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March 10, 2014

Via E-Mail – tmiller@timmillerassociates.com

Tim Miller Associates, Inc.
10 North Street
Cold Springs, New York 10516

Re: Proposed Annexation of 507 Acres from the Town of Monroe to the to Village of Kiryas Joel

Dear Sir or Madam:

Despite the inclement weather and the community's many calls seeking for its postponement, a Public Scoping Session was held on March 3, 2015, with regard to the matter above-captioned. Based upon the Draft Scoping Outline of February 6, 2015 and information received from its community members, the Village of Woodbury, New York (the "Village") remains interested in maintaining its status as an Interested Agency, as permitted by law, to receive all communications and contacts with regard to this matter. The Village reserves all other objections (including but not limited to illegal segmentation, SEQRA procedural violation, and constitutional concerns), which will be addressed in the appropriate venue. Moreover, concerning the Draft Scoping Outline, we believe that the following impacts are not adequately addressed in the proposed Scope and should be incorporated appropriately. The following impacts should be more specifically identified and studied, as well as the anticipated impacts ascertained with appropriate proposed mitigation measures:

I. DESCRIPTION OF PROPOSED ACTION

This section should better provide a full description of the proposed action, with the approximate 507 acres of territory comprising 177 lots from the Town of Monroe to the Village of Kiryas Joel with regard to this proposed Annexation (the "Project"), including any proposed zoning through text, maps, sketches, and/or photographs, as necessary: The Project Description, the Project Purpose, Need and Benefits as well as the Approvals provided is not sufficient. The Applicant should expand its proposed draft scope outline to include these issues so that further comment can be provided.

II. ENVIRONMENTAL SETTING AND ANTICIPATED IMPACTS AND PROPOSED MITIGATION MEASURES

For each of the different environmental issues listed below, there should include a discussion of the existing environmental conditions, potential significant adverse or beneficial impacts related to the Proposed Action, and potential mitigation measures for significant adverse impacts identified. The discussion of potential impacts shall include a description of the specific methodology used to compute potential impacts, including identification of all assumptions upon which such analysis is based and the basis for such assumptions. For purposes of determining needed mitigation associated with the Proposed Action and Project, comparisons shall be made between "Existing Conditions" and "Potential Impacts" and between the "No Build" alternative and "Potential Impacts." The subheadings presented under each impact issue below represent items of specific interest that should be addressed. Some topics may require quantitative or similarly detailed analyses, while other topics may require a less intensive narrative discussion.

A. Land Use and Zoning

1. Existing Conditions
    a. Describe existing land uses and zoning district designations at the Project.

    b. Describe existing land uses and zoning district designations in the surrounding area (within three (3) miles of the Project).

    c. Describe relevant recommendations from the Comprehensive Plan, and relevant Orange County reports and plans, if any.

2. Potential Impacts
    a. Describe Project's compliance with existing zoning standards, including area, bulk, and off-street parking with and without annexation.

    b. Describe relationship of Project to surrounding uses and compatibility of the proposed Project with the existing land use pattern with and without annexation.

    c. Describe compatibility of proposed Project with the recommendations of relevant municipal planning documents with and without annexation.

3. Mitigation Measures
    a. Describe buffers and any operational features to avoid, minimize or mitigate potential impacts to surrounding land uses with and without annexation.

    b. Describe mitigation measures for any development such as in the Village of Kiryas Joel (the "development") with and without annexation.

B. Demographics and Fiscal Resources

1. Existing Socio-Economic Conditions – Demographic, Fiscal, and Socio-Economic
    a. Identify current property taxes by taxing jurisdiction.

    b. Identify the current socio-economic conditions for all municipalities within ten (10) miles of the Project.

    c. Identify average existing household size and average taxable income per household.

