A. PROPOSED PROJECT

The Millwood Fire District wishes to relocate Station #1 to a 9-acre site ("project site") approximately 500 feet east of the existing firehouse. Station #1 is currently located at 60 Millwood Road (NYS Route 120) in the Hamlet of Millwood, Town of New Castle, just west of the intersection with Station Place (NYS Route 133). The existing firehouse is in disrepair and has inadequate space to accommodate the firematic needs of the district. This has prompted the Millwood Board of Fire Commissioners (BoFC) to seek a more functional, operational, and effective firehouse.

In 2007, the BoFC acquired the project site (commonly referred to as the Realis property). The project site consists of two parcels and is identified on the official Town of New Castle tax map as lots 81.17-3-4 and 81.17-3-13.

On September 15, 2008 a draft environmental impact statement (DEIS) was submitted to the BoFC for a proposed firehouse on the project site. In response to public comments, the BoFC decided to reconsider the size and siting of the proposed station. Subsequently, the BoFC is considering a revised building design and site plan layout. This revised project will require the preparation of an updated DEIS; thus, this scoping outline is being updated as well. The revised DEIS will draw from applicable analyses conducted in the previous DEIS, and will incorporate additional analyses deemed necessary for a complete environmental evaluation.

The revised building program includes a new firehouse with approximately 16,000 square feet on two levels, having a building footprint of approximately 10,300 square feet. The new firehouse house would comprise the following features:

- Six drive through fire apparatus bays
- Storage for firematic equipment
- Firefighter ready rooms and support facilities
- Club room
- Multipurpose room
- Kitchen facilities
- Office space and conference rooms

The proposed project would require a water service connection to the Town water main located within Millwood Road (NYS Route 120) and an on-site sanitary system. An on-site stormwater management system would be developed to attenuate peak flows to existing levels.

Several significant environmental features exist on-site, including a Town-regulated wetland, steep slopes, and two spring-fed watercourses.

The project site was originally part of a 34-lot subdivision called the Plantation Subdivision, of which only a few parcels along Millwood Road and Henry Place were developed. The subdivision included two streets (Allen Avenue and Henry Place). Only a portion of Henry Place

was developed; all other portions of Henry Street and Allen Avenue remain paper streets. The undeveloped lots remain bound to a covenant stating that the property would be used to develop single-family residences. The covenant also states that any lots abutting Allen Avenue or Henry Place shall have access to them.

The project site is located within the Multi-Family Residence (MFR-M) zoning district. Although a firehouse is permitted within this district, use limitations in the covenant would need to be modified.

The BoFC has reaffirmed that it will continue to act as lead agency for purposes of review under the State Environmental Quality Review Act (SEQRA). The BoFC maintains the positive declaration it issued under the previous DEIS. Public scoping sessions were held on _____ and a written comment period was held open until _____. This scoping document sets forth the issues to be evaluated, analyzed, and discussed in the DEIS to be prepared for the proposed project.

A number of permits and approvals are anticipated for the proposed project, as shown in the table below.

Approval/Permit/Review	Involved/Interested Agency
Town of New Castle	
Site Development Plan Approval	Planning Board
Wetlands Permit	Planning Board, Conservation Board
Tree Removal Permit	Planning Board
Steep Slopes Permit	Planning Board
Water Service Connection	Department of Public Works (DPW)
Modification of Covenant	Town Board
Realignment of Allen and Schuman Avenues	Highway Department
Westchester County	
Water Service Connection	Department of Health (WCDOH)
Sanitary Disposal System	WCDOH
New York City	
Stormwater Pollution Prevention Plan (SPPP)	Department of Environmental Protection (NYCDEP)
Water Service Connection	NYCDEP
Sanitary Disposal System	NYCDEP
New York State	
Driveway Entrance	Department of Transportation (NYSDOT)
Realignment of Allen and Schuman Avenues	NYSDOT
SPDES General Permit (GP-0-08-001) - SPPP	Department of Environmental Conservation (NYSDEC)
Federal	
Wetlands Permit	United States Army Corps of Engineers (USACE)

B. REQUIRED ELEMENTS OF THE DEIS

The DEIS shall contain an analysis of environmental impacts in the subject areas outlined below and an identification of any significant adverse environmental effects that cannot be avoided if the proposed project is implemented. Information for each of the subject areas shall be provided in individual chapters describing existing conditions, conditions in the future without the

proposed project (the "no build" condition), potential impacts of the proposed project, and mitigation measures for any significant adverse impacts identified. Discussions of potential impacts shall address all efforts being incorporated into the proposed project to avoid adverse effects. Each chapter shall include a brief introduction identifying the major topics to be considered, relevant methodology used, and thresholds for determining if significant adverse impacts exist. An executive summary describing the proposed project and all significant adverse impacts identified shall also be included.

