

**State Environmental Quality Review
POSITIVE DECLARATION
Notice of Intent to Prepare a Draft EIS
Determination of Significance
Notice of Scoping Session**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of North Castle Town Board, acting as Lead Agency, has determined that the proposed action described below may have a significant effect on the environment and that a Draft Environmental Impact Statement will be prepared.

Date: November 9, 2016

Name of Action: The Vue

SEQRA Status: Type I Action

Description of Action: The Town Board is currently reviewing an application for the development of two multi-family buildings, containing a total of 200 units, with a mix of 40% one bedroom and 60% two-bedroom units above a 400 space covered parking platform. 10% of the units will be AFFH Units.

The Proposed Action includes a subdivision and proposed rezoning of the subject property to the proposed R-MF-R zoning district. The subject property is currently located within two separate zoning districts, the R-1A and the R-2A. In addition to the change to the Zoning Map, the Zoning Petition also requests the creation of a new zoning district, the R-MF-R, to accommodate this unique multi-family development proposal.

Location: Located in the Town of North Castle
1700 Old Orchard Street, North Castle, Westchester County, NY
Tax ID: 118.01-1-2

Reasons Supporting This Determination:

Based upon a review of the applicant's submitted Full Environmental Assessment Form and all other application materials that were prepared for this action, the Lead Agency has determined that the proposed action may have the following significant adverse impacts:

1. The potential for significant impacts related to land use, zoning, and public policy. The Proposed Action would change the land use on the property from institutional use (school) to multifamily housing, requiring amendments to the Town Comprehensive Plan and Town Code.
2. The potential for significant natural resource impacts. The proposed construction would result in the physical alteration of approximately 7 acres, including land with slopes in excess of 15%, shallow depth to bedrock, wetland/wetland buffer areas, land containing areas of existing vegetation, wildlife habitat as well as potential impacts upon NYC's Kensico Reservoir.
3. The potential for significant open space impacts. The proposed construction would result in the physical alteration of approximately 7 acres and would change the land use on the property from an institutional use to a multi-family residential community.

4. The potential for significant impacts related to the provision of community facilities and services. The proposed project may create additional demand for police, fire, highway maintenance, and solid waste services.
5. The potential for significant impacts related to the provision of school services. The proposed project may create additional demand for school children.
6. The potential for significant construction impacts. The proposed construction would continue for more than 1 year.
7. The potential for significant impacts related to stormwater runoff. The proposed construction will require a discharge permit.
8. The potential for significant impacts related to water and sewer infrastructure.
9. The potential for significant design/visual resource impacts and neighborhood character impacts.
10. The potential for significant impacts related to conflicts with the adopted Comprehensive Plan. The Proposed Action may conflict with officially adopted plans or goals.
11. The potential for significant impacts related to transportation. Traffic as a result of the Proposed Action may affect the existing roadway network.

Scoping Information:

Scoping of the issues to be contained in the EIS will be conducted. The Applicant has prepared a draft scope for consideration and is attached to this document. Involved agencies and the public should provide written comments, by January 25, 2017, reflecting their concerns, jurisdictions and information needs sufficient to ensure that the EIS will be adequate to support their SEQR findings.

In addition, the Lead Agency will hold a public scoping session on January 25, 2017 at 7:30 PM at the following location:

Whippoorwill Hall
19 Whippoorwill Road East
North Castle Public Library
Armonk, New York 10504

Lead Agency: Town of North Castle Town Board
Town Hall
15 Bedford Road
Armonk, New York 10504

Lead Agency Contact Person: Alison Simon, Town Clerk
Town of North Castle
15 Bedford Road
Armonk, NY 10504
Telephone: (914) 273-3321
E-mail: asimon@northcastleny.com

A Copy Of This Notice Has Been Sent To The Following Involved and Interested Agencies:

