DEIS SCOPING DOCUMENT

Industrial Park for Warehousing and Logistics Center
25 Old Mill Road, Village of Suffern and 19 Hemion Road, Village of Montebello
Rockland County, New York
July 15, 2022
Adopted by the Suffern Planning Board, as Lead Agency, on July 20, 2022

Project Sponsor: IV2 Rockland Logistics Center LLC (the "Applicant")

Description of the Proposed Action:
A Draft Environmental Impact Statement ("DEIS") will be prepared for the proposed development of an industrial park for a warehousing and logistics center on the above-referenced Property.

The Property, formerly the site of Novartis Office & Manufacturing Facility, is located along Hemion Road (CR 93) north of Lafayette Avenue (NY Route 59) in the Village of Suffern, Rockland County, New York. The site is designated as Section 55.22 - Block 1 - Lot 1 on the Village of Suffern Tax Maps and Section 55.06 - Block 1 – Lot 1 on the Village of Montebello Tax Map. The proposed redevelopment project includes demolition of the existing 533,000 square foot Novartis pharmaceutical complex and construction of three (3) Class "A" industrial warehouse/wholesale distribution facilities. The facilities to be located at 25 Old Mill Road will include 1,221,800 SF of new warehouse construction with associated loading bays, trailer storage spaces and other site improvements including but not limited to lighting, landscaping, utilities and stormwater management facilities. The project site is located within the PLI – Planned Light Industrial Zoning District wherein warehousing uses are permitted as of right under the Village of Suffern Zoning Code. The Montebello portion of the project site located in the PI-C – Planned Industry-Campus Zoning District of the Village of Montebello.

The new industrial park will include three (3) warehouse buildings totaling 1,221,800 SF, with Building 1 consisting of 963,100 SF, Building 2 consisting of 170,500 SF and Building 3 consisting of 88,200 SF ("The Project"). Access to the site is currently provided via a full movement driveway at the southern end of the site along Hemion Road (CR 93) and a full movement driveway at the northern end of the site along Old Mill Road, which connects to Hemion Road (CR 93). It is proposed to maintain the existing access point along Hemion Road (CR 93) and one additional full movement driveway will be constructed along Old Mill Road, providing a total of two access points to the Project along Old Mill Road.

The proposed action exceeds three different thresholds, which requires that it be classified as a Type I action under the New York State Environmental Quality Review Act (SEQRA):

- a project that involves a physical alteration of 10 acres;
- parking for 500 vehicles in a city, town or village having a population of 150,000 persons or less;
- in a village having a population of 150,000 persons or less, a facility with more than 100,000 square feet of gross floor area.

Whereas the proposed action is classified as a Type I action, coordinated SEQRA is required. The Suffern Planning Board declared its intent to be Lead Agency on March 23, 2022. Following a 30-day coordination time period and with no involved agencies objecting to the designation, the Suffern Planning Board declared itself Lead Agency on May 18, 2022. A positive declaration was issued under SEQRA on June 22, 2022. An Environmental Impact Statement is being prepared because there is a possibility that this Project will have an adverse impact on the environment.

Lead Agency: Village of Suffern Planning Board
Village Hall
61 Washington Avenue
Suffern, NY 10901

Involved & Interested Agencies:

Involved Agencies

- Suffern Board of Trustees
- Suffern Zoning Board of Appeals
- Suffern Department of Public Works
- Village of Montebello Planning Board
- Rockland County Drainage Agency
- Rockland County Sewer District No. 1
- Rockland County Department of Highway
- Rockland County Industrial Development Agency
- Rockland County Department of Health
- New York State Department of Environmental Conservation
- New York State Department of Transportation
- New York State Office of Parks Recreation and Historic Preservation
- New York State Thruway Authority
- United States Army Corps of Engineers

Interested Agencies

- Village of Montebello Board of Trustees
- Suffern Building Department
- Suffern Fire District
- Rockland County Department of Planning
- Rockland County Office of Fire and Emergency Services
- Norfolk Southern

General Guidelines:
The DEIS will discuss relevant and material facts and evaluate the reasonable alternatives to the Proposed Action identified in this Scoping Document. It will be clearly and concisely written in plain language that can be easily read and understood by the public. Highly technical material will be summarized and, if it must be included in its entirety, will be referenced in the DEIS and included as an appendix. In addition, 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 graphics. Each potential impact category (such as land use impacts or traffic impacts) 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 as requested by the Lead Agency. In addition, the full DEIS

will be posted on the internet (the Village of Suffern website) for public review as required by law.

Potential Impacts:
Based upon the preparation of the Environmental Assessment Form Parts 1 and 2, the Proposed Action could potentially impact the following:

- Geology and Soils;
- Ecology and Natural Resources;
- Wetlands, Waterbodies and Watercourses;
- Stormwater Management;
- Utilities
- Hazardous Materials;
- Traffic and Transportation;
- Noise;
- Air Quality;
- Historic and Archaeological Resources;
- Construction

The organization and expected content of the DEIS are as follows:

Cover sheet and General Information

- A Cover Sheet shall be provided that includes:
  - Title of the document – Identification as a Draft Environmental Impact Statement;
  - Title of the Proposed Action;
  - Location of the Proposed Action, including street names, Villages of Suffern and Montebello, Rockland County, New York, as well as tax map designations for the Project Site;
  - Name and address of the Applicant of the Proposed Action and name, address, and telephone number of contact person representing the Applicant;
  - Name, address and phone number of the Lead Agency, including name of the contact person;
  - Name, address and phone number of the preparer of the DEIS and contact person;
  - Date and acceptance of the DEIS (to be inserted at later time);
  - Date of the public hearing, deadline by which comments on the DEIS are due, a statement that comments may be submitted up to ten days following the close of the hearing (to be inserted at later time).
- The DEIS shall include a list of the participating consultants, with their address, telephone number and project responsibilities.
- The DEIS shall also include a Table of Contents, List of Exhibits, List of Tables and List of Appendices.

