

State Environmental Quality Review Act (SEQR)

DRAFT SUPPLEMENTAL SCOPING DOCUMENT

Stoneleigh Woods at New Paltz Village of New Paltz, Ulster County, New York

Date of Adoption: _____

INTRODUCTION

This Draft Supplemental Scoping Document has been prepared pursuant to the State Environmental Quality Review Act ("SEQR"), Article 8 of the New York Environmental Conservation Law and its implementing regulations at 6 NYCRR Part 617. It identifies and outlines the issues to be further studied and analyzed in a Supplemental Draft Environmental Impact Statement ("SDEIS") for the revised residential subdivision proposed by Blue & Gold Development Corporation (the "project sponsor") known as Stoneleigh Woods at New Paltz (the "Revised Project" or "proposed action"). The procedures for preparation and review of the SDEIS will follow the SEQR regulations in 6 NYCRR 617.9 and 617.12.

The Project was originally presented to the Village of New Paltz Planning Board ("Planning Board") in or about the fall of 2003. The Project was classified as a Type I Action pursuant to section 617.4(b) of the SEQR regulations. The Planning Board assumed SEQR "Lead Agency" status for the coordinated environmental review of the proposed action and issued a positive declaration, determining that a Draft EIS ("DEIS") should be prepared in accordance with SEQR section 617.7.

A Final Scoping Document was adopted pursuant to section 617.8, on or about March 9, 2004. On May 2, 2006, the Planning Board accepted the DEIS as complete, pursuant to SEQR section 617.9(a)(3). A public hearing was conducted on July 11, 2006 and the public comment period was closed on or about August 21, 2006.

Upon closing the public comment period, but before acceptance of a Final EIS ("FEIS"), the Planning Board and the project sponsor agreed to a temporary stay of the SEQR process and its timeframes in order to voluntarily explore a public consensus building effort. The Planning Board retained a private consultant (Building Consensus for Sustainability, LLC) to engage the project sponsor and other identified stakeholders in the consensus building process to address issues related to the Project. The process was completed in or about June, 2007 with the issuance of a report by the consultant.

As a result of this consensus building exercise, the project sponsor has voluntarily expressed a commitment to revise its Project plans to reflect a change in the preferred development plan. The original Project plan proposed 300 dwelling units in a mix of multi-family buildings and townhouses. Due, in part, to the consensus exercise, the Project has been reduced to include a more traditional neighborhood design with 116 single and semi-attached home lots and a 24 unit age-restricted apartment building, based on one of the alternatives identified in the DEIS (the "Revised Action").

In order to better assist the Planning Board in the review of the Revised Action plans and in its

preparation of a FEIS, the Planning Board determined, on or about August 14, 2007, that a SDEIS should be prepared. Pursuant to section 617.9(a)(9) of the SEQRR regulations, the scope of the SDEIS shall be limited to an assessment of the significant adverse environmental impacts resulting from the change in the Project plans.

In proposing the Revised Action, it is the project sponsor's expressed intent that the proposed modifications will further avoid, reduce or mitigate potential impacts previously identified and assessed in the underlying DEIS. Likewise, the project sponsor has indicated that there does not appear to be any new or additional potential adverse environmental impacts that will result from the Project changes that were not previously identified and analyzed in the underlying DEIS, accordingly, the SDEIS will consider the same potential impacts identified in the DEIS and will analyze them further, where necessary, in light of the revisions to the project plan.

To avoid confusion, the project sponsor will utilize the previously accepted DEIS as the base for the SDEIS, and will clearly denote in each section the Revised Action changes and any resulting modifications to its original analysis of potential adverse environmental impacts. In certain circumstances, updated studies may be required and in others, the modifications will be reflected in an updated or modified analysis based on the changes to the Project. Even where the project sponsor might conclude that impacts will not be affected or will be further avoided, reduced or mitigated by the Revised Action changes, the project sponsor is directed to include a clear elaboration and explanation to support such conclusions.