The current conditions on the project site shall be considered as the "existing conditions" throughout the technical analyses. The analysis of the future without the project, and the background growth factor used in the traffic analysis, shall be based upon conditions projected in the build year for the proposed project. This no build analysis shall account for traffic generated by other projects in the study area and any approved mitigation measures (such as road improvements) associated with those projects. The applicant shall contact the Town of New Castle to identify any significant projects that should be included in this analysis. Documentation of the correspondence shall be included in the DEIS appendices. The methodology used to establish a background growth factor shall be described in the DEIS.

ORGANIZATION AND EXPECTED CONTENT OF DEIS

COVER SHEET AND GENERAL INFORMATION

The Cover Sheet shall identify: the proposed project; its location; the name, address, and phone number of the lead agency; the name, address, and phone number of the preparer of the DEIS including a contact person; the document as a Draft Environmental Impact Statement; the date of acceptance of the DEIS by the lead agency; the internet address at which the DEIS is posted; and the date of the public hearing and the closing of the public comment period.

Additional information, to be provided on pages following the Cover Sheet, shall list: the name(s) and address(es) of the applicant and its representatives, including a contact person; the name(s) and address(es) of all consultants involved in the project and their respective roles.

The DEIS shall include a list of all involved and interested agencies, and Town departments to whom copies of the DEIS and supporting material will be distributed.

A table of contents followed by a list of tables and list of figures shall be provided.

CHAPTER S: EXECUTIVE SUMMARY

A. Introduction

B. Description of the proposed project

C. History of the proposed project

D. List of all local, county, state, and other approvals required

E. List of all interested and involved agencies

F. Summary of significant impacts identified in each subject area

G. Summary of mitigation measures proposed for significant project impacts

H. Description of alternatives analyzed.

CHAPTER 1: PROJECT DESCRIPTION

1. Introduction

    a. The introduction should identify the document as the draft environmental impact statement for the proposed project and describe the location of the proposed project and proposed development program.

2. History of the Proposed Project—Discuss acquisition of the project site and discuss the original fire station that was the subject of the DEIS submitted on September 15, 2008. Include a detailed history of the site selection process as an appendix to the DEIS.

3. Project Purpose and Need—Describe the purpose and need for the proposed project.

4. Project Description and Layout

    a. Location, Site Definition, and Existing Conditions—include local and regional geographic descriptors, tax map designation(s), parcel ownership, size of parcels affected by the proposed project, existing zoning designation(s), existing land use covenants and easements, adjoining streets and land uses, natural features or habitats on-site or contiguous (physically, hydrologically, or otherwise) to the site, history of past uses of the project site, and existing site conditions.

    b. Project Description and Site Design—include all information necessary to describe the proposed project and its components. Information to be provided should include descriptions of the following:

        - Gross floor area (square footage) of the proposed structure and its building footprint;
        - Internal layout of the proposed firehouse;
        - Area of land to be cleared, new impervious surfaces to be constructed, including buildings, roads, and driveway (area and percent of site);
        - Operational information including vehicular access, traffic circulation, emergency access and site security;
        - Firematics, including alarm facilities, sprinkler systems, and siren details showing efforts to minimize noise impacts to the surrounding community while remaining within firematic requirements;
        - Description of emergency and non-emergency uses of the proposed firehouse;
        - Project components including grading, landscaping (including native vegetative species), signage, lighting, drainage features, and pedestrian access;
        - Infrastructure improvements including utilities, water supply, and wastewater treatment;
        - Drainage and stormwater management plans, and erosion and sediment control plan;
        - Description of any fueling stations;
        - Description of any off-site improvements to be undertaken by the applicant;
        - Detailed phasing schedule for the proposed project; and
        - Description of how site improvements are to be maintained and by whom.

c. Building Design—Include a description of architectural features of the proposed structure, building materials, setbacks and buffer treatments, and integration of sustainable development and green building practices. Provide plans and visual representations of proposed elevations, building heights, building surroundings, and other site features.

