- (iii) Adequacy of access to/from and on the subject site, including roadway surface and width, barriers and maintenance.
- (iv) Documented concerns of service provider.
- (v) Adequacy of access related to building height noting:
 - (1) Potential for buildings with increased height over what is permitted in the IOC zoning district (4 stories, 50'); for the project site; and
 - (2) Generical analysis for other sites in the IOC that would be allowed higher buildings due to the proposed zoning amendment
- (iv) Water supply and pressure for firefighting purposes.

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c. Mitigation Measures

Potential mitigation measures to explore:

- (i) Real estate property taxes generated.
- (ii) Fire suppression sprinklers, halon fueling station systems and standpipe systems.
- (iii) Provision of fire hydrants and water supply systems for the subject site.
- (iv) Need for equipment to provide service to:

- (1) Buildings higher than what would be permitted in the IOC zoning district (~~4 stories, 50'~~) for the project site; and
- (2) Generical analysis for other sites in the IOC that would be allowed higher buildings due to the proposed zoning amendment.

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4. Solid Waste and Recycling

a. Existing Conditions

- (i) Identify whether the Town of Kent Refuse-Recycling Department will service this commercial development.
- (ii) Identify private refuse and recycling operators in the area.
- (iii) Identify private carting arrangements.
- (iv) Identify solid waste disposal and recycling locations.

b. Potential Impacts

- (i) Increased rate of disposal solid waste.
- (ii) Identify amount of solid waste and recycling anticipated to be generated from the site (based upon normal usage levels)
- (iii) Discuss possible solid waste escape from receptacles and being blown or washed onto nearby lands; and/or into waterways or off-site.

c. Mitigation Measures

- (i) Discuss potential mitigation measures, if necessary.
- (ii) Describe green solid waste and green recycling methods.
- (iii) Describe on-site containment (refuse enclosures) away from stormwater flow paths to prevent solid waste from entering waterways.

5. Schools

a. Existing Conditions

- (i) Describe the location of the subject site in relation to the Carmel Central School District that serves the site.

b. Potential Impacts

- (i) Indicate the project does not include a residential component, so no increase in enrollment direct impacts to the Carmel Central School District will occur.
- (ii) Identify any indirect impacts to the Carmel Central School District.
- (iii) Discuss how the jobs created by the various commercial operations will result in employees, and their families, living in the community, possibly adding school age children to the Schools' enrollments
- (iii) Potential use of component elements of the project by school district.
- (v) Discuss if site excavation including blasting, rock chipping, crushing, processing and associated truck traffic will generate noise, dust, radon or other pollutants and any other potential disruption of the school and learning environment.
- (vi) Indicate if truck traffic will create hazardous pedestrian or bus conditions to the school.

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c. Mitigation Measures

- (i) Discuss potential mitigation measures, if necessary. Discuss tax implications of the project.

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6. Open Space and Recreation

a. Existing Conditions

b. Potential Impacts

- (i) Loss of recreational opportunities or a reduction of open space resources due to loss of a current or future recreational resource. Discuss potential land adjacent to Bowen Road to be preserved as passive recreational open space.

c. Mitigation Measures**I. Traffic and Transportation.****a. Existing Conditions.**

- (i) Describe the roadway characteristics in the area surrounding the Project Site.
- (ii) For the weekday AM, PM and Saturday Peak Hours, document and show on figures, the existing traffic volumes using historical data and manual turning movements traffic counts at the following intersections (i.e., "Study Area"):
 - NYS Route 52 and Bowen Road
 - NYS Route 52 and Farmers Mill Road
 - NYS Route 52 and N. Horsepound Road
 - NYS Route 52 and NYS Route 311
 - NYS Route 52 and Ludingtonville Road
 - Ludingtonville Road and I-84 westbound
 - Ludingtonville Road and I-84 eastbound
- (iii) Conduct capacity analysis (Level of Service) for each of the above intersections using the SYNCHRO software.
- (iv) Summarize the existing Levels of Service in tabular format, including delays by lane group, approach and overall intersection as appropriate, as well as volume/capacity ratios.
- (v) Provide a summary description of existing public transportation facilities in the vicinity of the site.
- (vi) Estimate traffic volumes in the Study Area in the future without the Proposed Project (i.e., "No Build") in a future design year to the estimated time/year of project completion, utilizing:
 - A background growth factor based on historical data.
 - Estimated traffic volumes from other pending or approved projects in the area, if any, as identified and provided by the Town (Patterson Crossing, Kent Materials, school district bus garage, Other projects).
- (vii) Calculate the Design Year No-Build traffic volumes for each of the peak hours and show on figures.
- (viii) Conduct capacity analysis (Level of Service) for each of the above intersections using the SYNCHRO software for the Design Year No-Build condition.
- (ix) Summarize the Levels of Service in tabular form for the Design Year No-Build condition, as described above.
- (x) Provide baseline study of the condition of all roads and associated infrastructure.
- (xi) Indicate that the project is classified as a Major Commercial Development by NYSDOT.

b. Potential Impacts

- (i) Traffic may exceed the capacity of the existing road network;
- (ii) Construction of paved parking areas for 500 or more vehicles;
- (iii) Degradation of existing transit access;
- (iv) Degradation of existing pedestrian or bicycle access;
- (v) The present pattern of movement of people or goods may be altered; and
- (vi) General and truck traffic from excavation; and construction may result in specific traffic impacts, address likely routes and alternate routes.
- (vii) Estimate Site Generated Traffic based on the information published by the Institute of Transportation Engineers (ITE) as contained in their report entitled Trip Generation, 10th Edition, 2017. If ITE does not provide sufficient data for certain land uses, provide appropriate trip generation estimates with supporting data. Assign the Site Generated Traffic Volumes to the roadway network based on the anticipated arrival and departure distributions.
- (viii) Combine the Site Generated Traffic Volume with the Design Year No-Build traffic volumes to obtain the Build Traffic Volumes for each of the peak hours and show on figures, including the proposed site driveways.
- (ix) Conduct capacity analysis (Level of Service) for each of the above intersections, including the proposed site driveways, using the SYNCHRO software for the Build condition.
- (x) Summarize the Levels of Service in tabular form for the Design Year Build condition, as described above.
- (xi) Prepare alternative analyses for alternative site access driveway operations, as may be applicable.
- (xii) Prepare traffic signal warrant analyses where appropriate and accident study at the intersections of Ludingtonville Road and State Route 52 and as indicated where appropriate. Include modem and transfer switch requirements at signals P-40 (Farmers Mills Road and Route 52) and P-54 (Route 52 and Route 311).

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c. Mitigation Measures.

Based on the results of the traffic analyses, identify improvements to the traffic and transportation system where necessary. The impact of proposed improvements shall be identified and analyzed consistent with the methodology and format of the Project- impact analysis.

- (i) Improvements at proposed intersections
- (ii) Hours of operation for mining and construction
- (iii) Hours of operation for various uses

J. Land Use and Zoning**a. Existing Conditions**

- (i) Describe existing land uses and zoning district designations on the subject site, within a 1/2-mile from the site boundaries.
- (ii) Discuss history of the land use of the project site.

- (iii) Discuss the recommendations for the site and surrounding area as set forth in the Town of Kent Comprehensive Plan.
- (iv) Discuss recommendations of other pertinent planning documents prepared by other agencies; including the Town of Kent Recreation Master Plan, Putnam County Commercial Corridor Planning & Feasibility Study, Putnam County Transportation Task Force Recommendations, Putnam County Main Street Partnership Planning Study.
- (v) Discuss the range of permitted and specially permitted uses in the IOC zoning district; bulk requirements; design standards
- (vi) Provide a summary list and discuss pertinent code chapters and sections pertaining to the project from mining and excavation through construction.
- (vii) Depending on the provisions in the forthcoming zoning amendment, provide a list of all parcels in the IOC zoning district on which the increased building height provision might apply; and describe and list the heights of existing structures in the IOC zoning district.
- (viii) Discuss building height provisions in the Code of the Town of Kent Zoning for nonresidential districts, including a table summarizing the heights permitted in each.

b. Potential Impacts

- (i) Land use components different from or in sharp contrast to current surrounding land use patterns, for example, the proposal is an intensive mixed commercial development in a community with few comparable developments.
- (ii) Inconsistency with zoning regulations, specifically, provide a generic analysis of the forthcoming petition to the Town of Kent Town Board for zoning text amendment to address provisions for increased building heights over what is permitted in the IOC zoning district (~~4 stories, 50'~~), including the overall effect of the proposed increase in building height for all affected parcels in the IOC zone, including increased visibility and gross floor area, building mass and corresponding architectural design, accessibility for firefighting and emergency exits purposes, building maintenance and repairs, heating and cooling, etc.
- (iii) Change in the density of development that is not supported by existing infrastructure.
- (iv) Located in an area characterized by low density development that will require new public or central infrastructure.
- (v) Project may induce secondary development impacts (e.g. residential or commercial development not included in the project).
- (vi) Discuss the rationale and need for a zoning amendment to allow increased height buildings in the IOC, including supportive reasoning.
- (vii) Describe the compatibility of the proposed action with existing land uses and zoning district designations on the subject site and within the areas studied above for the project site; and generically for all other sites

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in the IOC that would be allowed higher buildings due to the proposed zoning amendment.

- (viii) Discuss the consistency of the proposed use with articulated land use and planning policies and recommendations of the Town of Kent, Putnam County, and other pertinent agencies for the subject site and the areas studied above.
- (ix) Discuss consistency and compliance with the IOC district uses, special uses, bulk requirements and design standards, supplementary use regulations, requirements and standards, etc., in zoning sections 77-24 to 77-26 and other zoning sections including procedures, requirements and standards for special use and site plan. Regarding bulk requirements, discuss the forthcoming proposed zoning amendment provisions for increased building height for the project site; and analyze generically for all other sites in the IOC that would be allowed higher buildings due to the proposed zoning amendment. Discuss consistency and compliance with other pertinent zoning provisions and with other pertinent Town of Kent code chapters.
- (x) Discuss consistency and compliance with the items in the summary list of pertinent code chapters and sections pertaining to the project from mining and excavation through construction.
- (xii) Describe potential impacts associated with use of the Proposed Action on existing community character.
- (xiii) Provide, refer to and describe the results of a housing needs assessment to address the needs of person who would be employed at the various business on the developed site.
- (xiv) Describe and analyze growth inducing impacts due to proposed development. Include in this analysis the identification of other large approved, proposed or potential developments in the area and evaluate and quantify cumulative impacts. Fully consider the potential impact of the proposed Route 52 bus garage.

