

*Scoping Document  
For Preparation of a Draft Environmental Impact Statement  
For the  
Putnam Valley Volunteer Fire Department Site Plan and  
Putnam Valley Volunteer Ambulance Corps Amended Site Plan  
Town of Putnam Valley, New York*

August 3, 2010

SEQR Classification of Action: Unlisted

Lead Agency: Town of Putnam Valley Planning Board  
c/o Michele Babnik, Planning Board Clerk  
Town Hall  
265 Oscawana Lake Road  
Putnam Valley, NY 10579

**DESCRIPTION OF PROPOSED ACTION**

The Putnam Valley Volunteer Fire Department (PVFD) proposes to construct a 5 bay, 27,400 sf fire station on 10.3 acres of land located on Oscawana Lake Road in the R-2 zoning district. The adjacent property to the north, which consists of 4.0 acres is owned by the Putnam Valley Volunteer Ambulance Corps (PVAC) and is developed with a 13,700 sf building and associated parking lot owned and operated by the PVAC.

The proposed action includes the construction of a parking area to accommodate 127 vehicles, shared access with the adjacent PVAC, shared parking with the PVAC, the construction of two stormwater management areas, the installation of a sanitary sewage treatment system and water well for the PVFD, lighting and landscaping. Ingress and egress to the fire department facility will be provided via the existing driveway serving the Ambulance Corps and a new exit only is proposed on lands of the Fire District.

The proposed action thus includes Site Plan approval for the Fire Department and Amended Site Plan approval for the Ambulance Corps.

The proposed actions require approvals or permits from the following agencies:

Putnam County Department of Health  
Putnam County Department of Highways and Facilities  
New York State Department of Environmental Conservation  
Town of Putnam Valley Town Board  
Town of Putnam Valley Planning Board  
Town of Putnam Valley Zoning Board of Appeals

**GENERAL GUIDELINES:**

It is intended that this be a focused EIS, concentrating on those topics with the potential for one or more adverse impacts.

The DEIS shall cover all items in this Scoping Document. Each impact issue can be presented in a separate subsection as it relates to existing conditions, future conditions without the project

and future conditions with the project as presently planned, and any mitigation measures designed to minimize the identified impacts.

Narrative discussions should be accompanied by appropriate tables, charts, graphs, and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the site should include adjacent properties (if appropriate), neighboring uses and structures, roads, and water bodies.

Information should be presented in a manner which can be readily understood by the public. Efforts should be made to avoid the use of technical jargon. When practical, impacts should be described in terms which the lay person can readily understand.

Discussions of mitigation measures should clearly indicate which measures have been incorporated into project plans, versus measures that may mitigate impacts, but have not been incorporated into project plans. Mitigation measures that are not incorporated into the proposed action, should be discussed as to why the applicant considers them unnecessary.

The document and any appendices or technical reports should be written in the third person (i.e., the terms "we" and "our" should not be used). The applicant's conclusions and opinions, if given, should be identified as those of "the applicant."

Any assumptions incorporated into assessments of impact should be clearly identified. In such cases, the "worst case" scenario analysis should also be identified and discussed.

The entire document should be checked carefully to ensure consistency with respect to the information presented in the various sections.

## 1. INTRODUCTORY MATERIAL

Cover Sheet: The DEIS must begin with a cover sheet that identifies the following:

1. That it is a Draft Environmental Impact Statement.
2. The name and description of the project
3. The location of the project
4. The Town of Putnam Valley Planning Board as the Lead Agency for the project and the name and telephone number of the following person to be contacted for further information:

Town of Putnam Valley Planning Board  
c/o Ms. Michele Babnik, Planning Board Clerk  
Town Hall  
265 Oscawana Lake Road  
Putnam Valley, NY 10579

5. The name and address of the project sponsor, and the name and telephone number of a contact person representing the applicant.

6. The name and address of the primary preparer(s) of the DEIS and the name and telephone number of a contact person representing the preparer.