5. Summary of approvals required and a list of involved and interested agencies.

CHAPTER 2: LAND USE AND COMMUNITY CHARACTER, ZONING, AND PUBLIC POLICY

1. Introduction
2. Land Use and Community Character
   a. Existing Conditions—Describe existing conditions on the project site. Also describe existing land use and community character within a ½-mile study area of the project site.
   b. Future without the Proposed Project—Describe potential changes in land use within the study area in the future without the proposed project. The discussion should include changes in land use based on projects identified in the no build analysis.
   c. Potential Impacts of the Proposed Project—Describe the relationship of the proposed project with adjoining uses and discuss the effects of the proposed project on the general land use pattern and community character within the ½-mile study area. Discuss the future use of the existing firehouse with reference to the status of the Orser agreement that restricts use of the site, and any potential impacts on surrounding land uses.
   d. Mitigation Measures—Provide mitigation measures for any potentially significant adverse impacts.
3. Zoning and Land Use Covenant
   a. Existing Conditions—Describe the existing zoning designation of the project site, the Plantation Subdivision land use covenant, and any other zoning districts within ½ mile from the project site. Discuss permitted uses and bulk and dimensional standards including setbacks, building coverage, and building heights.
   b. Future without the Proposed Project—Describe pending changes to the New Castle zoning ordinance, if any, that would occur independently of the proposed project and affect the project site.
   c. Potential Impacts of the Proposed Project—Describe compliance of the proposed project with applicable zoning regulations. Identify any variances or special permits required to implement the proposed project.
   d. Mitigation Measures—Provide mitigation measures for any potentially significant adverse impacts. Potential mitigation could include alteration of the project's size, design and layout.
4. Public Policy
   a. Existing Conditions—Identify and describe any relevant public policies, including the Town of New Castle Town Development Plan, Millwood Design Plan, and county and state regional plans. In addition, discuss the Orser agreement as it pertains to the existing firehouse site.

b. Future without the Proposed Project—Discuss any applicable changes in policies affecting the project site that are expected to occur regardless of the proposed project.

c. Potential Impacts of the Proposed Project—Assess the compatibility of the proposed project with policies applicable to the study area. Evaluate consistency with local and regional plans.

d. Mitigation Measures—Provide mitigation measures for any potentially significant adverse impacts.

CHAPTER 3: GEOLOGY, SOILS AND TOPOGRAPHY

1. Introduction
2. Existing Conditions

   a. Geology and Soils—Using the Westchester County Soil Survey and on-site soil and percolation tests, describe on-site soils and site-specific soil boring data, including suitability for development, drainage characteristics, level of seasonal high water table, depth to bedrock, and other confining features.

   b. Topography—Provide a description of topography on the project site supplemented by a figure showing two-foot contours and areas with the following slopes: 0-15 percent, 15-25 percent, 25-35 percent, and greater than 35 percent.

   c. Unique Features—Identify any other unique geologic features on or near the project site.

3. Potential Impacts of the Proposed Action

   b. Geology and Soils—Estimate the amount of cut and fill (including earth and bedrock) required for the proposed project and the amount to be exported or imported to the project site. Determine whether blasting would be required. If blasting is required, include a description of procedures and protocols that will be followed (i.e. prior notification, pre-blast surveys, days of week, times of day, etc.) and identify any applicable local and state blasting laws.

   c. Topography—Discuss impacts to topography and any steep, very steep, and excessively steep slopes, defined in the Town Code as being in excess of 15, 25, and 35 percent, respectively.

   d. Unique Features—Describe potential impacts to any other sensitive environmental areas. Identify any impacts from increased impervious surface coverage.

