

Final Scoping Document for Generic Environmental Impact Statement

**Greene County Cementon Redevelopment Area
Conceptual Master Plan**

Town of Catskill, Greene County, New York

Proposed: April 15, 2026

Adopted: July 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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Introduction

This Final 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 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 Final 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

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

Project SEQRA History

On November 19, 2025, the Greene County Legislature unanimously adopted Resolution No. 332-25 for Capital Project #163 and initiated the SEQRA process by declaring its intent to serve as Lead Agency for the SEQRA review of the Project¹. Subsequently, on or about 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, and after receiving no objections from Interested or Involved agencies to whom the Notice of Intent to serve as Lead Agency was mailed, the Greene County Legislature unanimously adopted Resolution 67-26 for Capital Project #163 declaring itself SEQRA Lead Agency and indicating that the Proposed Action may result in one or more potentially significant adverse environmental impacts, such that a Positive Declaration should be adopted. On April 15, 2026, the Greene County Legislature completed Parts 2 and 3 of the Full Environmental Assessment (FEAF) and unanimously adopted Resolution 158-26 for Capital Project #163 issuing a Positive Declaration, circulating the Draft Generic Environmental Impact Statement Draft Scoping Document, setting a Scoping Comment Period through May 22, 2026, and noticing an Open House to review the Draft Scoping Document.

Subsequently, on April 16, 2026, the DGEIS Scoping Document was posted on the Greene County website(s): <https://www.investinggreene.com/cementon-rebirthplan>.

On April 22, 2026, a notice of a Positive Declaration, availability of the Draft GEIS Scoping Document, a notice of the Scoping Document comment period (through May 22, 2026) and notice of a Project Open House was posted in the New York State Department of Environmental Conservation (NYSDEC) Environmental Notice Bulletin (ENB).

On May 4, 2026, from 5:30 to 7:00 PM, the Greene County Legislature sponsored an Open House at the Catskill Senior Center, 15 Academy Street, Catskill, New York 12414 to collect community input on the DGEIS Scoping Document. Written comments were also accepted after to the Open House until the closing of the comment period on May 29, 2026.

On May 20, 2026, the Greene County Legislature unanimously adopted Resolution No. 195-26 amending Resolution No. 158-26 for Capital Project #163, extending the Scoping Document comment period to May 29, 2026.

¹ Note: SEQRA Correspondence will be provided in the Appendix to the DGEIS.

On May 20, 2026, a notice of the extension of the Scoping Document comment period to May 29, 2026, was posted in the New York State Department of Environmental Conservation (NYSDEC) Environmental Notice Bulletin (ENB).

On May 29, 2026, the Scoping Document comment period closed. Subsequently, the dGEIS Scoping Document was revised to incorporate comments by Involved and Interested agencies, interested parties and members of the public. Because the Proposed Project is a Conceptual Master Plan for the Project Site, the DGEIS will evaluate the environmental impacts of potential uses, rather than a fixed site plan with defined end users, building programs, or specific construction phasing. For that reason, comments that presumed a particular use, operational profile, impact, or mitigation measure associated with a use not yet proposed were considered but not incorporated into the Final Scoping Document (See *"Summary of Issues Not Incorporated into the Scoping Document."*)

On July 15, 2026, the Greene County Legislature unanimously adopted Resolution No. 271-26 for Capital Project #163, adopting the DGEIS Scoping Document for the Cementon Redevelopment Area Conceptual Master Plan.

Table 1. Involved and Interested Agencies

Agencies	Potential Approval/Review
Involved Agencies	
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*	Article 24 Freshwater Wetlands, Article 15 Protection of Waters, Section 401 Water Quality Certification, Article 15 Water Withdrawal, State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater from Construction Activities (GP-0-25-003), Article 17 SPDES Wastewater permitting, Part 182 Incidental Take Permits, Petroleum and/or Chemical Bulk Storage, Article 23 Mined Land Reclamation, Article 19 Air Permitting; and, Part 360 Solid Waste Approvals.

Table 1. Involved and Interested Agencies

Agencies	Potential Approval/Review
	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 404 & 401 of the Clean Water Act
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
Interested Agencies/Parties	
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**	
Hudson Riverkeeper	
Olana Partnership	
Notes: *The DGEIS will assess the impacts of a Conceptual Development Plan for the Project Site. Listed DEC permits and approvals are not required for the Action analyzed in this DGEIS (i.e. a Conceptual Development Plan) but may be required for implementation. **Potentially Required *** Section 3.1 of the DGEIS will list coastal policies that would be applicable to the Proposed Action.	

Description of the Proposed Action

The Proposed Action is a 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)², 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 (Table 2; see Figure 3, Zoning Districts and Tax Parcels).

