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## NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR)

### DRAFT SCOPING DOCUMENT

For a Draft Environmental Impact Statement (DEIS)

FOR

### SCHIMPF SENIOR HOUSING

Town of Clarkstown, Rockland County, NY

SEQR Classification: Type 1

Lead Agency: Town of Clarkstown Planning Board  
10 Maple Avenue  
New City, New York 10956

Applicant: Western LLC  
73 Bardonia Road  
Bardonia, New York 10954

Document Prepared: April 20, 2016  
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LAND DEVELOPMENT • MUNICIPAL • STRUCTURAL • WATER RESOURCES • LAND SURVEYING

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## 1.0 Introduction

This draft Scoping Outline is intended to serve as the foundation for the identification of all potentially significant adverse impacts associated with the proposed action and possible mitigation measures. It is also intended to eliminate consideration of any impacts that are irrelevant or non-significant.

The applicant, Western LLC, is developing an 8.5 acre parcel as senior citizen housing in an R-22 zoning district.

## 2.0 Description of the Proposed Action.

The applicant, Western LLC, seeks to develop an 8.5 acre parcel of land into a 127 apartment unit for senior citizen housing complex in the Town of Clarkstown, Rockland County, New York. The property is located at the southeast corner of Parrott Road and Germonds Road. It is known as tax lot # 51.19-2-19 on the Town of Clarkstown Tax Maps. The last use of the property was as a landscapers' supply yard and nursery. The parcel is in the R-22 zoning district, which permits the senior citizen housing by special permit of the Planning Board. The neighboring properties include single family dwellings (R-22) and the Clarkstown Central School District Felix Festa Middle School and the Rockland Boards of Cooperative Educational Services (BOCES) main campus.

## 3.0 Potential Significant Environmental Impacts

Land  
 Surface Water  
 Groundwater  
 Flooding  
 Air  
 Plants and Animals  
 Agricultural Resources  
 Aesthetic Resources  
 Open Space and Recreation  
 Transportation  
 Energy  
 Noise, Odor and Light  
 Human Health  
 Community Plans  
 Community Character  
 Utilities

## 4.0 General Scoping Considerations

Unless otherwise directed by this Scoping Document, the provisions of 6 NYCRR 617.9(b) apply to the content of the DEIS and are incorporated by reference.

The DEIS will assemble relevant and material facts, evaluate reasonable alternatives, and be analytic but not encyclopedic. The DEIS will address only those potential significant adverse environmental impacts that can be reasonably anticipated and/or have been identified in the scoping process. The DEIS should not contain more detail than is appropriate considering the nature and magnitude of the proposed action and the significance of its

potential impacts. Highly technical material will be summarized and, if it must be included in its entirety, will be referenced in the statement and included in an appendix.

Narrative discussions will be accompanied by illustrative tables and graphics as appropriate. All graphics will clearly identify the project area. Footnotes may be used as the form of citing references. Opinions of the applicant will be identified as such.

Full scale plans will accompany the DEIS as an appendix and reduced copies of pertinent plan sheets and details will be included in the text of the DEIS. The documents shall contain plans, reports, and studies meeting prevailing federal, State, and Town criteria with respect to all disciplines of study as well as Town of Clarkstown site plan standards.