Deleted: Address concern about a truck stop being located near an elementary school.

c. Mitigation Measures

- (i) Discuss provisions in the proposed zoning amendment intended to balance or offset site development effects on projects where the increased building height provision would be allowed. For example, increased yard setbacks; underground parking; smaller building footprints; or reduced impervious coverage would be considered where increased height structures (greater than 3 stories; greater than 40') are proposed.
- (ii) Describe mitigation measures including, but not limited to methods such as site configuration and design, use of buffers and screening, building design to reduce impacts on the surrounding community. In addition, describe proposed mitigation measures to minimize potential impacts to surrounding land uses. Consider cumulative impact of other development proposals that are currently planned or proposed for the area surrounding the subject site.

- (iii) Discuss remedies for aspects of the development that are not consistent and compliant with the items in the summary list of pertinent code chapters and sections pertaining to the project from excavation through construction. Provide reasoning for any waivers or relaxation of requirements or standards.

Deleted: mining and

K. Visual Resources and Community Character.**a. Existing Conditions.**

- (i) Provide analysis of the existing visual character of the subject site as viewed from publicly accessible viewpoints seasonally and year-round surrounding roads and surrounding properties, based upon use of photographs, site line diagrams and/or cross-sections, as appropriate. Include, Route 52 and I-84. Existing views shall be clearly described in narrative form and supplemented with appropriate graphic illustrations with and without vegetation.
- (ii) List of all parcels in the IOC zoning district on which the increased building height provision might apply; and describe and list the heights of existing structures in the IOC zoning district.

b. Potential Impacts.

- (i) Provide a Visual Impact Analysis, including narrative, a viewpoints map, before and after illustrations to address:
 - (1) Extensive changes to site topography, including excavation and mining;
 - (2) Visibility of proposed buildings and large parking lots;
 - (3) Removal of vegetation; and
 - (4) Possible impacts on the view of the site from nearby roadways, recreational facilities or other viewpoints within the project site's environs;
- (ii) The Visual Impact Analysis and assessment of impacts on community character should address the project site; and include generic analysis and assessment of all other sites in the IOC that would be allowed higher buildings due to the proposed zoning amendment, including description of how proposed land uses are different from, and in sharp contrast to, current land use patterns between the project and scenic or aesthetic resources as follows:
 - (1) visibility from publicly accessible vantage points, seasonally and year-round;
 - (2) Visibility would be apparent to viewers in routine travel; and in recreational or tourism-based activities;
 - (3) Similar (commercial) projects are visible within 1/4 mile to 5 miles of the proposed action;
 - (4) Proposed excavation and construction will result in visual impacts related to views of the site's existing topography and vegetation.
 - (5) Inconsistency with the predominant architectural scale and character;
 - (6) Inconsistency with the character of the existing natural landscape;

Deleted: mining

- (7) May result in ~~excavation and construction impacts; related truck traffic; and indeterminate demand for proposed commercial uses.~~
- (iii) Provide analysis of the visual character of the subject site after development as viewed from surrounding roads and surrounding adjacent properties, based upon use of photographs, computer simulations, site line diagrams and/or cross-sections, as appropriate, using the NYSDEC Program Policy, Assessing and Mitigating Visual Impacts, DEP-00-2 as a guideline. Altered views shall be clearly described in narrative form and supplemented with appropriate graphic illustrations.
- (iv) Assess the visual impact of the proposed project in context with other existing structures in the study area.
- (v) Provide architectural renderings, details and photosimulations illustrating height massing, scale and facade treatments. Photosimulations shall use photographs of existing and proposed conditions during the leaf and leafless seasons.
- (vi) Describe impacts associated with proposed lighting plan and how lighting may impact adjoining properties.
- (vii) Refer to potential increased demand for emergency, fire and police services section under the EIS section for community facilities and services.

Deleted: mining

c. Mitigation Measures.

Potential mitigation measures, for generic and site-specific impacts, to explore:

- (i) Measures aimed at reducing visual impact.
- (ii) Preservation of existing trees.
- (iii) Establishment of setbacks from property lines.
- (iv) Height of structures
- (v) Establishment of Clearing Limit Lines to depict maximum limits of areas of disturbance.
- (vi) Landscaping, including buffer screening plans.
- (vii) Building architecture
- (viii) Other.

L. Fiscal and Market Impacts

a. Existing Conditions.

- (i) Provide existing tax revenues to the Town of Kent, Carmel Central School District, Putnam County, New York State and any other taxing jurisdictions from the existing subject site.
- (ii) Provide an overview of the market and need for hotels.
- (iii) Provide an overview of the market and need for the water park.
- (iv) Provide an overview of the market and need for the conference center.
- (v) Provide an overview of the market and need for the truck stop

b. Potential Impacts.

- (i) Discuss whether and how the proposed development would address the market demand and need for ~~hotels; indoor water park; conference center; big box retail, strip retail and restaurant uses.~~

Deleted: truck stop;

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- (ii) Estimate temporary (construction) employment and permanent employment associated with the proposed action.
- (iii) Prepare an economic impact assessment of the direct, indirect and induced effects on employment, output and earnings in the Town of Kent by the temporary (construction) and permanent (operations) activity associated with the proposed development. Quantify the expected economic impacts to the local economy during the construction period. Identify the number of jobs (in person-years) to be generated directly and indirectly as a result of construction. Calculate income to the local economy from sales of construction material, construction labor and sales tax. Address hotel tax and sales tax impacts.
- (iv) Compare future tax revenues resulting from the proposed project with current tax revenues generated from the existing project site. Provide a Fiscal Impact Analysis including possible effects on police, fire and other emergency services, including project specific and generic analysis of effects of the forthcoming proposed zoning amendment for increased building height in the IOC zoning district.
- (v) Provide, refer to and describe the results of a housing needs assessment to address the needs of persons who would be employed at the various business on the developed site.

c. Mitigation Measures.

- (i) Describe any measures that would be pursued to maximize economic benefits to the community from the proposed project.
- (ii) Describe any measures to address increased demand for police, fire and emergency services and adequacy of each service providers' facilities related to:
 - (1) the forthcoming proposed zoning amendment for increased building height in the IOC zoning district; and
 - (2) the effects of the overall development on the surrounding community.
- (iii) Other.

Deleted: and safety and security of truck drivers

M. Historic, Archaeological and Cultural Resources.

a. Existing Conditions.

- (i) Describe historic or archaeological resources on the subject site, including any stone chambers, caves or signs of mining. Include information obtained from the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) and Kent Historical Society.
- (ii) A descriptive detail of the Project including the proposed direct impact areas will be submitted to the New York State Office of Parks, Recreation and Historic Preservation (NYOPRHP) as part of the SEQOR consultation process. The project notification paperwork will be submitted electronically to NYOPRHP using that agency's Cultural Resources Information System (CRIS).
- (iii) Prepare a Phase 1A Literature Search and Sensitivity Assessment for cultural (historical and archaeological) resources; and provide copies of

- any submittals the NYS Office of Parks, Recreation and Historic Preservation (NYS OPRHP; or SHPO via CRIS);
- (iv) If NYS OPRHP determines that a Phase 1B or Phase 2 cultural resources assessment is needed, the appropriate Cultural Resources study will be conducted.
- (v) Identify any properties listed on the State or National Register of Historic Places on or within a 1/2-mile of the subject site's boundaries.
- (vi) Identify locally significant properties within a 1/2-mile of the subject site's boundaries.
- (vii) Identify and map existing on-site stone walls.

b. Potential Impacts.

- (i) Discuss how the Proposed Action would impact historic, cultural or archaeological resources on, or in the vicinity of the project site.
- (ii) Describe and show the extent of removal of stone walls.
- (iii) Other.

c. Mitigation Measures.

Potential mitigation measures to explore:

- (i) Preserve historic and archeological resources on the subject site.
- (ii) Describe use of removed stone from walls in site landscaping, or for borders of developed areas.
- (iii) Other.

N. Open Space**a. Existing Conditions.**

- (i) Include description of open spaces on or surrounding the project site and within 1/2 mile. Provide summary of parks and recreation facilities in the Town of Kent.

b. Potential Impacts.

- (i) Describe potential impacts to open space areas.
- (ii) Discuss the open space plan for the Proposed Action.
- (iii) Discuss impairment of natural or ecosystem functions of the undeveloped site for habitat areas, changes of stormwater flows, loss of potential recreational resource
- (iv) Link with open space issues under Vegetation and Wildlife; and Community Facilities and Services.

c. Mitigation Measures.

- (i) Any proposed mitigation as a result of impacts to open spaces.
- (ii) Discuss how proposed open space areas are to be protected and maintained. If restrictions such as deed restrictions, conservation easements or other prohibitions in future development are proposed, discuss what legal mechanism will be put into place to ensure perpetual preservation of open spaces.
- (iii) Discuss the potential for donation of open space.
- (iv) Other.

O. Air Quality & Noise & Light**1. Air Quality****a. Existing Conditions**

- (i) Summarize existing ambient air quality conditions in the region based on published New York State Department of Environmental Conservation ambient air quality monitoring data available from the New York State Department of Environmental Conservation- operated monitors closest to the site and provide a comparison to the applicable National Ambient Air Quality Standards. Locate air quality monitoring receptors and indicate testing parameters including dust monitoring. Determine if the potential development would interfere with the attainment or maintenance of the New York and/or National Ambient Air Quality Standards (NAAQS) established by the Federal Clean Air Act Amendments.
 - (ii) Indicate baseline radon gas levels in the area of the subject site.
- b. Potential Impacts**
- (i) Provide a qualitative analysis of the potential air quality impacts resulting from truck and equipment traffic during construction, truck and vehicle idling during operation, site preparation, construction, post construction and project operational activities as required under criteria set forth in the New York State Department of Transportation Environmental Procedure Manual, Chapter 1, Air Quality (January 2001, as updated).
 - (ii) NYSDOT Environmental Procedures Manual identifies a screening process to determine if project specific (microscale) air quality analyses are warranted. Generally, intersections impacted by a project, with a build condition Level of Service (LOS) C or better are excluded from microscale air quality analysis. The screening process also considers proximity to potentially sensitive receptors (i.e. schools, hospitals). If, based on the results of the screening, further analysis is warranted, it will be determined if it is appropriate to conduct further analysis as part of the DGEIS, or as part of subsequent site- specific environmental analyses.
 - (iii) Federal or state air emission permits may be required, also may emit one or more greenhouse gases at or above the following levels:
 - more than 1,000 tons/year of carbon dioxide;
 - more than 3.5 tons/year of nitrous oxide;
 - more than 1,000 tons/year of carbon equivalent of perfluorocarbons;
 - more than .045 tons/year of sulfur hexafluoride;
 - more than 1,000 tons/year of carbon dioxide
 - equivalent of hydrochlorofluorocarbons; and/or
 - 43 tons/year or more of methane;
 - (iv) Generation of 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants; or
 - (v) Generation of 50% of the above thresholds; and
 - (vi) ~~Excavation and construction impacts, including blasting operations releasing radon into air.~~
 - (viii) Production of sound above noise levels established by local of 10 tons/year or more of any one designated regulation;
 - (ix) Blasting within 1,500 feet of any residences, school, day care center or nursing home;