SCOPING OF THE SUPPLEMENTAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Scoping of the SDEIS will be conducted. The applicant has submitted this Draft Supplemental Scoping Document for review by Involved and Interested agencies and the public. This Document will be forwarded to all Involved and Interested agencies and there will be publication of a "Notice of Project Scoping" in the official Village newspaper. The Draft Supplemental Scoping Document will be available on the Internet for viewing or downloading at <http://www.villageofnewpaltz.org/portal>. The Draft Supplemental Scoping Document is also available for public review at the Village of New Paltz Building Department offices. Written comments will be accepted by the Planning Board until the close of business on November 16, 2007. Following the public participation process, the Planning Board will prepare and distribute a Final Supplemental Scoping Document.

DESCRIPTION OF THE REVISED ACTION

The project sponsor proposes a scaled down version of its original Project plan to include a total of 116 single family dwelling units in two housing styles, both detached and semi-attached; as well as a 24 unit senior apartment building on a ±63.3 acre property. The Revised Action will consist of 60 single family units, 56 semi-attached townhouse duplex units and 24 age-restricted apartments reserved for those aged 55 and older. The Revised Action would continue to utilize both municipal water and sewer services, and the project sponsor proposes to provide the necessary improvements to connect to the existing water and sewer infrastructure. As proposed, approximately 21 acres would be affected or physically disturbed by the construction of the Revised Action.

The Revised Action continues to provide access from the same 3 access points; Hummel Road, Sunset Ridge Road and Bonticou View Drive. The proposed development has been clustered in the southwestern portion of the project site, with the 28 acres of the wetland to the east still to be undisturbed, as well as an additional 7 acres of hilltop woodlands to the north to also be preserved. The 116 single family homes will be accessed by individual driveways, therefore reducing the overall

amount of impervious surface and parking lot pavement needed for the Revised Action. The Revised Action no longer provides a community center building, but will allow for future access to the Millbrook Greenway.

PROJECT LOCATION

The Revised Action site remains the same. It is located east of Sunset Ridge Road and the Duzine Elementary School in the Village of New Paltz, Ulster County, NY. The site consists of a tax parcel identified on the Village of New Paltz Tax Map as Section 86.02, Block 1, Lot 6.1. The site is located in both the R-1 and R-2 Residence Districts on the Village of New Paltz Zoning Map. Approximately 29 acres are located in the R-1 District and approximately 34.3 acres are in the R-2 District. The 24 unit senior apartment building portion of the Revised Action is a Specially Permitted use in both the R-1 and R-2 zoning districts. The remaining 116 single family portion of the Revised Action is a principal permitted use in both the R-1 and R-2 zoning districts. The Revised Project continues to meet the bulk requirements of the Village of New Paltz Zoning Code, Residential Cluster Development Section, §30.55.

GENERAL GUIDELINES FOR THE SDEIS

The SDEIS is intended to supplement the underlying DEIS previously accepted by the Planning Board in May 2006. The underlying DEIS contains extensive background information regarding the existing conditions of the Project site. While it is anticipated that this information has not changed significantly, the project sponsor shall review and update such information to the extent necessary in the SDEIS.

Further, in the SDEIS, the project sponsor will revisit each of the potential adverse impacts identified by the original DEIS Final Scoping Document and assessed in the underlying DEIS to identify and analyze how the changes in the Project plans may result in a change in the DEIS analysis. Where the project sponsor concludes that there is no change or that the potential impacts are further avoided, reduced or mitigated, the SDEIS shall contain a clear elaboration to support such a conclusion. To the extent affected by the Project changes, the project sponsor shall also review and evaluate the studies previously completed to support the DEIS to ensure that the data remains viable.

As reflected below, the format for the SDEIS will track the same sections as in the original Scoping Document and underlying DEIS. New sections shall be clearly distinguished and marked to identify the new and/or updated information and analysis reflective of the Project's changes. This format is intended to assist the Planning Board and other involved agencies and the public in the review of the SDEIS by eliminating the need to refer back and forth between the DEIS and SDEIS.