2. Anticipated Socio-Economic Impacts – Demographic, Fiscal, and Socio-Economic – Without and With Annexation
    a. Identify and examine direct and indirect impacts on local population displacement, population growth, housing, and economic activities.

    b. Identify impact on existing community and neighborhood character.

    c. Identify and evaluate impact of direct (primary) and indirect (secondary) displacement of residents and businesses.

    d. Identify changes in community demographics and household size.

    e. Identify and evaluate additional demands for public services and benefits.

    f. Identify and evaluate changes in employment, income levels, and housing values.

    g. Identify and evaluate changes in aesthetic quality of community.

    h. Identify direct and indirect impacts on neighboring population composition and distribution.

    i. Identify anticipated additional public-funded needs and benefits.

    j. Provide estimate of anticipated property tax revenue to be generated by any development within the Project using such development similar to the Village of Kiryas Joel.

    k. Identify other tax revenues, including, but not limited to, sales taxes and fees, projected to be generated by any development within the Project using development similar to the Village of Kiryas Joel.

    l. Provide estimate of potential increased municipal costs, if any, associated with providing municipal services to any development within the Project using development similar to the Village of Kiryas Joel.

m. Summarize any other benefits and disadvantages accruing to any municipality within ten miles of the Project.

3. Mitigation Measures
   a. Describe mitigation measures for any impacts from the foregoing.

   b. Identify impacts that cannot be mitigated

C. Community Services and Facilities

a. Schools
   i. Existing Conditions
      1. Describe location, capacity and enrollment of existing schools in the Monroe Woodbury School District and Kiryas Joel School District.

      2. Generally describe conditions in school districts within ten (10) miles of the Project.

   ii. Anticipated Impacts
      1. Discuss the potential for the proposed development to attract new residents to the area and, thus, to generate additional school children in the Monroe-Woodbury District and Kiryas Joel School District and in other nearby districts.

      2. Describe the anticipated magnitude, if any, of potential school enrollment increases and impacts on school district capacities and budgets.

   iii. Mitigation Measures
      1. Describe tax revenue generation from any such proposed development at the Project that would be realized by any school district.

b. Police
   i. Existing Conditions
      1. Describe local Police Departments staffing and location relative to the Project.

      2. Identify other County and State police resources available to serve the Project.

   ii. Anticipated Impacts
      1. Evaluate increased demand for police services and potential for increased costs, if any, based on experience within the Village of Kiryas Joel and the specific characteristics of the subject location.

iii. Mitigation Measures
1. Describe measures to mitigate any of the foregoing impacts.

2. Describe tax revenue generation that could be utilized to fund additional police presence.

c. Fire and EMS
i. Existing Conditions
1. Identify Fire Department and Ambulance Corps staff size, apparatus, and organizational structure.

2. Identify locations of fire and ambulance stations relative to the project.

3. Analyze current water supply and capacity for fire-fighting purposes.

ii. Anticipated Impacts
1. Evaluate increased demand for services and potential for increased costs, if any regarding any development within the Project.

2. Analyze the adequacy of emergency access to the Project following any such development in relation to the requirements of the New York State Fire Code.

3. Identify source of water supply and evaluate pressure and required storage volumes regarding any development within the Project.

4. Identify if any special equipment is needed regarding any development within the Project that is not presently needed.

iii. Mitigation Measures
1. Describe mitigation measures for the foregoing.

2. Describe any additional tax revenue generation that would help to support fire and ambulance services.

d. Solid Waste
i. Existing Conditions
1. Describe existing or past solid waste generation and collection arrangements for uses on the Project.

ii. Anticipated Impacts
1. Describe potential increase in solid waste and recyclable material generation for any development within the Project.

2. Describe proposed method of solid waste and recyclable storage and collection for any development within the Project.

3. Describe garbage and refuse collection practices and facilities to be utilized for any development within the Project.

iii. Mitigation Measures

1. Appropriate measures to be described if any potential impacts are identified.

D. Traffic and Transportation

1. Existing Conditions

iv. Vehicular Traffic and Circulation.

