

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

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

(Last Revised 6/19/2011)

**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; Rules under Section 280-a(4) of the Town Law; Site Plan permit and potential other land use approvals.

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

Orange County Department of Health- approval of septic system and well use.

***Interested Agencies***

Orange County Department of Planning – GML Review

U.S. Army Corps of Engineers – Nationwide Permi

Environmental Conservation Commission

**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 Island 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 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.

In addition, the DEIS and copy of all plans shall be provided on a CD format to the Town Clerk for distribution on Foil Requests at cost of production of the CD's. Documents shall be provided in PDF format. A paper copy shall be provided to the Monroe Free Library for viewing by the general public.

## **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. A 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.
5. A summary with necessary legal authority the right of the applicant to eliminate the circumnavigation of the island and otherwise eliminate the right of other lakefront property owners from using the water where the bridge is proposed to be.

#### **B. Description of the Proposed Action**

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1. Written and detailed description of the proposed action.
2. Identify zoning for the project site and adjoining properties with notation of a more thorough discussion in III-G, Planning and Zoning.
3. Summarize the planned construction phasing for the bridge and on site, and what type of equipment would be used during construction, refer to Section III-H, Impacts during construction for a more thorough discussion.
4. Describe how household utilities and services (electric, water, cable, phone, sewer, heating, garbage) would be provided to the site.
5. Described proposed landscaping plan and proposed plant maintenance.
6. 6. Describe in detail the proposed bridge.

### **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.
3. Describe the project and its consistency or inconsistency with the Town of Monroe's master plan; and in particular (but not limited to) the Planning Board's advice to the Town Board on the subject application.

### **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. In addition, soil samples shall be taken in the area planned for septic use, and the results analyzed in the DEIS for their ability to support a septic system.
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, sedimentation, filling, grading, and potential septic system failure. 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.
5. Potential impacts related to severe storm events (100 and 500 year storm) and potential flooding, and appropriate mitigation measures.
6. Describe emergency access during such flooding events.

## **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.
4. Potential Impact that could occur if septic system were to fail. Impacts should describe the effects on water use downstream for both recreational and potable water use, including impacts on other communities. The reader should be made aware of the previous impacts of septic systems used by other properties surrounding the lake and the reasons for abandonment and development of the central sewer system in the immediate area.
5. 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, and identify whether the species is threatened or endangered. The wildlife survey will include a description of aquatic resources likely to be present. Days of observance will be included in the report. The report will inventory the locations of all trees above 8 inches caliper on the island, and those trees over 8 inches caliper to be removed on the mainland within the easement area. Other flora species shall be described in terms of general location.

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. Disturbance to the unnamed tributary stream of Round Lake, New York Waters Index Number NJ-12-P1021-1, Class B to be crossed by the access driveway to the parking area and the disturbance to the lake bed and potential shading of lake habitat from the proposed docking complex on Round Lake will be discussed.
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, as it applies to access considerations.
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. In particular, describe access for fire services, ambulance services, police services in all weather, ensuring the safety of emergency vehicles during adverse weather, and methods of dispersing snow and ice from the proposed bridge.
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 and illustrated to fully understand the impacts of the proposed development at the pre-construction, immediately post construction, and 5 year after construction. This may require digital simulation.
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 (and the rights of all adjoining property owners) 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.

#### **G. Planning and Zoning**

1. Summarize local and regional planning and zoning documents in effect and the time of the writing of the DEIS. These shall include Town of Monroe Plan, Zoning, and regional documents related to the water quality. Discuss Planning Board recommendations concerning the approval of the ODA proposal and include original letter in appendix of the document in SEQRA correspondence.
2. Describe the importance of Round Lake Island to the community character and the potential impact of the project on that character.
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. Special emphasis will be placed on the consistency of the use of the Open Space Development Plan with the recently adopted Town of Monroe Master Plan.
4. Summarize with appropriate citations the applicability of section 280a (4) and (5) and the way the applicant meets such requirements.
5. Summarize the appropriate citation relative to the applicant's rights to establish a septic system within the applicable sewer district.
6. Include as an appendix the deeded rights to the Lake of the applicant, and the easements relied upon by the applicant for the ODA; and the statutory citations or New York State Caselaw verifying the rights of the applicant to construct a bridge across the lake to the island.

#### **H. Impacts during construction**

1. Describe construction process, and how equipment would be conveyed to the island to prepare the site for construct (grading) and during construction. Include proposed construction schedule.
2. Analyze the grading/filling of the site for addition or elimination of soil.

#### **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.
3. Conveyance of sewage along in pipe along bridge to tie into sewer district piping.
4. Building the home on other land owned by the applicant, through the transfer of development rights or other means.
5. Use of Public water supply for potable water.

#### **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
- E. Flora and Fauna data
- F. Proposed Plan