- Permit Administrator, New York State Department of Environmental Conservation, Region III Office, 21 South Putt Corners Road, New Paltz, New York 12561
- New York State Department of Transportation, SEQR Unit, Traffic Engineering & Safety Division, 4 Burnett Blvd., Poughkeepsie, New York 12603
- Deputy Commissioner, Historic Preservation, New York State Office of Parks, Recreation and Historic Preservation, Empire State Plaza, Agency Building 1, 20th Floor, Albany. New York 12238
- Commissioner, Westchester County Department of Planning, Westchester County Office Building, 148 Martine Avenue, White Plains, New York 10601
- Commissioner Westchester County Department of Health, 145 Huguenot St., New Rochelle, New York 10801
- Commissioner Westchester County Department of Parks, Recreation and Conservation, 450 Saw Mill River Rd., Ardsley, NY 10502
- Town of North Castle Planning Board, Town Hall Annex - 17 Bedford Road, Armonk, New York 10504
- Town of North Castle Conservation Board, Town Hall Annex - 17 Bedford Road, Armonk, New York 10504
- North Castle Architectural Review Board, Town Hall Annex - 17 Bedford Road, Armonk, New York 10504
- Building Inspector, Town Hall Annex - 17 Bedford Road, Armonk, New York 10504
- Matt Trainor, Superintendent, Town of North Castle Parks and Recreation Department, 41 Maple Avenue Armonk, New York 10504
- Jamie Norris, Highway Superintendent, Town Hall - 15 Bedford Road, Armonk, New York 10504
- Sal Misiti, Superintendent, Town of North Castle, Department of Sewer and Water, 15 Business Park Drive Armonk, New York 10504
- Dr. Brenda Myers, Superintendent, Valhalla UFSD District Office, 316 Columbus Ave., Valhalla, NY, 10595
- Susan Guiney, Superintendent, Mount Pleasant Central School District, 825 West Lake Drive, Thornwood, NY 10594
- Dr. Harold A. Coles, Superintendent, Southern Westchester BOCES, 17 Berkley Drive, Rye Brook, NY 10573

- Fire Commissioners, North Castle South Fire District No. 1, 621 N Broadway, White Plains, NY 10603
- Open Space Committee, 17 Bedford Road, Armonk, New York 10504
- Cynthia Garcia, NYCDEP - SEQRA Coordination Section, 465 Columbus Ave, Valhalla, NY 10595
- The Environmental Notice Bulletin (ENB), enb@gw.dec.state.ny.us

The Vue
Town of North Castle
Draft Environmental Impact Statement Scoping Outline
(Draft 11-04-2016)

This document identifies the issues to be addressed in the Draft Environmental Impact Statement (DEIS) for a proposed zone change to (to R-MF-R) permit the residential development, "The Vue", in Armonk, Town of North Castle, NY. The DEIS will be prepared in accordance with the requirements of 6 NYCRR Part 617.9, to assess the potentially significant adverse environmental impacts of the Proposed Action, and shall address all of the issues included in this scoping outline.

Lead Agency:

Town of North Castle Town Board
North Castle Town Hall
15 Bedford Road
Armonk, New York 10504

Contact: Alison Simon, Town Clerk
(914)273-3321

Scoping Session Date: _____, 2016

Scoping Comments Due: _____, 2016

Site Location: 1700 Old Orchard Street
Town of North Castle
Tax Map ID: 118.01-1-2

Applicant: JMF Properties, LLC

Owner: St. Christopher's Jennie Clarkson Home/St. Christopher's Child
Care Services Inc.

Proposed Action: The subject Site is a 35.99-acre parcel identified as Section 118.01, Block 1, Lot 2 (1700 Old Orchard Street) on the North Castle tax map. The Site is located on the north side of Old Orchard Road, east of NYS Route 22 and the Kensico Reservoir, and north of the Cranberry Preserve. The northwestern portion of the site is presently improved with the Jennie Clarkson campus, an adolescent developmental facility for children with special needs. The applicant is the contract vendee of ± 22 acres of the overall Site, which is located partially in the R-1A and R-2A zoning districts on the north side of Old Orchard Street. The applicant proposes a subdivision, and a new zoning district (R-MF-R) and be developed on the site to include multifamily rental housing units with health-focused amenities (on ± 12 acres) and permanently preserved open space (± 10 acres). The $14\pm$ acres upon which the Jennie Clarkson campus is located will remain under its current ownership and operation of the existing school facility will continue. The Applicant is seeking to develop multi-family housing in accordance with a newly proposed R-MF-R zone, containing 200 units, in two 3-4 story buildings over underground parking (400 spaces). Forty percent (80 units) of the units will be one-bedroom and sixty percent (120 units) of the units will be two-bedroom. Ten percent of the units (20 units) will be Affirmatively Furthering Fair Housing (AFFH) units.

