

# Draft Scoping Document for Generic Environmental Impact Statement

Greene County Cementon Redevelopment Area Conceptual  
Master Plan

Town of Catskill, Greene County, New York

DATE: April 15, 2026

**State Environmental Quality Review Act (SEQRA) Lead Agency:**

Greene County Legislature  
411 Main Street  
Catskill, NY 12414

**SEQRA Classification:** Type 1 Action

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## TABLE OF CONTENTS

Introduction .....	1
SEQRA Process .....	1
Purpose of Scoping in SEQRA .....	1
Project SEQRA History .....	2
Description of the Proposed Action .....	3
Project Site .....	4
General Guidance, Required Elements, Organization and Content of the DGEIS .....	5
Cover Sheet and General Information .....	5
1.0 Executive Summary .....	5
2.0 Description of the Proposed Action .....	5
2.1 Site Description .....	5
2.2 Detailed Description of the Project .....	6
2.3 Project Purpose, Need and Benefits .....	6
2.4 Project Construction and Operation .....	6
2.5 Reviews, Approvals and Other Compliance Determinations .....	6
2.6 Description of the Conceptual Master Plan .....	6
3.0 EXISTING CONDITIONS, POTENTIAL IMPACTS, AND MITIGATION MEASURES .....	7
3.1 Land Use, Zoning and Community Character .....	8
3.2 Open Space and Recreation .....	8
3.3 Geology, Soils, and Topography .....	9
3.4 Ecological Communities/Threatened and Endangered Species .....	9
3.5 Surface Water Resources and Wetlands .....	10
3.6 Stormwater Management .....	10
3.7 Water Supply .....	11
3.8 Groundwater .....	11
3.9 Sanitary Sewer Service .....	11
3.10 Energy .....	12
3.11 Traffic and Transportation .....	12
3.12 Air Quality .....	14
3.13 Noise .....	14
3.14 Economic Conditions .....	14
3.15 Cultural Resources .....	14

3.16	Visual Resources .....	15
3.17	Hazardous Materials .....	16
4.0	Impacts on the Use and Conservation of Energy.....	16
5.0	Alternatives.....	17
6.0	Growth Inducing Impacts .....	17
7.0	Unavoidable Adverse Impacts .....	17
8.0	Irreversible and Irretrievable Commitment of Resources.....	17
	Appendices to Accompany the DGEIS.....	17
	Issues Not Incorporated into the Scoping Document.....	18
	General Comments.....	18
	Specific Comments.....	18

**LIST OF TABLES**

Table 1. Involved and Interested Agencies .....	2
Table 2. Project Site Tax Parcels, Ownership and Zoning District.....	4

## **Introduction**

This Draft Scoping Document has been prepared pursuant to the New York State Environmental Quality Review Act, Article 8 of the New York Environmental Conservation Law, and the regulations promulgated thereunder at 6 NYCRR Part 617 (collectively referred to as "SEQRA"). The Proposed Action is the Greene County Cementon Redevelopment Area Conceptual Master Plan (the "Project"). The Project Site includes six tax parcels comprising approximately 1,700 acres of land, currently developed with or indicating the prior presence of industrial uses. The Project Site is located 0.6 miles west of the Hudson River and 4.4 miles east of Catskill Park in the Town of Catskill, Greene County, New York. The Project Site is generally bound to the west by the New York State Thruway (Interstate-87), to the north by Cauterskill Road, to the east by U.S. Route 9W, and to the south by the Great Vly Wildlife Management Area. The Project Site also includes a dock extending into the Hudson River. (Figure 1, Regional Project Location and Figure 2, Project Site). The Proposed Action involves concept-level site planning and due diligence efforts to facilitate potential reuse or redevelopment of the Project Site.

## **SEQRA Process**

The SEQRA process incorporates the consideration of environmental factors into the planning, review and decision-making processes of State, regional, and local government agencies with public input, at the earliest possible time. To accomplish this goal, SEQRA requires the Lead Agency to determine whether a proposed action may result in one or more significant adverse impacts on the environment, and if it is determined the action may have one or more significant adverse impacts, prepare or request preparation of an Environmental Impact Statement (EIS). It was the intention of the New York State Legislature that the protection and enhancement of the environment, human and community resources should be given appropriate weight with social and economic considerations, and that those factors be considered together in reaching decisions on proposed actions.

