

## **APPENDIX A**

Supplemental Draft Generic Environmental Impact Statement  
Scoping Document

# Community Comprehensive Plan Zoning Amendments

## Town and Village of Coxsackie Greene County, New York

### **Supplement to the Draft Generic Environmental Impact Statement Scoping Document**

#### **INTRODUCTION**

The Supplement to the Draft Generic Environmental Impact Statement (SDGEIS) is being prepared to more thoroughly examine the potential impacts of the Coxsackie Community Plan (a joint comprehensive plan for the Village and Town of Coxsackie) and the associated zoning amendments that have been based on the Community Plan. The SDGEIS will incorporate a discussion of the environmental setting as well as potential impacts and mitigation measures as appropriate.

The Village and Town of Coxsackie are engaged in a joint comprehensive planning effort with a single new joint Comprehensive Plan and an amended zoning code for each municipality. In August of 2007, the Town of Coxsackie, with consent of the Village of Coxsackie, declared lead agency for the purpose of SEQR review. Since the Village and Town had been working together on the plan and code changes, the intent was that the Town's SEQR would suffice for the four actions contemplated, namely adoption of the same Comprehensive Plan by the Town (1) and the Village (2) and adoption of an amended zoning code by the Town (3) and a separate and distinct amended zoning code by the Village (4). Therefore, a Draft Generic Environmental Impact Statement (DGEIS) was prepared by members of the joint comprehensive planning committee that has members appointed by both municipalities, adopted by the Town as Lead Agency and noticed for public review and a public hearing was conducted.

Comments were submitted by the public claiming procedural irregularities as well as objecting to the form and content of the DGEIS including a concern that the Town could not act as Lead Agency for the purpose of the SEQR review of the Village's zoning code since the Town has no discretionary approval authority over the Village's adoption of an amended zoning code. On February 29, 2008 the Town Board engaged the services of professional consultants to assist with the environmental review. On March 10, 2008, the Village adopted a Resolution recognizing that the conduct of a separate SEQR review of the Village's adoption of amended zoning appears appropriate under 6 NYCRR Part 617.

The preparation of a Supplement to the DGEIS is intended to provide an environmental review document that embodies the form and substance most commonly associated with the review of the impacts of adoption of new comprehensive plans and zoning.

## **GENERAL CONSIDERATIONS**

The Supplement to the Draft GEIS will be prepared to document the environmental review of the proposed action and to seek comments and input from the public and involved and/or interested agencies. The Supplement to the Draft GEIS will present analysis of the potentially significant adverse and beneficial environmental impacts of the proposed action, as well as reasonable alternatives and mitigation measures.

Once prepared, SEQRA provides that the lead agency evaluate the Supplement to the Draft GEIS and determine if it is complete for public and agency review. With the Supplement to the Draft GEIS deemed complete, a comment period extending a minimum of 30 days shall be initiated which may include conduct of a public hearing. During the comment period, the public and involved and/or interested agencies are encouraged to provide comments regarding the Supplement to the Draft GEIS. At the conclusion of the comment period, the lead agency will prepare a Final GEIS which will incorporate the Draft GEIS, the Supplement to the Draft GEIS together with responses to the comments, including any supplementary material necessary to provide responses to the comments. The final step in the process is the issuance of a Findings Statement by the lead agency. The Findings Statement will document the environmental analysis in summary form and set forth specific conditions or criteria under which future actions may be undertaken or approved. The Findings Statement will also document the thresholds for subsequent SEQR compliance.

## **SCOPE OF SUPPLEMENT TO THE GEIS**

The SDGEIS shall address in greater detail the following items raised in the comments received on the DGEIS:

- ◆ An Executive Summary shall be prepared and incorporated in the Supplement.
- ◆ Maps, figures and descriptions of the location of important environmental resources shall be included together with an inventory of these important resources.
- ◆ For each area within the environmental setting, the potential short and long term impacts, likelihood of occurrence, magnitude and timeframe resulting from implementation of the comprehensive plan and zoning amendments will be address.
- ◆ The Community Services section of the Supplement to the Draft GEIS will incorporate a general description of services provided by public entities in the Village and Town including the provision of potable water, sewer, police, emergency services, schools, recreation/open space, and sanitation. Potential Impacts and mitigation measures for each of these areas shall be identified as it relates to implementation of the comprehensive plan and specific zoning amendments. Additionally, a cost of services analysis will be incorporated to discuss potential fiscal impacts.
- ◆ Given the fact that this review is Generic, a calculation of the total potential change in the number of units (or commercial SF) for areas where zoning changes are proposed will be calculated based on land area minus 20% of total area to account for roads, utilities, site inefficiencies, etc. The mathematical calculations will be presented in tabular form and will suffice to determine impacts and mitigations as opposed to a full build-out analysis.