1. The inventory shall, at a minimum, identify the number of travel lanes, roadway and pavement conditions, pavement markings, traffic control, posted speed limits, on-street parking, pedestrian, bicycle and transit facilities, maintenance responsibilities, and other pertinent information necessary to complete the traffic analysis from any such development of the Project.

2. Provide a detailed inventory of intersections on the above roads, as well as driveways serving the Project and properties across from or adjacent to existing or proposed Project access points. The inventory shall include, at a minimum, a description of the number of travel lanes, pavement markings, traffic control, on-street parking, pedestrian, bicycle and transit facilities, maintenance responsibilities from any such development at the Project.

3. Provide manual traffic volume surveys (including trucks and buses), which shall be conducted during appropriate weather conditions on typical Friday from 3:00 p.m. to 6:00 p.m. and Sunday from 12:00 to 3:00 p.m. for any such development. The times selected for such counts shall be confirmed by the conduct of an Automatic Traffic Recorder (ATR) count for one week. The above-described manual surveys, which will also document any pedestrian and bicycle activity and shall be conducted at all relevant intersections based upon the results of the field surveys, identify the peak hour volumes for each intersection providing access to the Project. The peak hour volumes shall be graphically illustrated on individual figures for each peak hour. The report text and accompanying figures shall identify the

time and date of the field surveys.

4. Provide accident history data based upon information obtained from the NYSDOT and others for each of the intersections within three (3) miles from the Project, and for roadway segments in between, for the most recent three-year period. The results of this analysis shall identify the number of accidents by location, type of accident, date, weather conditions, roadway conditions, probable cause and other pertinent information. The results of this analysis shall be included in the overall analysis of intersections and consideration shall be given to potential impacts to area road safety due to the proposed development.

5. Provide existing levels of service for intersections within three (3) miles from the Project based upon the results of capacity analyses for each of the peak hours for the proposed development. The analyses shall be based on the latest computer program available from the Transportation Research Board (TRB) and based on the "Highway Capacity Manual" (HCM). Synchro analysis is the preferred computer program. Results of the capacity analyses for existing conditions shall be shown in a tabular form and provide the Level of Service by lane group, vehicle delay in seconds and, where appropriate, the overall intersection Level of Service and vehicle delay.

6. Describe existing pedestrian and bicycle traffic within three (3) miles from the Project. Describe the existing conditions for pedestrians and bicyclists within three (3) miles from the Project.

7. Identify the volume and time of existing school bus activity within three (3) miles from the Project.

v. Public Transportation

(1) Identify and discuss availability of public transportation services within ten (10) miles from the Project.

vi. Project Access

(1) Identify and describe any existing Project access driveways (with reference to a map).

(2) Identify and describe any existing intersection sight distance at the Project driveways.

e. Potential Impacts

i. Vehicular Traffic and Circulation.

1. Identify, discuss and analyze a "no-build development" traffic volume. Provide a future "no-build" analysis of projected traffic, on-street parking, pedestrian and bicyclist conditions for the intersections within three (3) miles from the Project above based upon application of an appropriate growth rate to the baseline traffic volumes as well as the addition of traffic for other planned or proposed developments. The future "no-build" traffic volumes will include traffic volumes from any projects within ten (10) miles of the Project recently approved, with presently filed applications, or currently under review which are anticipated to add traffic through the study intersections. The no-build traffic volumes will also be based on a general growth rate to account for anticipated, non-development-specific traffic growth over time. These volumes shall be graphically shown for each of the peak hours.

2. Provide and discuss results of capacity analyses for future no-build conditions calculated. Capacity analyses shall be completed for each of the intersections above for the "no-build" condition and for each of the peak hours listed above. These analyses shall follow the same format followed for the "Existing Conditions" analysis. Results of the capacity analyses for "no-build" conditions shall be shown in a tabular form and provide the Level of Service by lane group, vehicle delay in seconds and, where appropriate, the overall intersection Level of Service and vehicle delay.