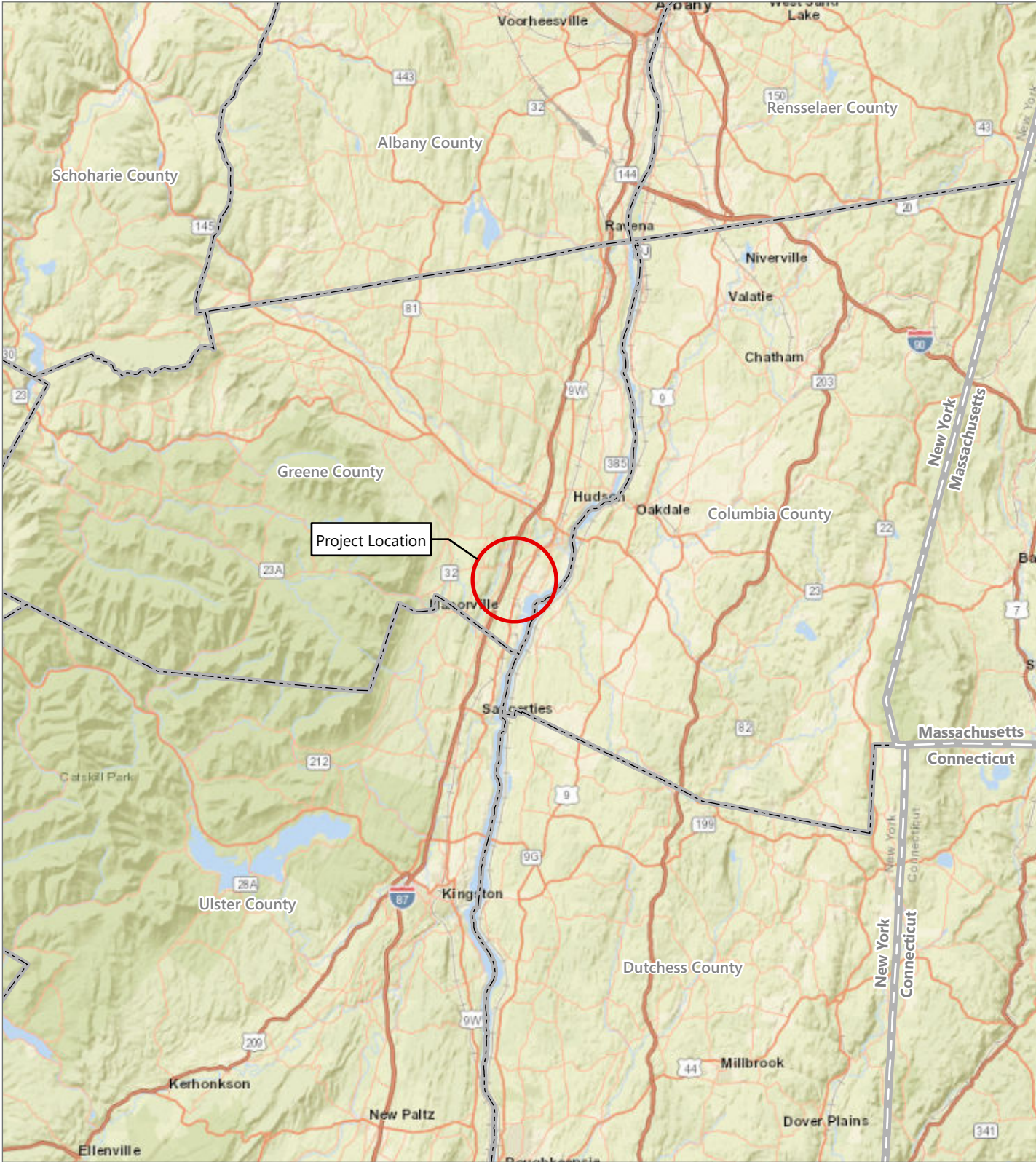
### **Purpose of Scoping in SEQRA**

Pursuant to SEQRA's regulations, the purpose of this Draft Scoping Document and the SEQRA Scoping Process is to identify and focus on the potential significant adverse impacts that may result from the Proposed Action and address these impacts in a Draft Generic Environmental Impact Statement (DGEIS). A further purpose is to eliminate consideration of those impacts that are not relevant or not significant with respect to the Proposed Action and that do not need to be addressed in the GEIS. Scoping also provides an opportunity for involved agencies, interested agencies, and the public to provide input for the Lead Agency to consider regarding the following:

- The extent and quality of information necessary for the Applicant to adequately address each impact, including the required methodology(ies);
- The Applicant's initial identification of mitigation measures;
- The reasonableness of alternatives to be considered by the Applicant in the DGEIS; and
- The information or data that should be included in an appendix rather than in the body of the DGEIS.

Relevant issues raised through the Scoping Process will be evaluated in accordance with the Final Scoping Document as adopted by the Lead Agency, after which the Lead Agency will prepare a DGEIS, which includes

**Figure 1. Regional Project Location**



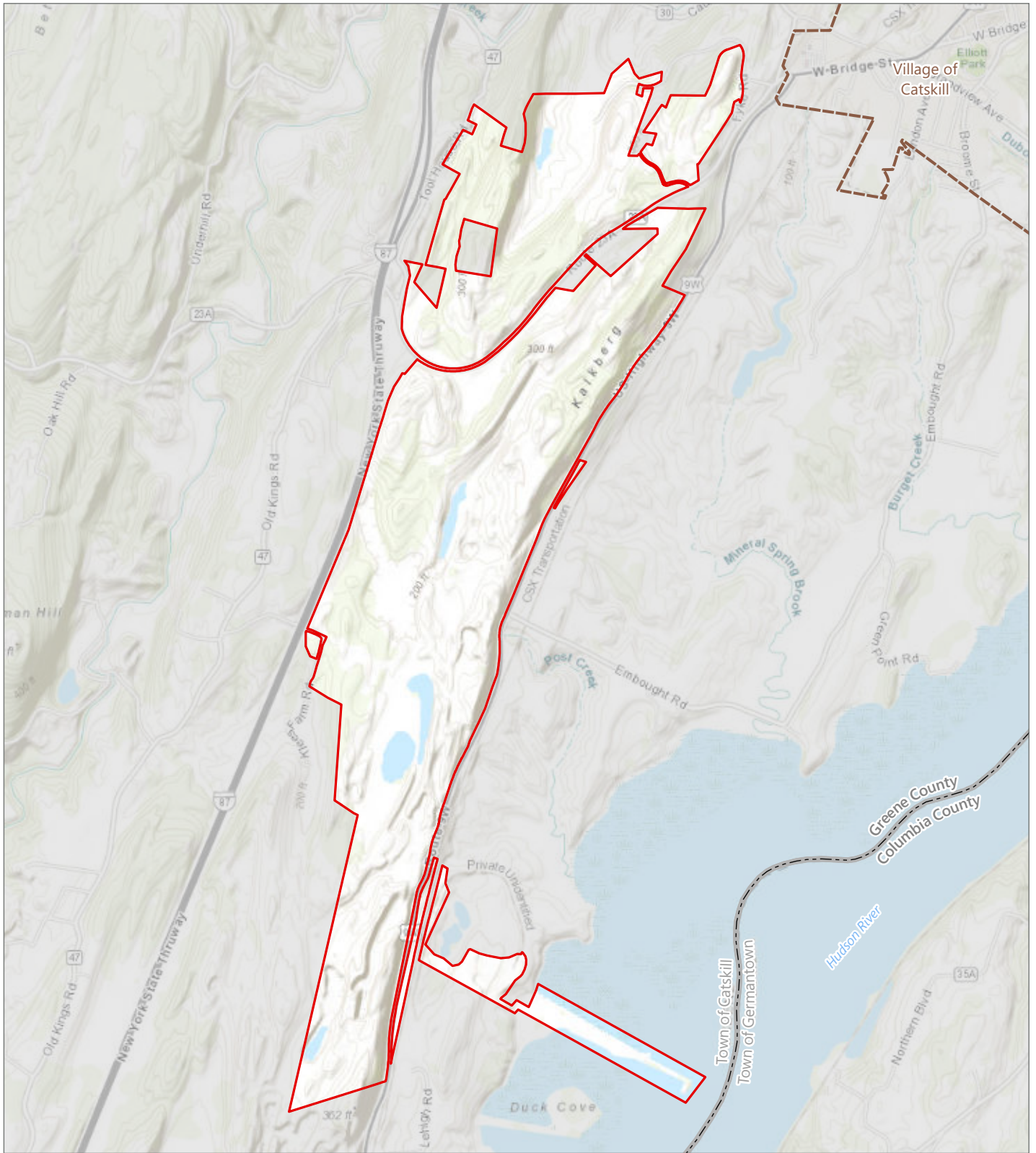
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**Figure 2. Project Site**

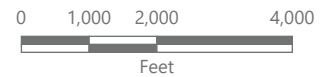


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 Project Site



the information required by SEQRA, including but not limited to the information required by 6 NYCRR § 617.9(b).

To facilitate reasonable participation in the Scoping Process, by involved and interested agencies and the public, the Lead Agency will:

- Circulate the Draft GEIS Scoping Document to involved and interested agencies
- Publish a notice of the availability of the Draft GEIS Scoping Document in the Environmental Notice Bulletin
- Post the Draft Scoping Document on the Greene County website: <https://www.investingreene.com/cementon-rebirth-plan>
- Publish notice of the availability of the Scoping Document and the Public Comment period to receive written and oral public comment on the Draft Scoping Document.