- ◆ Proposed zoning changes will be clearly identified in narrative and graphic form.
- ◆ Analysis of additional reasonable alternatives not considered in the DGEIS shall be incorporated in the Supplement with the alternatives to the action and the merits and drawbacks of the various alternatives discussed. A no-action alternative will also be described.
- ◆ A section detailing Unavoidable Adverse Impacts shall be incorporated in the Supplement.
- ◆ A section detailing Irreversible and Irretrievable Commitment of Resources shall be incorporated in the Supplement.
- ◆ A section detailing Growth Inducing Impacts shall be incorporated in the Supplement.
- ◆ The cumulative impact of the proposed action relative to known proposals for land uses in the Town and Village will be discussed. This analysis will include a discussion of the proposed Mountain View Estates and Hamlet on the Hudson projects.
- ◆ A section detailing the Use and Conservation of Energy shall be incorporated in the Supplement.
- ◆ A section of the Supplement will discuss the character of the community describing aesthetics, noise, economics and employment, demographics and historic and archeological resources as well as protected agricultural districts. Potential Impacts and mitigation measures for each of these areas shall be identified as it relates to implementation of the comprehensive plan and specific zoning amendments.

In order to address the comments regarding format and content, info will be provided under the following categories:

## **COVER SHEET**

The Supplement to the Draft GEIS will contain a document cover that presents a project title, list of document authors and contacts, the name of the Lead Agency and a contact, the project location, SEQRA status and relevant dates (i.e. date of acceptance by the Lead Agency, date by which comments must be received, date of public hearing and final date of acceptance).

### **1.0 EXECUTIVE SUMMARY**

This section will describe the environmental review process and will include a brief description of proposed plan and related actions, project benefits, a summary of impacts and mitigation measures as well as a brief comparison of alternatives.

### **2.0 DESCRIPTION OF THE PROPOSED ACTION**

This section of the SDGEIS will include a brief description of the proposed action. In short, the Town and Village of Coxsackie propose the adoption of a new Community Plan that will replace the existing comprehensive plan as well as separate adoption of an amended zoning

code for the Village and an amended zoning code for the Town based on the recommendations contained in the new Community Plan.

## **2.1 Project Purpose, Need and Benefit**

This section will identify the history and background for the proposed action together with the economic and social benefits associated with the action.

### ***2.1.1 Purpose and Need***

### ***2.1.2 Benefits***

## **2.2 Location**

This section will discuss the location of the Town and Village in the larger regional context.

## **3.0 ENVIRONMENTAL SETTING, POTENTIAL IMPACTS AND MITIGATIONS**

This section of the Supplement to the Draft GEIS will describe the existing environmental setting within the Town and Village of Coxsackie. Aspects of the environment that may be either adversely or beneficially impacted by the proposed action will be identified and discussed. Where potential negative impacts are identified, mitigation measures will be described to reduce or avoid those impacts. In each section, existing conditions will be described in a subsection and potential impacts and mitigation measures will be described in following subsections. To the extent relevant, separate discussions of the environmental setting, specific impacts and mitigations will be provided for the Town and the Village.

## **3.1 Topography, Geology and Soils**

### ***3.1.1 Existing Conditions***

### ***3.1.2 Potential Impacts***

### ***3.1.3 Mitigation Measures***

## **3.2 Water Resources**

### ***3.2.1 Existing Conditions***

### ***3.2.2 Potential Impacts***

### ***3.2.3 Mitigation Measures***

## **3.3 Air Resources**

### ***3.3.1 Existing Conditions***

### ***3.3.2 Potential Impacts***

### ***3.3.3 Mitigation Measures***

- 3.4 Terrestrial and Aquatic Ecology**
  - 3.4.1 Existing Conditions**
  - 3.4.2 Potential Impacts**
  - 3.4.3 Mitigation Measures**
- 3.5 Transportation**
  - 3.5.1 Existing Conditions**
  - 3.5.2 Potential Impacts**
  - 3.5.3 Mitigation Measures**
- 3.6 Land Use and Zoning**
  - 3.6.1 Existing Conditions**
  - 3.6.2 Potential Impacts**
  - 3.6.3 Mitigation Measures**
- 3.7 Community Services**
  - 3.7.1 Existing Conditions**
  - 3.7.2 Potential Impacts**
  - 3.7.3 Mitigation Measures**
- 3.8 Community Character**
  - 3.8.1 Existing Conditions**
  - 3.8.2 Potential Impacts**
  - 3.8.3 Mitigation Measures**
- 4.0 Cumulative Impact Analysis**
  - 4.1 Background Growth and Development Trends**
  - 4.2 Impact of the Action on Projects Currently in Review**
  - 4.3 Summary**
- 5.0 Alternatives**
- 6.0 Unavoidable Adverse Impacts**

## **7.0 Irreversible and Irretrievable Commitment of Resources**

## **8.0 Growth Inducing Aspects**

## **9.0 Effects on Use and Conservation of Energy**

### **APPENDICES**

The Appendices of the Supplement to the Draft GEIS are envisioned to be extensive, incorporating studies, reports and documentation to support the environmental review discussed in the main text of the Supplement to the Draft GEIS. Such studies, reports and documentation may include, but are not limited to:

- A. Draft GEIS including all appendices
- B. CCP Meeting Minutes to document consideration of impacts and alternatives
  - a. May 4, 2005 – March 2008
- C. Maps
  - a. Town and Village Tax Parcels
  - b. Water and Wetlands
  - c. Current Town Zoning Map
  - d. Current Village Zoning Map
  - e. Property Use Classification Village
  - f. Property Use Classification Town
  - g. Cultural Resources Town
  - h. Cultural Resources Village
  - i. Recreational Resources Town
  - j. Recreational Resources Village
- D. Cost of Services Analysis