



NELSON POPE VOORHIS

environmental • land use • planning

MEMORANDUM

FROM: William C. Brady, AICP

SUBJECT: Final Scope for Chair Factory, Village of Haverstraw

DATE: November 22, 2023

Please find attached the final scope for the Chair Factory project in the Village of Haverstraw.

William C. Brady, AICP
Principal Planner



NELSON POPE VOORHIS

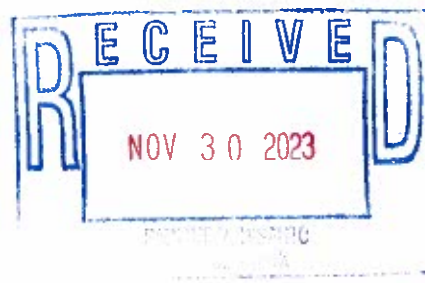
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**Chair Factory
Village of Haverstraw, New York
Scope
For Preparation of a
Draft Environmental Impact Statement (DEIS)**

Haverstraw Community Chair Factory LLC.

Draft Scope Filing Date:	August 21, 2023
Scoping Hearing Date:	September 18, 2023
Last Date to Submit Comments:	September 22, 2023
Final Scope Adoption Date:	November 20, 2023

Classification of Action: Type I

Lead Agency: Village of Haverstraw Village Board

Ownership	SBL	Acres
Village of Haverstraw	27.05-2-6.6	1.54 (including submerged land)
	27.09-1-3	9.77 (including submerged land)
	27.46-1-80	0.97
	27.46-1-81	0.15
	27.46-1-84	0.06
	27.46-1-85	0.02
	27.46-1-86	0.21
	27.54-2-16	0.14 (to be alienated)
9 Allison Ave LLC	27.46-1-77	0.26
County of Rockland Rentals	27.46-1-78	0.17
Ramon A. Cruz	27.46-1-82	0.07
4 Allison Ave Corp	27.46-1-83	0.08

List of Permits & Approvals

The Action includes a number of permits and approvals from local, state and federal agencies that are required to construct the Project. State and local agencies listed below are considered “Involved Agencies” where such agencies have discretion over permit issuance, approval or funding. Federal agencies are not subject to SEQR.

Table 1 shows the anticipated list of permits and approvals that may be required for the Action:

Table 1: Permits or Approvals

Agency	Approval/Review
Village of Haverstraw Village Board	• Zoning Text Amendment • Site Plan
Village of Haverstraw Building Department	• Street Opening Permit
Village of Haverstraw Architectural Review Board	• Review and Approval of Architectural Plans
Village of Haverstraw Planning Board	• Subdivision • Review and Recommendation on Site Plan
Rockland County Health Department	• Water and Sanitary Sewer service
New York State Department of Environmental Conservation	• Stormwater Pollution Prevention Plan (SWPPP) • Tidal Wetlands • Excavation and Fill in Navigable Waters • 401 Water Quality Certification • SPDES

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B. FRAMEWORK FOR ENVIRONMENTAL REVIEW

The State Environmental Quality Review Act (SEQRA), codified as Article 8 of the New York State Environmental Conservation Law, 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 significant adverse environmental impacts. The EIS provides a means for the lead and involved agencies to consider environmental factors and choose from among alternatives in their decision-making processes related to a proposed action.

An EIS 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 Village of Haverstraw Board of Trustees is the lead agency for the State Environmental Quality Review of the Action. Village of Haverstraw Village Board has determined that the proposed project may potentially result in significant adverse environmental impacts and has directed that an EIS 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 EIS on “potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant or not significant” (6 N.Y.C.R.R. § 617.8(a)).

C. DEIS FORMAT

Unless otherwise directed by this Scope, the provisions of 6 N.Y.C.R.R. § 617.9 apply to the content of the DEIS and are incorporated herein by reference.

The DEIS shall cover all items in this scope and discuss all relevant and material facts. The DEIS will seek to identify reasonable alternatives to the Action and evaluate such alternatives.