CONTENTS OF THE DRAFT ENVIRONMENTAL IMPACT STATEMENT

GENERAL GUIDELINES:

The DEIS will discuss relevant and material facts and evaluate the reasonable alternatives to the Proposed Action identified in this Scoping Outline. It will be clearly and concisely written in language that can be easily read and understood by the public. Highly technical material will be summarized and, if it must be included in its entirety, will be referenced in the DEIS and included as an appendix. All relevant project correspondence from Involved and Interested Agencies will be included in an appendix to the DEIS.

Narrative discussions will be accompanied to the greatest extent possible by illustrative tables and figures. Each potential impact category (such as land use, traffic, and vegetation) will be the subject of a separate section describing Existing Conditions, Anticipated Impacts, and Proposed Mitigation.

The full DEIS will be made available to the Lead Agency in both hard copy and electronic formats (Adobe Acrobat (.pdf) file). When the DEIS is accepted for public review by the Lead Agency, sufficient hard copies will be provided to allow placement of a copy at the North Castle Public Library and Town Planning Department for public review during normal business hours. In addition, the full DEIS will be posted on the internet for public review as required by law.

INTRODUCTORY MATERIAL:

- A. Cover Sheet. The DEIS shall be preceded by a cover sheet that identifies the following:
- The name, location and tax map designation of the Proposed Action.
 - North Castle Town Board as the Lead Agency for the project and contact information.
 - The name and address of the Applicant, and the name and telephone number of a contact person representing the Applicant.
 - 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).
 - Date of submission of the DEIS, and date of acceptance of the DEIS [Note: Specific calendar date for acceptance to be inserted].
 - Deadline by which comments on the DEIS are due [Note: Specific calendar date to be inserted].
- B. List of Consultants Involved. The names, addresses and project responsibilities of all consultants involved with the project shall be listed.
- C. Table of Contents. All headings which appear in the text shall be presented in a Table of Contents along with the corresponding page numbers. The Table of Contents shall include a list of figures, list of tables, and list of appendix items, with reference to additional DEIS volumes, if any.

I. EXECUTIVE SUMMARY

The DEIS executive summary shall include the following:

- A. Summary description of the Proposed Action, including purpose and need for the project.
- B. 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.
- C. Brief description of the project alternatives considered in the DEIS.

- D. List of Involved and Interested Agencies and required approvals/permits.

II. DESCRIPTION OF PROPOSED ACTION

A. Introduction

The introduction shall include the following:

1. Site location
2. Site acreage, tax map designations and ownership
3. Existing zoning designation
4. Development history of the site, including prior uses.

B. Description of Proposed Action

The detailed description of the Proposed Action shall include the following:

1. Summary of existing site conditions and natural features on site, including environmental constraints (such as steep slopes, rock outcrops, wetland and wetland buffer areas, etc.).
2. Summary of Zoning (existing and proposed).
3. Description of proposed project components, as shown on the Preliminary Plans, including:
 - a. Proposed new structures, including description of proposed development and overview of building architecture. Provide preliminary floor plans.
 - b. Access, vehicular circulation, parking and loading, as well as pedestrian circulation.
 - c. Proposed green technologies and/or energy efficient aspects of the project.
 - d. Proposed open space.
4. Summary of proposed improvements to water supply, sanitary sewage, stormwater management and other utilities. Include brief description of overall drainage areas and relationship to NYCDEP watershed.
5. Project Purpose, Need and Benefits
 - a. Description of purpose and need for the project and objectives of the Applicant.
 - b. Describe Market Study for the project, and summarize existing demographics targeted for the proposed development.

- c. Description of benefits of the proposed project, including benefits to the Town.
- 6. Project Approvals and Reviews
 - a. Listing of all required approvals and reviews.
 - b. Listing of Involved and Interested Agencies.