Deleted: Mining

- (x) Production of routine odors for more than one hour per day; creation of light shining into adjoining properties;
- (xi) Creation of lighting creating sky-glow brighter than existing area conditions;
- (xii) ~~Excavation and construction impacts.~~
- (xiii) Increases in radon or other gas

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c. Mitigation Measures

- (i) Discuss potential methods for mitigation of potential adverse impacts resulting from the proposed action. Include analysis of truck routing and trip frequency and potential modifications. Include analysis of engineering and construction techniques to reduce short-term impacts from truck and vehicle traffic emissions, blasting and fugitive dust creation. Measures to be considered should include minimization/proper enclosure of stockpiles soils, dust suppression, limitations of vehicle idling, etc.
- (ii) Discuss long-term mitigation measures including measures to reduce traffic congestion, controls on vehicle idling, fuel station vapor recovery, etc.

2. Noise**a. Existing Conditions**

- (i) Summarize existing noise conditions on and surrounding the subject site.
- (ii) Examination of current ambient sound levels through short-term monitoring at different times of day and night including sleeping hours. Provide map of receptor locations including school and residential areas.
- (iii) Description and discussion of the Town of Kent Noise Ordinance.

b. Potential Impacts

- (i) Provide a noise impact analysis to address:
 - (1) Rock removal and blasting, chipping and processing;
 - (2) Construction activities;
 - (3) ~~Truck traffic;~~
- (ii) Provide a qualitative assessment of the truck and vehicle traffic and construction related noise impacts and the project's adherence to Chapter 48, Noise of the Kent Town Code.
- (iii) Provide a qualitative assessment of the post-construction, long-term operational impacts of noise, and the project's adherence to Chapter 48, Noise of the Kent Town Code.
- (iv) Determine future ambient noise levels for the No-Build and Build Conditions.
- (v) Identify and evaluate noise data obtained from receptors (such as hospitals, adult continuing care communities, schools, houses of worship, community facilities, etc.) and neighborhoods that might be affected by the increased sound levels during construction or post-construction operations.
- (vi) Describe and evaluate potential ambient and peak short-term noise generation from construction equipment and traffic, blasting, ~~excavation~~ and rock crushing, building, and preparation and peak long-term effect from traffic (including truck deliveries) associated, ~~conference center, hotel indoor, water park, retail and restaurant operations, HVAC equipment and~~

Deleted: <#>Tire repair, service aisle* and other truck service areas, and ?

Deleted: mining

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Deleted: and

any other noise- generating feature of the Proposed Action following construction.

- (vii) Calculate noise levels at site boundaries and at sensitive receptors and surrounding neighborhoods. Indicate both peak- noise levels and any anticipated sub-peak noise levels that may be disturbing to sensitive receptors or surrounding neighborhoods during night hours. Noise impacts should be determined by comparing noise levels of the Proposed Action with the levels recommended in NYSDEC guidance document DEP-001, Assessing and Mitigating Noise Impacts (October 2000 or most recent).

c. Mitigation Measures

- (i) Discuss potential methods for mitigation of potential adverse impacts resulting from the proposed action. Identify mitigation measures appropriate for construction and post-construction phases of the Proposed Action, including placing mufflers or baffles on both mobile and stationary engines and equipment, limiting hours during which certain noise-generating activities may take place, etc.

3. Light

a. Existing Conditions

Describe current ambient lighting levels.

b. Potential Impacts

- (i) Creation of light shining into adjoining properties;
- (ii) Creation of lighting creating sky-glow brighter than existing area conditions. Provide light plan with all potential sources of light pollution.
- (iii) Provide information on proposed signage.
- (iv) Describe zoning provisions in sections 77-40.1; and 77-44.3

c. Mitigation

- (i) Describe full-cut-off and shielded lighting; timers and photosensitive lighting controls; limits on hours of operation for aspects of proposed uses

P. Hazardous Materials

a. Existing Conditions.

- (i) Prepare and summarize the findings of a Phase I Environmental Site Assessment performed in accordance with applicable law, regulations and guidelines (such as the American Society for Testing and Materials).
- (ii) Investigate of the Project Site and surrounding area's history of the presence of hazardous substances through the analysis of historical records, aerial photographs, historic maps, municipal records, field observations and interviews with individuals familiar with the history of the area.
- (iii) Review of federal and state databases and records for documentation of potential liabilities relevant to the Project Site, such as the US EPA's CERCLIS (Comprehensive Emergency Response Compensation and Liability Information System), the National Priorities List (NPL), NYSDEC Inactive Waste Disposal Report, New York Spills Database, among others.

b. Potential Impacts.

- (i) Identify impacts resulting from the presence of hazardous substances.

- (ii) Identify impacts resulting from operation of the truck stop, including fuel storage, emergency generator fuel storage and spill protocols, materials storage, etc.
- (iii) Site located within 1,500 feet of a school, day care center, group home, nursing home, or retirement community; and
- (iv) Increased rate of disposal solid waste.

c. Mitigation Measures.

- (i) Compliance with NYSDEC Bulk Storage regulations for on-site fuel storage.
- (ii) Emergency shut off switches for fuel pumps
- (iv) Leak detection technology, if applicable
- (v) Address potential methods for mitigating adverse impacts.

Q. Construction Impacts

a. Potential Impacts.

- (i) Describe proposed construction phasing, overall schedule for project completion, and hours of construction operation.
- (ii) Describe the equipment and materials storage and/or staging area, anticipated number of construction workers, anticipated lighting and security, and the delivery means and methods.
- (iii) Describe the erosion and sediment control plan for the proposed project and any stormwater management practices to be used on a temporary basis.
- (iv) Describe how the infrastructure relevant to the completion of each phase will be implemented, and any potential impacts.
- (v) Assess the potential environmental impacts anticipated due to the construction of the proposed project including traffic, noise, air quality, dust, erosion and sedimentation and its impact on the surrounding area.
- (vi) Specifically address whether blasting is proposed and discuss potential impacts upon surrounding land uses.
- (vii) Describe potential impacts to workers and the community from the development of the site (during and post-construction) regarding any known or discovered hazardous conditions. Include a discussion of potential health hazards resulting from the presence or handling of hazardous materials.
- (viii) Discuss potential impacts to NYC watershed, and any other off-site environmentally sensitive receptors including wetlands, watercourses, groundwater and adjoining wells.
- (ix) Discuss petroleum bulk storage requirements.
- (x) Discuss the use, storage and containment of any chemicals, fluids or other materials on the site to be used in the construction and/or operation of the proposed improvements.
- (xi) Discuss the development of an Integrated Pest Management Plan.

b. Mitigation Measures.

- (i) Discuss construction management techniques.
- (ii) Enforcement.
- (iii) Erosion control plans

Deleted: and anticipated storage with the proposed truck stop and assess potential impacts to groundwater and surface water. ...

- (iv) Ideal management practices to be employed, along with mechanisms to minimize impacts related to partial project completion. LEED practices and certification.
- (v) If blasting is proposed, discuss potential mitigation measures.
- (vi) Discuss any clean-up or mitigation measures that are required.
- (vii) Propose a maintenance grounds keeping plan that specifies chemicals and their intended use (e.g. fertilizer, pesticides, salt, sand, deicing materials) and indicate storage location and conditions for these chemicals.
- (viii) Provide details of snow removal and deicing including stockpile locations
- (ix) Provide details of the operation of the pool and associated waterpark equipment.
- (x) Provide details to public and customers separate from on-going construction activities as construction phases are completed.
- (xi) Other.

V. REASONABLE ALTERNATIVES TO BE CONSIDERED

The description and evaluation of the following alternatives to the Proposed Action shall address all of the topics in Section IV of this document, shall be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed, shall be analyzed in terms of the impact issues listed above in summary and matrix format, and shall reflect compliance with all applicable regulations of the Town of Kent. Alternatives shall include the following:

A. No Action.

- B. Alternative excavation: Deeper excavation than the proposed action, to approximately one hundred eighty feet (180') below the existing grade with building elevations from 770' to 780' ft with parking under buildings and decked parking.

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- C. Alternative excavation with minimal excavation, which may involve tiered development

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D. Reduced Development alternatives:

- 1. Two Hotels only with no water park or conference center
- 2. Two Hotels and conference center only with no water park
- 3. Reduced scale/impact alternative that attempts to minimize impervious surfaces and reduce/eliminate impacts to trees, steep slopes or wetlands/buffers.

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E. Alternative Access:

- 1. Single Boulevard entrance on Route 52 with driveways off of the boulevard for all uses; and with a separate emergency only access

- F. Alternative Zoning Compliance approach regarding Increased Building Height: Pursuit of Area Variance for Building Height for the Proposed Site- Specific Development of the project site only Alternate Phasing of construction and project development alternating with phases of excavation operations, so that partial excavation is done, followed by site development of uses. For example, first phase of excavation is followed by development of 2 hotels; second phase of excavation followed by conference center and indoor water park; third phase of excavation followed by retail and restaurant uses.

Deleted: 2. -> Currently proposed access configuration with a separate emergency only access. §

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- G. Alternative with mining only and no land development.

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VI. ADVERSE IMPACTS THAT CANNOT BE AVOIDED IF THE PROPOSED ACTION IS IMPLEMENTED

Identify adverse environmental impacts identified in Chapter IV of the DEIS that cannot be avoided based on the implementation and construction of the Proposed Action.

VII. OTHER REQUIRED ANALYSES

A. Irreversible and Irretrievable Commitment of Resources.

Identify natural and human resources that will be consumed, converted or made unavailable for future use from the implementation and construction of the Proposed Action.

B. Impacts on the Use and Conservation of Energy.

Identify impacts that could result as potential impacts from the implementation and construction of the Proposed Action on the use and conservation of energy. Identify sustainable and green building practices.