Information will be presented in a manner that can be readily understood by the public. Narrative discussions will be accompanied by appropriate tables, charts, graphs, and figures. Each potential environmental impact area will be presented in a separate section, which will include a discussion of existing conditions, impacts associated with the Action and any mitigation measures designed to minimize or mitigate any identified impacts. Highly technical material will be summarized and,

- c. **Benefits of the Project.** Provide discussion of the benefits to accrue from the Project.
- C. **Location and Site Conditions.** Using appropriate mapping and/or tables, describe location of site, in terms of adjacent/nearby significant properties, districts, and services. Describe current site conditions and any constraining factors on redevelopment.
- D. **Conceptual Project Design and Layout**
 - a. **Overall Conceptual Site Layout.** At the level of detail required to undertake the requisite environmental impacts analysis using mapping and narrative, describe the Project (conceptual layout of the residential and commercial development, square footages, buffers/setbacks, public amenities, and salient features);
 - b. **Residential Components.**
 - i. Provide a comprehensive description of the conceptual residential components of the Project including the description of the residential units, description of affordable housing units, description of parking, and distribution of parking amongst the site.
 - ii. Describe conceptual phasing of the residential component and any proposed metrics permitting flexibility in response to future market conditions, including maximum bedroom counts, and dimensional requirements.
 - c. **Non-residential Components.**
 - i. Provide a comprehensive description of the conceptual non-residential components of the project including the description of the commercial square footage by non-residential use.
 - ii. Describe any phasing of the non-residential component.
 - d. **Parking.**
 - i. Provide a description of conceptual packing and distribution of parking within the site.
 - ii. Identify location of loading areas on concept plan.
 - e. **Open Space, Recreation, and Public Amenities.** Description and graphics of proposed open space, recreation, and public amenities for the Project Site including approximate location, acreage, and proposed ownership and maintenance. Note which aspects of the open space and recreation will be available to the public, and which components may be for private recreation.
 - f. **Street Network and Site Access.**
 - i. Description and graphics presenting the streetscape design, internal roadway design and circulation, pathways and sidewalks, and vehicle access points. Discuss conformance to design standards.
 - ii. Description and illustration of connections to sidewalks, pedestrian pathways, and adjacent roadways including any potential off-site modifications to existing street network.
 - g. **Clearing, Grading, Drainage and Shoreline Stabilization.** Describe the clearing and grading programs and associated areas cleared and disturbed, approximate volumes of soil excavated, cut/filled, removed from site, and the anticipated maximum depths of cut/fill. Describe site drainage and the proposed drainage

requirements; review and approval process; and applicable design or site plan standards.

- ii. Discuss the compliance of the proposed Project other relevant zoning regulations.
 - iii. Discuss zoning provisions for design flexibility to address changing market conditions without undermining overall redevelopment vision/benefits.
 - iv. Discuss relationship of the proposed Overlay for Planned Developments zoning to adjacent zoning districts and any impacts to the Village's zoning pattern within 1/4 mile of the Project Site.
- c. Mitigation Measures
 - i. Discuss and evaluate mitigation measures for all identified significant adverse impacts.
3. Policy Documents
- a. Existing Conditions
 - i. Review and analyze the goals and recommendations of the following documents as they relate to the Action:
 - Village of Haverstraw 2021 Comprehensive Plan
 - Village of Haverstraw 2021 Draft Local Waterfront Revitalization Plan
 - 2022 Downtown Revitalization Initiative Strategic Investment Plan
 - Compliance with the Village of Haverstraw's Affordable Housing regulations, Article XI of the Zoning chapter of the Village of Haverstraw Code.
 - b. Potential Impacts
 - i. Compare the consistency of the Action with the relevant policy documents listed above.
 - c. Mitigation Measures
 - i. Discuss and evaluate mitigation measures for all identified significant adverse impacts.

B. Community Character and Visual Impacts

1. Existing Conditions

- a. Using appropriate mapping and photographs, describe the visual and community character of the Project site and area for observers along roadways and from the following public vantage points:
 - Main Street;
 - Alison Avenue; and
 - Broad Street.
- b. Visual resources within the vicinity of the Project site will be identified, and may include such landscape elements as water bodies, landmark

is anticipated annually based upon stabilized annual operation of the proposed project. Analysis should be based on an input-output economic model (such as IMPLAN) for the Rockland County, Lower Hudson Valley Region (Rockland, Westchester, Orange, Putnam) or similar geography.

- c. Identify any tax abatements, grants or financial incentives that will be sought by the Project and the impact on such abatements on fiscal impacts.

3. Mitigation Measures

- a. Discuss and evaluate mitigation measures for all identified significant adverse impacts.