## 5.0 **DEIS Contents**

- 5.1 Cover Sheet
- 5.2 Table of Contents
- 5.3 Executive Summary
  - 5.3.1 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 all approvals and permits required, and of the alternatives to the proposed action that are evaluated in the DEIS.
- 5.4 Description of the Proposed Action
  - 5.4.1 A concise description of the proposed action, its purpose, public need and benefits, including social and economic considerations.
- 5.5 Site Location and Description.
  - 5.5.1 A written and graphic description of the location of the project site in the context of the Town of Clarkstown.
  - 5.5.2 Description of the environmental setting of the site and the natural resources identified thereon.
  - 5.5.3 Identification of any easements, rights-of-way, restrictions, special district boundaries or other legal devices affecting the subject properties' development potential.
  - 5.5.4 Description of the existing infrastructure serving the project sites and/or its immediate environs.
- 5.6 Proposed Action.
  - 5.6.1 Written and detailed description of the proposed action, including the proposed use, acreage of impervious area proposed, acres of land to be cleared, open space to be provided, proposed schedule and phasing of construction, infrastructure ownership and maintenance. Small-scale plans will be provided in the DEIS for illustrative purposes.
  - 5.6.2 Identify zoning and describe existing land uses applicable to the project site.
  - 5.6.3 Discuss compliance with all Zoning and Site Plan Approval standards and other criteria set forth by the Town of Clarkstown Code. The DEIS shall identify 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.
  - 5.6.4 Discuss the compatibility of the proposed land use with the character and development trends in the nearby area.
- 5.7 Project Purpose and Need
  - 5.7.1 Discuss the purpose or objective of the project sponsor.

- 5.7.2 Identify the public need for the proposed action, including its consistency with adopted policies and/or plans as set forth within adopted community land use and development plans.
- 5.8 Approvals, Reviews and Permits
- 5.8.1 List and describe all required approvals, reviews and permits required, by agency, to implement the proposed action.
- 5.9 As of the date hereof, the following approvals, reviews and permits have been identified. In addition, the following interested agencies have been identified.
- 5.10 Involved Agencies:

<u>Agency</u>	<u>Approval Required</u>
Town of Clarkstown Planning Board	Site Plan Approval and Special Permit Approval for Senior Citizen Housing, buffer reduction requests
Town of Clarkstown Zoning Board of Appeals	Variance approval required for less than the required front yards.
Town of Clarkstown Architecture and Landscaping Commission	Approval of architectural plans and Landscaping and Lighting Plans.
Town of Clarkstown Building Department	Building Permits
Town of Clarkstown Department of Environmental Control	Review of technical submissions, MS4 concurrence
Town of Clarkstown Highway Department	Road Opening Permit
Rockland County Highway Department	Highway Work Permit for road connections and utility connections to Germonds Road (Rockland County Route 27)
Rockland County Health Department	Water Main Extension Approval, Sewer Main Extension Approval, Mosquito Control Permit
Rockland County Sewer District No. 1	Sanitary Sewer connection permit
New York State Department of Environmental Conservation	SPDES General Construction Permit
United States Army Corps. of Engineers	Jurisdictional Determination of onsite Federal Wetlands, Nationwide Permit 29 for Residential Development

Interested Agencies

Rockland County Planning Department  
 Clarkstown Central School District  
 Town of Clarkstown Historical Review Board  
 SUEZ New York

Orange and Rockland Utilities  
 West Nyack Fire Department  
 Nanuet Community Volunteer Ambulance Corps.

## **6.0 Potential Environmental Impacts.**

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 Scoping Document (Full Environmental Assessment Form questions checked by the Lead Agency to indicate that “Moderate to large impact may occur”). The format of the DEIS will be such that each issue identified will be discussed in the respective section describing the existing setting, impacts, and mitigation. The categories listed are consistent with the Environmental Assessment Form Part II.

### **1. Impact on Land**

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Full EAF Part I. D.1, Future references are to the Full EAF submitted in this action, unless otherwise stated.). Soil tests will be performed to determine the soil classification(s), depth of water table, depth to rock and percolation rate(s).

- a. Describe potential impacts that may occur should the proposed action involve construction on land where depth to water table is less than 3 feet, as well as mitigation measures, as necessary.
- e. Describe potential impacts that may occur should the proposed action involve construction that continues for more than one year or in multiple phases, as well as mitigation measures, as necessary.
- f. Describe mitigation measures to be implemented for soil erosion and sediment control developed in accordance with Article II of Chapter 249 of the Town of Clarkstown Code, New York State Standards and Specifications for Erosion and Sediment Control, as amended, and the New York State Department of Environmental Control (NYSDEC) State Pollution Discharge Elimination System (SPDES) for Discharges from Construction Activity, General Permit GP-0-15-002.