C. Growth Inducing Aspects of the Proposed Action

This section should evaluate the effects of the proposed action, including the forthcoming proposed zoning amendment for increased building height in the IOC zoning district, as it relates to the potential to induce growth in the Town of Kent. The growth inducing aspect of the proposed action will describe and evaluate any potential that the proposed action may have for triggering further development in terms of attracting similar, additional, or ancillary uses, significant increases in local population, increasing the demand for support facilities, and increasing the commercial and residential development potential for the local area. This section shall present secondary and cumulative impacts to housing, commercial economic development, additional traffic, water and wastewater needs. Provide; refer to and describe the results of a housing needs assessment to address the needs of person who would be employed at the various business on the developed site.

D. Cumulative Impacts

This section should evaluate the effects of the proposed action, including the forthcoming proposed zoning amendment for increased building height in the IOC zoning district, as it relates to when multiple actions affect the same resource(s). These impacts can occur when the incremental or increased impacts of an action, or actions, are added to other past, present and reasonably foreseeable future actions.

VIII. SOURCES AND BIBLIOGRAPHY

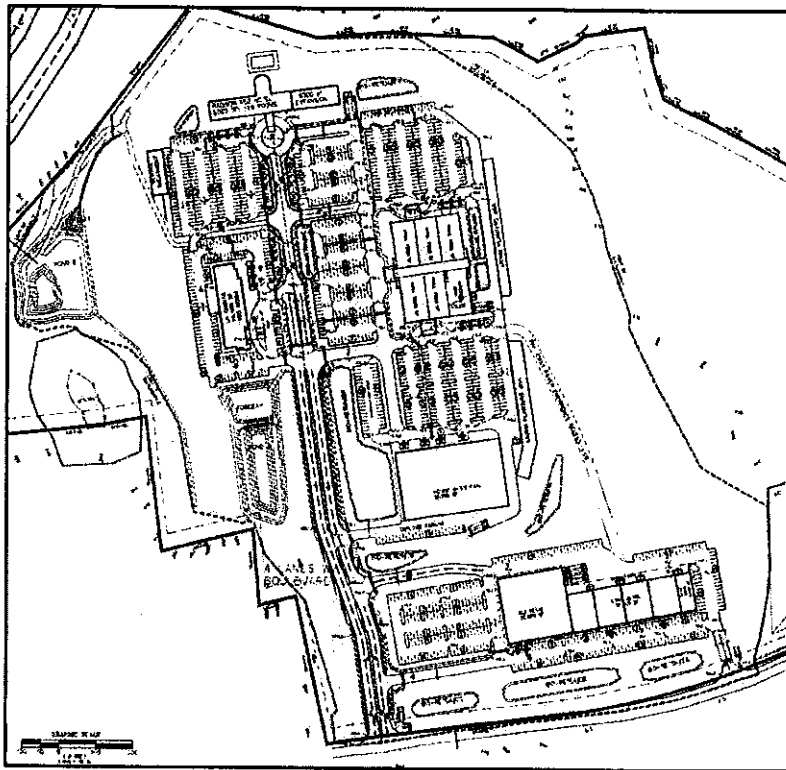
IX. APPENDICES

- A. All SEQRA documentation, including a copy of the Environmental Assessment Form (EAF), the Positive Declaration and the DEIS Scope.
- B. Copies of all official correspondence elated to issues discussed in the DEIS.
- C. Copies of all technical studies, in their entirety.

Kent Country Square Route 52

Statement of Use

SEQR Classification – Type I



February, 2022

I. PROPERTY DESCRIPTION

The subject property is located on the east side of Route 52 in the northeast portion of the Town of Kent, Putnam County (Figure 1 – Regional Location Map). The subject property (the "Site") is identified as Tax Map #12.1.52 and consists of 137.435 acres (Figure 2 – Site Location Map) The Site is wooded, supports several areas of freshwater wetlands, and exhibits areas of steep slopes and shallow bedrock.

II. PROPOSED ACTION

The project, known as the Kent Country Square (the "Proposed Action") is proposed as a mixed-use commercial project. The project has evolved since it was originally informally presented to the Town several years ago. Most notably, the truck stop that was originally proposed, has been eliminated from the plan. More recently, the previously proposed 4-story buildings that did not comply with the IOC height requirements have been redesigned as complying 3-story buildings. The Proposed Action now includes the following elements, as illustrated on the Overall Site Plan (Figure 3) and Development Area Site Plan (Figure 4):

- Radisson Red Hotel (150 rooms, 100 seat restaurant and pool, 19,000 sf footprint)
- La Quinta Hotel (100 rooms, 100 seat restaurant and pool, 14,400 sf footprint)
- Indoor Water Park – 50,000 sf
- Convention Center – 50,000 sf
- Box Retail with flexible layout – 30,500 sf
- Strip Retail of 30,000 sf
- 100 seat restaurant of 4,000 sf
- Sewage Treatment Building – 5,000 sf
- Water Treatment Building – 5,000 sf

207,900 sf building coverage

This Site was selected to support the Proposed Action due to its convenient access to the I-684/84 corridor to provide a destination facility for retail and recreation uses, i.e. the Indoor Water Park, which can be utilized on a year round basis. To provide accommodations for this complex and the surrounding area, two hotels, with different price points and amenities are located along the border of the Site within the US Route 84 corridor, affording interstate visibility of the complex.

ZONING

The Site is located within the Industrial Office Commercial Zone (IOC). The designated purpose of this zone as set forth in §77-24 is:



Source: NYS GIS Clearinghouse

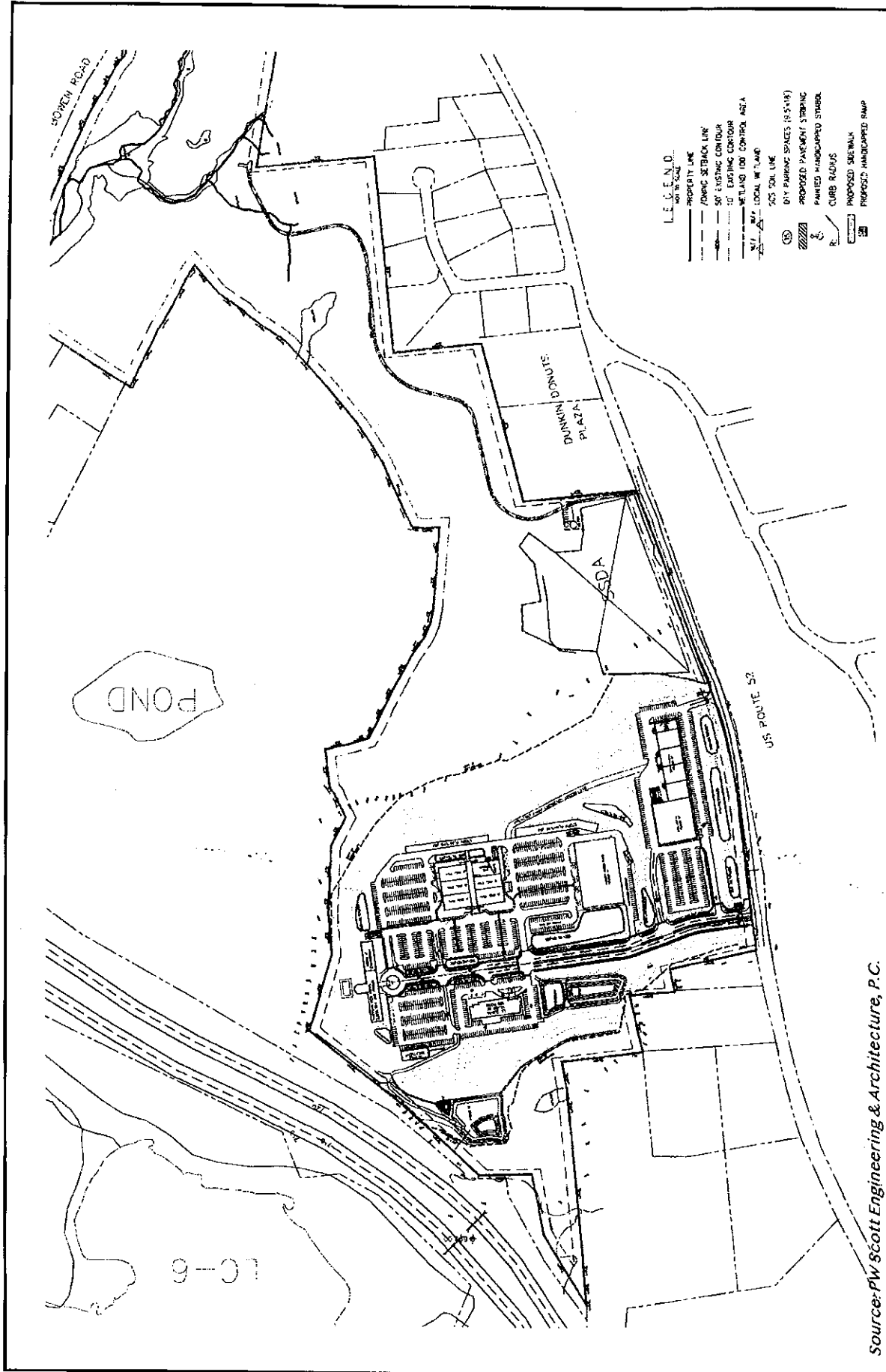
Scale: N.T.S.



Figure

2

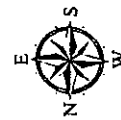
Site Location Map



Scale: N.T.S.