4. Mitigation Measures

   a. Describe measures that would be pursued to minimize or avoid soil erosion and siltation of nearby watercourses and wetlands. This discussion should include permanent measures, as well as temporary measures to be used during construction.

   b. Describe site stabilization methods to be used and efforts to avoid steep slopes, reduce impervious surface coverage, and adequately manage stormwater runoff to prevent excessive soil erosion.

   c. Summarize the erosion and sediment control plan as it applies to protection of steep slopes and mitigation of impacts related to soil erosion. The Erosion and Sediment Control Plan will be described more fully in Chapter 7, “Stormwater Management.”

CHAPTER 4: WETLANDS AND WATER RESOURCES

1. Introduction
2. Existing Conditions
    a. Identify and describe watercourses and wetlands on and within 100 feet of the project site. Conduct updated wetland delineations and provide a functional wetland analysis. Identify required buffer areas from wetlands and watercourses, including those established by the Town, NYCDEP, and NYSDEC.
    b. Describe groundwater resources and existing state- and federally-designated aquifers, if applicable.
    c. Describe the interconnectivity between wetlands and water resources on the site and in the area.
    d. Discuss existing drainage patterns.
    e. Discuss the project site's location within the NYCDEP watershed.
    e. Describe flooding issues and any identified 100-year floodplains in the vicinity of the project site.
    f. Identify any applicable regulatory authorities including Town officials, NYCDEP, NYSDEC, and the US Army Corps of Engineers (USACOE).
3. Potential Impacts of the Proposed Project
    a. Assess potential impacts to existing waterbodies, watercourses, wetlands, aquifers, and associated buffer areas. Include a discussion of effects on quality and quantity of water resources resulting from increased impervious surfaces and stormwater runoff. Also discuss impacts associated with the project site's location within the NYCDEP watershed.
    b. Discuss potential alterations on drainage patterns and the resultant effects on wetlands, streams, aquifers, and floodplains in the study area.
4. Mitigation Measures—Discuss efforts to avoid encroachment on wetlands, watercourses, and buffer areas. Discuss efforts to mitigate impacts of any unavoidable disturbance to wetlands. Describe measures that would be taken to minimize impacts on water resources during construction and after completion of the proposed project.

CHAPTER 5: NATURAL RESOURCES

1. Introduction
2. Existing Conditions—Conduct a biodiversity assessment of the project site describing existing vegetation and wildlife habitats. Conduct an updated tree survey of the project site in accordance with Chapter 121, "Tree Preservation," of the Town Code with a tree quality assessment performed by a qualified arborist. Evaluate the presence of any rare or endangered fauna and flora through correspondence with the Natural Heritage Program (NHP).

3. Potential Impacts of the Proposed Project—Quantify the amount of vegetated area to be permanently removed by the proposed project or disturbed during construction, including any regulated trees as defined by Chapter 121, "Tree Preservation," of the Town Code.
4. Mitigation Measures—Describe measures that would be taken to minimize or avoid removal of vegetation and wildlife habitat.

CHAPTER 6: INFRASTRUCTURE AND UTILITIES

1. Introduction
2. Existing Conditions
    a. Water Supply—Describe existing water supply services in the area of the project site. Discuss any existing source, capacity, pressure, supply, and water quality issues.
    b. Sanitary Sewer—Discuss the presence or absence of municipal sewer services.
    c. Solid Waste—Identify the method of solid waste disposal currently serving the study area, including the name of the carting firm.
    d. Energy—Identify the existing electricity and telecommunications providers serving the study area.
2. Future Conditions without the Proposed Project—Identify and describe any changes to municipal services or other utilities expected to occur without the proposed project that would affect the project site.
3. Potential Impacts of the Proposed Project
    a. Water Supply—Analyze future water demand of the proposed project and permits and approvals needed. Discuss the capability of existing municipal water services to support the proposed project in terms of average daily demand, as well as fire protection needs for any sprinkler systems and required water pressure for any proposed fire hydrants. Describe the proposed water distribution system (i.e, loop system, etc.) with connection to the Town water main and who would be responsible for maintenance of the new water system connection.
    b. Sanitary Sewage—Determine the maximum daily flow of wastewater of the proposed project. Evaluate the proposed sanitary disposal system to ensure conformance with applicable regulations. Identify any permits and approvals needed.
    c. Solid Waste—Identify levels of solid waste to be generated by the proposed project and discuss any impacts to existing solid waste disposal services. Identify areas for safe chemical and material storage.
    d. Energy—Describe anticipated demand for electricity and telecommunication provisions from the proposed project and the capacity of existing services to support future demand. Describe emergency power needs.
5. Mitigation Measures—Discuss mitigation measures that would be implemented to offset any impacts to infrastructure and utilities. In addition, the applicant shall consider and evaluate the use of green building technologies to minimize potential impacts to water resources and supply, sanitary sewage, solid waste generation, and energy consumption.