7. Date of acceptance of the DEIS (to be inserted later).

8. Deadline by which comments on the DEIS are due (to be inserted later).

List of Consultants Involved With the Project: The names, addresses and project responsibilities of all consultants involved with the project shall be listed.

Table of Contents: All primary headings which appear in the text should be presented in the Table of Contents along with the appropriate page numbers. In addition, the Table of Contents should include a list of figures, a list of tables, a list of appendix items, and a list of additional DEIS attachments or exhibits, if any.

## II. SUMMARY

The DEIS must include a summary. The summary should only include information found elsewhere in the main body of the DEIS and should be organized as follows:

1. Brief description of the action
2. List of Involved and Interested Agencies and required approvals/permits.
3. Brief listing of the anticipated impacts and proposed mitigation measures for each impact issue discussed in the DEIS. The presentation format should be simple and concise.
4. Brief description of the project alternatives considered in the DEIS. A table should be presented which assesses and compares each alternative relative to the various impact issues.
5. Brief description of issues and potential controversy, if any.
6. Listing of matters to be decided, including listing of permits and approvals.

## III. DESCRIPTION OF THE PROPOSED ACTION

A. Introduction. The reasons for and purpose of the DEIS and the nature of the proposed action. Identify opportunities for public participation in the review process.

B. Approvals and Involved Agencies. A complete listing of all Involved Agencies along with their addresses and required approvals/permits they may grant.

C. Interested Parties. A listing of agencies, persons, and groups who have expressed interest in reviewing the DEIS.

D. Project Purpose, Need, and Benefits.

1. A description of public need and benefits to be fulfilled by the project, including social and economic considerations. Discuss any change in service (response time, property damage, loss of life) and cost of service (per person and per household) resulting from the project. Discuss availability of proposed facility for community events.

2. Objectives of the project sponsor and basis of need for proposed project. Projected 5- and 10-year equipment and staffing needs and explain basis. Projected volunteer versus professional staffing. Discuss need for personnel training and washing facilities, including availability of existing facilities off-site. Describe shortcomings of existing PVFD facility and its potential for expanding and upgrading. Describe potential for expanding the Tompkins Corners substation.
3. Sources of funding for the project including status of grant application.
4. Overview of the Putnam Valley Fire Department, evaluation of existing facilities, number of members, number and type of apparatus, number of calls per year for the last ten years, response time, and anticipated future call volume (as available from the FD).
5. Describe fire fighting manpower and equipment needed for Putnam Valley relative to population, households, topography and land area (from available information). Proportion of existing calls: from the two existing stations; from Taconic Pkwy incidents; receiving assistance by County and/or State services (if any); utilizing the dive team.
6. Discuss options (and costs if known) for consolidation of ambulance and fire department services and facilities, including neighboring fire departments and County level services.
7. Identify and describe mutual aid agreements with surrounding municipalities and/or fire districts.
8. Compare PVFD staff levels, equipment inventory and facilities to other volunteer fire departments serving communities with proportional response areas and demographics (from available information).
9. Discuss how the proposed facility would need to be modified to accommodate paid staff.

E. Project Site Location and Environmental Setting.

1. Description of the geographic boundaries of the project in the region and Town.
2. Description of access to the site, including any special features unique to the site.
3. Description of the site including relevant tax parcel numbers, current owners, surrounding zoning districts and land uses.
4. Description of the physical features of the site including topography, drainage, streams, wetlands, vegetation and man-made features.
5. Description of the adjacent parcel owned and operated by the Ambulance Corps.
6. An aerial map should be provided, identifying structures within a half-mile radius of the subject property.