Chapter I: Executive Summary

A. Summary description of the Project and Proposed Action, including purpose and need for the Project
B. Summary of anticipated impacts and proposed mitigation measures
C. Summary of alternatives, including a table that compares each alternative relative to the various impact issues.
D. List of required approvals and permits

E. List of Involved and Interested Agencies

Chapter II: Project Description

A. Introduction
Provide a brief overall description of the Proposed Action.

B. Site Description
1. Identify Project location, site ownership, tax lot numbers and acreage.
2. Identify frontage and access.
3. Describe the existing condition of the Project Site and natural and manmade features on the property.
4. Identify the number and size (square footage – approximately) of the existing buildings on the Project Site.
5. Description of any easements, restrictions and/or other conditions that would affect the future development and use of the Project Site, including submission of a full title report. Show locations of any mapped easements (e.g., Rockland County Sewer District No. 1), address whether disturbances are required within same. And whether said disturbances are allowed.
6. Provide a summary of existing zoning for both the Suffern and Montebello portions of the site.

C. Description of Surrounding Uses and Facilities
1. Village of Montebello to the east
2. Norfolk Southern railroad right-of-way to the south
3. Former quarry to the west
4. NYS Thruway to the north
5. Land uses within 750 feet of the property boundaries

D. Detailed Description of the Proposed Action
1. Provide a description Proposed Action as shown on the Proposed Site Plans, including:
    a. Demolition Plan.
    b. Overall Site Plan.
    c. Proposed limits of disturbance.
    d. Proposed new buildings, structures and uses of the Project Site. Include proposed building heights, stories, square footages and building architecture.
    e. Access, vehicular circulation, parking and loading, pedestrian circulation and sidewalks, and connections to surrounding uses.
    f. Sustainability, green technologies and/or energy efficient aspects of the Proposed Action.
    g. Landscape design and lighting plan.
    h. Stormwater management plan, facilities and practices.
    i. Disturbance within a floodplain, if any, and mitigation.
    j. Wetland disturbance and mitigation of impacts.
    k. Summary of proposed utilities including water supply, sanitary sewage, all other utilities.
    l. Proposed emergency service, fire protection and site security measures.
    m. Description of off-site improvements.

n. Discussion of operational aspects of the Proposed Action including:
   - Hours of operation;
   - Number of employees;
   - Amount of office space;
   - Whether the activities will occur in shifts;
   - The occurrence of truck trips and the need for entry gates; truck queuing;
   - The potential types of materials and goods that will be stored in the warehouses;
   - Whether storage is proposed to be entirely indoors or outdoors;
   - Proposed building construction, e.g., materials, whether there will be operable windows on the buildings, where will mechanicals be located for the buildings, floor plans and elevations;

o. Proposed phasing of the development, if applicable.
p. Future ownership/leasing of the site.
q. Construction schedule and construction phasing plan.

2. Describe the Proposed Action's purpose and public need and benefits from a regional, Village, neighborhood and site perspective.
3. Summarize required approvals and provide a list of Involved and Interested Agencies.

Summary of Required Approvals

Involved Agency	Approval
Village of Suffern Planning Board	› SEQR › Site Plan Approval › Flood Plain District Special Permit
Suffern Board of Trustees	› Stormwater Maintenance Agreement and Bonding
Suffern Zoning Board of Appeals	› Variance Approval
Suffern Department of Public Works	› Sanitary and water supply approval
Village of Montebello Planning Board	› Site Improvements
Rockland County Drainage Agency	› Stream Control Act Permit
Rockland County Sewer District No. 1	› Cultural resources review
Rockland County Department of Highway	› Highway Work Permit
Rockland County Industrial Development Agency	› Approval for PILOT
Rockland County Department of Planning	› General Municipal Law (GML) Review: Section 239
Rockland County Department of Health	› Sanitary Sewer System Approval
New York State Department of Environmental Conservation	› State Pollution Discharge Elimination System (SPDES) for Stormwater › Protection of Waters Permit › Section 401 Water Quality Certification
New York State Department of Transportation	› Roadway Permit
New York State Office of Parks Recreation and Historic Preservation	› Project Notification and Review
New York State Thruway Authority	› Occupancy Permit
United States Army Corps of Engineers	› Wetlands Permitting

Chapter III: Environmental Impacts and Mitigation Measures

A. Geology and Soils

1. Existing Conditions

a. Describe regional and local bedrock geology.
b. Discuss any special geological features on or adjacent to the Project 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 Project Site, based on site-specific mapping with a discussion of soil characteristics and suitability for construction. Include a soils map and identify location of areas of 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., 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. Submission of Soils Report.
d. Submission of a Geotechnical Report identifying whether bedrock is encountered and whether blasting will be needed.