### **2. Impact on Geological Features**

No identifiable potential large impacts are expected to occur.

### **3. Impact on Surface Water**

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes) (See Part 1. D.2, E.2.h). The site contains an onsite stream as well as federally regulated wetlands.

Surface water features shall be mapped and described, including but not limited to all NYSDEC protected streams and waterbodies, federally-regulated wetlands, state-regulated freshwater wetlands, and the 100-year floodplain. The description shall include the classification of all NYSDEC-regulated waterbodies, streams, and wetlands. These features shall be shown on a map of surface water resources. The direction of surface water flow within and between surface water bodies shall also be described and mapped.

- a. Discuss the stormwater plan for the site and any potential impacts that may occur due to the construction. Discuss how zero net increase in runoff will be achieved.

- d. Describe potential impacts that may occur as a result of construction within or adjoining a freshwater wetland, as well as mitigation measures.
- e. Describe potential impacts that may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments, as well as mitigation measures, as necessary.
- h. Describe potential impacts that may occur as a result of soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies, as well as mitigation measures.
- i. Describe potential impacts to the water quality of any water bodies within or downstream of the site of the proposed action, including the onsite stream and the federally regulated wetlands, as well as mitigation measures.
- j. Describe potential impacts that may occur as a result of the application of pesticides or herbicides in or around any water body, including the onsite stream and the federally regulated wetlands, as well as mitigation measures.

#### **4. Impact on Groundwater.**

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to groundwater or an aquifer. (See Part 1.D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

Important aquifers will be identified and described.

- a. Describe potential impacts that may occur as a result of the proposed action requiring new water supply wells, or additional demands on supplies from existing water supply wells.

#### **5. Impact on Flooding.**

The proposed action may result in development on land subject to flooding. (See Part 1.E.2). The site contains a non-regulated stream as well as federally regulated wetlands.

Surface water features shall be mapped and described, including but not limited to all NYSDEC protected streams and waterbodies, federally-regulated wetlands, state-regulated freshwater wetlands, and the 100-year floodplain. The description shall include the classification of all NYSDEC-regulated waterbodies, streams, and wetlands. These features shall be shown on a map of surface water resources. The direction of surface water flow within and between surface water bodies shall also be described and mapped.

- d. Describe potential impacts that may occur as a result of modifications of existing drainage patterns.
- e. Describe potential impacts from the proposed action that may change flood water flows that contribute to flooding, as well as mitigation measures.

#### **6. Impacts on Air**

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g)

- f. Other Impacts: Construction equipment emissions. Discuss potential impacts on the surrounding properties as a result of the construction of the project, as well as potential mitigation measures.

## 7. Impact on Plants and Animals

The proposed action may result in loss of flora or fauna (See Part 1.E.2. m.-q.).

A flora and fauna report will be prepared, describing the predominant species that occupy or use the project site.

- g. Discuss the potential that the proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.

## 8. Impact on Agricultural Resources

The proposed action may impact agricultural resources (See Part 1.E.3.a.and b)

Describe the previous agricultural use of the property.

- e. Discuss the potential that the proposed action may disrupt or prevent the installation of an agricultural land management system, and any associated impacts.

## 9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part I. E.1.a, E.1.b, E.3.h.)

The proposed action will be visible from the immediate surrounding areas. Cross sections, photo simulations and other analyses will be prepared to illustrate the changes in the view shed that will occur as a result of the project.

- c. Discuss the potential that the proposed action may be visible from publically accessible vantage points year round. Photo simulations will be prepared, digitally rendering the proposed development into the current landscape.
- d. Discuss the potential that the proposed action will be viewed during routine travel by residents, to and from work, as well as recreation or tourism based activities. Photo simulations will be prepared, digitally rendering the proposed development into the current landscape.

## 10. Impact on Historic and Archeological Resources

No identifiable potential large impacts are expected to occur.

## 11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.

(See Part I.C.2.c, E.1.c., E.2.q.)

- a. Discuss the potential that the proposed action may result in the impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.

