

State Environmental Quality Review Act (SEQRA)
DRAFT SCOPING DOCUMENT
**CONSTRUCTION OF A SINGLE-FAMILY DWELLING ON ROUND
LAKE ISLAND**

Town of Monroe, Orange County, NY
Draft Environmental Impact Statement (DEIS)

SEQRA Classification: Unlisted Action

Lead Agency: Monroe Town Board

List of Involved/Interested Agencies:

The following is a list of involved and interested agencies:

Involved Agencies

Monroe Town Board – Approval of an Open Development Area

Monroe Planning Board – Recommendation regarding Open Development Area; Wetland Permit

New York State Dept. of Environmental Conservation - Wetland Permit; Water quality certification/Section 404 of Clean Water Act

Interested Agencies

Orange County Department of Planning – GML Review

U.S. Army Corps of Engineers – Nationwide Permit

Introduction

This draft Scoping Document is submitted to the Lead Agency, the Monroe Town Board, for the SEQRA review of a proposed single family dwelling to be located on an island in Round Lake which will be accessed via a driveway/bridge connecting Round Lake to the mainland. The driveway would traverse a vacant parcel and connect to Interlochen Parkway in the Town of Monroe.

This document is intended to serve as the foundation for the identification of all potentially significant adverse impacts that are pertinent to the proposed action, and to identify appropriate mitigation measures. It is also intended to eliminate consideration of any impacts that are irrelevant or non-significant.

Description of the Proposed Action

The project sponsor, John Sorrentino, proposes to construct a single family dwelling on an island located in Round Lake, Town of Monroe, Orange County, New York. The proposed action involves the construction of a single-family dwelling, with appurtenant structures, including the construction of a

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well and septic system and driveway/bridge to access the dwelling. Construction of the driveway requires approval of an open development area (“ODA”) from the Monroe Town Board and permits for proposed minor disturbances to wetlands from the U.S. Army Corps of Engineers, the New York State Department of Environmental Conservation, and the Monroe Planning Board.

The proposed action involves the following tax lots as shown on the tax maps of the Town of Monroe:

Tax Parcel 7-1-53 – subject parcel on which the dwelling will be constructed;

Tax Parcel 7-1-40 – parcel over which a driveway will be constructed for access via an existing easement

Potential Significant Environmental impacts

As per the Positive Declaration adopted by Town Board resolution on April 4, 2011, the proposed action may result in significant impacts to: vegetation and wildlife, topography and soils, groundwater and surface water quality, traffic, aesthetic/visual resources, and cumulative and secondary impacts.

General Scoping Considerations

A site-specific Draft Environmental Impact Statement (DEIS) will be prepared to address all items described in this Scoping Document.

The SEQRA regulations will be followed for direction on the required content of a DEIS. The DEIS will assemble relevant and material facts and evaluate reasonable alternatives. 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, it will be referenced in the DEIS and included in an appendix.

The DEIS will be written in the third person without use of the terms I, we, and our. Narrative discussions will be accompanied to the greatest extent possible by illustrative tables and graphics. All graphics will clearly identify the project area. The DEIS will group each issue identified into one Existing Setting, Impacts, and Mitigation section to permit more efficient review.

A full scale site plan will accompany the DEIS as an appendix and reduced copies of pertinent site plan drawings will be included in the text of the DEIS.

DEIS Contents

Cover Sheet listing preparers, title of project, DEIS identification, location, Lead Agency, and relevant dates associated with the SEQRA process (i.e. date of acceptance, date of public hearing, final date for acceptance of comments). The list of preparers will include the name, contact name, address, and phone number for all consultants who helped prepare the document. The Lead Agency will be listed with a contact name and phone number. An Applicant representative will be identified with a name and a phone number.

Table of Contents including listings of tables, figures, maps, charts, and any items that may be submitted under separate cover (and identified as such), with page numbers listed for each.

I. Executive Summary

The Executive Summary will include a brief description of the proposed action and a listing of all potential environmental impacts and proposed mitigation measures. A summary will be provided of the approvals and permits required, and of the alternatives to the proposed action that are evaluated in the DEIS. The executive summary will only include information that is found elsewhere in the main body of the DEIS.

II. Description of the Proposed Action

This chapter of the DEIS will describe the project site and its location, the proposed project, the public need and objectives of the project sponsor, and list required approvals, reviews, and permits.

A. Site Location and Description

1. A written and graphic description of the location of the project site in the context of its neighborhood. The site's existing land use, driveway access, and natural and man-made features on and surrounding the project site will be described.
2. Brief description of the environmental setting of the site. The description will include a brief history of site use and current uses of the site.
3. Identification of any easements, rights-of-way, or other legal devices affecting development of the site. Description of title and rights to the property and Round Lake, and easements to obtain driveway access over adjoining property will be described.
4. Description of any existing utilities serving the project site.

B. Description of the Proposed Action

1. Written and detailed description of the proposed action.
2. Identify zoning for the project site and adjoining properties.
3. Discuss compliance with all zoning standards and other criteria set forth in the Town of Monroe Zoning Law. The DEIS will indicate the extent to which any modifications or waivers of such standards and other criteria or any variances from such regulations would be required to carry out the project as proposed.

C. Project Purpose and Need

1. Discuss the purpose or objective of the project sponsor.
2. Identify the public need for the proposed action, including consideration of consistency with adopted policies and/or plans.

D. Approvals, Reviews and Permits

1. List and describe all required approvals, reviews, and permits required, by agency, to implement the proposed action.
2. List all Involved and Interested Agencies for DEIS distribution.