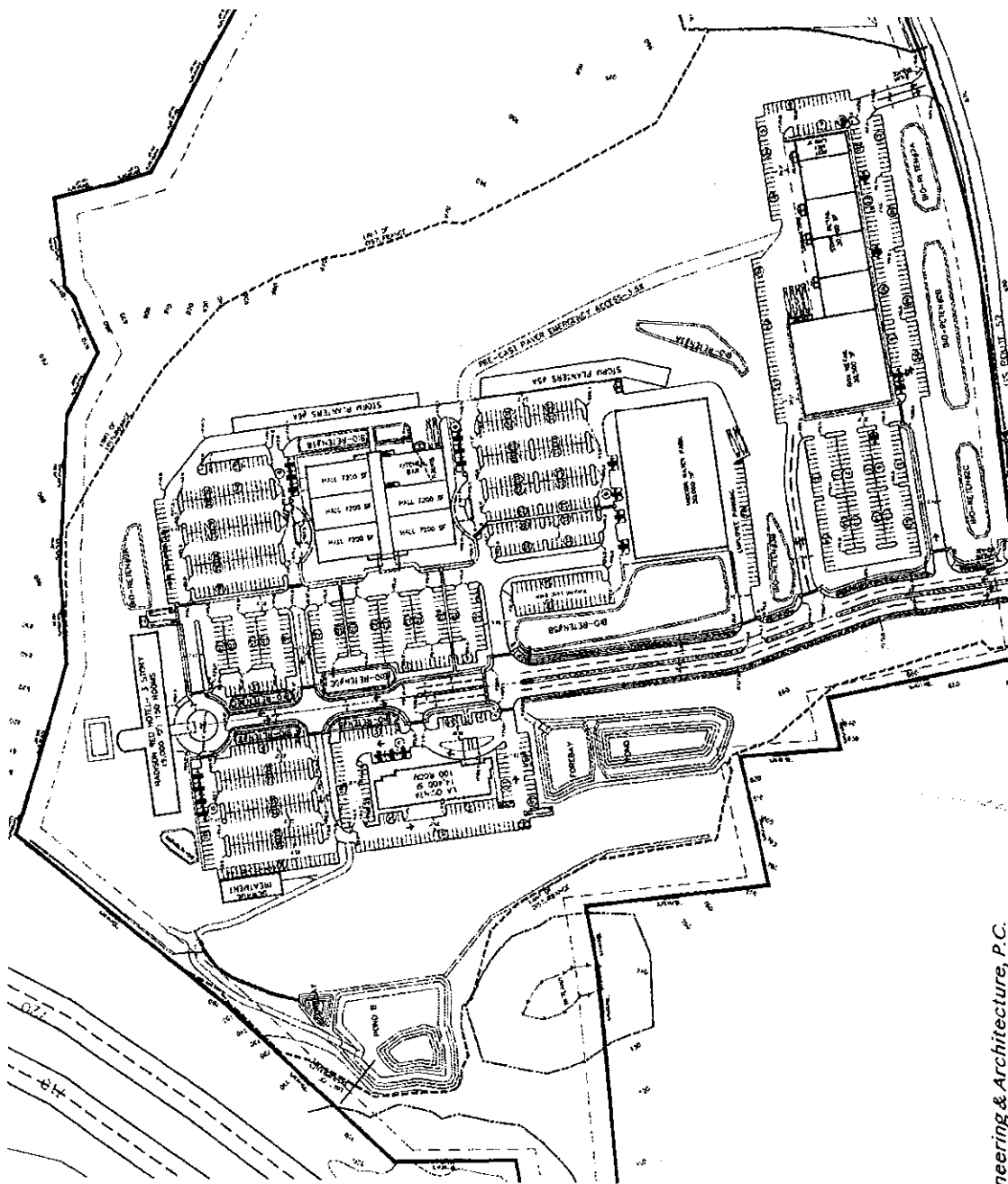


OVERALL SITE PLAN



Figure

3



Source: PW Scott Engineering & Architecture, P.C.

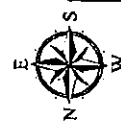
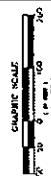


Figure
4

DEVELOPMENT AREA SITE PLAN

"This district is designed to provide areas for medium- to large-scale commercial establishments that are capable of functioning independently of intensive pedestrian traffic and proximity to other firms. These uses typically require direct vehicular access to and visibility from a major arterial highway and collector road."

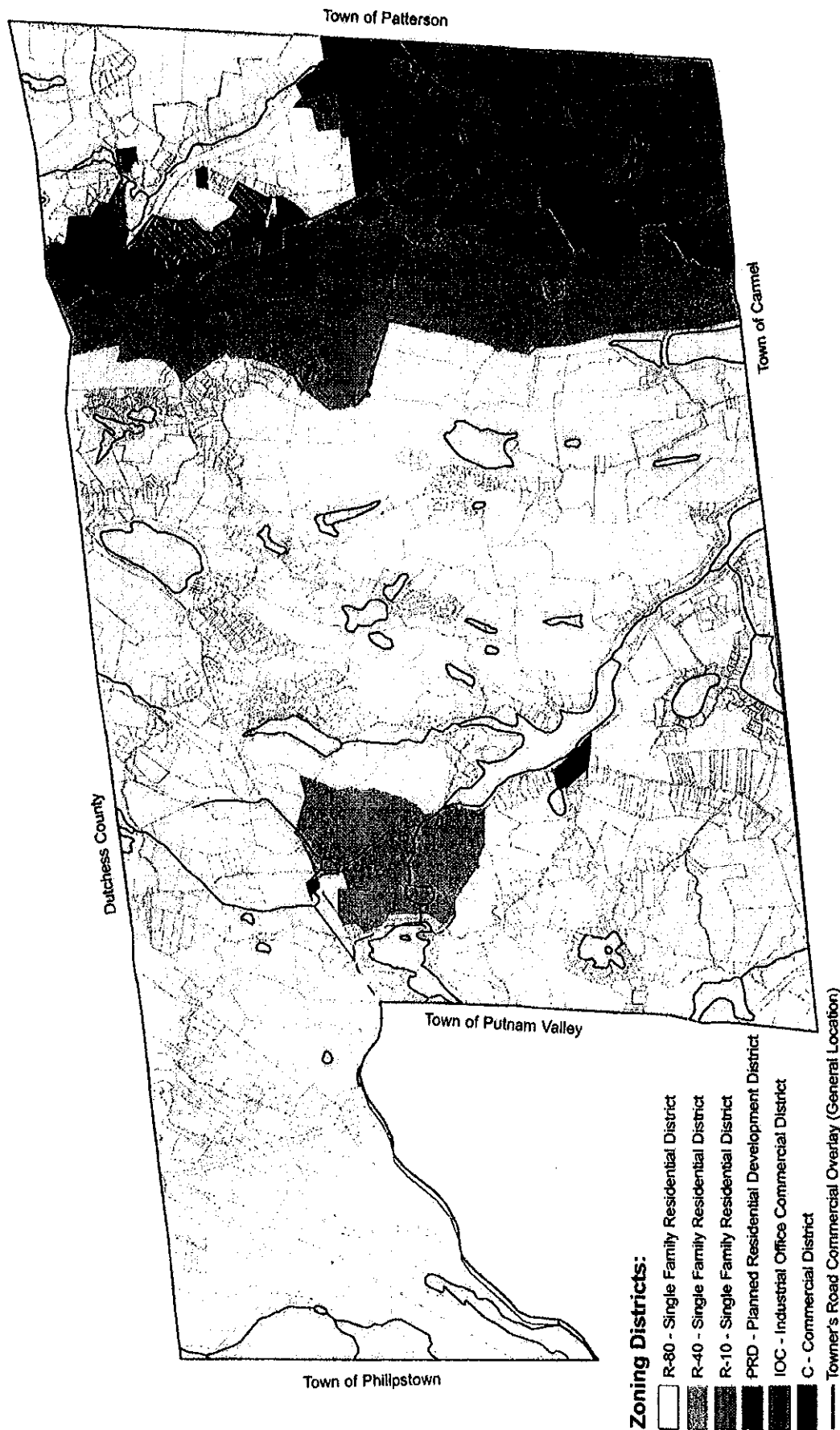
The Site comprises roughly 1/3 of the area of the entire IOC district. The Site is bordered to the north and northwest by the IOC zone. Interstate 84 borders the Site to the northeast. The eastern side of the Site is bordered by the R-80 district. Bowen Road bounds the southern edge of the Site, and the southwest corner of the Site is bordered by the C – Commercial District. West of the Site across Route 52 is R-40 district (Figure 5 – Zoning Map).

The Applicant believes all of the proposed uses within the Kent Country Square are permitted within the IOC district.

The following table documents the Proposed Action's compliance with the applicable IOC zoning requirements:

Kent Country Square Zoning Compliance		
Zoning Provision	Required	Proposed
Lot Area	60,000 sf	5,978,976 sf
Lot Frontage	200'	2,061'
Lot Width	200'	2,047'
Lot Depth	N/A	316'
Building Coverage	50%	3.4%
Lot Coverage	75%	17.0%
F.A.R.	N/A	4.4
Open Space	N/A	83%
Front Yard Setback	40'	188'
Side Yard Setback	20'	277'
Rear Yard Setback	40'	129'
Building Height	40'/3 stories	40'/3 stories

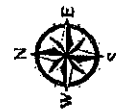
The Proposed action fully complies with all of the dimensional IOC dimensional, area and bulk regulations.



Scale: N.T.S.



Figure
5



Town of Kent Zoning Map

OFF-STREET PARKING

As documented in the following table, in accordance with the requirements of §77-38 N. the combined uses of the Proposed Action requires the provision of 1,150 off-street parking spaces. 1,287 spaces are proposed. These spaces are configured in a manner to support each separate use, and to also accommodate shared use.

Kent Country Square Off-Street Parking Compliance				
Use	Size	Requirement	Required	Proposed
Radisson Red	150 rooms	1.25/room	188	262
La Qunita	104 rooms	1.25/room	130	137
Water Park	50,000 sf	T.B.D.	T.B.D.	217
Conference Center	50,000 sf	T.B.D.	T.B.D.	329
Big Box Retail	30,500 sf	1/200 sf	152	152
Restaurant	4,000 sf	1/3 Seats or 1/100 sf	40	40
Strip Retail	30,000 sf	1/200 sf	150	150
			Total	1,287

The parking lot design and configuration for each use can be further described as follows:

Kent Country Square Off-Street Parking & Loading Distribution					
	Radisson Red	LaQuinta	Water Park	Conference Center	Big Box Restaurant Strip Retail
General Spaces	232	119	183	297	293
Employee Spaces	22	12	26	20	37
Handicapped	8	6	8	12	12
Total	262	137	217	329	342
Truck/Loading	2	-	2	2	6

Land banking of a portion of the parking is a potential element of the Proposed Action, subject to approval by the Town. The current proposal includes 66 land banked parking spaces as illustrated on the Site Plan.

UTILITIES

Water Supply

There are ten existing wells located on the Site. The intent is to abandon and cap off several of them. Once several of the wells have been tested again for pressure and the water tested for current health standard requirements, it will be determined which ones will be used for the required flow for the Proposed Action. The water supply lines will join at the proposed water treatment building on the Site and then be distributed to each of the buildings as they are developed.