### Project SEQRA History

On November 19, 2025, the Greene County Legislature unanimously adopted Resolution No. 332-25 and initiated the SEQRA process by declaring its intent to serve as Lead Agency for the SEQRA review of the Project<sup>1</sup>. Subsequently, on December 5, 2025, the Greene County Legislature circulated the Notice of Intent to serve as SEQRA Lead Agency with the completed Part 1 of a Full Environmental Assessment Form (FEAF), to the Interested and Involved Agencies, presented in Table 1, Interested and Involved Agencies.

On January 21, 2026, following the required 30-day circulation period, the Greene County Legislature unanimously adopted Resolution 67-26 declaring itself SEQRA Lead Agency and indicated that the Proposed Action may result in one or more potentially significant adverse environmental impacts, such that a positive declaration should be adopted.

**Table 1. Involved and Interested Agencies**

<b>Involved Agencies</b>	<b>Potential Approval/Review</b>
Town of Catskill Town Board	Zoning Amendments
Town of Catskill Planning Board	Site Plan Approval
Village of Catskill	Water and Sewer Service Connections
Greene County Planning Board	General Municipal Law § 239-m Referral
Greene County Highway Department	Highway Work Permit, Road Opening Permit, Driveway Opening Permit
New York State Office of Parks Recreation and Historic Preservation (OPRHP)	Historic Resources Review
New York State Department of Environmental Conservation (NYSDEC) Region 4	State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater from Construction Activities (GP-0-15-002), Article 24 Freshwater Wetlands Permit (6 NYCRR Part 662), Individual SPDES Permit for Onsite Wastewater

<sup>1</sup> Note: SEQRA Correspondence will be provided in the Appendix to the DGEIS.

Involved Agencies	Potential Approval/Review
	Treatment System**, Air Quality Permit**, Certification, Protection of Waters Permit**, Consent to Environmentally Sensitive Area Waiver**, Section 401 Water Quality Certification**, Climate Leadership & Community Protection Act (Sections 7(2) and 7(3)), Environmental Justice Siting Law
New York State Empire State Development (ESD)	Financial Assistance**
New York State Department of Transportation (NYSDOT), Region 1	Highway Work Permit
United States Army Corps of Engineers (USACE)	Section 401 WQC, Waters of the U.S.
New York State Department of Health (NYSDOH)	Water Supply Permit
New York State Department of State (NYSDOS)	Consistency with Local Waterfront Revitalization Plan**
New York State Thruway Authority (NYSTA)	NYS Thruway Access
New York State Energy and Research Development Authority (NYSERDA)	Regulatory and Financial Assistance**
CSX Transportation**	Site Work / Provision of Service
<b>Interested Agencies</b>	
Ulster County Department of Planning	
NYS Department of Agriculture and Markets	
Greene County Soil and Water Conservation District	
Columbia County Planning Department	
Town of Saugerties	
Greene County Sheriff	
Greene County Industrial Development Agency (IDA)	
Scenic Hudson	
Central Hudson Gas & Electric Corporation**	
<b>Notes:</b> **Potentially Required	

**Description of the Proposed Action**

The Proposed Action is the Conceptual Master Plan for the redevelopment of approximately 1,700 acres of land within the Town of Catskill, Greene County, New York. The Conceptual Master Plan will guide long-term land use, plan and evaluate infrastructure improvements, environmental protections, and development patterns across the Project Site. The purpose of the Conceptual Master Plan is to establish a coordinated framework for redevelopment that supports economic growth, accommodates a range of modern industrial uses, and ensures compliance with applicable environmental, planning, and regulatory standards.

The Proposed Action is classified as a Type I action under SEQRA pursuant to 6 N.Y.C.R.R. § 617.4 (b)(6)<sup>2</sup>, due to the Project’s scale, development characteristics, and the potential for significant adverse environmental impacts based on potential future redevelopment uses. Because the Proposed Action Plan allows flexibility in future end users, building types, and possible recommendations for future zoning amendments to facilitate uses, Greene County, acting as the SEQRA Lead Agency, has determined that a Draft Generic Environmental Impact Statement (DGEIS) is the appropriate tool to assess the full range of potential impacts and to establish mitigation measures or thresholds for future site-specific reviews, which will be designed to facilitate and expedite future redevelopment opportunities.

### Project Site

The approximately 1,700-acre Project Site is located within the hamlets of Cementon and Alsen, in the southeast central region of New York State, Town of Catskill, Greene County. The Project Site is located approximately 0.6 miles west of the Hudson River and 4.4 miles east of Catskill Park. The Project Site is generally bound to the west by the New York State Thruway (Interstate-87), to the north by Cauterskill Road, to the east by U.S Route 9W, and to the south by the Great Vly Wildlife Management Area. The Project Site also includes a dock extending into the Hudson River. A portion of the Project Site is developed with ongoing permitted mining activities. The Project Site comprises six tax parcels and is located within several Town of Catskill Zoning Districts (see Figure 3, Zoning Districts and Tax Parcels).