F. Project Design and Layout.

1. Characteristics of the site and surrounding area.

2. Structures and Site, including a description of proposed:
  - a. building
  - b. ancillary facilities (if any)
  - c. maintenance facilities
  - d. vehicle storage
  - e. drainage
  - f. parking area layout
  - g. landscaping plan, including low impact methods of irrigating
  - h. lighting plan
  - i. erosion and sedimentation control plan
  - j. potable water supply
  - k. underground water storage (if proposed), including source of water
  - l. types and relative amounts of impervious surfaces (existing and proposed)
  - m. sewage disposal, including deep hole and percolation test results, location of septic system, alternative locations considered for the septic system, and projected wastewater generation.
  
3. Overview of existing facilities and improvements located on the adjacent Ambulance Corps parcel, including a description of the proposed amendments to the Ambulance Corps Site Plan.
  
4. Identify if the project will be LEED certified. Identify "green" building construction materials that will be utilized and "green" infrastructure proposed.

G. Construction and Operation.

1. Construction.
  - a. Total construction period anticipated, including anticipated start date
  - b. Schedule of construction (sequencing), including relative timing for start and completion of key milestone tasks (site clearing, grading, infrastructure, foundation, site amenities, etc.)
  - c. Erosion and sedimentation control to be utilized during construction
  - d. Cut and fill calculations and associated number of truck trips
  - e. Construction access routes and parking during construction
  - f. Describe methods of construction and construction-related noise
  
2. Operation.
  - a. Hours of operation, anticipated activities and events of PVFD; amount of use for PVFD events, private events, community events.
  - b. Post-construction noise
  - c. Operational traffic

IV. IMPACT ISSUES

The sub-headings presented under each impact issue below represent items of specific interest which should be addressed. The discussion under each impact area should address the

potential impacts caused by the proposed action and any mitigation measures that minimize or eliminate adverse impacts.

#### A. Geology, Soils and Topography

##### 1. Existing Conditions

a. Existing topographic and slope conditions. Provide slopes map showing the following ranges: 0-15%, 15-20%, >20%.

b. Describe geologic setting of project area.

c. Soils types and characteristics, including depth to rock and depth to water table, based on existing published information. Provide information on soil characteristics and limitations per Soil Conservation Service in tabular form. Soil information should be verified by selective on-site soil tests: percolation tests in areas investigated for septic suitability per Health Department requirements; deep test pits or soil borings in areas of proposed stormwater basins and building foundations.

##### 2. Potential Impacts

a. Identify limits of proposed grading and amount of disturbance in each slope category.

b. A discussion of the proposed Grading Plan. This discussion will include an estimate of the proposed cut and fill projections and discussion of whether or not blasting is necessary. If cut and fill projections cannot be balanced on the site, the anticipated volume of earth/rock to be imported to, or exported from, the site shall be defined. A discussion of the number of truck trips associated with such import/export shall be estimated, and the anticipated routing of such truck trips will be identified.

c. If necessary, the anticipated location and potential impacts of blasting will be identified. Identify how rock will be removed (hammering/blasting). Quantify amount of rock to be removed and location of bedrock and outcrops (if any). Discuss impacts relating to rock hammering/blasting.

d. Description of soil suitability in areas of stormwater infiltration/retention and in areas of sewage treatment.

e. A discussion of the amount of impervious surface created and discussion of the potential impacts associated with the development of impervious surfaces.

f. Discuss potential effects of soil limitations in light of proposed action and identify measures necessary to overcome identified soil limitations.

g. Effects of earthwork associated with access to the septic area on nearby structures include neighboring pool.

##### 3. Mitigation Measures

a. A summary of the Soil Erosion and Sediment Control Plan (SESCP) prepared in conformance with the most recent version of the New York Guidelines for Erosion and Sediment Control and the New York State Stormwater Design Manual. The

preliminary SESCO will be included in the DEIS. A final SESCO will be part of the approved site plan.

b. If blasting is required, identify that a blasting mitigation plan will be prepared.

c. Describe measures to mitigate disturbance of steep slopes.