Sanitary Wastewater Disposal

The Proposed Action is proposed to be serviced by a sewage treatment plant and subsurface sewage disposal system. Site testing has been completed with an area designated in compliance with Putnam County Department of Health (PCDOH) and NYCDEP regulations. The following factors have been taken into consideration in the preliminary design of the system

Soils

A review of the Site's soil characteristics revealed that an extensive area at the northeast corner contains Charlton Soils (CrC) which are between 8 and 15% slopes, well drained and deep to ledge (7'+). Since this is a commercial project, slopes are permitted up to 20% for the septic area. The absorption areas selected are noted on the Site Plan and were identified during the deep testing of the Site.

Design Reference

The wastewater disposal system will be based upon New York State Design Standards for Intermediate Sized Wastewater Treatment Systems, dated March 6, 2014.

Each specific use is listed below and the corresponding septic effluent generation rate:

Kent Country Square Estimated Wastewater Generation			
Use	Generation Rate	Metric	Flows
Radisson Hotel	110 gpd/room	150 rooms	16,500 gpd
La Qunita	110 gpd/room	100 rooms	11,000 gpd
Hotel Restaurant	35 gpd/seat	100 seats	3,500 gpd
Conference Center	10 gpd/seat	1,250 seats	12,500 gpd
Retail	0.1 gal/sf/day	56,500 sf	6,450 gpd
Restaurant	75 gpd/seat	4,000 sf, 100 Seats	7,500 gpd
Recreational Facility	10 gpd/patron	400 patrons/day	4,000 gpd
			61,090 gpd

If standard water saving devices are utilized, a 20% reduction in wastewater can be applied, resulting in a wastewater generation of 48,872 gpd.

The septic field is proposed in the middle portion of the Site, serviced with a large dispersal system. A sewage treatment building will collect the wastewater and piping will transmit it to the fields.

The design intent is to use a water recycling system to store treated water for toilet flushing. Treatment for recycling would include charcoal filter, followed by sand filter and UV tertiary purification.

The sewage treatment plant would require a peak capacity of 50,000 gpd. The permit application is for 29,500 gpd for subsurface discharge with an additional 41,000 gpd in tanks available (which is equivalent to 2-days of storage) for flush water.

SOLID WASTE DISPOSAL

A dumpster enclosure is proposed for each of the commercial developments on the Site plan. Garbage shall be picked up by a local carter and disposed to a certified transfer station or landfill.

Recycling dumpsters for cardboard and plastic will also be provided for each building.

STORMWATER MANAGEMENT

The scale of the Proposed Action requires stormwater attenuation as dictated by the NYSDEC. The preliminary Stormwater Management Plan (Figure 6) involves collecting the runoff from the buildings, parking areas, driveway and other impervious surfaces and attenuating the runoff to pre-development levels with proposed wet ponds and bio-retention treatment methods. After attenuation the drainage will flow into drainage swales and then into existing wetlands. The sizing and placement of these methods and structures will be developed along with the Proposed Action.

LANDSCAPING

Landscaping shall be provided per the Zoning Code. A landscaped buffer is proposed to screen parking areas from Route 52.

The project proposes a developed landscape around the hotels and water park. The landscaping will be designed for parking lot and roadway areas as well as special interest areas around the hotels. The intent is to have a tree lined boulevard into the complex and avenues of trees to provide shading in the summer and break the wind in the winter months.

The large parking areas will be separated by planted islands with trees provided for shading. The hotels will have a planted entry circle providing a viewpoint as the sites are entered from the main access drive.

The water park will have a large entry patio with either specific planting islands or large planters with flowering plants during the summer and coniferous shrubs in the winter months.

The large areas between the buildings will be planted with grass and maintained on a regular basis to provide open spaces for the guests as well as aid in the development of areas to treat water drainage being generated by the buildings and parking lots.

On the lower area with the retail use and restaurant, the landscaped islands will be planted with low shrubs and trees. The parking perimeter areas will be buffered with coniferous varieties of trees and shrubs to maintain a visual buffer through the winter. The landscaping plan will emphasize the use of native species.

TRAFFIC IMPACT

A Traffic Study will be provided to determine the impact on local roads. Most traffic will reach the Site via Exit 17 off US Route 84, since the majority of the proposed

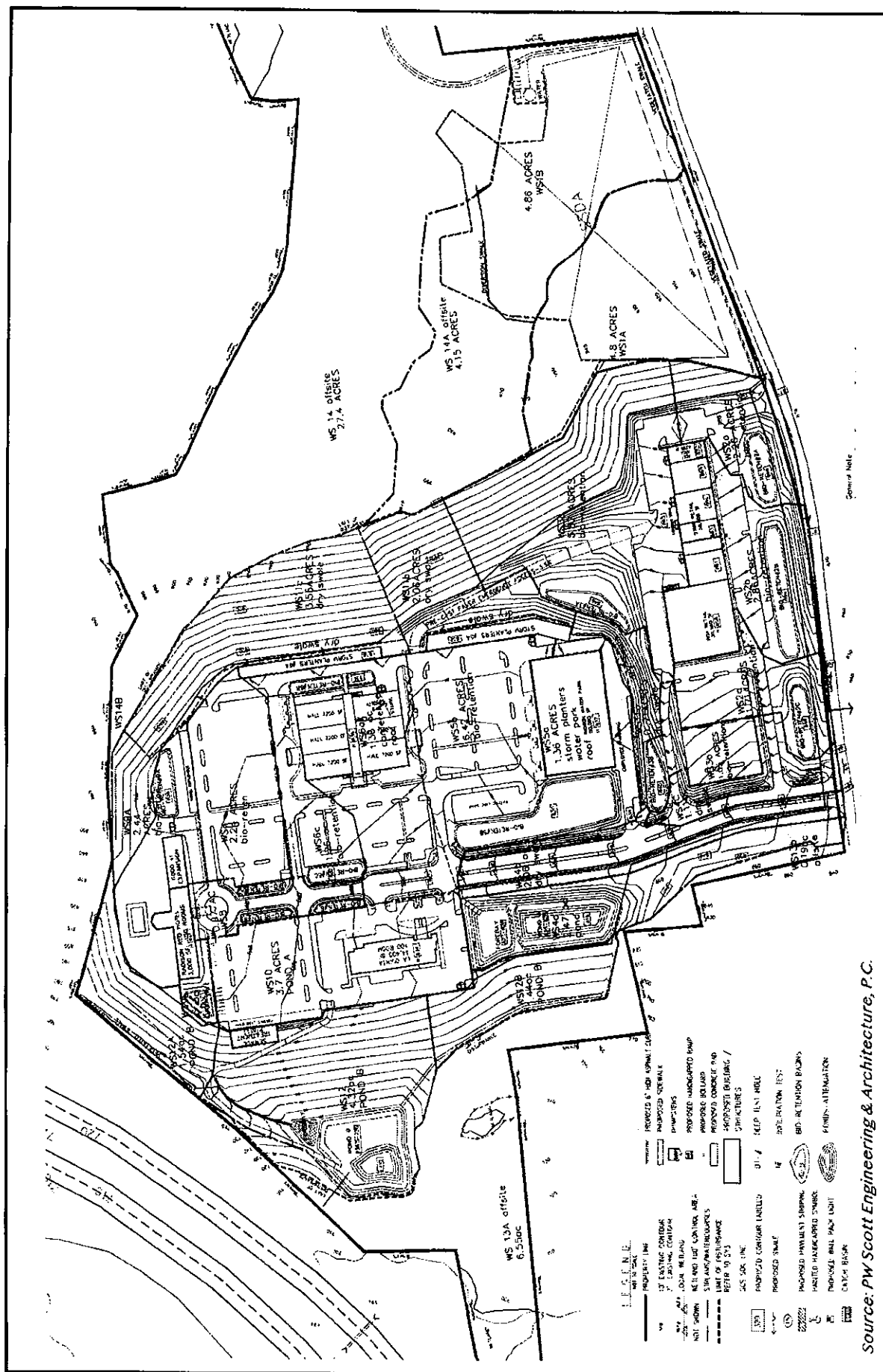
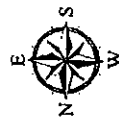
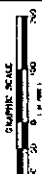


Figure 6



STORMWATER MANAGEMENT PLAN



uses are destination traffic generators with little bypass traffic, except for the strip retail and restaurant. Truck traffic is anticipated for the box retail store using tractor trailers while the smaller retail and other uses will utilize use box trucks for deliveries and materials pick up.

COMMUNITY SERVICES

The Proposed Action has the potential to increase the demand on community services, such as police, fire and EMS. The specific impacts on these services caused by the Proposed Action will be fully evaluated in the DEIS.

FISCAL AND MARKET CONDITIONS:

The DEIS will evaluate the market for the proposed uses, and address the economic impact of the Proposed Action through a fiscal impact analysis.

SIGNAGE

The signage shall be in compliance with the ordinance under Section 77-37 of the Kent Town Code. Preliminary sign locations are shown on the site plan. Sign permits will be obtained as individual tenants build out and make use of the pads developed.

LIGHTING

Lighting shall be provided per Section 77-44.3.

A Lighting Plan will be provided upon further development of the Proposed Action. The lighting plan shall provide the following;

- Required Safety & Justification
- How fixtures minimize offsite light spillage
- Hours of operation
- Analysis of light spillage view sheds
- Specifications of fixtures/coverage ratings
- Illumination values for all developed portion of the site in foot-candles (Fc)
- Estimate of annual energy savings in kilowatt hours (kwh)

NOISE IMPACTS

The proposed facility is buffered from the surrounding properties by large existing wooded areas and proposed landscaping which will reduce noise impact on the neighboring sites. The location of Interstate Route I-84 which is adjacent to the

Site, has created an elevated ambient noise level which would likely exceed the operational noise levels from Proposed Action.

Construction related noise generation is anticipated, and will be fully evaluated in the DEIS.

HISTORIC, ARCHEOLOGICAL AND CULTURAL RESOURCES

The DEIS will include a Phase 1A Sensitivity Assessment, and if required by SHPO, a Phase 1B or Phase 2 Resource Assessment.

III. LAND DISTURBANCES

The Proposed Action would disturb approximately 54.6 acres of the Site for the buildings, parking areas and driveways and approximately 9.8 acres for the SSTS, water treatment plant and storage tank. An existing accessway to the well field is located along the southern portion for the Site shall be upgraded to a gravel drive with this proposal. The disturbances for each area are as follows:

LAND DISTURBANCE SUMMARY

Site Development

Acreage disturbed: 54.6 acres

Acreage with slopes over 15%: 34.6 acres

Wetland and wetland buffer clearing: none

Disturbances: Removal of tree cover, topsoil, soils for reuse on-site.