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

Tax Parcel	Owner	Acres	Zoning District
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

²6 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

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

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

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 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. The DGEIS will quantify and list impact thresholds for future construction and implementation of the Conceptual Master Plan that would require supplemental studies and/or additional SEQRA review.

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, the New York State Thruway (I-87) and U.S. Route 9W, adjacent residential areas, on-Site wetlands, the adjacent Hudson River and recognized or protected natural or man-made features will be described. The dominant land use within and adjacent to the Project Site will be discussed. This section will describe the ownership status of each tax parcel.

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.

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 include a brief overview of the environmental, social and/or economic benefits that are anticipated to result from the Project.

2.4 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.

2.5 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. Industrial/business park development
 - d. Mixed-use residential, commercial and retail uses
 - e. Supporting utility and infrastructure facilities
 - f. Environmentally sensitive lands suitable for conservation, including but not limited to wetlands
 - g. Public access lands suitable as trails, open space for recreation,
 - h. Sidewalks and bicycle 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. Proximity of planned development to federal- or state-regulated wetlands/water courses will be identified. 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 passenger vehicle and commercial traffic generation
4. 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
5. Regulatory Compliance – The DGEIS will document federal, state and local permits and approvals required for implementation of the Conceptual Master Plan.
6. 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. New York Department of State Coastal Consistency Determination
 - f. 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. The DGEIS will discuss the uses proposed in the Conceptual Master Plan (the Project) and their compatibility with surrounding uses, relevant adopted planning policy documents and zoning within a quarter mile (1/4) of the Project Site. If the Project does not comply with local zoning or proposed uses are inconsistent with land uses recommended in adopted policy documents, the DGEIS will discuss options for rezoning or compliance.

In this section the following relevant adopted policy planning documents will be summarized:

- 2021 Greene County Economic Profile
- Leveraging the Economic Assets of Greene County
- Greene County Economic Development Plan
- Broadband & Cellular Communications Plans (as available)
- Transportation Plans
- Hazards Mitigation Plan
- Town and Village of Catskill Joint Comprehensive Plan
- Significant Coastal Fish and Wildlife Habitats
- New York State Coastal Management Plan and relevant policies
- NYSDOS Scenic Areas of Statewide Significance
- Catskill-Olana Scenic Area of Statewide Significance

Measures to avoid, minimize or mitigate adverse impacts to land use zoning and/or community character to/for immediately adjacent communities including Smith's Landing and West Camp, which may result from the Project, will be discussed 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.

3.2 Open Space and Recreation

The DGEIS will describe existing open space and recreational resources adjacent to the Project Site, including public parks, trails, sports facilities, nature preserves. The DGEIS will discuss open space and recreational resources proposed in the Conceptual Master Plan (the Project). Information presented in the DGEIS regarding existing resources will be based on publicly available data and written correspondence with local parks and recreation departments. The DGEIS will identify how the Project may impact or enhance 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 open space and recreational space.

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). The DGEIS will identify and map Project Site bedrock geology, including limestone and shale and their permeability characteristics. The DGEIS will identify changes in Project Site topography during construction and after Project implementation that could alter drainage patterns and potentially increase runoff. Additionally, the DGEIS will describe soil characteristics.

The DGEIS will 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 following natural features will be identified and mapped:

- The Great Vly, the Audubon/Scenic Hudson Rams Horn Livingston Sanctuary, and other conserved properties documented in the New York Protected Areas Database;
- The New York State Department of State's (NYSDOS) Scenic Areas of Statewide Significance (SASS), (i.e. the Olana Viewshed);
- New York State Department of Environmental Conservation (NYSDEC) Hudson River Estuary Program designations, including the Significant Biodiversity Areas (Hudson Valley Limestone and Shale Ridges, Hudson River Estuary and Tidal Wetlands);
- Forest cores and their respective Forest Condition Indices, and Known Important Areas for Rare Plants, Rare Animals, and Migratory Fish; and
- The following Significant Coastal Fish & Wildlife Habitat Areas:
 - Inbocht Bay-Duck Cove;
 - Ramshorn Marsh;
 - Catskill Deepwater; and
 - Catskill Creek.

The DGEIS will identify and evaluate potential ecological impacts associated with the Project, including proposed utility connections, new roads, land clearing, and industrial activities. This analysis will include anticipated changes to existing vegetation communities and wildlife habitats and potential effects on identified rare, threatened, or endangered species, including impacts to the Great Vly biodiversity and buffer needs or wetland connectivity and impacts to the forest and hydrological connectivity between Great Vly and Kaaterskill Creek. The evaluation will consider both short-term impacts during construction and long-term impacts from the implementation of the Project. The assessment will consider potential increases in invasive species due to site disturbance.

