

The following table originally appeared within the AKRF review memorandum, dated July 14, 2021, and has been revised to identify where each comment has been addressed within the revised Part 3 EAF, last revised September 2, 2021; the table has also been updated to reflect the most current version of the Part 3 EAF Outline. Section IV-H, Traffic, was reviewed separately and was not included within the original AKRF review table.

Comments from AKRF memo dated July 14, 2021

1. Full Environmental Assessment Form (EAF) Expanded Part 3 Scope Outline dated July 1, 2021

All outstanding comments in the June 15, 2021 memorandum from AKRF, Inc. and Ron Gainer, PE, PLLC, have been addressed in the revised July 1, 2021 revision of the FEAF Expanded Part 3 Scope Outline appended to the Expanded FEAF. **Response Acknowledged.**

2. Part 3 of the Expanded FEAF (and Appendices)

The Applicant has submitted an expanded FEAF Part 3 in accordance with the “scope outline” accepted by the Planning Board at the June 17, 2021 meeting. The purpose of this review is to determine whether the Part 3 FEAF analysis generally follows the Scope Outline and whether all relevant information is presented and analyzed in a complete and understandable format.

The following table documents AKRF’s and RJG’s review of the completeness of the FEAF Part 3 as it relates to each technical area outlined in the scope agreed to by the Applicant. Note that substantive comments on the accuracy and responsiveness of the materials presented in the FEAF Part 3 and in the technical studies to the requirements set forth in the scope outline will be provided in a subsequent memorandum.

With regard to the organization of the document, we suggest the Part 3 FEAF be structured to more closely follow the alpha-numeric topics and subtopics set forth in the Scope Outline dated July 1, 2021. This will allow the reader to more easily compare the Part 3 Scope Outline with the Part 3 FEAF. Modification of the numbering scheme in the Scope Outline may also be required.

One suggestion would be to combine Section “III. THE NATURAL ENVIRONMENT - EVALUATION OF POTENTIAL IMPACTS” with Section “IV. THE HUMAN ENVIRONMENT - EVALUATION OF POTENTIAL IMPACTS” as this separation of topics is not included in the Part 3 Outline. The new Section III could be titled “III. EVALUATION OF POTENTIAL IMPACTS”. Additionally, the Part 3 FEAF should follow the scope outline by numbering and labelling each technical area of study and all of the related subsections (e.g., 2. Land, Use Zoning and Layout, a. through k.) consistent with the Scope Outline. This would also reduce the effort needed to match the Scope Outline with sections in the FEAF Part 3.

The body of the FEAF Part 3 should be revised to include the sections set forth in the table of contents where appropriate (e.g., I. FRONT END MATERIAL, II. SUMMARY, and III. EVALUATION OF POTENTIAL IMPACTS). **Response: This issue is resolved; the Scope and the document have been reconciled. See revised scope in Appendix B.**

Each Appendix should have a divider Page bearing the appropriate label to allow the reader to locate and distinguish between the different appendices. **Response: Acknowledged and addressed.**