Estimate of Rock removal: 5.6 million yards, refer to cut/fill plan

Disturbance Intent: Create one pad site which is accessed by a single boulevard road with pedestrian connectivity buffered from surrounding land uses.

The fire department has requested a separate 24' wide gravel access lane to the site which is located to the north of the entrance boulevard.

Development Area Description:

Impervious Area: 23.5 acres (includes new lane along Route 52)

Building Area: 4.6 acres + 0.11 Sewage Treatment + .36 acres

Slope area: 2/1 with grass cover: 8.1 acres

Pond Areas: 2.14 acres

Bio-retention Areas: 2.27 acres+ Planters: 0.5 acres

Mitigation of the disturbance consists of the extensive planting plan proposed.

Utility Area:

Acreage disturbed: 9.8 acres (sewage disposal system)

Acreage with slopes over 15%: 0.2 acres

Wetland and wetland buffer clearing: none

Disturbances: Removal of tree cover, topsoil for reuse on-site.

Estimate of Rock removal: none.

Disturbance Intent: Create subsurface sewage treatment area with approximately 36 inches of septic fill and 6 inches of topsoil cover.

Create an access driveway for water storage tank and water treatment building.

Ancillary Areas:

Impervious Area: limited to driveway with remainder gravel.

Water treatment plant: allocate: 0.11 acre

Well Building & tank: allocate: 0.11 acre

Grass cover: 9.6 acres

Mitigation of the disturbance consists of the large grass area on the hillside which is mowed as a field twice per year.

Note: Existing accessway to well sites will be prepared with gravel (currently brush cover over gravel/dirt drive).

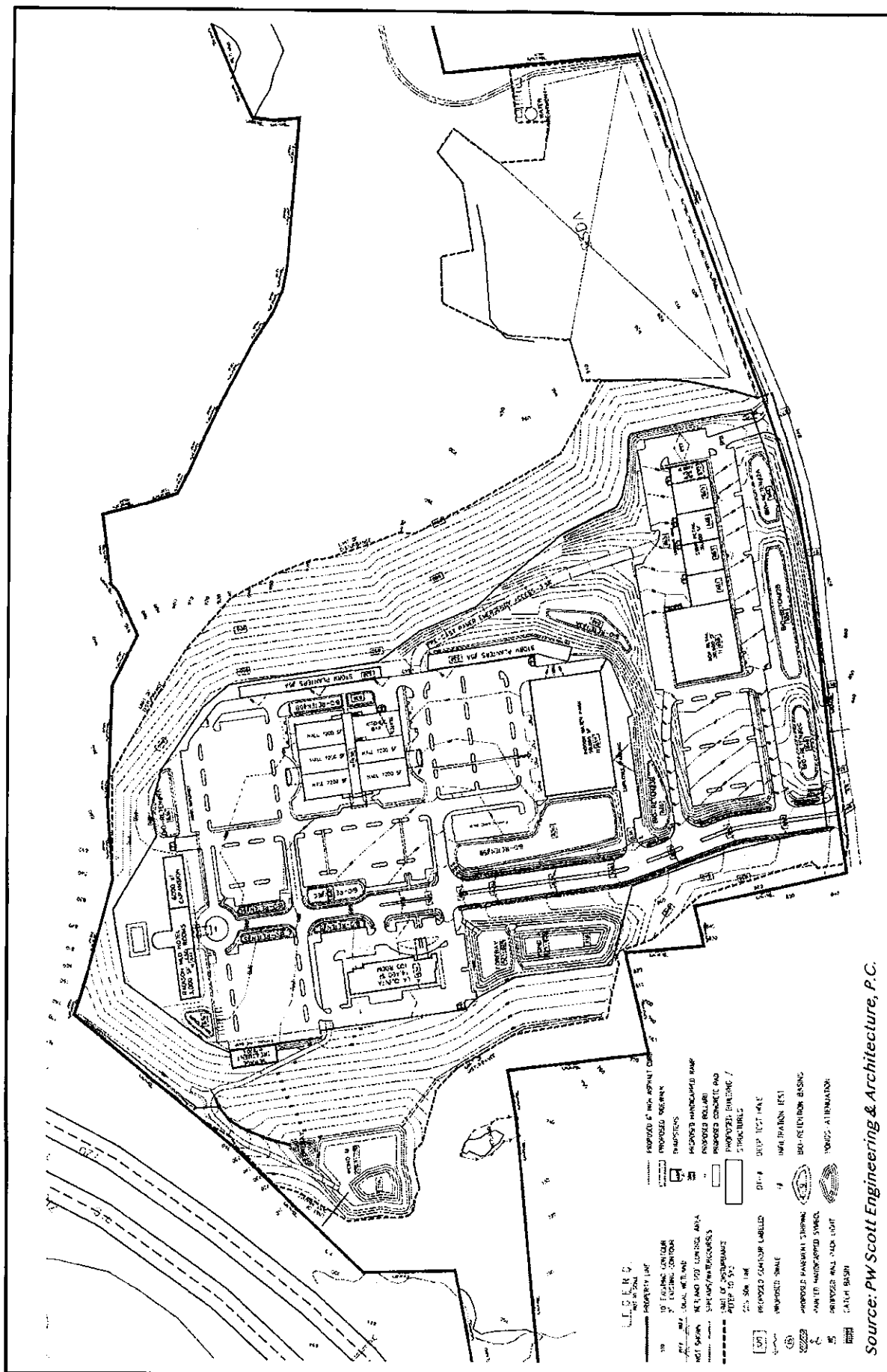
ROCK REMOVAL

The Site has been graded with 10' vertical contours for simplicity. A 3D model has been prepared to determine the extent of cut. While overburden is not known, a minimum of 5,000,000 cubic yards would be excavated. A plan will be provided depicting the extent of cut anticipated across the Site.

The pad for the Retail Building and Hotel/Recreation Complex has been separated since the uses are somewhat diverse. The excavation for each is separate as noted on the Grading Plan (Figure 7). The intent is to create the retail box building and retail strip first and later create the access road to the hotels and recreation center area. The ponds proposed shall be utilized as sediment collection areas as the project continues. An independent traffic report shall be prepared for the truck trips required for processed rock material movement off-site to the Route 84 corridor.

ENVIRONMENTALLY SENSITIVE LANDS

The Town of Kent Zoning Code identifies Environmentally sensitive lands under section 77-72 as:



Wetlands (as defined in Chapter 39A), areas of special flood hazard (as defined in § 39-4) and steep slopes (as defined in § 66-4).

Wetlands:

A total of 14.3 acres of wetland were delineated on the Site according to vegetation and soil conditions. None of these wetland areas exist within the area of development. Rather, they are part of the 73± acres of the Site to be preserved as open space. Some wetland areas consist of characteristic wetland vegetation, some consist of characteristic wetland soils, and some consist of both. In most cases, the soil line exceeds the vegetation line, thus a greater acreage of land will be considered wetland by soil designation as opposed to by vegetation. The wetland delineation was undertaken by Michael Nowicki of Ecological Solutions, Inc. Wetlands delineated by soils total an approximate 9.4 acres and consist of either, or a combination of, Leicester and Sun soils. Both soil types are poorly drained, hydric soils. Due to the small size of the wetlands, all are local regulated wetlands and based upon a NYSDEC review, are independent of the adjacent NYSDEC wetlands along Stump Pond and Stream.

Wetlands delineated by vegetation total an approximate 4.9 acres and consist of typical wetland vegetation. Trees found in the wetland areas consist generally of red maple (*Acer rubrum*), green ash (*Fraxinus pensylvanica*), and American elm (*Ulmus americana*). The general understory consists of silky dogwood (*Cornus amomum*), spicebush (*Lindera benzoin*), and witch hazel (*Hamamelis virginiana*). Weeds and ground cover were found to consist generally of skunk cabbage (*Symplocarpus foetidus*), jewel weed (*Impatiens biflora*), goldenrod (*Solidago rigida*), jack-in-the-pulpit (*Arisaema atrorubens*), bulrush (*Scirpus* spp.), purple loosestrife (*Lythrum salicaria*), bur-reeds (*Sparganium* spp.), grape (*Vitis* spp.), various ferns, mosses and lichens. As previously noted, Stump Pond resembles a "wet meadow" due to its presently dry state. It contains species characteristic of this environment including Queen Anne's lace (*Daucus carota*), goldenrod, purple loosestrife, bur-reed, common reed (*Phragmites communis*), cottonwood (*Populus* spp.) and pussy willow (*Salix discolor*).

The Overall Site Plan has located the wetlands with a buffer of 100 feet along their perimeter. The Proposed Action maintains the integrity of the wetlands and buffers for all of the wetlands on the Site.

The location of the proposed development impacts a 0.2-acre wetland located at the base of the north-west corner of the Site due to a slight reduction in watershed size. The soils are noted as CrC. A site inspection indicated that this wetland is within an existing depression. Mitigation is proposed through the discharge of ground water from the Site footing drains through this wetland to maintain a water balance.

Special Flood Hazard:

As defined in §39-4 of the Town Code, area of special flood hazard is land subject to a one-percent or greater chance of flooding in any given year. It is also commonly referred to as the base floodplain or one-hundred-year floodplain.

A review of the FEMA Flood Insurance Rate Maps indicates that there are no FEMA designated Special Hazard Zones located on the Site. Stump Pond Brook, located to the west of US Route 84 contains the nearest Special Flood Hazard Zone.