2. Potential Impacts

a. Describe impacts to special geological features of the subject site, if any. Describe location and amount of blasting anticipated, if any. Include map showing areas of potential blasting activities, if any. Describe blasting procedures to be followed and materials to be used, if any. Discuss compliance with Chapter 209: Quarrying and Blasting Law of the Village of Suffern, if necessary. Describe potential impacts to adjoining structures and Thruway if blasting is to occur, if proposed.
b. 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.
c. Discuss potential impacts of soil limitations on proposed actions with respect to stormwater management and erodibility during construction.
d. Discuss whether on-site rock crushing is proposed. If so, discuss rock crushing procedures to be followed and evaluate impacts of same.
e. Describe need for retaining walls and provide detail of what is proposed.
f. Describe need for berm with landscape screening to assist in buffering site and sound attenuation.

3. Mitigation Measures

a. Sedimentation and Erosion Control Plan based upon consideration of a 100-year storm event and proposed modifications to vegetative cover. 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.
b. Corrective measures necessary to overcome any soil limitations.
c. If blasting is proposed, provide a blasting mitigation plan, including a discussion of alternatives to blasting (e.g., cutting, ripping, chipping); a 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 and address impacts in appropriate sections of the DEIS, e.g., noise.
e. Construction Phasing Plan.

B. Ecology and Natural Resources

1. Existing Conditions

a. Identify vegetation cover types for the entire site (map required).
b. Obtain data from the New York Natural Heritage Program (NYNHP) and the USFWS regarding the presence of threatened, rare or endangered species on or near the subject site based upon existing available data and recent field reconnaissance.
c. Conduct a field examination of the site for ecological habitat and all species which may be present on the site. Specifically examine the site for the potential presence of timber rattlesnake and bog turtles on the Project site.
d. Identify the presence of forested or wetland species on the site.
e. Provide a survey of trees on the site which may exceed 12-inch dbh within the proposed limits of disturbance which will be removed.

2. Potential Impacts

a. Description of proposed limits of site disturbance and impacts to each vegetative cover type.
b. Describe anticipated tree removal and the Village of Suffern tree removal permit regulations (Chapter 251, Tree Removal, of the Suffern Village Code) for the proposed Project.
c. Vegetation to remain after construction, especially at critical buffering locations, such as the site's property lines.
d. Increased erosion resulting from removal of vegetation.
e. Impact on habitat and habitat functions caused by site development (e.g., clearing of vegetation, loss of wetlands).
f. Identify Project related impacts to forested and wetland species.
g. Impacts of use of fertilizer, pesticides, herbicides, fungicides and other chemicals on the Project Site.

3. Mitigation Measures

a. Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development.
b. Utilization of existing cleared areas to maximum extent possible.
c. Establishment of Clearing Limit Lines and Clearing and Grading Limit Lines (if not the same) to depict maximum limits of areas of disturbance.
d. Schematic landscape plan for the Project Site showing proposed planting areas, as well as their design intent and function. Species of plants native to New York should be used to the extent practicable for landscaping, soil stabilization, and stormwater mitigation features.

e. Protect existing mature landscape features to the maximum extent possible.
f. Buffer screening to reduce impacts on neighboring properties and area roadways. Supplement with additional year round screening as necessary.
g. Preservation of trees, to the maximum extent possible.
h. Preservation of existing conditions (e.g., forested areas, wetlands), to the maximum extent possible.
i. Protection of wetlands.
j. Fertilizer, Herbicide, Fungicide and Pesticide Application Plans, if proposed.

C. Wetlands, Waterbodies and Watercourses

1. Existing Conditions

a. Describe and map NYSDEC and USACOE existing surface water bodies, intermittent and perennial streams, and 100-year floodplains on the Project Site.
b. Identify the water body and water quality classification in accordance with the federal Clean Water Act, and the NYSDEC.
c. Describe and quantify regulated wetland areas or regulated adjacent areas on the Project Site – USACOE and NYSDEC.
d. For each on-site wetland, indicate:
    (1) Location.
    (2) Wetlands type, including soils, vegetation and hydrology.
    (3) Wetlands acreage.
    (4) Pertinent jurisdiction.
    (5) Wetlands functions. 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.

2. Potential Impacts

a. Describe any potential impacts to waterbodies or watercourses including any unique features. Discuss potential impacts that may result from grading activities on-site, or addition or modifications to impervious surfaces, erosion and sedimentation that may impact wetlands, waterbodies or watercourses located on adjacent properties.
b. Describe and quantify areas in regulated wetlands and adjacent areas to be disturbed based on the limit of disturbance line. Describe potential significant adverse impacts to wetlands from the Project.
c. Describe potential for and evaluate the impact of increased concentrations of fertilizer, pesticides, herbicides, fungicides and other chemicals proposed for use on the Project Site in the existing waterbodies, watercourses and wetlands.
d. Identify and assess any altered drainage patterns and the potential adverse impacts that increased or, in some cases, decreased runoff amounts would pose to waterbodies, watercourses and wetlands.
e. Address impacts to the contributing watershed and to aquifer recharge.
f. Describe regulated activities and permits required for wetland and/or adjacent area disturbance on the Project Site. Describe the status of any jurisdictional determinations.

g. Discuss deicing agents and locations for snow removal.

3. Mitigation Measures

a. Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development, including that which may be required by the NYSDEC and/or USACOE.

D. Stormwater Management

1. Existing Conditions

a. Prepare a Stormwater Pollution Prevention Plan.
b. Identify and map overall drainage basin area, existing drainage patterns on-site and within surrounding off-site areas, existing intermittent streams located within the same drainage basin(s). Study ultimate points of stormwater discharge from the Project Site.
c. Prepare a pre-development hydrologic analysis to determine existing peak rates of runoff from the Project area during the statistical 1-, 10-, 25-, and 100- year storm events as well as water quality criteria compliance will be provided as per the New York State Department of Environmental Conservation current Stormwater Management Design Manual. This analysis will be the basis for determining stormwater management requirements.
d. Identify and describe existing surface water quality conditions on the Project Site.
e. Describe existing point and non-point sources of pollution on the Project Site, including but not limited to subsurface sewage disposal systems, roadway runoff, grass clippings and other organic materials, chemical residues.