Based on initial correspondence, the NYSDEC may recommend species-specific surveys and/or targeted habitat evaluations. If surveys are recommended, the DGEIS will discuss the need and timing for surveys and outline additional steps (e.g., work plan development, survey, reporting) which may be required.

The DGEIS will describe proposed measures to avoid, minimize, or mitigate impacts to ecological resources and rare, threatened, or endangered species. This section will describe 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. Streams and rivers within or adjacent to the Project Site will be identified and assessed. Wetland delineations will be conducted during an active growing season. 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 existing conditions and potential impacts on surface water resources, river water quality, aquatic habitat, and downstream drinking water supplies from implementation of the Conceptual Master Plan. The DGEIS will describe impacts associated with disturbances to wetlands and waterbodies and recommend a quantifiable threshold for required future analyses. The evaluation will consider how Project activities, including anticipated utility connections, and roads may affect water flow patterns, and wetland functionality. The DGEIS will identify permits that may be required for Project implementation.

The DGEIS will identify ways to protect shorelines using NYSDEC Sustainable Shorelines practices, as appropriate. To address potential impacts resulting from Project construction or implementation, the DGEIS will identify appropriate methods to avoid, minimize, and/or mitigate effects on surface water resources. Potential avoidance, minimization or mitigation efforts may 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

The DGEIS will reference publicly accessible data from the Greene County Hazard Mitigation Plan and New York State Climate Impacts Assessment to identify frequency of flooding, annual average rainfall volumes, sea level rise and storm surge, frequency and intensity of extreme precipitation events, impacts on water resources under future conditions including drought, average annual temperature, and frequency and duration of heatwaves) relevant to the Project Site.

The DGEIS will list NYSDEC permits that may be required for construction and implementation of the Project regulated by the Uniform Procedures Act (ECL Article 70).

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. The DGEIS will describe impacts associated with Project-related stormwater discharge. 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 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.

The DGEIS will identify and map 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 existing Project Site water supply infrastructure and potential requirements with implementation of 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 Site including capacity and regulatory jurisdiction, including NYSDOH and compliance history
- Evaluation of a range of water demands for on-site usage, available water supply for potential industrial, commercial and residential end uses.
- 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 and the surrounding communities that rely on the same supply for their drinking water.

The DGEIS will identify proposed water supply infrastructure's proximity to wetlands/water courses. The DGEIS will identify permits required for new or expanded water supply systems analyses.

3.8 Groundwater Resources

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 on and immediately adjacent to the Project Site. This evaluation will be a desktop review of public sources to identify and characterize groundwater resources.

Potential impacts to groundwater resources based on existing 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, including potential permits that may be required for activities affecting groundwater resource, 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 existing sanitary sewer service infrastructure and potential requirements for the Project Site, including proposed locations of this infrastructure's proximity to wetlands/water courses. 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 use and telecommunications infrastructure, describe the current electrical grid capacity and distribution, and the potential for existing and new renewable energy and smart grid technologies on the Project Site, particularly in relation to potential reuse of landfills and other underutilized areas. 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 analysis will be conducted in consideration of New York State adopted climate and energy policies: 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. The DGEIS will propose mitigation measures such as energy efficiency standards, energy conservation measures, 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. Regulatory compliance will be discussed in this section, including potential permits that may be required and Project-related impacts on Disadvantaged Communities (DACs) as required by CLCPA.

3.11 Traffic and Transportation

This section of the DGEIS will describe in text and map existing conditions for vehicles, vessels, and rail freight traffic within the Project Area. The DGEIS will describe and map existing pedestrian and bicycle facilities within 0.5 miles of the Project Site. The Project Area is generally defined as U.S. Route 9W between Malden 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 to/from the Project Site.

The DGEIS will review existing passenger and truck traffic conditions and road capacity for the roadways within the Project Area, estimate the maximum amount of traffic reasonably generated by land uses proposed by the Conceptual Development Plan at full build-out, and determine the operational impact this traffic may have on the major roadway segments and intersections listed below. As part of the traffic evaluation, traffic improvement measures to mitigate potential traffic impacts will be developed and assessed for feasibility. While the potential need for an additional interchange between exits 20 & 21 will also be reviewed on a qualitative basis, detailed analysis of a new interchange, along with any associated

roadway connections or intersections, is not included in this scope of services. Such an evaluation would require a broader, regionally focused analysis that extends well beyond the limits of this GEIS.

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

The DGEIS will analyze up to (ten) 10 intersections within the study area for traffic operations. The DGEIS will qualitatively analyze the potential need for an additional interchange between exits 20 and 21 as potential mitigation. While exact locations will 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

Turning Movement Counts will be conducted during the AM and PM peak hours of 7-9 AM and 4-6 PM at the 10 intersections selected for analysis. These counts will include data on pedestrians, bicycles and truck traffic in addition to passenger vehicles. This scope includes twelve (12) hour counts at up to two (2) of the study locations to perform signal warrant analyses.