II. Project Summary			
Part 3 Scope Outline Topics	Provided?	Notes	Response
a. Project location and description of existing conditions, including description of the existing site, past site disturbances and character of the surrounding area.	Partial	Map and List of adjoining properties included, but no description of character of surrounding area provided.	See highlighted revisions on Page 1
f. Describe the proposed action as it relates to the State Environmental Quality Review Act (SEQRA), identify the SEQRA classification (action type), discuss project phasing, the “build year/design year” (as applicable), and how the applicant intends on evaluating impacts relative to the existing condition, the hypothetical buildout of the 2005 GGCPDD plan, and the proposed action at full buildout.	Partial	No clear build year/design year identified for the “Full Campus Buildout” phase – text assumes a range of 5-15 years from 2024.	See highlighted revisions Page 6.
III-A. Land Use, Zoning, and Layout			
Part 3 Scope Outline Topics	Provided?	Notes	Response
f. In tabular form, provide a comparison of existing conditions, what was approved in accordance with the 2005 GGCPDD and what is proposed; provide numerical values to the extent possible so a comparison of impacts can be easily understood. Include items such as, but not limited to, the number of structures, gross floor area, maximum occupancy (including staff), number of events, hours of operation, water/sewer demand, number of parking spaces, number of peak traffic trips, tree removal, slope disturbance, wetland/wetland buffer disturbance, overall land disturbance, etc.	Partial	See Table 5 (Comparison Table). Items scoped but missing include staff count, peak traffic trips, tree removal, slope disturbance.	Table 5 has been revised to add requested items and are highlighted. Table 5 appears after Page 18.
h. Description of proposed buildings and structures, including size, scale, use, occupancy, proximity to neighboring parcels and uses and compliance with zoning. This will include a thorough discussion of the proposed lodging for artists and guests. Representative pictures or renderings of proposed buildings and structures will be provided and discussed.	Partial	-Text provided excludes details on proximity to neighboring parcels. -Compliance with zoning only mentioned for tent structure. -Pictures/renderings provided as “precedent” images (exhibits 46-51) but not discussed in this section.	See highlighted text on Pages 19-23.

i. Discussion of overall site capacity and ability to accommodate simultaneous activities and events (i.e. theatrical performances, weddings, and other events which may overlap).	Partial	Unclear from text if Saturday PM event hour (400 vehicles) accounts for overlapping theatrical performances, weddings, other events at full capacity.	See highlighted text on Page 23.
j. The portions of the subject property to be conveyed or otherwise protected for conservation will be discussed, including the anticipated conservation organization that will be involved in such conservation efforts. A comprehensive description of activities that are anticipated to be permitted/prohibited on the conserved lands will be provided. Reference to the open space/recreation section of the Part 3 EAF will be provided, as necessary	Partial	Missing full description of activities anticipated to be permitted on conserved lands. Text indicates this is to come from HHLT.	See highlighted text on Page 25.
k. Discuss mitigation measures, if needed.	No	No statement re: need for mitigation measures.	See highlighted text on Page 25.

III-B. Geology and Soils

Part 3 Scope Outline Topics	Provided?	Notes	Response
e. Discussion of potential impacts from rock removal on noise, air, visual and community character, vegetation (including the potential of fragmentation of habitats), and erosion.	Partial	Only noise addressed.	See highlighted text on Page 32.

III-C. Topography and Slopes

Part 3 Scope Outline Topics	Provided?	Notes	Response
d. Identify, quantify and map potential impacts to steep slopes (25% and greater) based upon the expected limits of disturbance.	Partial	Exhibits 17 and 18 omit limit of disturbance lines.	Limits of disturbance lines have been added to these exhibits, which have been renumbered 16 and 17, and appear after Page 33.

III-D. Vegetation and Wildlife

Part 3 Scope Outline Topics	Provided?	Notes	Response
a. Describe existing ecological communities on the subject parcel.	Yes		Pages 41-45, Table 11, Exhibit 18
b. List any rare, special concern, threatened, endangered, proposed and candidate plant or animal species, as well as significant natural communities and designated critical habitat, either located on or proximate	Yes		Pages 46-51, Tables 12-13

to the subject property based upon the New York State Department of Environmental Conservation (NYSDEC) Natural Heritage Program and the U.S. Fish and Wildlife Service Information for Planning and Consultation (IPaC) databases.			
c. Describe potential impacts to ecological and significant natural communities, designated critical habitat, as well as protected wildlife and plant species.	Yes		Pages 46-51
d. To the extent that portions of the subject property, which are currently undisturbed and are in a natural state, will be impacted by development activity and will result in the removal of mature/valuable vegetation, the applicant will be required to evaluate the conservation value of such areas and establish mitigation for the loss of said areas, if applicable and as necessary.	Yes		Pages 45-46, Exhibits 18-20
e. Discuss mitigation measures, if needed.	Yes		Page 51
III-E. Wetlands and Watercourses			
Part 3 Scope Outline Topics	Provided?	Notes	Response
c. Describe and quantify Town, State, and federally regulated wetland areas and Town and State regulated wetland buffer areas on the subject property.	Partial	All wetland and buffer areas are not quantified. Wetland boundary validation may be required.	See highlighted text on Page 53-54
d. Describe the existing dam, its existing condition and regulatory status. The applicant will identify and describe, to the extent known, anticipated modifications to the dam and resulting impacts, if any, on adjacent surface waters and wetlands.	Partial	Engineering evaluation of existing dam documenting improvements, impacts and regulatory status is outstanding.	See highlighted text on Page 56.