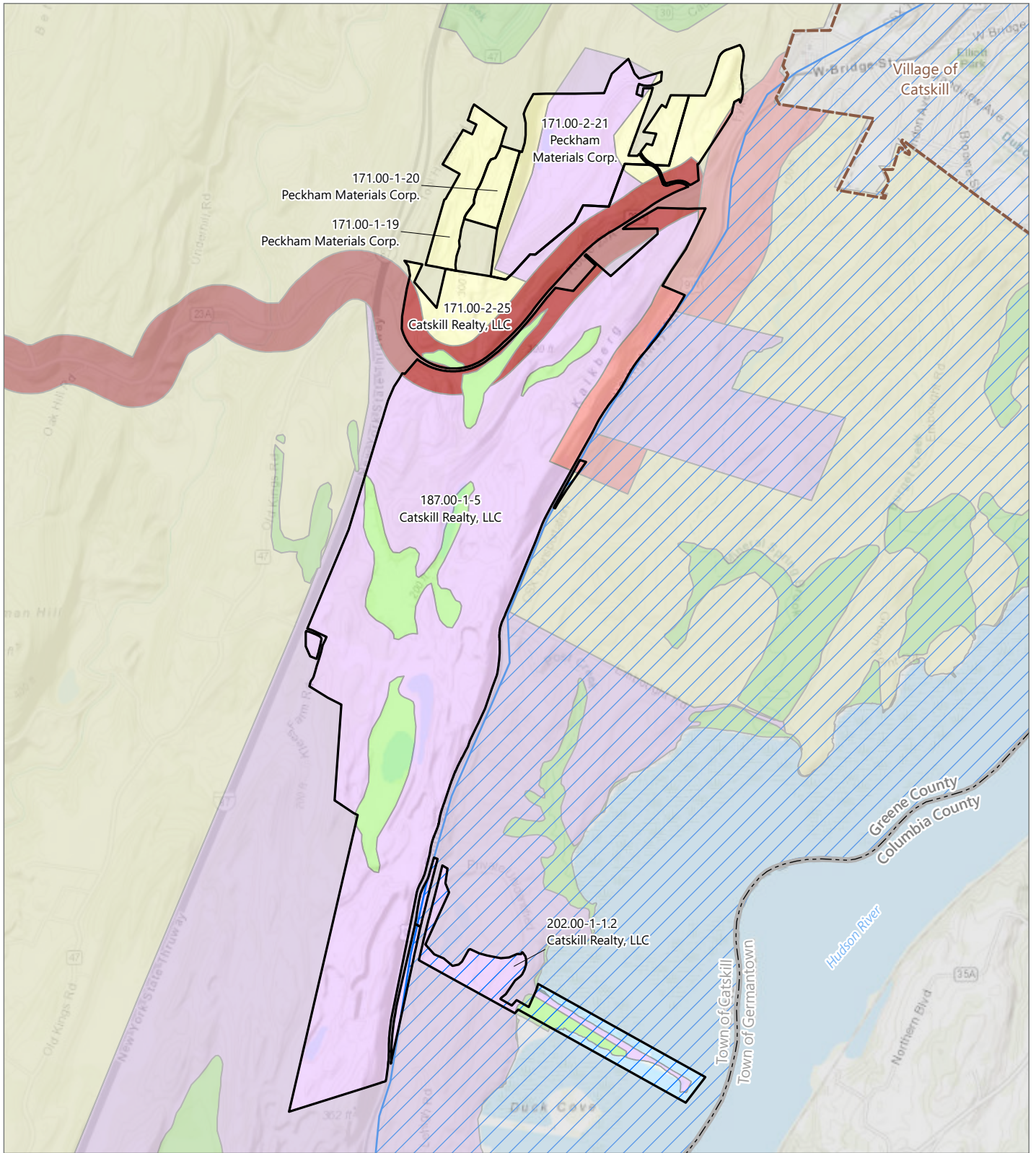
**Table 2. Project Site Tax Parcels, Ownership and Zoning District**

<b>Tax Parcel</b>	<b>Owner</b>	<b>Acres</b>	<b>Zoning District</b>
171.00-1-19	Peckham Materials Corp.	47.76	Rural Residential/Agriculture
171.00-1-20	Peckham Materials Corp.	21.51	Rural Residential/Agriculture
171.00-2-21	Peckham Materials Corp.	185.08	Industrial Rural Residential/Agriculture
187.00-1-5	Catskill Realty, LLC	1152.89	Conservation General Commercial Highway Commercial Industrial Rural Residential/Agriculture Waterfront Overlay
171.00-2-25	Catskill Realty, LLC	196.55	Conservation General Commercial Highway Commercial Industrial Rural Residential/Agriculture

<sup>2</sup>6 N.Y.C.R.R. § 617.4 (b)(6) activities, other than the construction of residential facilities, that meet or exceed any of the following thresholds or the expansion of existing nonresidential facilities by more than 50 percent of any of the following thresholds:

- (i) a project or action that involves the physical alteration of 10 acres
- (ii) a project or action that would use ground or surface water in excess of 2,000,000 gallons per day
- (iii) parking for 500 vehicles in a city, town or village having a population of 150,000 persons or less
- (v) in a city, town or village having a population of 150,000 persons or less, a facility with more than 100,000 square feet of gross floor area

**Figure 3. Zoning Districts and Tax Parcels**



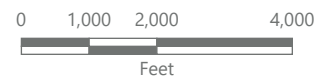
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Town of Catskill Zoning Districts

- Conservation
- General Commercial
- Highway Commercial
- Industrial
- Rural Residential/Agriculture
- Waterfront Overlay
- Project Parcel



<b>Tax Parcel</b>	<b>Owner</b>	<b>Acres</b>	<b>Zoning District</b>
202.00-1-1.2	Catskill Realty, LLC	97.65	Conservation Industrial Waterfront Overlay
<b>Total</b>		<b>1,701.44</b>	

Source: Zoning Map [Adopted 3-26-2014 by L.L. No. 1-2014; amended 3-7-2023 by L.L. No. 2-2023]

## **General Guidance, Required Elements, Organization and Content of the DGEIS**

The DGEIS will include all elements required by 6 NYCRR 617.10.

### **Cover Sheet and General Information**

The draft and final GEIS shall identify: the Proposed Action; its location; the name, address, and telephone number of the Lead Agency and the name and telephone number of the primary contract person for the Lead Agency who can provide further information; the names, organization, and address of the consultants retained by the Lead Agency to prepare the DGEIS; the Date of Acceptance of the DGEIS by the Lead Agency; the date by which DGEIS comments must be submitted, the date of the DGEIS Public Hearing and the closing of the Public Comment Period.

The DGEIS shall include a list of Involved and Interested Agencies to which copies of the DGEIS and supporting material shall be distributed.

A table of contents shall include listings of DGEIS sections, tables, figures, maps, appendices, attachments and items that may be submitted under separate cover (and identified as such).

### **1.0 Executive Summary**

The Executive Summary will include the Description of the Proposed Action (including the Proposed Project) List of Required Approvals, Statement of Project Purpose and Need, summary of potential significant adverse environmental impacts identified in each subject area, summary of mitigation measures proposed for identified potential significant adverse environmental impacts, and a description of Alternatives to the Proposed Action analyzed in the DGEIS.

### **2.0 Description of the Proposed Action**

#### **2.1 Site Description**

This section of the DGEIS will describe the parcel size, local and geographic boundaries, tax map designation(s), existing zoning designation(s), adjoining streets and land use on and proximate to the Project Site. The Project Site's relationship to major transportation corridors, including the New York State Thruway (I-87) and U.S. Route 9W, residential areas, and recognized natural features such as the Hudson River and other recognized or protected natural or man-made features will be described. The dominant land use within and adjacent to the Project Site will also be discussed. This section will describe the Applicant's ownership status with respect to the Project Site.

## **2.2 Detailed Description of the Project**

This section will provide information necessary to describe the Project and its component parts. The text will include a description of the Conceptual Development Plan, including a description of the land potentially available for redevelopment, uses suitable for redevelopment of this land, and rezoning or zoning amendments if necessary. Available maps, graphics, renderings, and/or plans will be provided showing the Conceptual Master Plan. Potential environmental justice impacts of the Project on the community will be evaluated pursuant to the Climate Leadership Community Protection Act (CLCPA) and Environmental Justice Siting Law (EJSL) (Chapter 840 of the Laws of 2022, as amended by Chapter 49 of the Laws of 2023).