## 12. Impact on Critical Environmental Area

No identifiable potential large impacts are expected to occur.

### 13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. (See Part I.D.2.j)

A traffic report will be prepared to discuss existing conditions and evaluate intersections where level of service may be impacted by changes in volumes as a result of the proposed action. The report of findings will include text, tables, and figures along with the appropriate appendices.

The existing conditions section will contain a description of area roadways and will include roadway conditions, pavement widths, pavement markings, number of travel lanes, locations of sidewalks and curbing, site access consideration, traffic control, on-street parking regulations, posted speed limit, adjacent land uses, and who maintains each roadway. The following roadways will be included:

- Germonds Road;
- Parrot Road;
- McCarthy Way;
- New York State Route 304;
- Strawtown Road; and,
- Nearby local roadways.

Turning movement traffic counts will be conducted at nearby intersections to identify current traffic patterns and volumes during the typical weekday morning and weekday afternoon commuter/School peak periods. Based on the results of the traffic counting program the peak hour volumes will be identified and graphically illustrated. These traffic counts will be conducted at the following STOP sign controlled intersections:

- Germonds Road at Parrot Road;
- Parrot Road at Amethyst Court/Clarkstown Central School Bus access drive;
- Parrot Road at Felix Festa Middle School access drive;
- Parrot Road/McCarthy Way at BOCES High School Ramapo Road access drive;
- Parrot Road at McCarthy Way; and,
- McCarthy Way at BOCES High School Clarkstown Lane.

To capture and identify both commuter and School-related traffic on area roadways, the traffic counts will be conducted during the following time periods:

- Weekday morning – 7:00 to 9:00 A.M.; and,
- Weekday mid-afternoon – 2:00 to 6:00 P.M.

In addition to the manual traffic counts noted above, an automatic traffic recorder (ATR) will be installed along Parrot Road in the immediate vicinity of the site traffic to identify hourly and directional traffic volumes if data is not available to verify that the manual traffic counts represent peak hour volumes.

This ATR will also identify the 85<sup>th</sup> percentile speed of motorists traveling on this roadway. This information will be used to identify the required intersection sight distance (ISD) needed at the proposed access drives.

The results of the traffic counting program will identify the peak hour volumes for both the weekday morning and weekday afternoon peak hours.

*No-Build Traffic Volumes* – The 2014 traffic volumes will be expanded to reflect a 2016 base condition for each of the intersections and the two peak hours noted above. These volumes will be expanded by an appropriate growth rate, based on further discussions with the County and others. In addition to the growth, traffic for any other planned or proposed development in the immediate vicinity of the subject property, which will add traffic to the Study Area intersections, will be identified. Traffic related to these other developments will be added to the Study Area intersections for both the weekday morning and weekday afternoon peak hours.

*Estimation of Site-Generated Traffic* – Estimates for site traffic generation for the proposed 129 senior citizen, attached, residential units will be based on trip generation rates provided by the Institute of Transportation Engineers (ITE) and published in “Trip Generation” 9<sup>th</sup> Edition, 2012. This information will be provided in a table format to represent a weekday morning and weekday afternoon peak hour condition and identify the entering and exiting levels of site traffic.

*Distribution and Assignment of Site-Generated Traffic* – Distribution and assignment of site-generated traffic will be based on an evaluation of the results of the traffic counting program, as described above. The results of the traffic counts will identify traffic patterns on area roadways and at each of the Study Area intersections.

*Build Traffic Volumes* – Build traffic volumes will be developed by adding the site traffic generation, as described above, to the 2016 no-build traffic volumes. These volumes, when combined, will represent a 2016 no-build traffic condition.

*Traffic Analysis* – Capacity analyses will be completed for each of the intersections noted above for an existing, no-build and build condition, as appropriate. The analyses will be based on a SYNCHRO computer model, which is based on procedures provided by the Transportation Research Board (TRB) and the Highway Capacity Manual (HCM), which was published in 2010. These models are standard and typically required and accepted by the Town of Clarkstown, Rockland County Department of Highways and the NYSDOT.