3. Identify the number of trips anticipated to be generated by any proposed development during the peak hours listed above, accounting for the various program components providing detailed information of the sources on which the trip generation is based. Since Institute of Transportation Engineers (ITE) data may be not readily available, it is recommended that traffic surveys of the Village of Kiryas Joel be used as the basis for the traffic projections.

4. Identify the distribution and assignment of projected vehicular trips to and from the Project, providing detailed information of the assumptions on which the arrival and departure distributions are based. Information such as population data within the Village of Kiryas Joel shall be used in developing the distribution and assignment.

5. Based upon the addition of traffic from the "no-build" condition to the traffic projected for the Project,

undertake capacity analyses shall for each of the intersections listed above. Results of the capacity analyses for conditions as currently within the Village of Kiryas Joel shall be shown in a tabular form and provide the Level of Service by lane group, vehicle delay in seconds and, where appropriate, the overall intersection Level of Service and vehicle delay.

6. Compare the results of capacity analyses for future build traffic conditions as noted above to the capacity results for existing and no-build traffic conditions to identify where such developments within Project would have a significant adverse impact on traffic operating conditions.

7. Evaluate potential impacts on pedestrian and bicycle circulation in the one (1) mile vicinity of the Project.

ii. Public Transportation
   1. Discuss and evaluate potential impacts on public transportation, including the possibility of extending existing transit routes or developing new transit routes.

iii. Project Access
   1. Identify the available and required intersection sight distance (ISD) for the proposed Project access based upon consideration of prevailing vehicular travel speeds in the Village of Kiryas Joel in addition to the posted speed limit.

f. Proposed Mitigation
   i. Vehicular Traffic and Circulation.
      1. Discuss and evaluate road improvements (as needed), including signage, road widening (if any), signal warrants and left lane warrants where necessary for such development.

      2. Perform intersection capacity analyses to ensure that the improvements will adequately mitigate project traffic impacts.

      3. Identify responsibility for completion of improvements for any such development at the Project.

      4. Discuss schedule for completion of improvements.

   ii. Public Transportation.
   iii. Discuss measures designed to facilitate and encourage use of all public transportation services.

E. Community Water and Soil

g. Existing Conditions

i. Describe and map site topography, including any special topographic features such as rock outcroppings, and relationship to surrounding topography.

ii. Describe and map existing slopes including categories of 0-15%, 15-25% (moderately steep), 25-35% (very steep) and 35% and greater (extremely steep) within the Project.

h. Anticipated Impacts

i. Identify, quantify and map potential impacts of any development to steep slopes categories (i.e., extremely steep, very steep and moderately steep)

ii. Describe how development such as in the Village of Kiryas Joel will impact topography and slopes on land adjacent to the Project.

i. Mitigation Measures

i. Slope stabilization measures for any such development within the Project.

ii. Discuss preliminary erosion control plan prepared in accordance with the latest edition of the *New York Guidelines for Erosion and Sediment Control* and the latest edition of the NYS Department of Environmental Conservation publication, *Stormwater Management Design Manual* for any development.

2. **Vegetation and Wildlife**

a. Existing Conditions

i. Describe and map existing vegetative communities present on the Project, including acreage of each community and habitat value.

ii. Describe plant and animal species found or expected to be found on the Project, including any endangered, threatened, or special concern species, and significant habitats based on a field survey and available existing information. Analysis should concentrate on the areas within the proposed limit of disturbance

iii. Identify and discuss significant vegetation at the Project and surrounding areas.

b. Anticipated Impacts

i. Describe, map and quantify potential impact of any development at the Project to all vegetative communities and wildlife habitats

and evaluate effect of such impacts.

ii. Identify and analyze potential impacts of the said Project on wildlife, and evaluate effect of such impacts, including cumulative impacts.

iii. Describe and analyze potential impacts on the any development at the Project on endangered, threatened or special concern species and significant habitats, if any.

c. Mitigation Measures

i. Describe preservation of open space and associated protection of vegetative communities and wildlife habitats.

ii. Describe impact on lands within three (3) miles of the Project.