D. Community Services

1. Demographics

a. Existing Conditions

- i. Describe current population of the Village of Haverstraw.
- ii. Describe population being served by the Project.
- iii. Describe location and population of NYSDEC Potential Environmental Justice Areas.

b. Potential Impacts

- i. Discuss any potential population changes as a result of the Action. Population projections for the proposed project should be based on the Rutgers University Center for Urban Policy Research 2006 *Residential Demographic Multipliers* for New York State or similar census microdata-based analysis, or from a case study of similar projects in the region and located in similar communities in terms of density, economics, and other relevant attributes.
- ii. Discuss impacts to the Potential Environmental Justice Areas as a result of the Action.

c. Mitigation Measures

- i. Discuss and evaluate mitigation measures for all identified significant adverse impacts.

2. Schools

a. Existing Conditions

- i. Identify the location and capacity of the existing schools.
- ii. Identify current enrollment and education cost per pupil.

b. Potential Impacts

- i. Analyze the generation of school children from the Project, the potential increase in enrollment, and any anticipated increase in costs to the North Rockland Central School District.

- i. Discuss potential impacts to public recreation and open space facilities that would result from the Project including any potential alienation of parkland.
- ii. Describe the conceptual recreation (passive and active) and open space provided by the Project and describe whether the recreation space will be public or private. Identify any restrictions on the use of open space such as conservation easements or other encumbrances and delineate on a map which if any recreation and open space will remain under the Village ownership after construction.
- c. Mitigation Measures
 - i. Discuss and evaluate mitigation measures for all identified significant adverse impacts.

E. Utilities

1. Existing Conditions

- a. Identify location of existing public water and sewer mains and current capacity levels at the Project Site. Pressure and flow of the existing water and sewer mains will be discussed and proposed connections and required improvements will be discussed.
- b. Identify current availability of existing electric, telephone, and cellular data.

2. Potential Impacts

- a. Discuss potential water and sewer demands of the Project and identify the location, and current capacity levels. Pressure and flow of the existing water and sewer mains will be discussed and proposed connections or any necessary public infrastructure upgrades at the Project Site will be identified.
- b. Identify source of the water supply system and the location where sewage is treated. Conduct a preliminary capacity analysis for the existing water supply system and sanitary sewer system.
- c. Discuss any proposed upgrades or installation of electric, telephone, and cellular data.

3. Mitigation Measures

- a. Discuss and evaluate mitigation measures for all identified significant adverse impacts.

F. Stormwater

1. Existing Conditions

- a. Identify and map existing drainage infrastructure on site and in the vicinity of the property.

- d. Summarize the findings of the Phase I Environmental Site Assessment of the site and the Geotechnical Report.

2. Potential Impacts

- a. Provide preliminary grading plan and limit of disturbance line.
- b. A comparison of existing and proposed topography will be evaluated. A preliminary cut and fill analysis will be presented, including an analysis of excess cut or the import of fill materials, if necessary.
- c. If excess earth materials will need to be removed from the site, estimate the number of tons and truck trips necessary to carry out the construction and identify the routes the trucks will take and describe the method of removal.
- d. Identify any rock removal necessary for construction of the Project and proposed methods of rock removal. Identify if blasting will be necessary.
- e. If any environmental contaminants are discovered on site, describe methods for abatement that would occur prior to commencement of or during construction activities.

3. Mitigation Measures

- a. Discuss and evaluate mitigation measures for all identified significant adverse impacts.

H. Vegetation and Wildlife

1. Existing Conditions

- a. Describe the vegetation, including trees, found on-site and the pattern of this vegetation; describe the habitat of the site and quality of each; describe observed and expected wildlife species; consult Breeding Bird Atlas for site and area species; conduct field inspections by staff biologist; contact NY Natural Heritage Program/ review NYSDEC Environmental Mapper database for site file information; identify any rare wildlife, vegetation, and/or habitats/ ecological communities.
- b. Incorporate any current ecological studies conducted on the Project Site.

2. Potential Impacts

- a. Discuss changes in vegetation pattern and habitats on-site.
- b. Discuss tree clearing and impacts regarding changes to habitat on site and in the area; discuss impact on expected and identified wildlife species; discuss significance of any information obtained from NY Natural Heritage Program, NYSDEC Environmental mapper, Breeding Bird Atlas, and any current ecological studies conducted on the Project Site.
- c. Discuss proposed landscaping.