III. EXISTING ENVIRONMENTAL CONDITIONS, ANTICIPATED IMPACTS AND MITIGATION

A. Land Use and Zoning

- 1. Existing Conditions
 - a. Describe existing land uses on and around the subject site (with 1/4 mile), including surrounding open space lands.
 - b. Describe existing zoning designations surrounding the site (within 1/4 mile).
- c. Describe relevant planning studies, including Westchester 2025 and the North Castle Comprehensive Plan.
- 2. Anticipated Impacts
 - a. Describe potential impacts of the Proposed Action in relation to existing land uses on-site and surrounding land uses (within 1/4 mile of the site).
 - b. Describe proposed R-MF-R zoning, and potential impacts of the Proposed Action relative to zoning and compliance with proposed R-MF-R zoning standards, including building setbacks, height, parking and site coverage standards.
 - c. Describe compliance of the proposed action with relevant planning studies listed above.
- 3. Mitigation Measures
 - a. Describe site design, layout and configuration as a mitigation measures as well as proposed buffering, if any, to adjacent uses.

B. Geology and Soils

- 1. Existing Conditions
 - a. Describe regional and site bedrock geology.
 - b. Identify and list soil types on the site, with discussion of soil characteristics and suitability for construction. Provide a soils map for the site.
- 2. Anticipated Impacts

- a. Provide preliminary grading plan with a limit of disturbance line.
- b. Describe potential for rock removal including blasting, if anticipated, and potential impacts.
- 3. Mitigation Measures
 - a. Provide a Preliminary Sediment and Erosion Control Plan.
 - b. Provide description of components of the rock removal plan, and identify mitigation measures, including description of a Blasting Plan, if blasting is anticipated.

C. Topography and Slopes

- 1. Existing Conditions
 - a. Describe topography on site.
 - b. Describe existing slopes (provide map) including categories of 0-15%, 15-25%, and 25% and greater.
- 2. Anticipated Impacts
 - a. Identify, quantify and map potential impacts to steep slopes (25% and greater) based on the limit of disturbance line.
 - b. Describe compliance with steep slope regulations standards as per Chapter 355-18, (Hilltops, Ridgelines and Steep Slopes) of the North Castle Town Code.
- 3. Mitigation Measures
 - a. Describe site design layout and configuration, erosion and sediment control measures proposed to minimize steep slope impacts, including proposed slope stabilization.

D. Vegetation and Wildlife

- 1. Existing Conditions
 - a. Describe existing vegetative communities on the site.
 - b. Provide a survey of (8" DBH and greater) trees in the portion of the Site proposed to be developed. Survey to include significant trees (24" DBH and greater) as defined in Chapter 308, Trees, of the North Castle Town Code.
 - c. List any rare, threatened or endangered wildlife species on the site (if any). Reference NYSDEC, New York State Natural Heritage Program (NYNHP) and United States Fish and Wildlife Service (USFWS).

2. Anticipated Impacts
 - a. Describe potential impacts to vegetative communities and wildlife habitat.
 - b. Describe anticipated tree removal as per regulations described in Chapter 308, Trees, of the Town Code.
 - c. Describe potential significant adverse impacts to existing wildlife species (if any).
3. Mitigation Measures
 - a. Describe proposed preliminary Landscape Plan for the site, as well as other measures proposed to mitigate potential impacts to vegetation, trees, and/or wildlife.

E. Wetlands

1. Existing Conditions
 - a. Describe and quantify regulated wetland areas or regulated wetland adjacent areas on the site as per Chapter 340, Wetlands and Watercourse Protection, of the North Castle Town Code and NYSDEC (if applicable).
2. Anticipated Impacts
 - a. Describe and quantify areas in regulated wetlands and buffer areas to be disturbed based on the limit of disturbance line, if any. Describe potential significant adverse impacts to wetlands.
 - b. Describe regulated activities and permits required for wetland and/or adjacent area disturbance on the site as per Chapter 340, of North Castle Town Code.
3. Mitigation Measures
 - a. Describe mitigation proposed for wetland impacts.

F. Stormwater Management

1. Existing Conditions
 - a. Identify and describe existing drainage patterns on the site and within surrounding off-site areas located within the same drainage basin(s) (include map).
 - b. Calculate and describe the pre-development peak runoff rates for the 1-, 10-, 25- and 100-year storm events.
 - c. Describe and map North Castle, NYCDEP, NYSDEC and USACOE regulated existing surface water bodies, intermittent and perennial streams; and

100-year floodplains on the site, and immediately surrounding the site (within 100' of site property lines).