III. Environmental Setting, Impacts, Mitigation

This section of the DEIS will identify the existing environmental conditions, potential impacts of the action, and proposed mitigation measures as appropriate for each of the major issues identified in this draft Scoping Document. The format or organization of this section will include the following subsection headings for each topic or impact issue:

Environmental Setting
Potential Impacts
Mitigation Measures

This format provides for a more meaningful presentation of the environmental issues that allows the reader to focus on individual impact issues. The cumulative and secondary impacts that may be generated by the project will be identified and examined in the DEIS analyses.

A. Soils and Topography

1. The existing soils and topography of the areas within which disturbance is anticipated will be described.
2. A soil map based on data from the Orange County Soil Survey will be provided. The types of soil to be disturbed will be described based on descriptions and data contained in the soil survey.
3. A topographic survey based on a two-foot contour interval will be prepared by the project engineer. Existing topography and proposed grading will be shown.
4. Potential impacts include soil erosion and sedimentation. Mitigation measures to control soil erosion and sedimentation will be described. Particular attention will be given to ensuring that soil erosion and sedimentation is controlled so as not to impact Round Lake and associated wetlands.

B. Groundwater and Surface Water Resources

Groundwater

1. The proposed dwelling will rely on an individual well for potable water. The location of the well, type of well, anticipated flow resulting from anticipated demand usage will be described.
2. Impacts to existing groundwater resources, including any impacts from the septic system, will be described.
3. Mitigation measures, if any, will be described.

Surface water

1. Existing surface water features on and adjoining the project site, including Round Lake, will be described. Round Lake has a water quality classification of "B".
2. The project's potential impact on surface waters will be described. The introduction of impervious surfaces will result in changes to stormwater runoff quantity and quality.
3. Mitigation measures, including stormwater control measures, will be described.

C. Vegetation and Wildlife

1. Existing vegetation and wildlife within the area that would be disturbed by the proposed action will be examined. A field survey will be conducted to document the vegetation and wildlife that presently exists. The wildlife survey will include a description of aquatic resources likely to be present.
2. The project site would result in disturbance to an existing State and federally-regulated wetland. The wetland is designated as MO-12 on NYSDEC wetland quadrangles. Wetland characteristics and its NYSDEC classification will be described.
3. The potential impacts to vegetation and wildlife resulting from the proposed project will be described. Disturbances to vegetation and wetlands will be quantified and assessed. The project's impact on wetland functions will be described.
4. A discussion of permitting requirements from local, state and federal jurisdictions will be described.
5. Mitigation measures, if necessary, will be described.

D. Traffic

1. The local roadway network in the project vicinity will be described. This will include a description of ownership, road width, and direction of travel lanes and posted speed limits.
2. The single-family dwelling will result in the construction of a single driveway and bridge to access the island. A description of the proposed bridge, construction details and its ability to carry anticipated loads will be described. The proposed route of the driveway, and its proposed intersection with a Town road, will be described. Proposed parking areas will be described.
3. The implications of approving the requested ODA will be described.
4. Any impact on emergency service providers to serve the single family dwelling will be analyzed. The bridge's design and its ability to handle the vehicle load of emergency service vehicles will be discussed.
5. Impacts to the local roadway network, in terms of additional trips, will be described qualitatively. Given the very limited number of trips generated by the proposed single family dwelling, the DEIS will not include a traffic report.
6. Mitigation measures, if necessary, will be described.

E. Visual Resources

1. The existing character of the island and project vicinity will be described. Photos will be presented of the existing visual character of the island as viewed from the two public viewpoints from which it would be visible - Round Lake boat launch and Lakes Road.
2. The visual changes to the viewshed from Round Lake boat launch and Lakes Road will be described.
3. Mitigation measures, if necessary, will be described.

F. Recreational Resources

1. The existing use of Round Lake for recreational purposes will be described.
2. The public's rights to access the lake for recreational purposes will be described.

3. The impact of the project on recreational use of Round Lake will be described. The bridge/driveways effect on recreational use will be discussed.
4. Mitigation measures, if necessary, will be described.

IV. Unavoidable Adverse Impacts

This section of the DEIS will identify impacts that are likely to occur despite mitigation measures, and will compare the beneficial and adverse implications of these unavoidable impacts.

V. Alternatives

This section of the DEIS will evaluate and compare alternatives to the proposed action. A narrative on each alternative will be provided. A chart comparing all the alternatives, their impacts and required mitigation compared to the proposed action will be provided. It is proposed that the following alternatives be studied:

1. The "No Action" Alternative as required under 6 NYCRR 617.9.b.5.
2. Different location for proposed driveway/bridge.

VI. Irreversible and Irretrievable Commitment of Resources

Identification of those natural and man-made resources consumed, converted or otherwise made unavailable for future use as a consequence of the proposed action.

VII. Growth Inducing Aspects

Potential growth inducing aspects generated by the project will be described and mitigation measures discussed, if necessary.

VIII. Use and Conservation of Energy

A description of the effect of the proposed action on the short and long term use and conservation of energy resources will be provided.

IX. Appendices

The appendices will include a list of all underlying studies and reports relied upon in preparing the DEIS, technical exhibits and studies background information relevant to the proposed action such as this Scoping Document and other relevant SEQR documents, a list of involved and interested agencies, and relevant correspondence with involved agencies and persons. These include but are not limited to:

- A. SEQRA Documentation
- B. Correspondence from Various Reviewing Agencies
- C. Stormwater Management Details
- D. Wetland Data