3. Mitigation Measures

- a. Discuss and evaluate mitigation measures for all identified significant adverse impacts.

- a. Prepare and submit Notice of Project to New York State Office of Parks, Recreation and Historic Preservation (NYOPRHP) Cultural Resources Information System (CRIS).
2. Potential Impacts
 - a. Identify potential impacts to archeological or historical resources, if any, based on the results of the project notification paperwork in accordance with NYOPRHP.
3. Mitigation Measures
 - a. Discuss and evaluate mitigation measures for all identified significant adverse impacts.

L. Traffic and Transportation

1. Existing Conditions
 - a. A site visit will be performed to observe the existing roadway network and adjacent land use. An inventory of the geometry, lane widths, traffic control, pavement markings, sidewalks, signage, parking restrictions, traffic signal timing and phasing, pedestrian accommodations, bike routes and existing transit facilities will be undertaken of the study area.
 - b. Discuss existing Project Site and off-site parking conditions within the study area.
 - c. Conduct a generalized assessment of traffic operating conditions using existing data available from traffic studies for local developments (Chair Factory development), and NYSDOT studies. Areas of congestion, safety concerns, deficiencies and impediments will be identified.
 - d. Traffic Data Collection. Existing traffic conditions will be documented for the weekday AM and PM peak hours from historical data and collecting turning movement counts at the following intersections and roadway segments during the AM (6AM-9AM), PM (4PM-7PM) and Saturday Midday (11:00AM-2:00PM) peak hours on a typical commuter weekday at the following intersections:
 - Route 9W at Shore Clove Road – **Saturday counts only**
 - Riverside Avenue at Shore Clove Road
 - Riverside Avenue at Harbor Pointe Drive – **Saturday counts only**
 - West Street at Girling Drive – **Saturday counts only**
 - Maple Avenue at West Street – **Saturday counts only**
 - Maple Avenue at Tor Avenue
 - Maple Avenue at Fairmont Avenue
 - New Main Street at Route 9W
 - New Main Street at Hudson Avenue
 - New Main Street at Clove Avenue
 - New Main Street at Maple Avenue

- i. Impacts for access and circulation will be analyzed based on whether or not turning radii or sight distance meet the minimum criteria using ITE industry standards.
- d. Describe potential impacts to character of surrounding streets and provide a qualitative analysis on the proposed construction truck route and its safety.
- e. Provide a parking analysis for conceptual uses on site. Various parking alternatives will be developed to address any identified parking supply, parking efficiency and operational issues.
- f. Discuss any temporary or permanent measures that may be required or become necessary.
- 3. Mitigation Measures
 - a. Discuss and evaluate mitigation measures for all identified significant adverse impacts. Mitigation measures will include but not limited to additional through and turn lanes, installation of traffic signals and other traffic controls, curb, sidewalk, turn restrictions, one-way operations, street closures or realignment, parking lot expansion, bike facilities, traffic calming, bus shelters and pedestrian safety measures and incentives to utilize mass transit and active public transportation.

M. Construction

- 1. Potential Impacts
 - a. Describe the construction schedule and construction phasing plan.
 - b. Discuss impacts on adjacent land uses associated with proposed construction activities, including access to the site for construction vehicles, effects of construction traffic on adjacent roadways, effects of construction noise on adjacent receptors, construction staging and management of fill export and import.
 - c. Provide a qualitative discussion of the potential dust impacts resulting from site preparation, and post-construction activities.
 - d. Provide a qualitative discussion of the construction-related impacts of noise, including a discussion of the Project's adherence to the Chapter 157, Noise, of the Haverstraw Village Code.
 - e. Provide proposed techniques for rock removal, should it become necessary during construction. Describe potential impacts to adjacent properties that could result from rock removal. Any required pre-blast surveys, photo/video demonstration, and seismic monitoring should be discussed.
- 2. Mitigation Measures
 - a. To minimize dust, the construction contractor would be required to develop and comply with a dust mitigation plan as part of the construction contract.

6. Alternative 6: Reduced Footprint Alternative. (Discuss an alternative where the project sponsor is unable to purchase one or more of the project parcels that are not currently owned by the project sponsor or Village of Haverstraw.)

Chapter 6 References

Provide listing of the various documents and information sources utilized in the preparation of the Draft EIS.