

Village of Chestnut Ridge
Draft Scope
For Preparation of a
Draft Generic Environmental Impact Statement (DGEIS)
for the
Draft Comprehensive Plan

Village of Chestnut Ridge, Rockland County, NY

Date: October 14, 2020

Classification of Action: Type 1

Written Comments on this Draft Scope may be submitted to: Florence Mandel, Clerk
Chestnut Ridge Village Hall
277 Old Nyack Turnpike
Chestnut Ridge, NY 10977
fmandel@chestnutridgevillage.org

Written Comments must be submitted by: November 14, 2020

Lead Agency: Chestnut Ridge Village Board
277 Old Nyack Turnpike
Chestnut Ridge, NY 10977

A. DESCRIPTION OF PROPOSED ACTION

The action is the adoption of the first Comprehensive Plan for the Village of Chestnut Ridge. The Plan proposes a comprehensive land use framework and lays out transportation recommendations for the orderly development for the Village. Long standing zoning problems are analyzed and adjustments to the current zoning map are proposed. Changes are recommended to promote the development of employment opportunities and additional housing types other than single-family homes. The Plan focuses development density on areas in the Red Schoolhouse Road corridor near the Garden State Parkway interchange, with transportation improvements funded by new development.

B. SITE DESCRIPTION

The Village of Chestnut Ridge is located in Rockland County within the Town of Ramapo. The Village is bordered to the west by the Village of Airmont, to the south by the Boroughs of Upper Saddle River and Montvale in New Jersey, to the east by Pearl River in the Town of Orangetown and Nanuet in the Town of Clarkstown, and to the north by the Village of Spring Valley. The Village is largely developed with single family homes, with commercial development along Old Nyack Turnpike, Chestnut Ridge Road, and Red Schoolhouse Road.

C. FRAMEWORK FOR ENVIRONMENTAL REVIEW

Article 8 of the New York State Environmental Conservation Law, the State Environmental Quality Review Act (SEQRA) requires a lead agency to analyze the environmental impacts of proposed actions and, to the maximum extent practicable, avoid or mitigate potentially significant adverse impacts on the environment, consistent with social, economic, and other essential considerations. An Environmental Impact Statement (EIS) is a comprehensive document used to systematically consider environmental effects, evaluate a reasonable range of alternatives, and identify and propose mitigation, to the maximum extent practicable, of any potentially significant adverse environmental impacts. The EIS provides a means for the lead and involved agencies to consider environmental factors and choose among alternatives in their decision-making processes related to a proposed action.

Generic Environmental Impact Statement

A Generic Environmental Impact Statement (GEIS) is a broader, more general EIS that analyzes the impacts of a concept or overall plan rather than those of a specific project plan. The GEIS is useful when the details of a specific impact cannot be accurately identified, as no site-specific project has been proposed, but a broad set of further, future projects is likely to result from the agency's action. 6 NYCRR 617.10 provides the following guidance for preparation of Generic Environmental Impact Statements:

*Generic EISs may be broader, and more general than site or project specific EISs and **should discuss the logic and rationale for the choices advanced.** They may also **include an assessment of specific impacts if such details are available.** They may be based on conceptual information in some cases. They may **identify the important elements of the natural resource base as well as the existing and projected cultural features, patterns and character.** They may **discuss in general terms the constraints and consequences of any narrowing of future options.** They may **present and analyze in general terms a few hypothetical scenarios** that could and are likely to occur.*

A GEIS will be prepared in accordance with SEQRA and its implementing regulations found at 6 N.Y.C.R.R. Part 617.

Environmental Review Process

The Chestnut Ridge Village Board is the lead agency and project sponsor for the preparation of the GEIS. The Village Board has determined that the proposed project may potentially result in significant adverse environmental impacts and directs that a Generic Environmental Impact Statement be prepared.

Scoping initiates the EIS preparation process and is intended to provide an early opportunity for the public and other agencies to participate. The purpose of the scoping process is to focus the GEIS on potentially significant adverse impacts and to identify impacts that are not relevant or insignificant and to eliminate them. This Draft Scope outlines the analyses and methodologies that will be used to prepare the GEIS. During the scoping period, interested parties may review the Draft Scope and provide comments to the lead agency.