e. Describe and quantify wetland, wetland buffer, and floodplain disturbance and impacts.	Partial	Final impacts will be determined once the bridge design is finalized. Wetland boundary validation may be required.	See highlighted text on Page 53 and 55
g. Discuss permits required and mitigation measures, if needed.	Partial	Additional details related to permits is needed.	See highlighted text on Page 56 and Table 2.

III-F. Stormwater Management

Part 3 Scope Outline Topics	Provided?	Notes	Response
a. Describe the existing drainage patterns and discharge points of existing drainage systems.	Partial	Plan of existing/proposed drainage patterns should be provided.	See highlighted text on Pages 57-59, and Preliminary SWPPP in Appendix K.
b. Provide an initial assessment of stormwater runoff quantity and quality impacts based upon the existing condition and proposed development. Conceptually illustrate and describe the proposed stormwater management plan from increased stormwater runoff from various project components.	Partial	Conceptual illustration of proposed stormwater management plan not included (only references SWPPP to be developed).	An exhibit would not have provided sufficient information given reduced scale/size of paper. A preliminary SWPPP has been developed and is in Appendix K; see Site Development Plans
c. Describe Town and NYSDEC stormwater regulations and requirements that will be adhered to. While a Stormwater Pollution Prevention Plan (SWPPP) will not be required prior to a SEQRA determination, the applicant will provide a conceptual stormwater management design to demonstrate that compliance can be achieved; this will include preliminary sizing of required stormwater treatment measures to assure that said practices can be located where intended on site.	Partial	Development/calculations of the conceptual sizing of stormwater management facilities should be included, for review/evaluation.	See highlighted text on Pages 57-59, and Appendix K

IV-G. Utilities

Water Supply

Part 3 Scope Outline Topics	Provided?	Notes	Response
a. Describe and quantify daily water demand in the existing and proposed condition; identify existing and proposed well locations and regulatory requirements; provide a table to further explain and demonstrate how water demand/capacity values were determined.	Partial	Exhibit 24 should illustrate the location of well 6 (off-site); proposed well "A" obscured by labeling). Describe the status of well 6 (not referenced in Table 17). Well capacities should be identified.	Exhibit 29 (formally 24) has been revised to include the off site well information, and to clarify labeling of proposed Well "A". Table 16 indicates that Well 6 is off the Main Parcel and north of Philipse Brook Road. It is located on Exhibit 29. It is not part of the HVSF project. Well capacities are discussed within the

			groundwater budget analysis starting on Page 66
c. Discuss provisions for fire protection including an evaluation of National Fire Protection Association (NFPA) guidelines for required fire flows (existing and proposed) as well as those flows available from existing fire protection sources on the site.	No	No discussion of fire protection or NFPA guidelines in this section.	See highlighted text on Page 66.
d. Develop a water budget and assess impacts to the underlying aquifer to determine that a sufficient groundwater supply exists to support the proposed use. This evaluation shall include recharge of the aquifer from septic and stormwater management facilities. The purpose of this analysis is to ensure that project water usage will not result in significant water level drawdown of the existing and proposed on-site wells. The demands of existing development within the identified recharge area of the supply wells, as well as potential impacts to other nearby private wells, will be considered.	No	Water budget analysis not yet provided; no discussion on drawdown, recharge, impacts on- and off-site (i.e. pumping tests).	See highlighted text on 66-70.
e. Demonstrate compliance with Putnam County Department of Health regulations.	No	Not provided.	See highlighted text on Page 65.
f. Discussion of permits required and mitigation measures, if needed	No	No statement re: need for mitigation measures, or possible mitigation measures which could be employed to address off-site impacts.	See highlighted text on Page 71
Sanitary Sewage Disposal			
Part 3 Scope Outline Topics	Provided?	Notes	Response
f. Provide deep and percolation test results to demonstrate suitability of soils to accommodate septic.	No	Text should refer to percolation testing provided in Appendix E	See Page 65, Second paragraph.
i. Discussion of permits required and mitigation measures, if needed.	No	No statement re: need for mitigation measures.	See highlighted text on Page 71.