2. Potential Impacts

a. Quantify and describe any changes to the quality or quantity of stormwater runoff due to the development. Address hot spots and need for treatment resulting from truck operations.
b. Discuss the proposed drainage collection system.
c. Prepare a post-development hydrologic analysis to determine the changes in the pre-development peak runoff rates.
d. Discuss compliance with New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges (Permit No. GP-0-20-001).
e. Prepare preliminary stormwater quality calculations to satisfy the requirements of NYSDEC.
f. Identify surface water quality and quantity impacts on receiving wetlands, waterbodies, and tributary watercourses within the watersheds of which the Project 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. Evaluate potential impact of failure of erosion and sedimentation control measures and stormwater control measures both during the construction process and after the Proposed Action is in operation.
g. Discuss the access to, ownership of, and responsibility for maintenance requirements during construction and long-term maintenance of any stormwater management facilities.
h. Identify Federal, State and local permits that will be required for any watercourse

impact, including an analysis of the effects of site development on the hydrology of on- and off-site wetlands and watercourses.

i. Discuss the design of the stormwater basins, including plantings.
j. Analyses shall conform to the New York State Department of Environmental Conservation current Stormwater Management Design Manual and the SPDES General Permit. Per the New York State Department of Environmental Conservation, the Applicant shall discuss and address the required stormwater management planning process and steps for maintaining preconstruction natural hydrologic conditions of the site by application of environmentally sound development principles as outlined in the New York State current Stormwater Management Design Manual.

3. Mitigation Measures

a. Mitigation measures will be provided to minimize impacts from the stormwater quantity and minimize adverse stormwater quality impacts. Outline stormwater treatment methods per current NYSDEC Design Standards and local regulations.
b. Design a stormwater management plan according to the NYSDEC Stormwater Management Design Manual. Peak flow mitigation will be provided for the statistical 1-, 2-, 10-, 25-, 50-, and 100- year storm events.
c. Description of erosion and sedimentation control measures to protect water bodies, wetlands, and tributary watercourses, and maintenance of such measures during construction.
d. Preliminary Stormwater Pollution Prevention Plan (SWPPP) prepared for the Project Site in accordance with the Chapter 233 of the Village Code.
e. Fertilizer, Herbicide, Fungicide and Pesticide Application Plan, if applicable.
f. Compliance with the NYSDEC SPDES General Permit for Stormwater Discharges.
g. Stormwater infrastructure to be employed shall be described, including its location on-site, purpose, and capacity for collecting, storing, and treating stormwater successfully.
h. A comparison of pre- and post-development peak flows, runoff volumes, and land cover percentages shall be provided.
i. Ownership and maintenance responsibilities of stormwater facilities built onsite will be discussed and addressed. Discuss preparation of a stormwater management agreement to ensure maintenance of all facilities.

E. Hazardous Materials

1. Existing Conditions

a. Investigation of the Project Site'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 and any testing conducted within the buildings.
b. 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.

c. Prepare and summarize the findings of a Phase I Environmental Site Assessment (ESA) of the Project Site.

2. Potential Impacts

a. Identify impacts resulting from the presence of hazardous substances.
b. Identify any materials associated with the existing buildings that may be considered pollutants upon demolition of the existing buildings.

3. Mitigation Measures

a. Discuss potential methods for mitigation of any hazardous substances identified in the Phase I ESA.
b. Identify demolition measures to be implemented to address removal of any materials which may be considered pollutants.
c. All mitigation measures such as fugitive dust controls shall be specified.

F. Traffic and Transportation

1. Existing Conditions

a. Provide a detailed description of roadways in the immediate area and roadways serving the Project Site. Roadway characteristics will include classifications, general condition, and number and width of lanes by direction, speed limits, public transportation options, general sight distance discussion, roadway jurisdiction, mass transit, traffic control, general roadway grade and alignment, roadway surface condition, existing pedestrian accommodations, and description of traffic control devices.
   The roadways to be described include:
   - Lafayette Avenue (NYS Route 59)
   - Hemion Road (CR 93)
   - Airmont Road (CR 89)
   - Montebello Road
   - Interstate Route I-87/287 (New York State Thruway)

b. Consult with the New York State Department of Transportation (NYSDOT), Rockland County Highway Department (RCHD), and New York State Thruway Authority (NYSTA) on the methodology for the traffic study prior to conducting the analyses.
c. The following intersections shall be examined in the study. Existing traffic conditions will be documented for the weekday AM and PM peak hours from historical data (prior to COVID) and by conducting turning movement manual counts at the following intersections near the Project Site:

   - Lafayette Avenue (NY 59) & Campbell Avenue/Hemion Road (CR 93)
   - Lafayette Avenue (NY 59) & Airmont Road (CR 89)
   - Airmont Road (CR 89) & I-87 SB/I-287 EB Ramps
   - Airmont Road (CR 89) & I-87 NB/I-287 WB Ramps
   - Hemion Road (CR 93) & Dunnigan Drive
   - Montebello Road & Hemion Road

- Route 59 & Brookside Avenue
- Airmont Road (CR 89)/N. DeBaun Avenue
- Airmont Road (CR 89)/Dunnigan Drive/Rail Crossing
- Airmont Road (CR 89)/Montebello Road (CR 64)/Rella Boulevard
- Hemion Road (CR 93)/Suffern Middle School Driveway
- Montebello Road (CR 64)/Suffern Middle School Driveway
- Montebello Road (CR 64)/Montebello Elementary School Driveway

Turning movement counts will be collected during typical weekday morning and weekday afternoon peak periods. Data shall not follow or precede holidays and weekday conditions should include dates when schools are in session.