## **2.3 Project Purpose, Need and Benefits**

A statement describing the purpose and need for the Project will be provided, along with background and history of the Project. This section will also include a brief overview of the environmental, social and/or economic benefits that are anticipated to result from the Project.

## **2.4 Project Construction and Operation**

This section of the DGEIS will describe a theoretical build-out schedule for multi-phase construction over multiple years.

## **2.5 Reviews, Approvals and Other Compliance Determinations**

Governmental agencies having approval over the Project will be listed in this section, with the specific approvals required from each listed entity.

## **2.6 Description of the Conceptual Master Plan**

For the purposes of evaluation in the DGEIS, the Conceptual Master Plan will provide a development framework for the Project Site and will include the following components:

1. Land Uses and Zoning– The DGEIS for the Conceptual Master Plan will identify areas suitable for:
  - a. Advanced manufacturing and semiconductor support facilities
  - b. Warehousing, logistics, and distribution
  - c. Deep-water port and freight related uses
  - d. Industrial/business park development
  - e. Mixed-use residential, commercial and retail uses
  - f. Supporting utility and infrastructure facilities
2. Site Layout – The DGEIS for the Conceptual Master Plan will present conceptual layouts, building footprints, road networks, access points, utilities, stormwater management features, and site grading concepts. Photo simulations and visual analyses will be prepared to illustrate potential buildout conditions.

3. Utilities and Infrastructure – The DGEIS for the Conceptual Master Plan will evaluate potential required improvements for:
  - a. Water supply and distribution systems
  - b. Sanitary sewer and wastewater conveyance systems
  - c. Electric and telecommunications systems, including opportunities for on-site renewable energy and resiliency measures
  - d. Roadway and traffic infrastructure, including improvements required to accommodate projected traffic generation
4. Construction Phasing – The DGEIS for the Conceptual Master Plan will present a theoretical build-out schedule for multi-phase construction over multiple years.
5. Environmental Protection and Sustainability – In accordance with SEQRA, the DGEIS for the Conceptual Master Plan will identify measures to avoid, minimize or mitigate adverse impacts related to:
  - a. Wetlands and surface waters
  - b. Contaminated and disturbed soils, and erosion
  - c. Ecological resources and threatened and endangered species
  - d. Stormwater management, including SPDES compliance and green infrastructure
  - e. Air quality and greenhouse gas emissions, consistent with NYSDEC guidance and the CLCPA
  - f. Noise impacts during construction and operation
  - g. Visual and aesthetic impacts, including viewshed analyses and photo simulations
6. Regulatory Compliance – The DGEIS will document federal, state and local permits and approvals required for implementation of the Conceptual Master Plan.
7. Future Actions and Approvals – The DGEIS will document and describe future actions and approvals that may be required for implementation of the Conceptual Master Plan and/or its components. Future actions and approvals may include:
  - a. Site plan and subdivision approvals
  - b. State and federal environmental permits
  - c. Highway work permits
  - d. Utility service agreements
  - e. Additional SEQRA documentation if future development exceeds or deviates from the Conceptual Master Plan impact assumptions

### **3.0 EXISTING CONDITIONS, POTENTIAL IMPACTS, AND MITIGATION MEASURES**

For each technical area to be assessed in the DGEIS, the DGEIS will identify in sequence: existing conditions; potential impacts in the Future without the Project, potential impacts in the Future with the Project; and anticipated measures to avoid, minimize, and/or mitigate those impacts, as appropriate. The impacts and

mitigation measures presented in these sections will include those related to implementation, and operation of the Conceptual Master Plan. Text will be supplemented with maps, graphics, tables and figures. Agency correspondence and agency data/analyses, reference to and/or summary of previously prepared (and relevant) studies, and newly prepared support studies for the Project, as necessary, to convey the required information will be provided in an Appendix.

### **3.1 Land Use, Zoning and Community Character**

The DGEIS will analyze potential impacts to existing land use and community character during both the construction and operational phases of the Project. It will discuss the Project's compatibility with relevant planning documents and local laws with a quarter mile (1/4) of the Project. If the Project does not comply with local zoning or project plans do not meet certain design standards, the DGEIS will discuss various options for rezoning or compliance.

The identification and discussion of measures to avoid, minimize or mitigate adverse impacts to land use zoning and/or community character, which may result from the Project, will also be included in the DGEIS, including applicable cross references to other DGEIS sections where specific mitigation measures may be more broadly described (e.g., Visual; Community Services and Utilities).

The DGEIS will describe existing community services, which service the Project Site, including local public schools, solid waste facilities, local police, and fire and emergency services. Information will include present and future capabilities based on publicly available data and correspondence/interviews with officials from existing service providers. The DGEIS will identify how the Project may impact these services and assess the capabilities of service providers to accommodate increased demand due to the Project. Mitigation measures will be identified and described, as needed.

In this section the following planning documents will be reviewed:

- 2021 GC Economic Profile
- Leveraging the Economic Assets of GC
- GC Economic Development Plan
- Broadband & Cellular Communications
- Transportation
- Infrastructure Inventory & Development Project
- Hazards Mitigation Plan

### **3.2 Open Space and Recreation**

The DGEIS will describe existing open space and recreational resources within or adjacent to the Project Site, including public parks, trails, sports facilities, and nature preserves. Information will be based on publicly available data and correspondence with local parks and recreation departments. The DGEIS will identify how the Project may impact these resources and assess their ability to accommodate changes in demand or access due to the Project. Potential impacts during both construction and operational phases will be evaluated. Measures to avoid or minimize adverse effects on open space and recreational resources

will be identified and described. If necessary, the DGEIS will outline mitigation strategies, such as enhancements to existing facilities or the identification of opportunities to create new recreational spaces.

### **3.3 Geology, Soils, and Topography**

The DGEIS will evaluate the existing soil types, topography, and bedrock conditions at the Project Site based upon publicly available published data including the Soil Survey of Greene County, electronic data from the Natural Resources Conservation Service (NRCS), and topographic mapping from the U.S. Geological Service.

The DGEIS will assess potential impacts to soils and geology, which could result from proposed site work (e.g., grading, excavation for building foundations, site restoration, and landscaping). Topographical concerns include changes in slope during or after Project implementation that could alter drainage patterns and potentially increase runoff. Additionally, the DGEIS will evaluate soil characteristics that may cause or contribute to erosion.

The DGEIS will also describe measures that will be used to mitigate impacts to geology, soils, and topography, including typical erosion and sediment control measures.

### **3.4 Ecological Communities/Threatened and Endangered Species**

The DGEIS will describe the dominant ecological communities, plant species, wildlife species, and available habitat within the Project Site. The description of existing conditions will be based on reconnaissance-level field visits and publicly available sources. The DGEIS will document and map the major ecological communities within the Project Site, as identified through review/interpretation of aerial imagery and field verification. In addition, the DGEIS will identify known occurrences of state or federally listed threatened or endangered species and will summarize associated information obtained through preliminary consultations with the U.S. Fish and Wildlife Service Information, Planning, and Consultation (IPaC) system conducted on October 21, 2025, and review of correspondence from the New York Natural Heritage Program (NHP) dated January 2, 2026.