CHAPTER 7: ENERGY AND SUSTAINABILITY

1. Introduction
2. Qualitatively describe sustainability measures that would be incorporated into the proposed project to reduce energy use and related impacts on the environment. Discuss energy-conservation measures to be implemented such as heavy wall insulation, energy-efficient windows, green pipes, green roofing materials, and energy star appliances.

CHAPTER 8: STORMWATER MANAGEMENT

1. Introduction
2. Methodology—Explain the methodology to be used for the stormwater analysis. Discuss applicable stormwater regulations and the basis of the proposed design.
3. Existing Conditions
    a. Describe existing stormwater flow patterns on the project site and the contributing drainage area(s). Provide drainage map(s) including design analysis points, the drainage boundary(ies) and time of concentration flow paths.
    b. Consider the project site's location within the New Croton Reservoir Basin, which is part of the NYCDEP surface water supply watershed.
    c. Provide stormwater peak flows and runoff volumes using methodologies accepted by the Town, NYCDEP and/or NYSDEC for compliance with regulatory programs. Hydrologic routing in conformance with the accepted methodology shall be use to determine the peak flow rates and flow volumes for the 1-, 2-, 10-, and 100-year storm events. Describe any differences in analysis results which are caused by the use of different methodologies to satisfy regulatory requirements.
2. Future conditions without the Proposed Project
3. Potential Impacts of the Proposed Project
    a. Stormwater Management Plan
        i. Prepare a Stormwater Pollution Prevention Plan (SPPP). Adapt analyses to text in the DEIS and provide the complete SPPP as an appendix to the DEIS.
        ii. Using the methodology and storm events analyzed in the existing conditions assessment, quantitatively describe peaks flows and runoff volumes for the 1-, 2-, 10-, and 100-year storm events in the proposed development condition.
        iii. Describe proposed stormwater treatment practices, which should be designed in accordance with requirements of the Town Code, NYSDEC's General Permit for New Construction (GP-0-08-001), and NYCDEP's latest version of its Watershed Rules and Regulations (WRR). Qualitatively discuss potential impacts of the proposed development and the effects on stormwater runoff.
        iv. Describe proposed stormwater management practices that would be implemented to ensure that post-development stormwater peak flows would be detained to existing peak flows. Analyze the change in volume of stormwater runoff between the pre- and post-development conditions.

v. Describe the use of de-icing materials, fertilizers, and pesticides on the quality of surface runoff.

vi. Perform pollutant loading calculations to ensure future conditions would be consistent with or improve existing levels.

b. Erosion and Sediment Control Plan—Discuss the Erosion and Sediment Control Plan. Describe temporary measures to be employed during construction to mitigate potential impacts from stormwater runoff and describe permanent measures to be implemented that would mitigate potential adverse effects from the proposed project.

c. Downstream Impacts –

i. Describe proposed measures that would ensure that stormwater runoff from the project site in the post-development condition would not adversely affect adjacent and downstream properties and existing off-site drainage facilities. Discuss the need for a drainage easement through one or more neighboring downstream properties to provide safe conveyance of stormwater. If discharging into an existing drainage network, evaluate potential impacts to that network in terms of capacity and water quality, and propose appropriate mitigation measures.

ii. Describe any potential impacts to adjacent wetlands and/or waterbodies.

iii. Describe any potential impacts to downstream flooding. Discuss measures that would be implemented to adequately detain stormwater runoff and avoid or minimize adverse effects to downstream areas.

d. Inspection and Maintenance—Discuss the inspection and maintenance program that would be implemented during construction activities, ensuring the implementation of the erosion and sediment control plan and identifying the need for changes to the SPPP based on site/construction practices.

e. Discuss the use of Low Impact Development Techniques (LID) and green building technologies that could be implemented at the site to reduce stormwater runoff and minimize the impact to the quality of stormwater runoff. These types of practices may include a rainwater capture system, the implementation of pervious pavement/pavers, perimeter sand filters, and filter strips in the parking areas.