Utilizing the Traffic Count Data and the Project Trip Generation Data, document why Saturday and Sunday should or should not be Study Hours analyzed in detail.

Provide Capacity Analysis (Level of Service) for each of the above intersections (SYNCHRO Analysis).

Provide all collected traffic volume data in an Appendix of the DEIS. Due to the COVID-19 Pandemic, adjust the existing traffic volume data consistent with the NYSDOT "Traffic Data Collection Guidance during COVID-19 Pandemic" Memorandum dated August 11, 2020.

Conduct the capacity analysis utilizing the Highway Capacity Manual 6th Edition Methodology.

d. Describe current actual Peak Hour roadway back-ups in the study area. Utilize existing queueing information to calibrate the existing conditions Synchro analysis to ensure it is reflective of current conditions.
e. Identify public transportation services for the area.
f. Perform a review of the accident history over the past three (3) years of the Study Locations and Roadways and prepare an analysis regarding types/number/location of accidents and whether any patterns exist. A comparison against statewide average accident rates shall be made and identification of personal injury/fatal accidents. Note any existing operational or queuing problems in the study.
g. Describe existing truck routes in the vicinity of the Site.
h. Discuss any weight or other limitations on the use of roads over which trucks would travel.
i. Identify the ownership of all study area traffic signals including those along NYS Route 59 and along Airmont Road from N. DeBaun Avenue to Rella Boulevard/Montebello Road.
j. Obtain the NYSDOT Traffic Signal Timing Plans and provide them in an Appendix of the DEIS. Attempt to obtain similar information for the existing traffic signals along Airmont Road which should also be included in the Appendix as available. If this information is not available for the Airmont Road traffic signals, provide other justification for the traffic signal timings utilized in the analysis at these

intersection

k. The analysis of the intersections along Route 59 should consider the existing bus pre-emption. NYSDOT will be consulted to determine how to properly account for this in the analysis.
l. The DEIS will include a discussion of the nearby schools along Hemion Road and Montebello Road in the TIS including existing traffic and pedestrian flows in this area during school drop-off/pick-up operations and how the traffic generated by the Project may affect the schools and/or school bus traffic.
m. Discuss the potential for a change in jurisdiction of Old Mill Road.

2. Potential Impacts

a. Provide "No Build" Traffic Volumes and LOS for each of the intersections, to include background traffic growth and other proposed projects in the area for the Project build year. Through consultation with the Village of Suffern and the Village of Montebello staff, there are three developments in the vicinity of the site that have been approved but not yet constructed that are identified as a potential significant traffic generator, shown below. It is assumed that the background growth rate was adequate to account for the traffic associated with all developments not listed hereafter.
    - A development consisting of a two-story medical office building, located at 5 Hemion Road, has been approved.
    - A development consisting of a 200-bed assisted living facility, a 10,000 SF medical office building, and a 14,698 SF pharmacy with drive-through window, located on the north side of Lafayette Avenue (NY Route 59) between Campbell Avenue/Hemion Road and Hillcrest Road, has been approved.
    - A development consisting of a 4,429 SF Panera, located in the northeast quadrant of the intersection of Airmont Road (CR 89) and DeBaun Avenue in Airmont, NY, has been approved.
    - 124-130 Route 59, Village of Airmont
    - 100-300 Rella Boulevard Warehouse, Village of Montebello
    - The Sentinel of Rockland (200 Rella Boulevard), Village of Montebello - recently opened
    - Montebello Gateway (34 N. Airmont Road), Village of Montebello
    - Allegro Office Building (108 DeBaun Avenue), Village of Airmont
    - 9 Executive Boulevard Warehouse, Village of Montebello
    - Manhattan Bear Distributors Warehouse Expansion, Dunnigan Drive, Village of Montebello - under construction
b. Describe access to the Project Site from both driveways. Specifically include a description of anticipated passenger car and truck usage for both driveways. Address RCHD request to have trucks only be able to make a right turn from the access drives onto Hemion Road and configured and designed to achieve this objective.
c. Provide "Build" Traffic Volumes and LOS for each intersection, to include Site Generated Traffic Volumes for the Proposed Action and the assignment of Site Generated Traffic Volumes to the roadway network. Describe trip generation

credits proposed to be utilized and supporting documentation for such credits. Provide support for arrival and departure patterns including factoring in existing queueing. Arrival and departure distributions should also consider travel time, travel distance and origin/destinations of employees and truck trips and any other local restrictions.