*Accident Experience* – Accident data will be obtained from either the Town of Clarkstown or NYSDOT for each of the Study Area intersections and roadways included in this Study Area. This data will be requested for the most recent three-year period.

*Pedestrian Safety* – Based on a review of area roadways, location of crosswalks and sidewalks and the level of pedestrian activity due to the number of Schools in the immediate vicinity of the site, this evaluation will also offer findings of overall general pedestrian safety.

#### **14. Impact on Energy**

The proposed action may cause an increase in the use of any form of energy. (See Part 1.D.2.k)

Describe the existing utility infrastructure serving the site.

- b. Discuss any potential impacts to the existing utility infrastructure, as the proposed action will require the creation of extension of the energy transmission or supply system to serve more than 50 residences.
- c. Discuss any potential impacts that may result as the proposed action may utilize more than 2,500 MWhrs per year of electricity.
- d. Discuss any proposed impacts that may result as the proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.

### **15. Impact on Noise, Odor, and Light**

The proposed action may result in an increase in noise, odors, or outdoor lighting.  
(See Part 1.D.2.m., n., and o.)

Describe the existing and surrounding properties current uses and background noise, odor and light levels.

- d. Discuss potential impacts as the proposed action may result in light shining onto adjoining properties.
- e. Discuss potential impacts as the proposed action may result in lighting creating sky-glow brighter than existing area conditions.
- f. Discuss potential impacts related to odors as a result of the construction of the project, as well as potential mitigation measures.

### **16. Impact on Human Health**

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

- a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community. To the extent that they exist, these facilities will be located on a vicinity map.
- i. The proposed action will result in an increase in the rate of disposal, or processing, of solid waste, however no construction or modifications of the existing solid waste management facility are anticipated. Any potential impacts to Human Health will be discussed.

### **17. Consistency with Community Plans**

The proposed action is not consistent with adopted land use plans. (See Part 1.C.1, C.2. and C.3.)

- a. Discuss potential impacts as the proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).
- c. Describe the existing land uses on the site and in the surrounding neighborhood, including proposed projects in the vicinity. Discuss the project's compatibility with the goals and policies set forth in the Town of Clarkstown's Comprehensive Plan. Discuss the permitted uses and the proposed development of the Site. Discuss the compatibility of the proposed project with the surrounding neighborhood and land uses. Discuss potential impacts due to inconsistencies with the Town's Comprehensive Plan. Discuss appropriate and applicable mitigation measures due to the proposed project.

- e. Discuss potential impacts as the proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.
- f. Discuss potential impacts as the proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.

### **18. Consistency with Community Character**

The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3)

- b. Discuss potential impacts as the proposed action may create a demand for additional community services (e.g. schools, police and fire). A fiscal analysis, to include projected tax revenues to the Town of Clarkstown and the Clarkstown Central School District, will be prepared. No additional demands on the schools is anticipated, as the proposed development is a Senior Citizen Housing project.
- e. Discuss the proposed action and it's consistency with the predominant architectural scale and character.
- f. Discuss the proposed action and it's consistency with the character of the existing natural landscape.

### **19. Impact on Utilities**

#### **A. Water Supply**

The proposed water supply for the Project shall be described. The description shall include the potential water supply sources, including but not limited to groundwater and connection to the existing SUEZ system. In addition, the description shall include the capacity of those sources, average daily demand of the Project, and necessary infrastructure improvements.

Water Supply System Design: The preliminary design for the proposed water supply system described. The preliminary design shall also be provided on a drawing that shows the proposed water supply infrastructure, including the locations of the water supply source(s) and likely water main routes.

#### **B. Wastewater Disposal**

Describe the existing sanitary sewer flows and conveyance in the surrounding area, as well as the capacity of the existing wastewater treatment plant.

Describe the proposed onsite sanitary sewer system, and the means of connection to the existing municipal sanitary sewer system. Project the average daily and peak daily water and resulting wastewater flows. Discuss the receiving system's ability to accept and treat the projected flows from the project.