3. **Wetlands**

a. Existing Conditions

i. Delineation of any State Freshwater Wetlands (NYS Environmental Conservation Law Article 24) and/or federally regulated wetlands (regulated pursuant to Section 404 of the Clean Water Act) within the Project. A Wetland Delineation Report and map should be included.

ii. For each wetland and vernal pool, describe location, type (including soils), vegetation, hydrology, size, pertinent jurisdiction, and functional capacity and quality of existing wetland communities.

iii. Quantify the total acreage of wetlands and any regulatory buffer/setback areas.

b. Anticipated Impacts

i. Describe, map and quantify areas of regulated wetlands and buffers to be disturbed, if any, based on projected said development at the Project. Describe potential impacts to wetland condition and function from direct and indirect disturbances.

ii. Describe regulated activities and permits required for wetland and buffer disturbance at the Project (local, State and Federal agencies).

iii. Evaluate impact of proposed stormwater management plan on wetland hydrology and hydrologic cycle.

iv. Evaluate impact of proposed on-site subsurface sewage treatment system on wetlands, including potential degradation

resulting from changes in hydrologic and nutrient input to the natural systems.

c. Mitigation Measures

i. Discuss avoidance of wetland and wetland buffer impacts.

ii. If wetland avoidance is not possible, provide a wetland mitigation plan designed for those wetlands and wetland buffers that are proposed for disturbance. Such plan would identify characteristics (e.g., vegetation, soils, hydrology) of areas proposed for wetland creation, benefits and limitation of creation versus enhancement and restoration, description of function to be provided, and monitoring and maintenance responsibilities for installation, inspection and maintenance of wetland mitigation measures.

4. **Stormwater Management**

a. Existing Conditions

i. Identify and describe existing drainage patterns on the Project and within three (3) miles surrounding off-site areas located within the same drainage basin(s) (include map).

ii. Calculate and describe the pre-development peak runoff rates for the 1-, 2-, 10, 25-, 50- and 100-year storm events within the Project.

iii. Estimate projected development at this Project's existing pollutant load per methodologies included in the NYS *Stormwater Management Design Manual* and describe stormwater quality.

iv. Describe and map regulated existing surface water bodies, intermittent and perennial streams; and 100-year floodplains on the Project.

v. Identify NYSDEC classification of streams and water bodies on the Project, and discuss the significance of such classification.

vi. Identify and describe existing surface water quality conditions on the Project.

b. Anticipated Impacts

i. Identify and evaluate changes in existing drainage patterns and discharge points for any development at the Project.

ii. Calculate the total impervious areas for the Project and analyze expected design loads.

iii. Calculate and describe the post-development peak run-off rates

for the 1-, 2-, 10-, 25-, 50-, and 100-year storm events for land adjacent to the Project.

iv. Prepare preliminary storm water quality calculations to satisfy the requirements of NYSDEC for any development at the Project.

v. Identify direct and indirect disturbance to surface waters, watercourses and 100-year floodplain.

vi. Identify Federal, State and local permits that will be required for any watercourse impact for any development at the Project.

c. Mitigation Measures
   i. Include a preliminary Stormwater Pollution Prevention Plan (SWPPP) and Erosion and Sediment Control Plans in accordance with the *New York State Stormwater Management Design Manual, New York State Standards and Specifications for Erosion and Sediment Control, and Reducing the Impacts of Stormwater Runoff from New Development, NYSDEC.*

   ii. Discuss monitoring and maintenance protocols and responsibilities for stormwater control systems for any such development at the Project.