Energy			
Part 3 Scope Outline Topics	Provided?	Notes	Response
a. Describe existing and anticipated energy sources and change in the use of energy resulting from the project. Evaluate options to improve energy efficiency through design.	Partial	Energy provider not identified. Change in use of energy not quantified.	See highlighted text on Pages 70-71
b. Discuss mitigation measures, if needed	No	No statement re: need for mitigation measures.	See highlighted text on Page 71.
IV-I. Visual Resources and Community Character			
Part 3 Scope Outline Topics	Provided?	Notes	Response
g. The visual resource and community character analysis will be prepared to address the item contained within AKRF's June 15, 2021 memorandum to the Planning Board.	Partial	Discussion of leaf-off/on conditions and NYSDEC/NYS DOS documents needed.	See highlighted text on Page 79.
IV-J. Noise			
Part 3 Scope Outline Topics	Provided?	Notes	Response
a. Assess potential operational noise impacts on neighbors and surrounding uses when the facility is in full operation, including simultaneous on-site activities (theatrical performances, rehearsals, wedding events, restaurant use, etc.) and impacts associated with construction related noise. Prepare an acoustical survey in accordance with a memorandum from Jaume Soler of SoundArts to the Town of Philipstown Planning Board, dated May 24, 2021.	No	Noise Study is outstanding.	Noise Study has been completed and incorporated into the EAF. See section IV-J Noise starting on Page 83 and Appendix I: Noise.
b. Noise measurement locations shall be illustrated on a map and described in text (addresses will be provided, as applicable).	No	Noise Study outstanding.	See Exhibit 58 on Page 84.
c. The methodology for conducting the acoustical study shall be consistent with the Town's noise ordinance, (Section 175-36C).	No	Noise study outstanding.	See Page 84-85, Appendix I: Noise
d. Discuss mitigation measures, if needed.	No	Noise study outstanding.	See Pages 90-91 and Appendix I

IV-K. Cultural Resources			
Part 3 Scope Outline Topics	Provided?	Notes	Response
a. The applicant shall consult with the NYS Historic Preservation Office (SHPO) relating to potential impacts on historic and cultural resources and shall provide the findings of such consultation, including any written correspondence with said agency. This section will include an assessment of impacts to any resources as identified and directed by SHPO.	No	Applicant waiting on SHPO response	See Page 92, Appendix L: Correspondence.
b. Discuss mitigation measures, if needed.	No	Pending outcome of SHPO review	See Page 92.
IV-L. Open Space and Recreation			
Part 3 Scope Outline Topics	Provided?	Notes	Response
c. Discuss mitigation measures, if needed.	No	No statement re: need for mitigation measures.	See highlighted text on Page 95
IV-M. Construction			
Part 3 Scope Outline Topics	Provided?	Notes	Response
c. The applicant shall identify (by address/land use) any sensitive receptors subjected to the temporary construction impacts and the anticipated intensity and duration of those impacts through the buildout of the proposed action.	Partial	Nearby residential parcels mentioned by general location but not address. Addresses from Exhibit 2 should be specifically mentioned at work.	It is difficult and subjective to identify specific parcels by address; therefore, Impacts to residents are discussed generally on Page 98 and the highlighted text refers the reader to Section IV-J (Noise) for additional impacts to area residents.
d. Refer to Section 16, Human Health/Site Assessment, as applicable.	No	No reference provided but warranted due to planned Phase II investigation and possible measures needed to protect health/safety of workers onsite.	See highlighted text on Page 99,
e. Discuss mitigation measures, if needed.	Partial	Text eludes to Code requirements for noise and ESC for dust, but not definitively called out as mitigation.	See highlighted text on Page 99.