2. Anticipated Impacts
 - a. Identify changes in existing drainage patterns and discharge points.
 - b. Calculate and describe the post-development peak run-off rates for the 1-, 10-, 25- and 100-year storm events.
 - c. Calculate the total impervious areas for the site.
 - d. Prepare preliminary stormwater quality calculations to satisfy the requirements of NYCDEP and NYSDEC.
 - e. Identify direct and indirect disturbance to surface waters, watercourses and 100-year floodplain.
 - f. Identify Federal, State and local permits that will be required for any watercourse impact, if any.
 - g. Provide review by State Historic Preservation Office (SHPO) for NYSDEC stormwater permit, if required.
3. Mitigation Measures

Include a preliminary Stormwater Pollution Prevention Plan (SWPPP).

G. Utilities

1. Water Supply
 - a. Existing Conditions
 - Identify public water supply system in the vicinity of the site including interconnections with adjacent sites and associated easements (if any).
 - Identify location of existing water main(s) serving the site and point(s) of connection, and available capacity.
 - b. Anticipated Impacts
 - Provide average daily water demand for proposed use.
 - Evaluate capacity of the water district and describe proposed water connection.
 - Determine modifications required to water main connections to adjacent site and streets from the subject property and associated easements, if any.
 - Identify provisions for fire protection.
 - c. Mitigation Measures
2. Sanitary Sewer
 - a. Existing Conditions

- Identify existing wastewater district, treatment facilities to be used and capacity to accept additional sanitary waste from the project.
- Identify existing service lines and downstream sewer district mains.
- b. Anticipated Impacts
 - Provide anticipated wastewater generation for the proposed project.
 - Describe proposed wastewater treatment connections.
- c. Mitigation Measures

H. Traffic and Transportation

1. Existing Conditions
 - a. Provide a description of roadways in the immediate area, as well as regional access and roadways serving the site. Roadway characteristics will include classifications, general condition, and number and width of lanes by direction, on-street parking, bus stops and traffic control.
 - b. Existing traffic conditions will be documented for the weekday AM and PM peak hours from historical data and by conducting turning movement manual counts at the following intersections:
 1. NY Route 22 & North Broadway
 2. NY Route 22 & Hillandale Avenue
 3. NY Route 22 & Old Orchard Street
 4. Old Orchard Street & Site Driveway B
 5. Old Orchard Street & Site Driveway A
 6. NY 22 & Entrance Ramp from Bronx River Parkway/Taconic State Parkway
 7. NY 22, Central Westchester Parkway, Reservoir Road, & Church Street
 8. NY 22 & Virginia Road/Harwood Avenue
 9. NY 22 & Fisher Lane/Tompkins Avenue

Turning movement counts will be collected from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM on weekdays. The counts shall not follow or precede holidays and weekday conditions should include dates when schools are in session.

- c. Provide Capacity Analyses (Level of Service) for each of the above intersections (SYNCHRO Analysis).
- d. Public Transportation – provide summary description of existing public transportation facilities in the vicinity of the Site (within 5 miles)

2. Anticipated Impacts
 - a. Provide "No Build" Traffic Volumes/Capacity Analysis, including background traffic growth and other proposed projects in the area (to be provided by the Town of North Castle) for the build year 2021. Improvements proposed by other will be considered in the analyses.
 - b. Provide "Build" Traffic Volumes/Capacity Analysis, including anticipated trip generation for the Proposed Action. Estimates of site generated traffic will be based on information published by the Institute of Transportation Engineers (ITE) as contained in their report entitled Trip Generation, 9th Edition, 2012. Arrival and departure distributions will be developed based upon a review of existing traffic volumes on the roadway network as well as the locations of train stations and commercial areas for working, shopping, etc. The Site Generated Traffic Volumes will be assigned to the roadway network based on the anticipated arrival and departure distributions. The Site Generated Traffic Volumes will be combined with the No Build Traffic Volumes to obtain the Build Traffic Volumes for each of the peak hours.
 - c. Analyze and describe sight distances at the proposed access driveway.
 - d. Describe potential impact to public transportation resources in the vicinity.
3. Mitigation Measures
 - a. Where the increased traffic has the potential to significantly affect traffic operations, the traffic study will identify potential mitigation measures to address such conditions. The discussion of mitigation measures will include the following information:
 - The types of roadway improvements, including traffic control, if required;
 - The party responsible for implementing the improvements, if required, and the method of funding.
 - Investigate the potential use of a jitney or other shuttle service to/from closest commuter train station.