5. **Groundwater**

a. Existing Conditions
   i. Describe the groundwater geology of the Project, including areas of high groundwater.

   ii. Describe any existing groundwater issues in the immediately surrounding area of the Project based on available public information.

b. Anticipated Impacts
   i. Analyze potential for impacts (i.e., increase in impervious surfaces, stormwater management systems, wastewater treatment, groundwater pollution) to groundwater resources and recharge from any development of the Project.

   ii. Discuss potential impacts to groundwater from fertilizers and pesticides, if proposed for use from any development of the Project. If not proposed, describe measures to ensure such limitations in the future.

c. Mitigation Measures
   i. Appropriate measures to be described if any potential impacts from any developments of the Project are identified.

ii. Describe mitigation measures for lands within three (3) miles from the Project.

6. **Utilities**

a. Water Supply

i. Existing Conditions

1. Discuss availability and capacity of public water supply and applicable connection policies at the Project.

2. Identify location of water main and point of connection at the Project.

ii. Anticipated Impacts

1. Analyze average daily, maximum daily and peak hour water demand for all potential water uses at the Project.

2. Analyze average daily, maximum daily, and peak hour demand for drinking water.

3. Evaluate capacity of the water district and describe proposed water connection from any development of the Project.

4. Evaluate potential for impacts to existing wells from construction and operation of the new wells for water supply from any development of the Project.

5. Evaluate impact on water drawdown of existing wells, including but not limited to the three Smith Clove wells, and Woodbury creek.

iii. Mitigation Measures

1. Appropriate measures to be described if any potential impacts are identified from any such development of the Project.

b. Sanitary Sewage

i. Existing Conditions

1. Describe any existing subsurface sewage treatment system.

2. Describe the existing offsite sewage conveyance system from the Project to the Harriman Wastewater Treatment Plant or any other Plant and the capacity of the treatment plant.

ii. Anticipated Impacts

1. Provide anticipated effluent generation for all proposed uses based upon average and maximum estimated

population from any development of the Project.

2. Describe preliminary design for the required or planned improvements to wastewater systems to provide treatment or conveyance capacity will be discussed and a program to provide such improvements will be presented from any development at the Project.

iii. Mitigation Measures
1. Appropriate measures to be described if any potential impacts are identified from any development at the Project.

c. Electricity
i. Existing Conditions
1. Discuss availability and capacity of electric power supply and applicable connection policies at the Project.

ii. Anticipated Impacts
1. Identify and analyze average daily and peak electricity demands from any such development at the Project.

2. Evaluate capacity of the power system to handle the expected demands and describe proposed improvements needed to service any such development at the Project.

iii. Mitigation Measures
1. Describe mitigation measures to be implemented to reduce energy demands consistent with the sustainable development principles from any development of the Project. Such measures could include:
a. Constructing the facility so as to meet LEED standards.
b. Using Energy Star equipment and appliances where available.
c. Procuring or generating 10 percent of the facility's energy needs from renewable sources.
d. Developing an on-going monitoring program to maintain and improve energy efficiency.

7. **Noise and Air Quality**

a. Existing Conditions
i. Noise
1. Describe ambient noise conditions on the Project and measure decibel levels at the property lines.

2. Identify any sensitive noise receptors – such as residential uses, health care facilities, schools, cultural institutions, etc. – within three miles from the Project.

ii. Air Quality
    1. Provide qualitative discussion of existing air quality conditions within three miles from the Project.

b. Anticipated Impacts
    i. Noise
        1. Assess noise associated from any such development at the Project with increased traffic traveling to and from the Project, construction activities, and Project operation (including outdoor recreation) based upon *DEC Policy DEP-001: Assessing and Mitigating Noise Impacts* thresholds.

    ii. Air Quality
        1. Analyze potential emissions from additional vehicular traffic from any such development at the Project if required as described above based on increased traffic volumes.

c. Mitigation Measures
    i. Discuss erosion control measures for dust control from any development at the Project.

    ii. Discuss measures for the same regarding impacts within three miles of the Project.