## B. Water Resources:

### 1. Existing Conditions.

a. A description of pre-development conditions, including on-site and off-site watershed mapping, hydrologic characteristics of the watershed, drainage patterns, and identification and classification of on-site streams and wetlands,

b. Description and map of all existing surfaces within the proposed area of disturbance.

c. Individual preconstruction runoff curve numbers based upon cover types are to be provided.

d. A discussion of the existing stormwater patterns and run-off quantities for 24-hour, 1, 10, and 100 year storm events using site specific run-off coefficients.

e. Site specific description of each soil type and hydrologic soil group.

f. Soils characteristics relative to water resources to demonstrate the suitability of soils for proposed stormwater and septic facilities. Reference soils descriptions and test information provided in the Geology, Soils and Topography section.

g. A generalized narrative discussion of the existing stormwater quality including pollutant and thermal characteristics of the water quality in receiving streams and wetlands.

h. Evaluate adequacy of existing groundwater resources, including geological conditions, aquifer, existing well yields, and adequacy of existing supplies based on available information. The applicant shall conduct a surrounding property well survey locating existing supply wells within ¼ mile of the subject site, obtaining driller's logs where possible and plotting the existing wells on a scaled map listing depth and capacity.

### 2. Potential Impacts.

a. Evaluate the potential impacts associated with anticipated changes in surface water and run-off quantity and quality, both on-site and off-site. Such evaluation shall include the following components:

- A description of post-development conditions, including watershed mapping, stormwater quality, total volume of runoff, and peak discharge rates for 24-hour, 1, 10, and 100 year storm events.
- Description and map of all proposed surfaces within the proposed area of disturbance.
- Individual post-construction run-off curve numbers are to be provided.

- An analysis of post-development stormwater run-off quality using appropriate techniques. Calculations will be prepared in conformance with the New York State Stormwater Design Manual and in compliance with the NYSDEC SPDES permit GP-010-01.
- Quantification of proposed impervious surfaces.
- A discussion of the potential impacts (if any) to wetlands and watercourses due to hydrology, pollutant loading, or change in long-term use of the site.
- Identification of all existing drainage basins, including a graphic illustrating the boundaries of the drainage basins, shall be provided on pre- and post-development drainage maps.
- Field test results will be provided and discussed for each stormwater management facility (deep hole tests or soil borings).

b. Groundwater demand and potential impacts to and relationships with underlying groundwater resources. Basis for projected water/wastewater needs, and whether that includes events, water storage, filling pumper trucks, washing trucks.

c. Potential impacts to groundwater, and adjacent wells and septic. Prepare a water budget for the subject site and compare proposed water use to available groundwater based on recharge to the parcel. Compare projected project water demand to that likely under a maximum build out under current zoning.

d. Provide the following relative to proposed sanitary sewer:

- Field test results for septic design will be provided and discussed (deep hole tests, percolation tests).
- The applicant will illustrate the proposed locations of the sanitary sewage disposal systems in relation to the on-site wells and wells of adjoining properties.
- Discuss potential alternative septic location under the parking lot.
- Projected wastewater generation.

### 3. Mitigation Measures.

a. A Full Stormwater Pollution Prevention Plan (SWPPP) will be prepared in conformance with the New York State Stormwater Design Manual and GP-010-01 and will address quantitative and qualitative mitigation measures; the Full SWPPP shall be included in the DEIS appendix. The DEIS shall demonstrate that the proposed system is feasible, will work properly, and will generally comply with the New York State Stormwater Design Manual and GP-010-01.

b. The DEIS shall include a discussion of the Soil Erosion and Sediment Control Plan prepared in conformance with the New York Guidelines for Erosion and Sediment Control and GP-010-01.

c. Proposed strategies to reduce impervious surfaces shall be described in the DEIS. Consideration of alternative stormwater management practices and permeable pavement surfaces.

d. Discussion of long-term maintenance and management of the stormwater basin(s).

e. Water conservation mechanisms

f. When a well is installed on the site (either during the SEQR review or as a condition of site plan approval) a yield test will be conducted to confirm well yield and a short term pump test will be conducted if required by Putnam County Department of Health. The well will also be sampled in accordance with all applicable NYSDEC and PCDOH regulations after installation.