The DGEIS will identify and evaluate potential ecological impacts associated with the Project, including anticipated utility connections. This analysis will include anticipated changes to existing vegetation communities and wildlife habitats and potential effects on identified rare, threatened, or endangered species. The evaluation will consider both short-term impacts during construction and long-term impacts from the completed Project. The assessment will also consider potential increases in invasive species due to site disturbance.

The DGEIS will describe proposed measures to avoid, minimize, or mitigate impacts to ecological resources and rare, threatened, or endangered species. This section will outline strategies to preserve or enhance existing habitats where possible, and measures to protect identified sensitive species or habitats. A threatened and endangered species habitat assessment, using publicly available data and information gathered from reconnaissance-level field visits, will be included as an Appendix to the DGEIS.

### **3.5 Surface Water Resources and Wetlands**

The DGEIS will provide an assessment of surface water resources within and adjacent to the Project site, including wetlands, streams, rivers, lakes, and ponds, along with their state and federal classifications. Named streams and rivers within or adjacent to the Project Site will be identified and assessed. A Wetland and Stream Delineation Report, to be prepared in accordance with the U.S Army Corps of Engineers (USACE) and NYSDEC guidance, will be included as an Appendix to the DGEIS.

The DGEIS will assess potential impacts on surface water resources from proposed site development and evaluate how Project activities (including anticipated utility connections) might affect water quality, flow patterns, and wetland functionality. If relevant and applicable, the DGEIS will identify the need for NYSDEC Article 24 Freshwater Wetlands Permits, NYSDEC Article 15 Stream Disturbance Permits, or approvals required under Sections 401 and 404 of the Clean Water Act.

To address potential adverse impacts, the DGEIS will identify appropriate methods to avoid, minimize, and/or mitigate effects on surface water resources. This will include locating site development activities outside of wetlands and waters of the U.S. to the extent practicable, development of site best management practices including development of conceptual stormwater management practices to meet NYSDEC SPDES requirements (see Section 3.7), and identification of potential conceptual wetland compensatory mitigation options, if needed (e.g., in-lieu fee). These mitigation measures and strategies will be developed based on existing maps, reports, and studies, as well as wetland/stream delineations and conceptual stormwater management practice design prepared specifically for the DGEIS.

### **3.6 Stormwater Management**

The DGEIS will describe existing drainage patterns on the Project Site and associated receiving bodies (e.g., streams within and adjacent to the Project Site). Anticipated construction and post construction related impacts to drainage, stormwater runoff, and potential effects on Water Quality and Water Quantity in the vicinity of the Project Site (and receiving waters) during construction phases will be described pursuant to NYSDEC State Pollution Discharge Elimination System (SPDES) Construction General Permit (GP) 0-25-001. This section will be informed by conceptual stormwater management practices and potential locations to meet NYSDEC SPDES requirements for stormwater from a construction site. These practices will include Green Infrastructure practices as outlined in the 2024 updated New York State Stormwater Management Design Manual (Design Manual). The DGEIS will also discuss the Project's approach to stormwater in relation to Chapter 3 of the Design Manual. Potential impacts from stormwater runoff, including modifying current drainage patterns, mitigation of stormwater runoff volume, and change in vegetative cover will be discussed, and measures necessary to mitigate impacts will be identified. The stormwater management practices will be included as an Appendix to the DGEIS.

This section of the DGEIS will also identify existing floodplains within and adjacent to the Project Site and will address potential flooding impacts and anticipated mitigation measures, as needed.

### **3.7 Water Supply**

This section of the DGEIS will describe the water supply infrastructure and potential requirements for the Project. A Preliminary Water Supply Report will be prepared based on publicly available information and will be included as an appendix to the DGEIS with summary information outlined in the text of the DGEIS, that will include the following:

- Description of the existing public water supply system in the vicinity of the project including capacity and regulatory jurisdiction, including NYSDOH and compliance history
- Evaluation of a range of water demands for on-site usage.
- Discussion of the method(s) to extend publicly available water supply to the Project Site including infrastructure, governance and regulatory requirements.
- Listing of mitigation measures to reduce or eliminate identified potential environmental impacts from the provision of potable and non-potable water supply to the Project Site.

### **3.8 Groundwater**

This section of the DGEIS will address groundwater resources in the vicinity of the Project Site. The description will include a summary of publicly available information regarding local aquifers, and public water supply wells in the surrounding area. This evaluation will be a desktop review of public sources to identify and characterize groundwater resources.

Potential impacts to groundwater resources based on past Project Site uses and the Project's future activities will be evaluated. The assessment will consider both short-term impacts during construction and long-term effects during Project implementation. Regulatory compliance will be discussed in this section, detailing potential permits that may be required for activities affecting groundwater resources. This may include permits related to water withdrawal, dewatering activities during construction, or stormwater management practices that could influence groundwater recharge.

Mitigation measures will be proposed to address identified impacts on groundwater resources. These measures may include implementation of best management practices during construction and design considerations to protect groundwater.

### **3.9 Sanitary Sewer Service**

This section of the DGEIS will describe the sanitary sewer service infrastructure and potential requirements for the Project Site. A Preliminary Sanitary Sewer Supply Report will be prepared based on publicly available information and will be included as an appendix to the DGEIS with summary information outlined in the text of the DGEIS, that will include the following:

- Description of the existing sanitary sewer system in the vicinity of the Project Site including capacity and regulatory jurisdiction and compliance history.
- Evaluation of a range of sewage generation flows.
- Discussion of the method to extend the sanitary sewer conveyance system to the Project Site including infrastructure, governance and regulatory requirements.

- Listing of mitigation measures to reduce or eliminate identified potential environmental impacts from the provision of sanitary sewer services to the Project Site.

### 3.10 Energy

This section of the DGEIS will address existing energy and telecommunications infrastructure, which will describe current electrical grid capacity and distribution, and the potential for existing renewable energy or smart grid technologies on the Project Site, particularly in relation to potential reuse of nearby landfills for renewable energy solar installations. Potential impacts to be evaluated include projected energy demands at full buildout, increased load on electrical infrastructure, and effects on local power generation and transmission systems. The DGEIS will propose mitigation measures such as energy efficiency standards, on-site renewable energy generation, smart grid technologies, load balancing strategies, and infrastructure upgrades. The analysis will involve consultation with local utility providers and include a description of potential energy mitigation strategies.