SDEIS SCOPE AND CONTENT

1.0. EXECUTIVE SUMMARY

1.5a. Potential Significant Impacts. An updated summary of the potential impacts of the Revised Action will be listed.

1.6a. Mitigation Measures. An updated summary of the measures to be undertaken to mitigate updated potential impacts of the Revised Action will be listed.

1.7a. Project Alternatives Considered. An updated comparative assessment of the beneficial and adverse impacts of the alternatives, relative to each major topical impact issue identified in the

Final Scoping Document, will be provided in tabular format.

2.0a. DESCRIPTION OF THE REVISED ACTION

The Description of the Revised Action shall be a detailed presentation of the proposal, supported as necessary with graphic materials.

2.3a. Description of the Revised Action. An updated detailed description of the Project changes including but not limited to proposed number of buildings, number of dwelling units and number of bedrooms per unit, type of ownership proposed, projected price range of the age-restricted apartments, and any age-restrictive features of the proposal including the anticipated legal mechanism for ensuring dwelling units remain age-restricted. The updated description should also include the amount of impervious surfaces, description of existing natural areas and of area(s) on site to remain undisturbed, discussion of any covenants or easements to be placed on open space areas, vehicular access including entrances onto local roads, circulation and parking utilities, preferred plans for water treatment, wastewater treatment, and solid waste disposal, details of all signage proposed, including location, size, materials, colors and design of all signs. The Site Plan shall include a separate Landscaping Plan with a planting and maintenance schedule, and a separate lighting Plan showing lighting concepts and, if available, manufacturers cut sheets of all proposed lighting fixtures. An updated discussion of conformance to the existing zoning of the site and participation (if any) in the proposed Mill Brook Greenway project.

2.4.1a Phasing and Construction Schedule. An updated description of the proposed phasing, construction periods, construction schedules, expected year of project completion, construction access, type of construction, and hours of construction. Updated description of the start and completion of key milestone tasks such as site clearing, grading and fill placement, infrastructure, foundations, and site amenities. Provision of sequencing and safety plans if any construction activities will be on-going after any part of the project is in use. Updated description of form of ownership during construction phasing. Updated location of construction vehicle parking during phasing. Identification of staging areas for material handling and storage, including access and egress during construction. An updated discussion of compliance with the New York State Department of Environmental Conservation's (DEC) Stormwater Management requirements for construction activities.

3.0. POTENTIAL ENVIRONMENTAL IMPACTS

3.1. SOILS AND GEOLOGY

3.1.2a. Potential Soils and Geologic Impacts. Revised grading plan for the site at a scale of 1"=100'. An updated estimate of proposed cut and fill earthwork volumes and volumes of blasting necessary to develop the proposed action on the site. If earthwork volumes cannot be balanced on the site, the anticipated volume of earth/rock to be imported to, or exported from, the site shall be defined, the updated number of truck trips associated with such import/export shall be estimated, and the anticipated routing of such truck trips shall be identified. Excavated materials retained and utilized on site will be evaluated for the adequacy of their intended use on site. The anticipated location of blasting shall be identified. Update potential impacts of contaminated soils will be discussed in accordance with established risk assessment methodologies, and if initial soil sample points demonstrate surface soil concentrations posing unacceptable health risks, additional sampling in the area around such points will be undertaken to define the areas for remediation. Update potential impacts on surface waters, groundwater, and adjacent land uses

resulting from disturbance of contaminated soils will be discussed; slopes analysis identifying the amount of disturbance within each slope category; potential soil erosion impacts and estimated quantities and locations of increased long-term erosion; methods of construction, the effects of construction on soils, and techniques to lessen erosion and to prevent sediment from migrating off-site and into wetlands; an Erosion Control Plan will be prepared and included as an appendix to the SDEIS with proposed standard details and notes.