CHAPTER 9: COMMUNITY SERVICES

1. Introduction
2. Existing Conditions

a. Police—Describe existing police protection in the study area. Provide locations of responder facilities, current staffing numbers, response times to the project site, and average call volume.

b. Fire—Describe the Millwood Fire District's relationship with the Millwood Fire Company. Discuss staffing numbers and average call volume. Also discuss backup fire protection services available to the project site.

i. Describe the existing firehouse's non-emergency services and its function as a community gathering place for special and public events.

c. Emergency Services—Describe existing emergency medical service (EMS) providers for the study area. Provide location of primary and any auxiliary bases, staffing numbers, response times, and average call volume. Describe available equipment and ambulances (i.e., BLS versus ALS).

3. Future without the Proposed Project—Describe any changes expected to community service providers independent of the proposed project. This discussion may include changes in staffing levels and anticipated expansion or relocation of facilities.

4. Potential Impacts of the Proposed Project—Evaluate any potential impacts to emergency service providers from the proposed project. Discuss emergency access on the project site. Also discuss the proposed firehouse's non-emergency services and its function as a community gather place for special and public events.

CHAPTER 10: TRAFFIC AND TRANSPORTATION

1. Introduction

2. Existing Conditions

a. Traffic Impact Study (TIS)—Update and revise, as needed, the TIS prepared by Tim Miller Associates, Inc. and included in the DEIS submitted on September 15, 2008. Update analyses for five of the original intersections studied and include two additional intersections. The following seven (7) intersections shall be analyzed:

- NYS Route 120 NYS Route 100 (new)
- NYS Route 120 and Granite Road (new)
- NYS Route 120 and NYS Route 133
- NYS Route 120 and Schuman Road
- NYS Route 120 and Allen Avenue
- NYS Route 120 and The Existing Firehouse Driveway
- NYS Route 120 and Millwood Lumber, Hoops Plus, York Limo and Fesco Fence Driveways

The intersections shall be studied during the weekday AM and PM peak periods, as well as the Saturday midday peak period. The traffic data collection program shall include Turning Movement Counts (TMC) and Vehicle Classification Counts (VCC) at the two new intersections and Automatic Traffic Recorder (ATR) volume/speed count at one location along NYS Route 120. Existing volumes and capacities shall be established utilizing the latest Highway Capacity Manual (HCM) software.

3. Future without the Proposed Project

a. Background Traffic Growth—Estimate future traffic volumes in the study area without the proposed project (no build). Future traffic volumes shall be estimated using existing volume information and by adding a background growth factor, as well as incremental increases in traffic from no build projects scheduled to be completed by the build year. Trips generated by these projects shall be determined using Institute of Transportation Engineers (ITE) Trip Generation rates or information presented in other recent studies (which studies shall be referenced).

b. Capacity Analysis—Perform a capacity analysis for each of the peak periods for which manual counts were collected at each of the study area intersections using methodology in the HCM and the latest version of the HCS.

4. Potential Impacts of the Proposed Project

   a. Trip Generation—Combine project-generated traffic for fire response, typical operation, and special event conditions with no build traffic volumes to assess build traffic. Consider peak occupation of the proposed firehouse for emergency and non-emergency uses (e.g., meetings, events, community uses, etc) and consider the time of year, time of day, and duration. Perform a capacity analysis for each of the peak periods for which manual counts were collected at each of the study area intersections using methodology in the HCM and the latest version of the HCS. Identify potential significant adverse impacts of the proposed project. Adapt the TIS to text in the DEIS and include the full TIS as an appendix to the DEIS.

   c. Parking—Describe parking needs and proposed parking provisions for the proposed firehouse.

   d. Circulation—Discuss on-site and off-site traffic circulation near the project site. Consider circulation of private automobiles and fire apparatuses. Assess sight distances at the proposed driveway entrance off Millwood Road (NYS Route 120).