d. Provide traffic distribution assumptions for the facility split by employees versus trucks.
e. Provide Figures showing the Existing, Projected, No-Build, Site Generated, and Build Traffic Volumes for each of the intersections for each of the peak hours.
f. Provide results from the SYNCHRO capacity analysis for each of the intersections utilizing the Existing, No-Build and Build Traffic Volumes. Summarize the results of the capacity analysis in tabular form and include a summary of the average vehicle delays and Levels of Service as well as volume to capacity ratios, for each location by lane group for each condition. Queues and available stacking should also be provided.
g. Describe parking to be required, needed and provided.
h. Describe locations and operations for loading and unloading areas.
i. Discuss how the addition of truck traffic affects emergency pull-offs to accommodate ambulances. Route 59 is the main route for ambulances to Good Samaritan Hospital. Discuss whether the additional traffic, and introduction of tractor trailer traffic, affect these operations.
j. Identify whether NYSDOT, NYSTA or RCHD has designed any proposed improvements for the Airmont Road/Route 59 intersection or other intersections evaluated in the study.
k. Describe the tractor trailer activities including the use of yard jockeys and identify if vehicles will have or use backup beepers.
l. Describe whether gatehouse(s) will be installed for particular tenants. Describe potential queuing of trucks at gatehouse locations.
m. Identify the Estimated Time of Completion (ETC) for the Project, which will then dictate the Design Year utilized for the traffic analysis.
n. Consult with NYSDOT and NYSTA to determine if an ETC+1O or ETC+20 analysis is required for assessment of the proposed intersection modifications identified in the initial Traffic Impact Study.
o. Include discussion of daily traffic generation of the Project site including hourly variations in both passenger car and truck trips for a typical weekday.

3. Mitigation Measures

a. Identify the criteria utilized to identify any Project related impacts and thus the need for mitigation measures.
b. Where the increased traffic has the potential to affect traffic operations, the traffic study will identify potential mitigation measures to address such conditions. The discussion of mitigation measures will include, but not be limited to the following information:
    - The types of roadway improvements, including traffic control.
    - Can the proposed roadway improvements be accommodated within the existing rights-of-way. If not, the need to acquire land for improvements.
    - The party responsible for implementing the improvements and the method of

funding.
- Phasing of any necessary road improvements.
- The feasibility of traffic signal timing modifications to the signalized intersections, which will be discussed with the entity having jurisdiction over the specific traffic signal.
- The traffic study will include plans including turning diagrams for the largest trucks anticipated to access the Project indicating these vehicles will be able to make the require turning maneuvers to and from the Project site.
- Identify how it can be ensured that trucks will not utilize Montebello Road, which has a 5-Ton weight limit restriction, to and from the Site rather than leaving this as an enforcement issue for the Village of Montebello.

G. Noise

1. Existing Conditions

a. Identification of existing level of ambient noise in the immediate area based on noise measurements. Ambient noise levels will be measured along property line nearest to sensitive receptors. Noise measurements will be compiled from nearby sensitive receptor locations to determine existing noise levels and noise characteristics within the study area. New measurements will be made during the weekday AM, weekday PM, Sunday peak periods, and monitoring protocol and method of evaluation will be reviewed and approved by the Planning Board prior to measuring ambient noise levels.

   Measurements will be made using a Type I or Type II noise analyzer, as appropriate, and would include measurements of Leq, L1, L10, L50, and L90 and/or Ldn noise levels. Where necessary, and in coordination with the preparation of the Proposed Project's Traffic Impact Study, measurements will be supplemented by mathematical models and other results to determine an appropriate base of existing noise levels. For example, due to the currently ongoing COVID-19 pandemic resulting in atypical levels of vehicular traffic, noise measurements relying on existing traffic volumes may not be sufficient to represent expected mobile source noise conditions upon completion of the Project.

b. Identification of major sources of noise nearby:
   1) Major highways (I-287) and roadways.
   2) Rail operations along rail spur
   3) Industrial/commercial facilities nearby including other warehouses. Discussion will include hours of operation, movement of vehicles on site.
c. Natural buffers available.
d. Identify sensitive noise receptors on or near the Project Site, especially adjacent and nearby residences and institutional uses and identify locations on a map.
e. Describe Village of Suffern Noise Code.

2. Potential Impacts

Address short-term construction and long-term noise impacts. This section will include a discussion of anticipated noise created by trucks, including but not limited to back-up beepers and couplers, refrigerated trailers (if possible), and proposed Project operations: include discussion on hours and characteristics of operation of the proposed Project (based on projected types of tenants) and the movement of vehicles. Discuss location, type and number of utilities/mechanicals (HVAC, fans) and their location, e.g., rooftop, and noise generation. Also include a discussion on the noise levels and impacts of this during construction as well as impacts due to blasting, if required. The DEIS will evaluate, where appropriate, potential noise impacts in accordance with government policy and guidance documents and reports, including but not limited to NYSDEC Program Policy for Assessing and Mitigating Noise Impacts (2000). At each receptor location, determine the noise levels without the Proposed Project using existing noise levels and proportional modeling techniques. Compare existing noise levels and future noise levels with the Proposed Project, as analyzed in the Traffic Impact Study and with consideration of the operational noise impacts, with various noise standards and guidelines including NYSDEC policy. The removal of existing natural barriers that could act as a noise barrier (e.g., wooded areas) will be quantified and resulting impacts assessed. Noise levels generated by the proposed Project and any associated potential impacts will be evaluated along all property lines of the Project Site and unavoidable impacts will also be discussed.

Address noise impacts and sound levels from rock crushing activities.

3. Mitigation Measures

Mitigation measures to avoid or minimize any significant impacts from the Project will be discussed. Any unavoidable impacts will also be discussed. Mitigation measures may include but are not limited to the following: (1) maintaining natural barriers, (2) using sound walls; (3) using landscaping berms; and (4) use of existing topography to buffer project sound. Also include discussion of operational noise mitigation measures related to vehicles and equipment, e.g., strobe lights, etc.

H. Air Quality

1. Existing Conditions

a. Summarize existing ambient air quality conditions in the region based on published New York State Department of Environmental Conservation ambient air monitoring data.
b. Determine if the development of the Proposed Action 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.