3.1.3a. Mitigation Soils and Geologic Measures. Updated discussion of Sedimentation and Erosion Control Plan designed in conformance with the New York State Department of Environmental Conservation's SPDES General Permit for Stormwater Discharges from Construction Activities that are Classified as Associated with Construction Activity, to be implemented during the development of the site; updated discussion of construction methods and Best Management Practices that will be employed, including an evaluation of their effectiveness to mitigate impacts. Update the discussion of the mitigation to be used to remediate pesticide contaminated soils on site and discuss consistency with Ulster County and New York State health department policies and procedures. Updated discussion of proposed on-site grading activities and whether any contaminated soil materials will be transported to off site areas. If applicable, discuss how contaminated soils would be transported and disposed of at off-site areas. Subsequent to remediation, resample remediated areas to ensure achievement of cleanup objectives. Update blasting procedures and include a blast monitoring and safety plan.

3.2. SURFACE WATER RESOURCES

3.2.2a. Potential Surface Water Impacts. A revised cumulative impact assessment of the revised project with other proposed projects in the 347 acre area known as the "Mill Brook Greenway" will be provided for the analysis of stormwater impacts. In consultation with the Village Engineer, updated description of post-development conditions including watershed mapping, stormwater quality, runoff, and peak discharge rates for the 1, 2, 5, 10, and 25year storms; the ability of on-site or off-site receiving resources to assimilate additional runoff will be evaluated including an evaluation of potential impacts associated with changes in peak water quality and runoff quantity; the volume of sediment, nutrients, and other pollutants that could adversely affect these surface waters will be estimated and associated impacts evaluated. In consultation with the Village Engineer, update discussion of impacts to stream and wetland areas and to downstream hydrologically linked water related resources, including direct and secondary or indirect impacts; potential impacts to be assessed regarding construction of project, as well as long-term potential impacts relative to the occupation of the site; potential impacts (if any) to floodplains due to re-grading; potential contamination from roads and other impervious surfaces; sedimentation of water bodies. The evaluation of updated impacts on wetlands will consider the factual information contained within the Wetland Assessment of the Proposed Mill Brook Greenway (Hudsonia Ltd., December 14, 2003), including but not limited to the following:

- Impacts of site preparation, construction, and occupation of the proposed development project on the spread and consolidation of invasive wetland and aquatic plants.

3.2.3a. Mitigation Surface Water Measures. Updated discussion of Stormwater Quality and Management Plan; compliance with NYSDEC Phase II Stormwater Regulations; updated discussion of Sedimentation and Erosion Control Plan; implementation of updated mitigation measures to attain a zero increase in peak rate of runoff flow from the subject property after development; updated discussion of applicable Wetland Mitigation Plan; updated discussion of applicable Stream Mitigation Plan; and a discussion of construction practices and mitigation of

impacts. The evaluation of mitigation for impacts on wetlands will include the observations and recommendations contained within the Wetland Assessment of the Proposed Mill Brook Greenway (Hudsonia Ltd., December 14, 2003), including but not limited to the recommendation that buffer zones for hydrological protection should be at least 100'.

3.3. VEGETATION

3.3.2a. Potential Vegetative Impacts. An updated cumulative impact assessment of the revised project with other proposed projects in the approximately 347 acre area of vacant lands will be provided based on existing aerial photographs for the general analysis of off site vegetation. The amount of existing vegetative cover likely to be modified and the nature of that modification (e.g. pavement, landscaping, etc.) due to the revised action shall be identified for each vegetative community. Updated potential impacts associated with a reduction of existing vegetative cover and existing habitats and impacts on trees will be discussed. Updated counts of trees of special significance to be retained/removed will be identified. Updated discussion describing any vegetative impacted areas as a result of the revised action will be included.

3.3.3a. Vegetative Mitigation Measures. An updated discussion of applicable mitigation measures identified as necessary or required by NYSDEC and U.S. Fish and Wildlife Service. Observations and recommendations of the Wetland Assessment of the Proposed Mill Brook Greenway (Hudsonia Ltd., December 14, 2003) will also be considered and discussed.