IV-N. Community Services and the Economy			
Part 3 Scope Outline Topics	Provided?	Notes	Response
a. Describe the emergency service agencies that serve the subject property and potential impacts, if any, to said agencies from the proposed development; the applicant shall meet with the fire department and other emergency service providers, as necessary, to discuss the project and to obtain input; a written account of any meetings will be provided.	Partial	Documented meeting with fire department but not police/EMS.	See highlighted narrative on Page 101-102, and letters in Appendix L.
d. Discuss mitigation measures, if needed.	No	No statement re: need for mitigation measures.	See highlighted text on Page 102
IV-O. Human Health Site Assessment			
Part 3 Scope Outline Topics	Provided?	Notes	Response
a. The applicant shall prepare a Phase I Environmental Site Assessment (ESA), the scope of which shall be prepared to the satisfaction of the Town's Consulting Planner and Town Engineer. Depending on the findings of the Phase 1 ESA, a limited Phase II ESA may be required within the proposed areas of disturbance and in proximity to the proposed well sites. The scope of any future Phase II ESA shall be made in consultation with the Town Consulting Planner and Town Engineer.	Partial	- Details of Phase II pending outcome of Phase I. As discussed with Applicant, Phase II sampling at maintenance building and golf course holes (not just in limits of disturbance) recommended.	The Phase I ESA and Phase II ESA are included in Appendix J and Section IV-O has been revised to reflect the findings and recommendations of the studies.
b. Discuss mitigation measures, if needed.	No	Need for mitigation pending outcome of Phase I/Phase II studies.	See text on Pages 113-116

Initial Comments on the Traffic Impact Study See annotated response to comments provided at the end of the Traffic Study located in Appendix F of the EAF

1. Further explain the development of the 16 percent COVID factor that was used to adjust the traffic counts for 2021 conditions (pre-pandemic conditions).
2. Provide the backup for the 0.76 percent growth factor used to develop future No Build traffic volumes.
3. The No Build projects should be listed in the summary of the traffic text.

4. The figure depicting the turning movements of internal truck movements and those at the driveway is not legible. Identify the truck used in the analysis on the graphic. Indicate if the analysis included a fire truck.
5. Indicate if the parking overflow areas are paved?
6. Describe, in more detail, how the parking demand number was developed.
7. Meetings with DOT and the police department to discuss the intersection of US Route 9/Snake Hill Road/Travis Corners Road should be scheduled. The first with DOT to determine if they will approve signalization of the intersection. If not, then a second with the police department to determine if they are willing and able to direct traffic at the intersection.
8. Describe the Jitney service -- frequency and size of the Jitney.
9. For the intersection of US Route 9/Snake Hill Road/Travis Corners Road, what is the 95th percentile queue for and what is the storage capacity of the left lane?
10. Describe how the 2.1-person per vehicle occupancy was determined and provide the backup.
11. Describe how the signalization of US Route 9/Snake Hill Road/Travis Corner Road would affect accidents at the intersection.
12. Describe the Event Management Plan in more detailed.
13. Provide the Synchro (capacity analysis) electronic files to the Town for review.
14. Indicate if the traffic signal at US Route 9/Snake Hill Road/Travis Corner Road would be visible to the surrounding homes.
15. If bus parking is to be provided, please provide the number of spaces in the TIS.

Once responses to the above comments are received from the applicant, a full assessment of project related impacts will be completed. Additional substantive comments may be provided as a result of that assessment.

RECOMMENDATIONS

At the July 15, 2021 Planning Board Meeting, we recommend that the Planning Board allow the Applicant to present the latest plans for the Proposed Project; provide a walkthrough of the EAF Part 3 organization/structure; and discuss Planning Board and consultant comments on the initial completeness review of the FEAF Part 3 as it relates to the Scope Outline agreed to by the Applicant.