5. Mitigation—For locations where significant adverse impacts are identified, evaluate the feasibility of potential mitigation measures. Consider use of traffic control devices (e.g., traffic signals) and pavement markings at the proposed firehouse driveway intersection with Millwood Road (NYS Route 120).

CHAPTER 11: AIR QUALITY

1. Introduction
2. Existing Conditions—Describe existing ambient air quality of the project site.
3. The Future without the Proposed Project—Describe results of air quality analyses and assumptions with respect to the no build development conditions.
4. Potential Impacts of the Proposed Project—Perform a screening analysis to determine any significant adverse impacts to air quality from the proposed project. Assess effects of emissions from stationary sources at the project site as well as mobile sources due to increased traffic flow of personal automobiles and fire apparatus.
5. Mitigation Measures—Describe green technologies to be implemented during the construction and operation of the proposed project to reduce potential air quality impacts.

CHAPTER 12: NOISE

1. Introduction
2. Existing Conditions—Qualitatively discuss existing ambient noise levels adjacent to the project site.
3. The Future without the Proposed Project—Qualitatively discuss expected changes to noise levels as a result of no build traffic levels.

4. Potential Impacts of the Proposed Project—Qualitatively discuss future noise levels associated with the proposed project. Conduct a screening analysis to examine whether project-generated traffic would be sufficient to significantly increase noise levels. Qualitatively evaluate noise levels associated with the proposed project based on "DEC Policy DEP-001: Assessing and Mitigating Noise Impacts" and consider any noise regulations established by the Town Code.

CHAPTER 13: ECONOMIC CONDITIONS

1. Introduction
2. Construction Period—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.
3. Describe the impact to taxpayers due to the applicant's status as a public entity. Discuss the impact for the applicant to transition from an entirely volunteer-based fire department to a paid staff department.
4. Mitigation Measures—Describe any measures that would be implemented to minimize the burden to taxpayers.

CHAPTER 14: VISUAL RESOURCES

The visual analyses shall follow the NYSDEC guidelines "Assessing and Mitigating Visual Impacts" (DEC Policy, DEP-00-2).

1. Existing Conditions—Describe through text and photographs the visual character of the project site within the context of its surrounding area. Identify significant views of the project site from any sensitive land uses such as residential properties or notable scenic resources, as well as public roadways.
2. Future without the Proposed Project—Describe any potential alterations to scenic resources or viewsheds that would affect the project site without the proposed project.
3. Potential Impacts of the Proposed Project
    a. Describe visibility of the proposed project from any elevated vantage points within a 1-mile radius and any nearby sensitive land uses, including adjacent residential properties. Assess the visual impact of the proposed project in context with other existing structures in the study area. Discuss visibility of the proposed project from local roadways in the study area.
    b. Describe architectural design concepts of the proposed firehouse. Support text with photosimulations illustrating height, massing, scale, and façade treatments. Photosimulations shall use photographs of existing conditions during the leaf and leafless seasons. Describe proposed landscaping features and signage. In addition, describe the proposed lighting plan and how lighting may affect adjoining properties.
4. Mitigation—Describe mitigation measures that would be put in place to reduce visual impact of the proposed project on the surrounding area. Discuss architectural design features and façade treatments that would minimize visual impacts. Describe vegetative screening that would be implemented as part of the landscape plan to reduce visibility off-site.

CHAPTER 15: CULTURAL RESOURCES

1. Introduction
2. Archaeological Resources—Using the Phase 1A and Phase 1B Sensitivity Studies prepared by Greenhouse Consultants, Inc. for the project site in June 2007 and November 2007, respectively, determine the project site's potential for archaeological sensitivity and any potential impacts from the proposed project.
3. Historic Resources—Identify historic resources in the study area either listed or deemed eligible for listing on the National or State Registers of Historic Places. Identify historic resources within the study area known to have local significance. Assess potential project-related impacts on any identified resources.
4. Mitigation Measures—Describe any measures to be taken that would minimize or avoid impacts to identified archaeological and historic resources. Discuss efforts that would be implemented to minimize the limit of disturbance area on the project site and minimize visual impacts.