3.4. FAUNA

3.4.2a. Potential Faunal Impacts. An updated cumulative impact assessment of the revised project with other proposed projects in the approximately 347 acre area of vacant lands (to the extent possible that data can be obtained) will be provided for the updated analysis of fauna. The updated amount of each habitat to be modified and the nature of that modification (e.g. pavement, landscaping, etc.) due to the revised action shall be identified. Updated discussion of potential impacts of the project to fauna, including wetland disturbance and/or reduction and fragmentation of habitat supporting on-site fauna. Updated discussion of the impacts on biodiversity resulting from development of a large land holding, and the resulting effects on wildlife populations and plant species, will be discussed. Updated discussion of the impacts of the proposed project on deer population and identified species of conservation concern in the area will be determined by a qualified biologist, including the consequences of this potential impact on vegetation as well as other wildlife.

3.4.3a. Faunal Mitigation Measures. An updated discussion of applicable mitigation measures as identified as necessary or required by NYSDEC and U.S. Fish and Wildlife Service. Observations and recommendations of the Wetland Assessment of the Proposed Mill Brook Greenway (Hudsonia December 14, 2003) will also be considered and discussed. Mitigation measures may include, but shall not be limited to, preservation of habitat in the form of permanent open space designation and the design and implementation of habitat improvements.

3.5. CULTURAL RESOURCES

3.5.2a. Potential Cultural Resources Impacts. Update potential impacts as a result of the revised development within or adjacent to culturally sensitive areas identified in the Stage I Cultural Resource Survey completed in 1988.

3.5.3a. Cultural Resources Mitigation Measures. An updated discussion of mitigation measures as needed or required by the New York State Office of Parks, Recreation, and Historic Preservation (SHPO). The SDEIS will discuss whether any additional cultural resource studies may be necessary as a result of State guidance published in 1994 and 2005.

3.6. VISUAL

3.6.2a. Potential Visual Impacts. An updated visual impact analysis of the revised project will be completed. The updated analysis will include photographs of the existing conditions as well as descriptions through the use of narrative text, photographs, and landscape architectural drawings, such as plans, elevations, or other graphic representations of revised action (including contours) and the visual relationship between the project Site and the surrounding area. Description of the visual impacts to/from the Millbrook Greenway will be discussed.

3.6.3a. Visual Mitigation Measures. An updated discussion of potential impacts based on the results of the visual impact analysis.

3.7. TRANSPORTATION

3.7.1. Existing Transportation Conditions. Existing transportation conditions will be characterized in accordance with Attachment “B”, the Traffic Access and Impact Study Scope. Updated crash statistics will be included.

3.7.2. Potential Traffic Impacts. Update potential traffic impacts will be characterized in accordance with Attachment “B”, the Traffic Access and Impact Study Scope. An updated cumulative impact assessment of the revised project with other proposed projects in the approximately 347 acre area of vacant lands (to the extent possible that data can be obtained) will be provided for the analysis of traffic. An updated discussion of potential impacts identified in the EIS, including potential impacts to the vehicular road network and also to pedestrian amenities both on-site and in the vicinity of the proposed project.

3.7.3a. Traffic Mitigation Measures. Updated traffic mitigation measures will be in accordance with Attachment “B”, the Traffic Access and Impact Study Scope. Updated discussion of applicable mitigation measures identified in the TIS; roadway improvements (as needed); discussion of revised action access points relative to traffic safety; discussion of proposed emergency access; discussion of vehicles access construction; and an updated discussion of pedestrian amenities will be included.