2. Potential Impacts

a. Provide a quantitative analysis of the potential air impacts resulting from site preparation, construction activities, and post-construction activities.
b. Provide a quantitative analysis of impacts from mobile source emissions and describe whether a carbon monoxide (CO) “hot spot” is created.

c. 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 DEIS.
d. Discuss greenhouse gas emissions.

3. Mitigation Measures

a. Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development.

I. Historic, Archaeological and Cultural Resources

1. Existing Conditions

a. A descriptive detail of the Proposed Action including the proposed direct impact areas (Area of Potential Effect or "APE") shall be submitted to the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) as part of the SEQR consultation process. The project notification paperwork shall be submitted electronically to NYSOPRHP using that agency's Cultural Resources Information System (CRIS).
b. Describe historic resources on the Project Site, or in the surrounding area. Include information obtained from the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP). Identify and map properties that are listed or eligible for listing on the National or State Register of Historic Properties within 750 feet of the project's property boundary.

2. Potential Impacts.

a. Discuss how the Proposed Action would impact historic, cultural or archaeological resources on, or in the vicinity of the Project Site from all activities, including blasting if necessary. Assess whether the proposed development will be visible from any historic sites.
b. If required by the NYSOPRHP, conduct a Cultural Resources Investigation.

3. Mitigation Measures.

a. Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development.

J. Utilities

1. Existing Conditions

a. Electric and Gas. Address provider and utility line locations. Provide willingness to serve letter.

b. Water and sewer. Describe provider, availability, capacity of systems to accommodate water and sewer.
c. Telecommunication facilities. Describe providers and service.

2. Potential Impacts

Potential impacts resulting from the increased demands on existing water, sewer, electric, natural gas and telecommunications infrastructure will be identified. The location of new infrastructure and need to expand any service in public rights-of-way will be described.

3. Mitigation Measures

Mitigation measures required to avoid or minimize any potential significant adverse impacts on these utilities will be described. Any unavoidable adverse impacts will be identified. Mitigation measures may include but are not limited to the following:
a. Install utility services underground.
b. Incorporate energy-saving measures and water saving fixtures into facility design.
c. Construction of additional water and sewer infrastructure.
d. Construction of rooftop or parking lot solar.

K. Community Services and Facilities

1. Existing Conditions

a. Emergency services and health care facilities (police, fire, ambulance, hospital).
b. Recreational facilities (town and county).
c. Solid waste stream. Quantify the amount and type of waste stream.

2. Potential Impacts

a. Police protection (state and local): Project sponsor to correspond with Village police department to evaluate potential impacts.
b. Fire protection: Project sponsor to correspond with local fire company to evaluate potential impacts. Discuss fire water tank and sprinkler system and fire hydrants and need for fire suppression systems.
c. Ambulance services: Project sponsor to correspond with ambulance providers to evaluate any impacts.
d. Security of the site.

3. Mitigation Measures

Mitigation measures required to avoid or minimize any potential significant adverse impacts on these utilities will be described. Any unavoidable adverse impacts will be identified. Mitigation measures may include but are not limited to the following:
a. On-site security.
b. Fire protection on site and building design.
c. Identify any special safety equipment requirements.
d. Protocols for responding to on-site emergency.

L. Visual Resources

1. Existing Conditions

a. Description of the physical character of the surrounding area of the Project Site.
b. Photos and a narrative will be used to describe the existing conditions of the Site from adjacent public roadways and public places including Route 59, Montebello Road and Hemion Road.
c. Conduct a tree survey in accordance with the Village Code.

2. Potential Impacts

To assess impacts, an analysis will describe the Project's physical design (height, bulk, orientation, and façade materials, etc.), lighting system and plan, and its landscaping plan. By the use of photographs, cross sections, verifiable photosimulations, and sketches, the views into the Project Site from adjacent public roadways or other public areas will be described. The Planning Board will determine whether any balloon tests or similar tests will be conducted in advance of visual simulations. The analysis will include the following considerations:

a. Visual impact from public roads specified above.
b. Assess the quantity and removal of trees and tree stands on the site and whether they open up views from adjoining properties and roads.
c. Visual impact on adjoining residential properties including but not limited to the Ramapo Circque residential neighborhood and the elevated residential subdivision located south of the Project Site.
d. Visual impact on the Tagaste Monastery and the Suffern Free Library.
e. Potential light pollution from parking areas and drives. Evaluate variable timing light controls.

3. Mitigation Measures

Proposed mitigation measures to avoid or minimize any significant adverse impacts will be identified as necessary. Mitigation measures may include but are not limited to the following:

a. Design exterior of structure to physically blend with existing surroundings (include elevations; describe exterior materials and colors of building materials, retaining wall materials).
b. Minimize visual impact through design of lighting and signs (consider: height, size, intensity, glare and hours of lighting operation).
c. All lighting will adhere to requirements for shielding, be down directed and dark- sky complaint.
d. Design landscaping to be visually pleasing, include use of landscaped berms to serve as a buffer between surrounding land uses and public roadways.
e. Tree protection plan.

M. Fiscal Impacts

1. Existing Conditions

Describe current fiscal impact this Site has on the Village of Suffern and other taxing jurisdictions.

2. Potential Impacts

a. Projected tax revenue generated by the proposed project for all taxing jurisdictions including real property taxes, sales taxes on construction materials, etc.
b. Projected cost analysis using generally accepted methodologies.
c. Calculation of net fiscal impacts to all taxing jurisdictions.
d. Quantify the number and type of jobs to be introduced by the proposed project. Address types of employment to be introduced (office, warehouse, etc), and typical wages for the employment created.
e. Calculation of fiscal impacts to all taxing jurisdictions assuming New York State Tax Law 485-B exemptions and/or participation in PILOT.
f. Employment analysis to include the number, types and salaries of jobs created by the project including short-term during construction and permanent during facility operations.