C. Zoning and Land Use:

1. Existing Conditions

- a. Description of the existing land use of the project site and the surrounding area, and a discussion of the land use patterns in the area.
- b. Description of Town of Putnam Valley Master Plan as it relates to the project site and the surrounding area, and other relevant plans.
- c. Description of the existing zoning of the project site and the surrounding area. Identify applicable environmental overlay districts.

2. Potential Impacts

- a. Compatibility of proposed project with surrounding land use patterns, including sirens and lights, and events anticipated.
- b. Compliance or non-compliance with zoning and other land development regulations.
- c. Consistency with the Draft Zoning Code dated April 4, 2010.
- d. Compatibility of the proposed use in R-2 district, including public safety concerns.
- e. Consistency with the Putnam County Groundwater Protection and Utilization Plan.
- f. Compatibility with Town Master Plan.

3. Mitigation Measures

- a. If impacts, identify potential mitigation to reduce or avoid effects on the neighborhood and community character.
- b. Identify required variances.

D. Fiscal Impacts

1. Existing Conditions.

- a. Identify how the Fire Department is currently funded. Identify current municipal cost associated with the Fire Department.
- b. Current level of taxes generated from project site.

- (1) Property taxes.
  - (a) Putnam County
  - (b) Town of Putnam Valley
  - (c) Local School District

- (2) Other taxes (special districts)

## 2. Potential Impacts

- a. Identify how the proposed action will be funded.
- b. Costs associated with the proposed project. Provide an itemized list of construction materials and associated costs. Identify if cost of construction includes installed equipment and furnishings. Identify costs of priority versus non-priority items.
- c. Identify anticipated revenue sources and anticipated revenue from the Town (specific sources and amounts).
- d. Fiscal impacts on local property owners (increased taxes) to fund construction and operation of new facility. Discuss projected volunteer versus professional staffing in relation to costs to operate, and effects on homeowners' fire insurance.
- e. Property taxes after development.
  - (a) Putnam County
  - (b) Town of Putnam Valley
  - (c) School District
- f. Discuss fiscal impact and legal impact to the Town associated with the creation of a Fire District, as compared to the current Fire Protection District.
- g. Discuss potential changes to the value of adjoining properties as a result of the proposed action.
- h. Identify and describe the long range plan for the existing fire stations.

## 3. Mitigation Measures

- a. Identify how overall cost and taxes can be reduced through alternative building materials and reduced building size. Identify funding and tax implications associated with each of the proposed alternatives.

## V. ALTERNATIVES

The following alternatives to the Proposed Action are to be evaluated in terms of the impact issues listed above. The description and evaluation of each alternative should be a level of detail sufficient to permit a comparative assessment of the alternatives discussed and shall be analyzed in summary and matrix format. A conceptual site plan and a written description of the architectural elevations and floor plans shall be provided for each alternative.

- A. No Action
- B. Alternative funding possibilities
- C. Alternative size project, particularly as relates to fiscal impacts
  - 1. A smaller building, with similar building materials provided for the preferred action.
  - 2. A building similar in size to the preferred action, with alternative design and construction materials that are less costly.
  - 3. A smaller building and alternative design and construction materials that are less costly.

VI. ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED

VII. OTHER ISSUES

- A. Irreversible and Irretrievable Commitment of Resources
- B. Growth Inducing Impacts
- C. Effects on the Use and Conservation of Energy Resources:
  - 1. The energy sources to be used if the Proposed Action is implemented.
  - 2. Increased energy consumption.
  - 3. Energy conservation measures.

VIII. REFERENCES AND PERSONS CONTACTED

IX. APPENDICES

- A. All SEQR documentation, including a copy of the Environmental Assessment Form (EAF), the Positive Declaration, and the DEIS Scoping Outline.
- B. Copies of all official correspondence related to issues discussed in the DEIS.
- C. Copies of all technical studies, in their entirety.