3.8. LAND USE

3.8.2a Potential Impacts to Land Use. Updated discussion of any applicable potential impacts resulting from inconsistencies with the Village’s Master Plan. Updated discussion of the compatibility of the revised project with the surrounding neighborhood and land uses, including an updated qualitative impact assessment of site lighting, natural buffers, construction noise, traffic impacts, views and community character issues, including an analysis of the scale of the revised project, the size of its individual components, and the proposed site layout, with particular emphasis on the Sunset Ridge and Hummel Road neighborhoods. The updated change in visual character of the area as a result of implementation of the revised action will be discussed. Updated impacts on adjacent lands and uses associated with proposed construction activities, including sequencing and scheduling of planned construction activities will be discussed.

3.8.3a Land Use Mitigation Measures. An updated discussion of any applicable and appropriate mitigation measures.

3.9 ZONING ISSUES

3.9.1 Existing Zoning. Existing zoning of the subject property and the surrounding neighborhood. The permitted uses and development of the site within the R-1 and R-2 Zoning Districts; discussion of compliance with all Site Plan approval standards, Special Permit use standards, all other relevant zoning requirements as set forth in the Village of New Paltz Zoning Law including but not limited to §30.54, §30.55B, and §30.64L, and other criteria as Set forth by the Village of New Paltz. This discussion shall clearly indicate any modifications, waivers, and/or variances of such standards required to carry out the project. Discussion of the relevant zoning requirements of the Village of New Paltz Zoning Law, Section 30.55, Residential Cluster Development.

3.9.2a Potential Impacts to Zoning. An updated discussion of potential impacts on zoning resulting from the revised project.

3.9.3a Zoning Mitigation Measures. An updated discussion of any applicable and appropriate mitigation measures.

3.10. POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES

3.10.2a. Potential Impacts to Police, Fire, and Emergency Medical Services. An updated discussion of revised project's impact on local, County, and State Police; Fire; and Emergency Medical Services.

3.10.3a. Police, Fire and Emergency Medical Services Mitigation Measures. An updated discussion of any applicable and appropriate mitigation measures.

3.11. SCHOOL DISTRICT SERVICES

3.11.2a. Potential Impacts to School District Services. The number of public school children to be generated by the project will be estimated, updated and added to the School District; special attention will be given to the potential impacts associated with the revised action and how the project will contribute to overall classroom size, school bus routes and capacities, and delivery of educational services based on information provided by the School District. (School children generation data shall be from the latest available Urban Land Institute tables).

3.11.3a. School District Services Mitigation Measures. An update to the appropriate mitigation measures identified will be discussed.

3.12. UTILITIES—WASTEWATER

3.12.2a. Potential Wastewater Impacts. An updated cumulative impact assessment of the revised project with other proposed projects in the 347 acre area known as the "Mill Brook Greenway" will be provided to the extent data is available, for the analysis of wastewater. An updated discussion of potential wastewater impacts, including improvements to the Village owned conveyance system, and impacts to the Village treatment plant and Walkkill River will be provided. Provide an updated summary of the wastewater impacts at the WWTF and in the Village

collection system, in terms of hydraulic capacity in the WWTF and collection system, and biological capacity at the WWTF. The discussion of impacts shall include the cost of making any needed improvements as well, if any, as the change in status of wastewater upgrades originally proposed with the Woodland Ponds project.

3.12.3a. Wastewater Mitigation Measures. Updates to applicable mitigation measures identified will be discussed. Provide specific alternative measures to mitigate identified impacts at the WWTF and in the Village collection system. These may include on-site measures and off-site measures.

3.13. UTILITIES—WATER

3.13.2a. Potential Water Impacts. An updated discussion of potential impacts to the municipal water distribution and treatment system, as well as a discussion of whether the anticipated water demand for the revised project will reach or exceed the systems capacity. The discussion of impacts shall include the cost of making needed improvements (if any), as well as the change in status of water upgrades originally proposed with the Woodland Ponds project.

3.13.3a. Water Mitigation Measures. Updates to the appropriate mitigation measures identified will be discussed.

3.14 UTILITIES—SOLID WASTE

3.14.2a. Potential Impacts to Solid Waste Services. An updated discussion of potential impacts associated with the anticipated solid waste generated from the revised project and method of removal.