### 3.11 Traffic and Transportation

This section will evaluate existing and future conditions for vehicle, vessel, railroad, and pedestrian traffic. This evaluation will include a review of existing traffic conditions and road capacity, an estimation of the maximum amount of traffic reasonably generated by the Conceptual Development Plan at full build-out, and a determination of the operational impacts this traffic may cause on key roadways and intersections. As part of the traffic evaluation, traffic improvement measures to mitigate potential traffic impacts will be developed and assessed for feasibility and cost. The focus area for this study will be U.S. Route 9W between Maiden Turnpike and County Road 23B, and the local roads that would most likely be utilized to access Interstate 87 at either Exits 20 or 21 from the Project Site. It is expected that traffic operations at up to 10 key intersections will be reviewed as part of the traffic evaluation.

Major roadway segments that will be reviewed for inclusion in the DGEIS include the following:

- a. US Route 9W between Malden Turnpike and County Road 23B
- b. County Road 23B between US Route 9W and I-87 Exit 21 Northbound Ramp
- c. Malden Turnpike between US Route 9W and NY Route 32
- d. NY Route 32 from Malden Turnpike to I-87 Exit 20 Southbound Ramp

It is assumed that up to 10 intersections along these roadways may require analysis as part of the DGEIS. Exact locations to be determined after reviewing the trip generation and distribution for the Project and selecting the intersection with potential impacts. The initial assumptions for intersections to be evaluated in the DGEIS are:

1. US-9W and SR-23A (Catskill)
2. US-9W and Price Chopper Plaza
3. US-9W and Catskill Commons
4. US-9W and Cauterskill Ave/Grandview Ave/Main St
5. US-9W and W. Bridge St
6. Main St (CR-23B) and I-87 Exit 20 Northbound Ramp/Oak St

7. NY-9W and Malden Turnpike
8. Malden Turnpike and Old Kings Rd
9. NY-32 and Old Kings Rd
10. NY-32 and I-87 Exit 20 Southbound Ramp

Turn Movement Counts will be conducted during the AM and PM peak hours of 7-9 AM and 4-6 PM at each of the 10 intersections selected for analysis. These counts will include data on pedestrians, bicycles and truck traffic in addition to automobiles. It is assumed that two of the study locations will require 12-hour counts to perform a signal warrant analysis.

A field review of roadway geometry, signage and traffic control will be completed for the key roadways and intersections referenced in this section.

Traffic growth as a result of baseline regional development along the study roadways will be estimated based on New York State Department of Transportation (NYSDOT) historical count station data. This growth percentage will be used to project background traffic volumes in the future design year selected for the Project.

A Trip Generation estimate will be performed for the proposed Project. This estimate will be based on ITE's Trip Generation Manual data and the uses proposed in the Conceptual Development Plan at full build-out.

A Trip Distribution will be estimated for Project traffic based on existing traffic volumes, the location of potential origins and destinations for Project traffic. The REPLICA transportation planning tool, which uses government-provided census data and de-identified movement data collected from mobile devices to provide socio-economic, demographic and trip origin/destination data, will be used to assist with traffic distribution projections.

Operating conditions for the AM and PM peak traffic hours will be determined using Synchro traffic analysis software and the methodologies of the Highway Capacity Manual. These operating conditions will be determined for the Existing, Future Background and Future Build conditions. Analysis results will be reviewed and locations requiring improvement will be identified.

Traffic mitigation measures will be selected and analyzed to determine the appropriate improvements to mitigate Project impacts. These analyses will include both capacity analysis and if needed signal warrant analysis.

Once mitigation measures are determined, a concept level cost estimate will be developed for each.

The results of the traffic impact analysis will be summarized in the DGEIS chapter, with supplementary graphics providing. The complete data collection, analysis and findings will be included in a Transportation System Impact Report that will be appended to the DGEIS.

### **3.12 Air Quality**

The DGEIS will describe the regional climate and existing air quality status in the vicinity of the Project Site based on publicly available data. Further, it will discuss the potential impacts that could occur during Project construction or operation. This will include a general assessment of emissions that could be generated from implementation of the Project and identification of possible state or federal air permitting that may be required (e.g., NY State Air Registration, Air Facility Permit, Federal Clean Air Act or Title V Permit). Potential impacts during construction will also be evaluated, including emissions from construction vehicles and dust generated during earth-moving activities. Mitigation measures designed to minimize these impacts will be described in this section of the DGEIS. The DGEIS will utilize the NYSDEC Guide for Assessing Energy Use and Greenhouse Gas Emissions in Environmental Impact Statements, as well as the 2019, CLCPA and EJSL laws as applicable.

### **3.13 Noise**

The DGEIS will generally describe existing conditions at the Project Site (based on publicly available data) relative to ambient noise. The DGEIS will evaluate potential noise impacts associated with the Project, focusing on both short-term construction-related impacts and permanent operational impacts.

### **3.14 Economic Conditions**

The economic conditions section of the DGEIS will provide an economic and fiscal impact analysis for the proposed Project redevelopment. Using economic modeling software, the economic impact analysis will estimate the direct and indirect effects of the Project on jobs, wages, and sales in the Town of Catskill and Greene County, considering both the construction phase and ongoing operations. The analysis will include an assessment of "net new" dollars coming from sources outside the County.

The fiscal impact analysis will evaluate the local municipal fiscal benefits the Project is likely to create for the County, Town(s), and other affected taxing jurisdictions (ATJs), including potential changes in municipal revenues, such as new property tax revenues or PILOT payments, sales tax benefits, and water/sewer fees. The analysis will also consider potential changes in municipal expenses due to increased demand for public services resulting from the Project.

The results of the economic and fiscal impact analyses will be summarized in the DGEIS Chapter, supplemented by tables and figures for ease of reference. The full text of the economic and fiscal impact analyses will be provided as a technical appendix to the DGEIS. Cultural Resources

The DGEIS will inventory and describe above-ground historic resources and archaeological (cultural) resources within and adjacent to the Project Site. The assessment will include an inventory of known cultural resources, including sites, structures, and districts of significant historic and/or archaeological value. The inventory will be compiled through review of existing documentation, such as the State and National Registers of Historic Places, NYSOPRHP Cultural Resource Information System (CRIS) database, local historic preservation records, and previous cultural resources surveys conducted in the area.

The DGEIS will evaluate potential impacts of the Project on these identified cultural resources. This evaluation will consider impacts such as direct physical alteration or destruction of cultural resources as well as potential changes to the visual or auditory setting of historic properties. The DGEIS will also consider potential impacts of the Project on regional cultural resources and discuss how the proposed development aligns with local and state historic preservation plans. In addition, the DGEIS will describe required and appropriate Native American consultation to be carried out pursuant to Section 14.09 of the New York State Historic Preservation Act of 1980, Section 106 of the National Historic Preservation Act of 1966 and 36CFR800, as well as guidance under DEC Policy CP-42/Contact, Cooperation and Consultation with Indian Nations, if applicable to the Project Site.

Following consultation with the appropriate agencies, cultural resources surveys (i.e., Phase I archaeological survey and/or historic resources survey) may be required.