The lead agency has decided to hold one meeting for solicitation of public comment on the draft scope. The purpose of scoping is to "focus the EIS on potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant or not significant."¹ Generic EISs by their nature must be broader and more inclusive of wide considerations. The preparation of the Comprehensive Plan involved extensive public outreach process comprised of a public visioning workshop, an extensive public survey with over 700 responses, and a series of Comprehensive Plan committee meetings. The Village Board will invite written comment on the scope after the public scoping meeting.

When the Village Board determines that the draft GEIS is adequate for public review and government agency review in accordance with the adopted Final Scope, the document will be made available for review and comment. Publication of the draft GEIS and issuance of the Notice of Completion for the draft GEIS mark the beginning of the public review period, during which time the public and other interested parties may review and comment on the draft GEIS. A public hearing will be held on the draft GEIS to receive oral comments on the document. The written comment period will remain open for a minimum of ten (10) days following the public hearing.

¹ 6 nycrr 619.8 (a)

At the close of the public review period, a final GEIS will be prepared that incorporates, as appropriate, changes made in response to comments on the draft GEIS. The final GEIS will include a new chapter that summarizes and responds to comments made on the draft GEIS.

When the lead agency determines that the final GEIS is complete, it will publish the final GEIS and issue a Notice of Completion for the document. The lead agency will use the final GEIS to evaluate project impacts and proposed mitigations in its decision-making process and will issue a Statement of Findings no sooner than ten (10) days following the Notice of Completion.

The GEIS is intended to analyze generically, the order of magnitude of impacts that are likely to occur if the recommendations made in the Comprehensive Plan were to be carried out, and if the proposed zoning were to be utilized by a development proposal.

Initial Potential Impacts Identified

Based on the review of the FEA Parts 1 and 2, the following potential areas of environmental impact have been initially identified:

- Zoning changes to eliminate nonconformities, and promote new housing types
- Land development for new multifamily and planned industry uses, impacting drainage, vegetation and wildlife
- Traffic, and transportation and parking
- Community character
- Use of Energy

E. GENERAL DGEIS FORMAT

Unless otherwise directed by this Scope, the provisions of 6 N.Y.C.R.R. §§ 617.9 and 617.10 apply to the content of the Draft Generic Environmental Impact Statement (“DGEIS”) and are incorporated herein by reference.

The DGEIS shall cover all items in this scope. Information should be presented in a manner that can be readily understood by the public. Efforts should be made to avoid the use of technical jargon.

F. FORMAT AND SCOPE OF THE DGEIS

Cover Sheet: The DGEIS must begin with a cover sheet that identifies the following:

1. Identification as the Draft Generic Environmental Impact Statement;
2. The date the document was submitted to the Village Board;
3. The name and location of the Proposed Action;
4. The Village Board as the Lead Agency for the Project, and the name, address, telephone number of the contact person for the Lead Agency, and the SEQRA status (Type I action);

5. The name and address of the Project Sponsor, and the name and telephone number of the contact person representing the applicant
6. The name, address and email address of the primary preparers of the DGEIS, and a contact person representing the preparer;
7. The date the DGEIS was accepted by the Lead Agency as complete (to be inserted at a later date);
8. The date of the public hearing and subsequent adjournments (to be inserted at a later date);
9. The date which public written comments on the DGEIS are due (to be inserted at a later date); and
10. All revision dates of the DGEIS.

List of Consultants Involved with the Project: The names, addresses and project responsibilities of all consultants involved with the project shall be listed.

Table of Contents: All headings that appear in the text should be presented in the Table of Contents along with the appropriate page numbers. In addition, the Table of Contents should include a list of figures, a list of tables, a list of appendix items, and a list of additional DGEIS volumes, if any.