3.14.3a. Solid Waste Services Mitigation Measures. An updated discussion of appropriate mitigation measures identified will be discussed.

3.15. RECREATION AND OPEN SPACE RESOURCES

3.15.2a. Potential Impacts to Recreation and Open Space. An updated discussion of potential impacts associated with the revised project on the recreation and open space resources identified in 3.15.1. Update the analysis of the adequacy of existing recreational opportunities in the context of induced demand resulting from the revised action. This discussion will include the potential impacts to the goals established by Village's Master Plan, the Open Space Committee's proposed goals if published or as they may be adopted, and impacts on existing trails on site. Evaluate the size and suitability of the proposed on-site recreational lands and facilities to mitigate induced demand resulting from the revised action.

3.15.3a. Recreation and Open Space Mitigation Measures. An updated discussion of appropriate mitigation measures will be discussed.

3.16 NOISE AND AIR RESOURCES

3.16.2a Potential Impact to Noise and Air. Updated potential impacts to noise resulting from construction activities will be evaluated. Impacts from noise resulting from increased traffic generation on area roads will be discussed. The potential impacts of noise from blasting will be analyzed and discussed.

3.16.3a Noise and Air Mitigation Measures. Updated discuss of appropriate mitigation measures will be discussed.

3.17 FISCAL RESOURCES

3.17.2a Potential Impacts to Fiscal Resources. The updated potential fiscal impacts of the revised project and whether the tax revenues from the revised project will be less or greater than the cost of providing services generated by the revised action will be evaluated. This will include projections of future property tax revenues to Ulster County, the Village of New Paltz, and the school district (based on the most current tax information), generated by the site following development of the revised action; projections of municipal and school district costs to be incurred in servicing the revised action; a projection of the net fiscal impact of the revised action based on future property tax revenues and public service costs, on Ulster County, the Village of New Paltz, and the School District. Fiscal impacts will be analyzed for annual educational costs. Legal mechanism(s) proposed to ensure dwelling units remain age-restricted shall be discussed; if none are proposed, the fiscal impacts of the proposed action will be based on an assumption that all proposed units are for unrestricted occupancy.

3.17.3a Fiscal Resources Mitigation Measures. Updated discussion of appropriate mitigation measures will be discussed.

4.0. ADVERSE UNAVOIDABLE SIGNIFICANT ENVIRONMENTAL IMPACTS IF PROJECT IS IMPLEMENTED

An updated discussion of the adverse environmental impacts identified in Section 3.0 that can be expected to occur regardless of the mitigation measures proposed for the revised action.

5.0. ALTERNATIVES

5.11 An alternative of 300 units, the previous Preferred Development Plan, will be included in the analysis of project alternatives considered, solely for purposes of comparison. In addition to the description of the now "Preferred Development Plan" in the Alternatives chapter, a comparative assessment of the beneficial and adverse impacts, relative to each relative issue identified in the Scoping Document, will be provided in tabular format.

6.0. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Updated identification of the natural and human resources listed in Section 3.0 that will be consumed, converted, made unavailable for future use with the implementation of the revised action.

7.0. GROWTH INDUCING ASPECTS

Updated discussion of potential growth inducing aspects as a result of the revised action.

8.0. EFFECTS ON THE USE AND CONSERVATION OF ENERGYRESOURCES

Updated discussion of the energy sources to be used, anticipated levels of energy consumption, and any applicable energy conservation measures proposed for the revised action.

9.0. APPENDICES

9.1 Correspondence

9.2 Cultural Resources

9.3 Habitat Assessment
Impact Analysis to be updated

9.4 Test Pits

9.5 Stormwater
Base and Impact Analysis to the updated

9.6 Traffic Impact Study
Base and Impact Analysis to be updated, in coordination with the Village's Traffic Consultant.

9.7 Wetlands
Impact Analysis to be updated

9.8 Visual Analysis
Impact Analysis to be updated