### **3.15 Visual Resources**

The DGEIS will describe the existing visual character within a Project Site study area radius, which will be determined by a GIS-based topographic viewshed analysis based on the conceptual location and height of proposed site features. Once the study area has been defined, a second viewshed based on a digital surface model (DSM) will accurately identify the geographic areas of potential Project visibility within the study area.

With the study area defined, the existing environment characterization will include the identification of visually sensitive resources (as defined in DEC Program Policy: DEP-00-2: Assessing and Mitigation Visual and Aesthetic Impacts) as well as a review of community preferences defined in adopted policy documents (i.e., local comprehensive plans, zoning, and locally identified visual resources) to identify areas and sites of potential visual sensitivity and identify municipal or county visual impact procedure preferences. Together, the visual resource inventory and viewshed analysis will inform the selection of representative views from which photographic documentation will be prepared. Photographs will be taken to document existing conditions, views toward the proposed development, viewshed analysis verification, and for use in the development of photographic simulations (photosimulations).

Up to seven (7) Photosimulations from five unique viewpoint locations will be prepared to depict the anticipated appearance of the completed Project based on conceptual plans of the proposed development. The photographic simulation will also be used to evaluate the changes to the visual landscape considering factors such as scale, geographic extent, and line, form, texture, and color contrast with the existing features in the view. Up to two simulations will be selected to evaluate potential nighttime visual impacts. These simulations will utilize modified daytime photographs to simulate nighttime conditions. In addition, the simulations will make reasonable assumptions regarding site and structure lighting since this information will not be included in the conceptual masterplan. These assumptions will be based on recommended lighting levels as defined in either the municipal code or design standards manuals.

To address potential adverse impacts to aesthetic resources, the DGEIS will recommend measures to avoid, minimize, or mitigate impacts to visual resources. This may include strategies such as architectural design modifications, landscaping, or other visual screening techniques. The mitigation measures will be developed

based on the results of the visual assessment. NYSDEC criteria for visual impacts will be used to inform the development of appropriate mitigation strategies, as needed.

In addition, if applicable, the DGEIS will address potential nighttime impacts resulting from the Project. It is EDR's understanding that the Project will be designed to minimize light trespass and sky glow through the use of Dark Sky Compliant fixtures. Mitigation measures associated with potential off site light trespass impacts will include best practices, such as using fully shielded fixtures, automatic off fixture switches, motion sensing, and downward directed lights.

### **3.16 Hazardous Materials**

The DGEIS will assess hazardous materials concerns related to the Project, which will include a review of historical land uses within the Project Site to identify potential areas that had prior industrial or commercial uses that may have resulted in contamination, their potential impacts on costs and timelines, and which may be eligible for the NYS Brownfield Cleanup Program. A Phase I Environmental Site Assessment (ESA) will be conducted. A summary of the Phase I ESA will be included in this section with the full report provided in the Appendix. The Phase I ESA will identify recognized environmental conditions (RECs).

The DGEIS will evaluate potential impacts associated with the disturbance of contaminated soils or groundwater during construction, the introduction of new hazardous materials as part of the Project's potential future operations, and the potential for accidental releases or spills. Possible mitigation measures will be proposed such as methods to reduce the generation of hazardous waste or participation of future Project development in the New York State Brownfield Cleanup Program. To evaluate entry into the Brownfield Cleanup program a site investigation must be completed with the site owners' permission and a Brownfield Cleanup Program application must be submitted to the NYSDEC for review and approval. The DGEIS will also summarize applicable federal and/or state regulatory compliance requirements (e.g., 6 NYCRR Part 370-373).

## **4.0 Impacts on the Use and Conservation of Energy**

This section of the DGEIS will analyze the Project's effects on energy use and conservation aligning with New York State's ambitious climate and energy goals. The analysis will be conducted in consideration of New York State climate and energy policies, such as the CLCPA, New Efficiency: New York, the New York State Energy Plan, Reforming the Energy Vision (REV), and the Department of Environmental Conservation's Policy on Climate Change. These policies establish targets for renewable energy, greenhouse gas emissions reduction, and energy efficiency, providing a comprehensive roadmap for the state's energy future. The DGEIS will evaluate how the Project interacts with this energy landscape, allowing for informed decision-making and potential refinement to better align with state objectives. Proposed energy conservation measures will be identified. As noted above, impacts on the surrounding environmental justice community will also be evaluated as required by CLCPA.

## 5.0 Alternatives

As outlined in Section 617.9(b)(5)(v) of SEQRA regulations, the GEIS shall provide a narrative description of each impact issue and evaluation for each alternative<sup>3</sup> identified as follows:

- **No Action Alternative.** This alternative analyzes the potential environmental impact of not redeveloping the Project Site.
- **Development Under Existing Zoning Alternative.** This alternative analyzes the potential environmental impact of developing the Project Site pursuant to the current zoning.
- **Alternative Conceptual Master Plan.** This alternative analyzes the potential environmental impacts of an alternative Conceptual Master Plan program.

## 6.0 Growth Inducing Impacts

This section of the DGEIS will describe potential growth-inducing impacts the Project may have with respect to additional development in the vicinity of the Project Site.

## 7.0 Unavoidable Adverse Impacts

This section of the DGEIS will identify impacts that are likely to occur despite mitigation measures and will compare these unavoidable impacts to Project-related benefits. This section will also identify general avoidance and mitigation measures (e.g., adherence to applicable regulatory requirements), and Project-specific mitigation measures (e.g., development of a SWPPP).

## 8.0 Irreversible and Irretrievable Commitment of Resources

This section of the DGEIS will identify those natural and man-made resources consumed, converted, or otherwise made unavailable for future use due to the Project.

## Appendices to Accompany the DGEIS

Certain procedural documentation, as well as technical studies summarized or referenced in the GEIS will be provided in full in an appendix to the GEIS:

- SEQRA Documentation – FEAF, Positive Declaration, Final Scoping Document
- Official Correspondence related to the GEIS
- Stream and Wetland Delineation Report
- Transportation System Impact Report
- NYSHPO Consultation Memorandum
- Economic and Fiscal Impact Analyses
- Threatened and Endangered Species Review and Habitat Assessment
- Preliminary Water and Sanitary Sewer Report

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<sup>3</sup> The description and evaluation of each alternative should be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed and should focus on those environmental impacts that are likely to differ from the proposed Project. The alternatives must include the no action alternative. Site alternatives may be limited to parcels owned by, or under option to, the project sponsor.

### **Issues Not Incorporated into the Scoping Document**

Pursuant to § 617.8(e)(7), the GEIS scoping document shall include a brief description of the prominent issues that were considered in the review of the environmental assessment form or raised during scoping, or both, and determined to be neither relevant nor environmentally significant or that have been adequately addressed in a prior environmental review and the reasons why those issues were not included in the final scope.

**General Comments**

**Specific Comments**