Executive Summary: The major facts, analyses and conclusions contained in the main text will be summarized in the Executive Summary

Main Text:

- 1.0 Introduction (Provide brief explanations of the purpose of the DGEIS, of the overall SEQRA process, and of SEQR steps already taken.)
- 2.0 Description of the Proposed Action (Provide a summary description of the Proposed Actions – namely adoption of the Comprehensive Plan, LWRP, and Implementing Code amendments. More detailed descriptions and discussions may be reserved for Section 6.0. Provide discussion of the process undertaken to prepare the Comprehensive Plan and LWRP).
- 3.0 Public Need, Benefits and Objectives (Relate the Proposed Action to Village goals; discuss the community’s need for the Proposed Action and the benefits to the community from the Proposed Action. The discussion shall relate to need and benefits to Village, Town and region more generally).
- 4.0 Required Reviews, Permits and Approvals (All required reviews and approvals will be described. Describe future SEQRA-related actions/reviews necessary after adoption of Proposed Action.)
- 5.0 Existing Conditions - Important elements of the natural resource base, existing and projected cultural features, patterns and character will be discussed. This section shall incorporate the existing conditions reports prepared for the Comprehensive Plan directly or by reference. If by reference a summary of the major features of each of the following subject areas will be provided:
 - 5.1 Regional and Local Setting of the Village
 - 5.2 Demographics
 - 5.3 Land Use

- 5.4 Zoning
- 5.5 Natural Resources, Parks, Recreation and Open Space
- 5.6 Historic and Scenic Resources
- 5.7 Transportation Resources
- 6.0 Discussion of the Implication of Proposed Policies
 - 6.1 This section will list each proposed significant policy recommendation contained within the Comprehensive Plan and LWRP. The major features of any anticipated future code amendments will be described at a level of detail consistent with the time horizon for anticipated implementation.
 - 6.2 For each proposed policy recommendation, the logic and rationale behind the policy shall be described. A description of any consequences from narrowing future options will be described
 - 6.3 For each proposed policy recommendation, any impacts anticipated as a result of the action shall be described. Where useful in anticipating impacts, one or two possible scenarios that are likely to occur will be described. Generally, the consideration of impacts will include those areas of impact identified on the Full EAF Part 2 as well as those identified 6 NYCRR 617.7(c)(1) as well as any others anticipated by the lead agency.
 - 6.4 A theoretical development scenario will be developed anticipating the maximum development that could occur in light of proposed changes. It is likely that some of the policies will not be fully detailed in terms of future implementation, so that one or two possible scenarios that are likely to occur will be described based on a series of reasonable assumptions to be developed in the EIS.
- 9.0 Summary Cumulative Impacts. (Based on the discussion in Section 6.0, any of the following areas of impact will be summarized and considered cumulatively).
 - 9.1 Unavoidable Adverse Environmental Impacts.
 - 9.2 Irreversible and Irretrievable Commitment of Resources.
 - 9.3 Growth-Inducing, Secondary and Cumulative Impacts (Growth-inducing aspects of the proposed action include its direct and indirect effects that promote additional development in the area. The nature of such anticipated growth as related to the Proposed Action will be described, and the impacts of that growth will be assessed. The cumulative impacts of the Proposed Action will be analyzed in consideration of the policies and development activities in adjoining communities.)
 - 9.4 Energy Use and Conservation, Greenhouse Gas Emissions, and air quality.
 - 9.5 Construction-Related Impacts (Describe anticipated construction-related vehicle routes into, within and out of the Study Area; any demolition- and/or remediation-related activities; construction scheduling; and general construction-related impacts.)
- 10.0 Alternatives
 - 10.1 Alternative 1: No Action (Discuss the scenario where the status of existing land use remains unchanged.)
 - 10.2 Alternative 2: Development Under Existing Zoning (Provide a comparative analysis of a reasonable build out under existing code conditions without adoption of the Comprehensive Plan and LWRP).

11.0 FUTURE ACTIONS

Pursuant to SEQRA, Generic EISs and their findings should set forth specific conditions or criteria under which future actions will be undertaken or approved, including requirements for any subsequent SEQRA compliance. Outline necessary thresholds and requirements for supplementary impact analyses and mitigation measures for future development of the representative site under the proposed action and include applicable thresholds and standards identified by the previous GEIS. Future site-specific actions (e.g., petitions for CCR and site plans) will undergo a preliminary SEQRA consistency review and the preparation of an EAF to determine the appropriate level of review in conformance with 6 NYCRR Part 617.10(d). Such thresholds will include time limits or a process for establishing whether studies involving traffic, endangered species and new regulations of the State and/or Federal government have made the GEIS dated and insufficient in addressing the impacts for site-specific development of the representative site.

12.0 REFERENCES (Provide listing of the various documents and information sources utilized in the preparation of the Draft GEIS.)