I. Visual Resources and Community Character

1. Existing Conditions
 - a. Identify and illustrate existing visual conditions on the site and as viewed from public streets and adjacent properties. Include photographs of existing views toward the site from:
 - Old Orchard Road
 - NYS Route 22
 - Jennie Clarkson Site to the north
2. Anticipated Impacts

- a. Describe anticipated impacts to views to the site from surrounding public roadways and viewpoints listed above. Illustrate proposed conditions as appropriate with cross sections and perspective views.
 - b. Provide conceptual architectural perspectives for the new structure.
3. Mitigation Measures

J. Community Facilities and Services

1. Schools
 - a. Existing Conditions
 - Describe the facilities and enrollments at the school district available to service the site
 - b. Anticipated Impacts
 - Provide estimate of the number of school children to be generated by the project using comparable projects in the region with similar unit types, rents and amenities.
 - Provide estimate of cost to educate those students based on data from the NYS Education Department and the school district, if available.
 - c. Mitigation Measures

Provide discussion of potential tax benefits from the project, as well as other mitigation measures proposed, if any.
2. Police, Fire and EMS
 - a. Existing Conditions
 - Identify Police, Fire, EMS Department(s) staff size and organization that serve the site.
 - Identify location of station(s) that serve the Site and average response time.
 - Describe access to site and discuss adequacy of access for emergency response.
 - b. Anticipated Impacts
 - Evaluate increased demand for police, fire, EMS services.
 - Analyze the adequacy of emergency access to site.
 - Describe proposed fire protection measures.
 - c. Mitigation Measures
3. Open Space and Recreation
 - a. Existing Conditions – Include description of surrounding open spaces within ½ mile, including NYCDEP lands and Cranberry Preserve to the south. Provide summary of parks and recreation facilities in the Town of North Castle.

- b. Anticipated Impacts - Describe potential impact to surrounding open spaces, describe proposed open space on site and proposed private recreation facilities on site.
- c. Mitigation Measures – include description of proposed open space/conservation easement on site.

K. Fiscal Impacts

- 1. Existing Conditions
 - a. Describe existing demographic characteristics of the Town of North Castle
 - b. Identify current taxes generated on the site.
- 2. Anticipated Impacts
 - a. Project additional/new site population that will occupy the site, compared to existing conditions.
 - b. Provide analysis of property tax revenue to be generated by the Proposed Action.
 - c. Describe specifically any tax revenues to be generated by the Proposed Action to the School District.
- 3. Mitigation Measures

L. Construction Impacts

- 1. Potential Impacts
 - a. Describe proposed construction phasing and overall schedule.
 - b. Describe potential temporary impacts to surrounding land uses due to construction activities such as noise, dust or erosion.
- 2. Mitigation

IV. ALTERNATIVES

For each alternative below (except "No Action") provide a conceptual plan to the level of detail that will enable general comparison to the primary program elements, and general impacts to environmental features, traffic, etc. Provide a table which summarizes comparison of these elements, between the Proposed Action and each alternative described below.

- A. No Action (No Build)
- B. Existing Zoning: Conventional Single Family Subdivision
- C. Existing Zoning: Conservation Layout – Single Family Subdivision
- D. Townhome Plan utilizing an existing Multifamily Zoning District in North Castle

V. OTHER REQUIRED ANALYSES

- A. Adverse Environmental Impacts that Cannot be Avoided if Project is Implemented
- B. Irreversible and Irretrievable Commitment of Resources
- C. Impacts on the Use and Conservation of Energy
- D. Growth Inducing Aspects of Proposed Action. 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, or increasing the demand for support facilities.
- E. Cumulative Impacts

APPENDICES

- A. All SEQRA documentation, including:
 - a. Environmental Assessment Form (EAF) Part 1
 - b. Positive Declaration
 - c. Scoping Outline
- B. Copies of all official correspondence related to issues discussed in the DEIS, and from Involved and Interested Agencies.
- C. Market Study for the project
- D. Natural Resource Data as available, including:
 - 1. Wetland delineation report
 - 2. Tree survey data
 - 3. Rare, threatened and endangered species documentation
- E. Geotechnical data
- F. Stormwater Analysis/Drainage Study (preliminary SWPPP)
- G. Traffic Impact Study

Attached under separate cover - preliminary engineering plans