3. Mitigation Measures

Mitigation measures required to avoid or minimize any potential significant adverse impacts on these utilities will be described. Any unavoidable adverse impacts will be identified.

N. Construction

1. Potential Impacts

a. Assess potential construction-related impacts (noise, air quality, etc.) from the Project.
b. Describe the construction schedule and construction phasing plan.
c. Discuss impacts on adjacent land uses associated with proposed construction activities, including access to the site for construction vehicles, effects of construction traffic on adjacent roadways, construction staging and management of fill export and import.
d. Provide proposed techniques for rock removal, should it become necessary during construction and anticipated cut and fill. Describe potential impacts to adjacent properties that could result from rock removal. Any required pre-blast surveys, photo/video demonstration, and seismic monitoring should be discussed.
e. Discuss traffic impacts during construction including number/size of trucks, number and size of trucks for cut/fill material, potential truck routes (including discussions on truck restrictions) and length of construction for the various phases, including cut and fill. Include a discussion on the impacts to the current roadway pavements and the potential for repairs. Discuss the number of construction jobs associated with the Project and the resulting traffic generated by construction workers during the construction activities. Compare construction traffic to existing traffic levels and identify any potential impacts from construction vehicle traffic.
f. Discuss compliance with Village Code Section 254-13, Vehicles and Traffic.

2. Mitigation Measures

a. Discuss construction techniques and best management practices to be utilized to minimize potential adverse construction-related impacts, including potential rock removal.
b. Discuss techniques to properly dispose of excess soils and construction and demolition debris at approved off-site facilities.
c. If significant adverse construction vehicle traffic related impacts are identified, discuss mitigation measures.

Chapter IV: Alternatives

Provide a description of impacts for each alternative identified below. Include a comparable level of analysis for each potential impact area to allow the Lead Agency to evaluate the Proposed Action in relation to each of the alternatives below.

A. No Action Alternative

Under this alternative, the Project Site would remain as it exists now.

B. Reduced Environmental Impact Alternative

Under this alternative, the development would be modified to avoid any excessively steep slopes, floodplains or other designated sensitive environmental areas on the Project Site.

C. Alternative Access Alternative – NYS Thruway R.O.W.

Under this alternative, the ability to access the NYS Thruway through a connection via Dunnigan Drive, or a new road within the NYS Thruway Authority right of way will be discussed.

D. Improved Access From Hemion Road (Southern Access)

Access to the site is currently provided via a full movement driveway at the southern end of the site along Hemion Road (CR 93) and a full movement roadway/NYSTA right of way at the northern end of the site along Old Mill Road, which ultimately connects to Hemion Road (CR 93). Under this alternative, the existing access point along the southern portion of Hemion Road (CR 93) would be improved to allow full movement access for truck traffic. This would include widening of the southern access drive and the connective driveway into the site. Traffic analysis will be performed as set forth above on this alternative ingress and egress point.

E. Alternative Access Scenario – NYS Route 59 at Esther Gitlow Towers

Under this alternative, the ability to access the site from NYS Route 59 directly at the location adjacent to the Esther Gitlow Towers will be discussed.

F. Alternative Access Scenario – NYS Route 59 Through Quarry Property

A discussion will be provided regarding the ability to access NYS Route 59 through the neighboring Quarry Property to Tilcon Road. At a minimum, a potential cross access easement to this property will be considered to allow for potential future connection and improved access management along with any future development of that property.

G. CSX Rail Connection
Considering the proximity to the CSX Rail Line that borders the subject property, an assessment will be made of the feasibility of constructing a rail siding into the property which could potentially reduce the number of truck trips to and from the Project.

H. Alternate ITE Land Use Trip Generation
Trip generation estimates will be provided using Institute of Transportation Engineers (ITE) Land Use Code 130 – Industrial Park for New York State roads. This alternative will be limited to NYS Route 59 trip generation.

Chapter V: Adverse Environmental Impacts That Cannot Be Avoided
Identify adverse environmental impacts identified in Chapter III of the DEIS that cannot be avoided based on the construction and operation of the Project. Discuss short term construction impacts.

Chapter VI: Irreversible and Irretrievable Commitment of Resources
Identify natural and human resources that will be consumed, converted or made unavailable for future use from the construction and operation of the Project.

Chapter VII: Growth Inducing Impacts
Identify secondary and/or indirect impacts that could result as potential impacts from the construction and operation of the Project.

Chapter VIII: Effects on the Use and Conservation of Energy Resources
Summarize the use of energy resources to be used on-site and strategies to reduce energy consumption. Provide a description of the effect of the Proposed Action on the short and long-term use and conservation of energy resources; methods to reduce inefficient or unnecessary consumption of energy during construction and long-term operation; and a discussion of green building practices for the redevelopment of the site.

Appendix:
A. SEQRA Environmental Assessment Form (EAF)
B. Positive Declaration and Lead Agency notice
C. DEIS Scoping Outline
D. Copies of all official correspondence related to issues discussed in the DEIS
E. Geotechnical Report
F. Soils Report
G. Natural resource reports or data
H. Wetland delineation report, as applicable
I. Stormwater Pollution Prevention Plan
J. Phase I Environmental Site Assessment (ESA)
K. Traffic Impact Study
L. Other Technical Studies, as applicable