F. Natural Resources

d. Existing Conditions
    i. Identify and discuss existing visual conditions on the Project.

    ii. Inventory significant aesthetic or visually sensitive resources as defined in NYSDEC Program Policy *"Assessing and Mitigating Visual Impacts"* within three (3) miles of the Project and with visibility of the Project. (Potential resources as outlined in the policy include locations such as: properties listed on the Nation or State Register of Historic Places; State parks; State forest preserves; National natural landmarks; sites, lakes, reservoirs or highways designated as scenic; State or federally designated trails.)

    iii. Inventory significant public visually sensitive resources of local interest within three miles of the Project and with visibility of the Proposed Action including: designated recreation areas; designated conservation lands; parkways or scenic overlooks or vistas designated by a governmental agency; cultural institutions; or other designated community vista.

iv. Visual Assessment shall also include the requirements as defined in any Zoning Codes of municipalities within three (3) miles of the Project.

e. Anticipated Impacts
   i. Describe anticipated impacts to views to the Project from surrounding public roadways and the identified significant aesthetic resources areas within three (3) miles of the Project.

   ii. Describe Project's relationship to overall landscape and visual character.

   iii. Identify and describe historical and archeological impacts.

f. Mitigation Measures
   i. Discuss preservation of open space and landscape buffering and screening within the Project.

   ii. Discuss techniques to prevent light trespass and glare towards adjacent properties from any such development at the Project.

   iii. Discuss any other features from any such development at the Project that reflect steps taken to avoid, minimize or mitigate potential impacts on visual resources

G. Cultural Resources

g. Existing Conditions
   i. Describe archeological and historical resources on the Project.

   ii. Identify any properties listed on the State or National Registers of Historic Places or locally designated significant properties on the Project as well as within three (3) miles of the Project.

h. Anticipated Impacts
   i. Describe potential impacts to archeological or historical resources, if any from any development within three (3) miles from the Project.

i. Mitigation Measures
   i. Identify mitigation measures, if any, appropriate to protect or document any significant cultural resources so identified above.

III. ALTERNATIVES

For each alternative below, provide a conceptual plan at a level of detail sufficient to describe and quantify the primary program elements, and enable general comparison of the relative environmental impacts. Each alternative identified below shall be discussed with

regard to the applicable environmental impact issues described within this document in sufficient detail to enable a meaningful comparison of potential environmental impacts among alternatives and between the Proposed Action and alternatives. The results of these comparisons shall be provided in a table that quantifies potential impacts to the maximum extent practicable for each of the alternatives.

A. No Action: Describe expected conditions of the Project absent any such development.

B. Existing Zoning – Development of the property as permitted under existing zoning.

C. Alternative – Development of Project using the development similar to the Village of Kiryas Joel.

IV. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Irreversible and Irretrievable Commitment of Resources – Identification of natural or human resources that will be consumed, converted or made unavailable for future use if the Proposed Action is implemented including any such development similar to Kiryas Joel.

V. OTHER REQUIRED ANALYSES

A. Adverse Environmental Effects that Cannot be Avoided – Summary of the identified significant adverse environmental impacts that would be expected to occur if the Proposed Action is implemented.

B. Impacts on the Use and Conservation of Energy – Discussion of the energy resources to be used if the Proposed Action is implemented and measures taken to conserve energy and enhance efficiency, including materials reuse or application of LEED green building standards.

C. Growth Inducing Aspects of Proposed Action – Evaluation of the Proposed Action's potential for triggering further development including any such development similar to Kiryas Joel.

VI. APPENDICES

A. All SEQRA documentation.
B. Copies of all official correspondence related to issues discussed.

C. Zoning Code of all municipalities within ten (10) miles of the Project.

D. Technical Studies, including:

1. Visual Impact Assessment

2. Stormwater Analysis

3. Geotechnical Report (TBD)

4. Traffic Impact Study
5. Engineers Report on Water Supply and Wastewater Disposal
6. Biodiversity Analysis Report
7. Historic and/or Archaeological Reports
8. Other Appendices will be included as appropriate.

Thank you for your consideration of this correspondence.

Very truly yours,

Patrick A. Knowles