Discuss mitigation measures to address identified potential impacts, including any improvements to the existing sanitary sewer system.

## **C. Solid Waste and Recycling**

Describe the existing solid waste facilities that serve the area and its capacity to serve the proposed project.

Describe the proposed on-site collection storage enclosures and locations for garbage and recycling. Estimate amount of solid waste to be generated by the proposed project.

Discuss mitigation measures to address identified potential impacts, including any improvements to the existing solid waste facility.

## **7.0 Alternatives**

This section of the DEIS will evaluate and compare alternatives to the proposed action, which are listed below. The evaluation and comparison will include a conceptual subdivision plan and a tabular comparison of quantified impacts in addition to text. The tabular quantification will include, at a minimum, impacts on vegetation by type, wetlands, surface waters, water demand by type, wastewater flows, and total area of disturbance.

The following alternatives will be studied:

- A. The “No Action” Alternative as required under 6 NYCRR 617.9.b.5. In consideration of the no-action alternative, a discussion should be provided that evaluates the potential designation and use of the site as permanent and publicly-accessible open space or parkland.
- B. A Conceptual Subdivision Alternative for the parcel, without the Senior Citizen Housing component, designed in accordance with only single family homes, and to the maximum density(ies) permitted under existing zoning controls.
- C. A Site Plan for Senior Citizen Housing, conforming with existing bulk requirements for the Special Permit, with no variance requests.

## **8.0 Unavoidable Adverse Impacts**

This section of the DEIS shall list the long-term, permanent impacts that are likely to occur despite mitigation measures, and shall compare in summary form the beneficial and adverse implications of these unavoidable impacts. The DEIS shall also include a discussion of short term, temporary construction impacts.

## **9.0 Growth Inducing Impacts**

This section shall assess and analyze, together with the impacts of the Proposed Action, whether additional off-site growth would be stimulated, where this growth would occur and the type and magnitude of growth anticipated.

## **10.0 Irreversible or Irretrievable Commitment of Environmental Resources**

Identify natural and man-made resources consumed, converted or otherwise made unavailable for future use as a consequence of the Proposed Project.

## 11.0 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 the adopted Scoping Document and other relevant SEQR documents, and relevant correspondence.

## 12.0 Distribution

A copy of this document will be sent to the following:

### Lead Agency

Town of Clarkstown Planning Board  
10 Maple Avenue  
New City, NY 10956

### Involved Agencies

Town of Clarkstown Planning Board  
10 Maple Avenue  
New City, NY 10956

Town of Clarkstown Zoning Board of Appeals  
10 Maple Avenue  
New City, NY 10956

Town of Clarkstown Architecture and Landscaping Commission  
10 Maple Avenue  
New City, NY 10956

Town of Clarkstown Building Department  
10 Maple Avenue  
New City, NY 10956

Town of Clarkstown Department of Environmental Control  
10 Maple Avenue  
New City, NY 10956

Town of Clarkstown Highway Department  
10 Maple Avenue  
New City, NY 10956

Rockland County Health Department  
50 Sanatorium Road, Building D  
Pomona, NY 10970

Rockland County Sewer District No. 1  
4 Route 340  
Orangeburg, NY 10962

New York State Department of Environmental Conservation  
Region 3  
21 South Putt Corners Road  
New Paltz, NY 12561

Unites States Army Corps. of Engineers  
New York District  
Jacob K. Javitz Federal Building  
26 Federal Plaza, Room 1937  
New York, New York 10278-0090

Interested Agencies

Rockland County Planning Department  
50 Sanatorium Road, Building T  
Pomona, NY 10970

Clarkstown Central School District  
62 Old Middletown Road  
New City, NY 10956

Town of Clarkstown Historical Review Board  
10 Maple Avenue  
New City, NY 10956

SUEZ New York  
360 West Nyack Road  
West Nyack, NY 10994

Orange and Rockland Utilities  
390 W Route 59  
Spring Valley, NY 10977

West Nyack Fire Department  
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