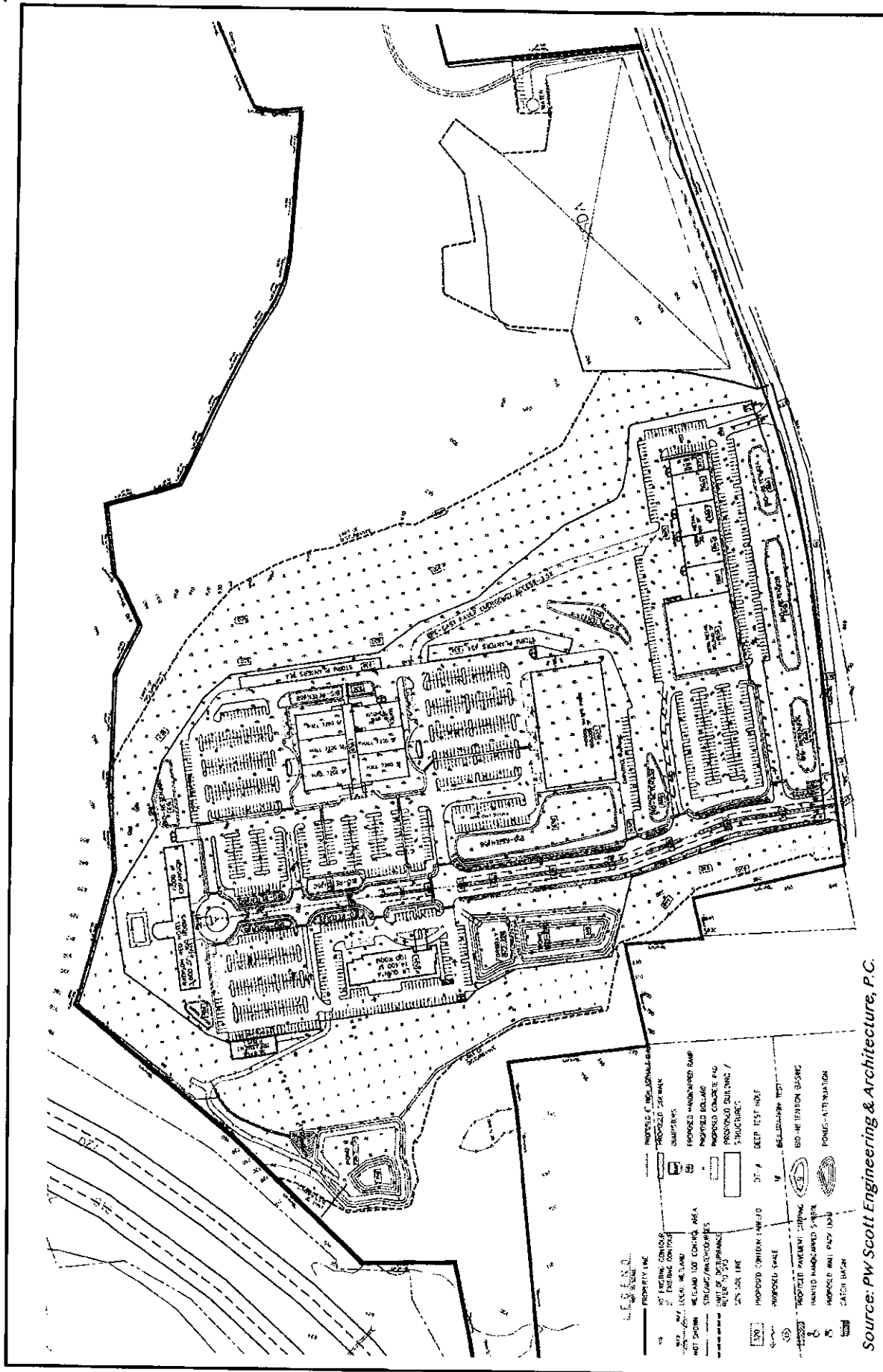
Steep Slopes

The steep slopes on the Site have been identified through the use of the Civil 3D computer model based upon 2-foot contours converted from LIDAR data for the Site. This data was site verified at corner points by the project surveyor to create the topographic map and datum for the Site.

A total of 73.5 acres of the Site contains slopes greater than 15%. The area of disturbance for the Proposed Action is 54.9 acres as defined by the project limit of disturbance line. The area of steep slopes being impacted within the area of disturbance is 34.6 acres (refer to Cut and Fill Plan, Figure 8).

The septic area is generally located on slopes less than 15% with some local areas of up to 20% slopes, an area which totals 9.80 acres. This area is mitigated by the inclusion of septic fill to a final slope of 15% in compliance with the PCDOH regulations.

The concern regarding the development of steep slopes is the erodibility of the soils. The area of steep slope disturbance is located within the Charlton chatfield complex soils (CrC & small area at top of hillside of CsD)



which has a depth to bedrock of between 48 and 60 inches and soils of a granular nature with moderate erosion hazard. The intent of the Proposed Action is to excavate the area to the proposed grades which will require the removal and stock piling of the topsoil, removal and stock piling of the subsoils prior to the removal of any of the rock. The topsoil depths encountered during the deep testing across the Site was found to be an average of six inches, which across the area of disturbance equates to 43,500 cy. The soils based upon an average depth to ledge of 60 inches equates to 435,000 cy in total.

The soils shall be removed in areas of under 5 acres, stockpiled and stabilized with the rock faces exposed. The benches used for rock removal shall remain in place with diversion swales in place until remediation takes place at which time stockpiled soils shall fill the benches and woody plants shall be installed to create stabilized strips of deep soils and topsoil across the exposed faces. The process will include erosion control devices including; top of the hillside diversion swales, silt fences at 75' intervals, sediment basins and rock wash basins at the base of the hillside which become ponds, and ancillary practices which include watering for dust control, seeding of disturbed areas across the pad site and collection swales extending to the sediment basins.

During the rock removal operation, the slopes shall be cut by drilling and blasting which involves the collection and filtration of runoff. The final site rock slopes are proposed as 2 horizontal to 1 vertical which can be stabilized with a good grass cover. The slope lengths are over 200 foot long which, with stabilized vegetation in place, will filter any local erosion across this face of site excavation.

SOIL DATA

Site soils have been defined using the NRC Soil Mapping Program, and are presented in the following table:

Kent Country Square Soil Types and Ratings				
Map Symbol	Map Unit Name	Rating	Acres	Percent
ChD	Charlton fine sandy loam, 15 to 25 percent slopes	B	2.7	2.0

CIB	Charlton fine sandy loam, 3 to 8 percent slopes, very stony	B	5.6	4.0
CIC	Charlton fine sandy loam, 8 to 15 percent slopes, very stony	B	1.2	0.8
CID	Charlton loam, 15 to 25 percent slopes, very stony	B	2.5	1.8
CrC	Charlton-Chatfield complex, 0 to 15 percent, very rocky	B	60.6	43.5
CsD	Charlton-Chatfield complex, 15 to 35 percent, very rocky	B	55.3	39.8
CtC	Chatfield-Hollis-Rock outcrop complex, 0 to 15 percent slopes	B	2.2	1.6
CuD	Chatfield-Hollis-Rock outcrop complex, 15 to 35 percent slopes	D	2.2	1.5
HrF	Hollis -Rock outcrop complex, 35 to 60 percent slopes	D	4.1	3.0
LcB	Leicester loan, 3 to 8 percent slopes, stony	A/D	0.7	0.5
Pa	Natchaug muck, 0 to 2 percent slopes	B/D	0.3	0.3
Sm	Sun loam, extremely stony	C/D	1.0	0.7
Uf	Urban land		0.5	0.4
UhC	Urban land-Charlton complex, 8 to 15 percent slopes		0.1	0.1
Total			139.1⁽¹⁾	100

(1) Approximate site area of AOI



**Department of
Environmental
Conservation**

**NYS Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505**

**MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance
Form**

for

Construction Activities Seeking Authorization Under SPDES General Permit

***(NOTE: Attach Completed Form to Notice Of Intent and Submit to Address Above)**

I. Project Owner/Operator Information	
1. Owner/Operator Name:	Kent Development Associates, Inc.
2. Contact Person:	Richard Esposito
3. Street Address:	3498 Lantern Bay Drive
4. City/State/Zip:	Jupiter, Florida 33477
II. Project Site Information	
5. Project/Site Name:	Kent Development Associates - Timber Harvest
6. Street Address:	Peckslip Road
7. City/State/Zip:	Kent, New York 10512
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information	
8. SWPPP Reviewed by:	Julie S. Mangarillo, PE, CPESC
9. Title/Position:	Town of Kent Planning Board Engineer
10. Date Final SWPPP Reviewed and Accepted:	03/03/2021
IV. Regulated MS4 Information	
11. Name of MS4:	Town of Kent
12. MS4 SPDES Permit Identification Number:	NYR20A 346
13. Contact Person:	William Walters, Building Inspector
14. Street Address:	25 Sybil's Crossing
15. City/State/Zip:	Kent Lakes, NY 10512
16. Telephone Number:	845-225-3900

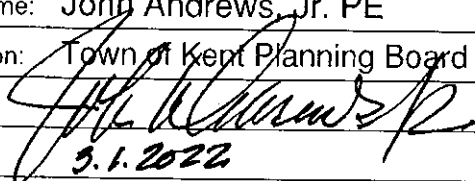
MS4 SWPPP Acceptance Form - continued

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s). Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name: John Andrews, Jr. PE

Title/Position: Town of Kent Planning Board Engineer

Signature: 

Date: 3.1.2022

VI. Additional Information

Putnam County Tax Map No.: 12.-1-42

Change in Ownership - Two Separate Owners pursuing different portions of the project.





**Department of
Environmental
Conservation**

**NYS Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505**

**MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance
Form**

**for
Construction Activities Seeking Authorization Under SPDES General Permit**
***(NOTE: Attach Completed Form to Notice Of Intent and Submit to Address Above)**

I. Project Owner/Operator Information

1. Owner/Operator Name: Old 17, LLC
2. Contact Person: Pasquale Carino
3. Street Address: 1961 Route 6, Suite R-3
4. City/State/Zip: Carmel, NY 10512

II. Project Site Information

5. Project/Site Name: N. Horsepound Road
6. Street Address: N. Horsepound Road
7. City/State/Zip: Kent, New York 10512

III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information

8. SWPPP Reviewed by: Julie S. Mangarillo, PE, CPESC
9. Title/Position: Town of Kent Planning Board Engineer
10. Date Final SWPPP Reviewed and Accepted: 03/03/2021

IV. Regulated MS4 Information

11. Name of MS4: Town of Kent
12. MS4 SPDES Permit Identification Number: NYR20A 346
13. Contact Person: William Walters, Building Inspector
14. Street Address: 25 Sybil's Crossing
15. City/State/Zip: Kent Lakes, NY 10512
16. Telephone Number: 845-225-3900

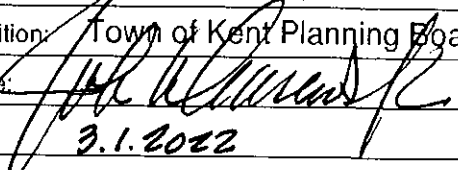
MS4 SWPPP Acceptance Form - continued

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

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Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name: John Andrews, Jr. PE

Title/Position: Town of Kent Planning Board Engineer

Signature: 

Date: 3.1.2022

VI. Additional Information

Putnam County Tax Map No.: 12.-1-38

Change in Ownership - Two Separate Owners pursuing different portions of the project.