CHAPTER 16: HAZARDOUS MATERIALS

1. Introduction
2. Existing Conditions—Review historic fire insurance maps and/or aerial photographs to identify previous uses of the project site or surrounding area that could have resulted in soil, soil vapor, and/or groundwater contamination on the project site. Evaluate records and databases maintained by NYSDEC and the United States Environmental Protection Agency (EPA) to identify problem sites on or near the project site. In addition, analyze topographic and geologic maps to determine potential routes of contamination migration to the site.
3. Future without the Proposed Project—Describe future uses of the project site and any future activities in the surrounding area that would occur without the proposed project and potentially result in exposure to contamination identified on the project site.
4. Potential Impacts of the Proposed Project—Discuss any uses and activities associated with the proposed project that would potentially result in exposure to contamination identified on the project site. Describe potential impacts from the proposed fueling station and any chemical and petroleum storage on-site.
5. Mitigation—Describe measures that would be in place to minimize or avoid exposure to on-site contaminants both during construction and operation of the proposed project.

CHAPTER 17: CONSTRUCTION

1. Introduction
2. Describe the following logistical construction components:
    - Proposed construction phasing;
    - Overall schedule for project completion;
    - Hours of construction operations;
    - Blasting operations;
    - Equipment and materials storage and/or staging area;

- Anticipated number of construction workers;
- Anticipated lighting;
- Anticipated security; and
- Delivery means and methods.

3. Describe how the infrastructure relevant to the completion of each phase will be implemented, and any potential impacts.
4. Assess potential environmental impacts from construction of the proposed project including traffic (private vehicles and trucks), noise, air quality, dust, erosion and sedimentation and its impact on the surrounding area. Discuss hours of construction activities and related impacts, including weekend construction. Describe the Maintenance and Protection of Traffic (MPT) plan that would be implemented during construction.
5. Discuss potential blasting operations and any relevant local and state guidelines that would be followed during blasting. Describe quantities and locations of blasting and techniques that would be implemented to minimize or avoid impacts from blasting operations.
6. Discuss construction management techniques and enforcement, erosion control plans, ideal management practices to be employed, along with mechanisms to minimize impacts related to partial project completion.
    a. Describe the erosion and sediment control plan for the proposed project and any stormwater management practices to be used on a temporary basis.
    b. Identify any hazardous materials to be generated or stored on the project site in both the construction and operations periods of the proposed project. Describe storage and disposal practices to be implemented for these hazardous materials.

CHAPTER 18: ALTERNATIVES

Provide a narrative for potential impacts of the project alternatives outlined below. Each alternative should provide a level of detail that allows for a meaningful comparison with the preferred alternative.

1. No Action Alternative
    a. Describe future conditions without the proposed project.
    b. Discuss reasons that the site of the existing firehouse is not being considered for the proposed project.
2. Reduced Impervious Surface Coverage Alternative
    a. Consider an alternative that does not utilize drive through bays. Assess potential reduction in impervious surface coverage and functionality of firehouse operations under this alternative.
3. Residential Use
    b. Analyze an alternative that would develop the project site with a residential use per the Plantation Subdivision covenant.
4. Alternative Use

c. Analyze future development of the project site in accordance with the covenant that currently governs the site.

CHAPTER 19: MITIGATION

Summarize any mitigation measures identified in the DEIS.

CHAPTER 20: GROWTH INDUCING ASPECTS

Assess the potential for the proposed project to introduce new residents and workers to the study area. Assess the potential for the proposed project to spur off-site development.

CHAPTER 21: IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Identify any resources the use of which would be irreversible and irretrievable.

CHAPTER 22: UNAVOIDABLE ADVERSE IMPACTS

Summarize any unavoidable environmental impacts identified in the DEIS.

APPENDICES

Materials to be provided in the appendices include the following:

1. All SEQRA documentation, including a copy of the positive declaration and the DEIS Final Scope.
2. All official correspondence related to issues discussed in the DEIS.
3. Detailed history of the site selection process.
4. All technical reports in their entirety including, but not limited to, the following, as applicable:
    a. Traffic Impact Study
    b. Stormwater Pollution Prevention Plan (SPPP)
    c. SHPO studies, including the Phase 1A and Phase 1B investigations and building assessments conducted for the previous DEIS.
    d. Water System Engineering Report
    e. Wastewater Engineering Report
    f. Geotechnical Report
    g. Other