A field review of roadway geometry, signage, and traffic control will be completed for the ten (10) key roadways and intersections referenced in this section. This work will include a qualitative assessment of intersection curb radii, roadway geometry, general pavement conditions and other roadway features that may constrain truck operations to evaluate the ability of existing infrastructure to accommodate truck traffic and identify whether geometric improvements may be necessary to support increased truck volumes. The DGEIS will document existing infrastructure, roadway characteristics, and land use patterns, while also reviewing gaps in the pedestrian and bicycle network near the project site. This assessment will be planning-level in nature and will not include detailed measurements, turning templates, or swept-path analyses. Based on the findings, high-level recommendations for improvements or accommodation will be developed, as warranted.

Coordination with CSX Railroad will be conducted to understand current rail operations to the Project Site and assess potential for future rail service to the Project Site. The DGEIS will document rail access conditions and improvements that may be necessary to accommodate additional service.

Coordination with the deep Port dock owner Peckham Industries will be conducted to assess current Port usage and operational constraints. This information, along with applicable State and Federal regulatory requirements, will be used to describe the potential for future service.

Traffic growth resulting from baseline regional development along the study area 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 for Project-generated traffic will be developed based on existing traffic volumes, roadway network characteristics, and the relative location of anticipated trip origins and destinations. Distribution patterns will consider the regional travel network, access to Interstate 87 at Exits 20 and 21, and logical routing based on travel time and roadway hierarchy. Available traffic count data observed turning movement patterns, and engineering judgment will be used to assign Project traffic to the surrounding roadway system.

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 No Action and Future with the Proposed Action 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.

The results of the transportation analysis, including roadway, rail, marine, and pedestrian/bicycle activity, will be summarized in the DGEIS chapter. Detailed data collection, analysis, findings and improvement recommendations will be documented in a Transportation System Impact Report, which will be included as an appendix 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: estimated direct and upstream emissions, and mobile and stationary source emissions. The DGEIS will discuss the potential impacts that could occur during Project construction and operations, including a qualitative discussion of potential increases in greenhouse gas (GHG) emissions, including a general assessment of emissions that could be generated from implementation of the different

potential uses proposed in the Conceptual Master Plan and identification of possible state and/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 be evaluated, including emissions from construction vehicles, marine vessel traffic, idling by vehicles or marine vessels and dust generated during earth-moving activities. Mitigation measures designed to minimize these impacts will be described in this section of the DGEIS. The air quality analysis in the DGEIS will be based on the NYSDEC Guide for Assessing Energy Use and Greenhouse Gas Emissions in Environmental Impact Statements, as well as the 2019 CLCPA and EJSL laws.

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 follow the DEC's policy, DEP-00-1 "Assessing and Mitigating Noise Impacts", which identifies noise impacts assessment methods, examines circumstances under which sound creates significant noise impacts, and identifies avoidance and mitigative measures to reduce or eliminate noise impacts. 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 DGEIS will provide an economic and fiscal impact analysis for the proposed Project. 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 DGEIS will address how any redevelopment will tangibly benefit existing Cementon area residents. The analysis will 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.

3.15 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 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 consider potential Project-related impacts 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. The DGEIS will describe reasonably foreseeable actions and the thresholds for impact (such as ground disturbance caused by proposed construction or potential visibility/visual effect of new structures) that could result in potential effects on cultural resources. The DGEIS will discuss appropriate studies that would be included in a Supplemental EIS for future actions, such as archaeological surveys, historic resources surveys, or visual effect assessments, as appropriate.

3.16 Visual Resources

The DGEIS visual impact assessment (VIA) 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. The VIA will consider locally and nationally important resources such as, Olana State Historic Site (a National Historic Landmark) and contributing features, the Hudson River, Scenic Areas of Statewide Significance (including the Estates District, Catskill-Olana, and Ulster North), as well as local parks, forest preserves, and the resources listed in the DEC Program Policy DEP-00-2. Important views of the Hudson River and its contributing scenic and historic resources will be considered in the VIA. 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). To the extent practicable field photography will be completed during leaf-off conditions to represent conservative visibility. If this is not possible, photography will be completed during the growing season. However, if after development of the photosimulations, it is determined that leaf-off conditions are required to illustrate conservative visibility conditions, the photographs and photosimulations at select locations will be updated to reflect leaf-off conditions.

Based on the results of the visual resource identification and the viewshed analysis, photosimulations will be developed to illustrate the likely appearance of the completed Project based on the Conceptual Master Plan. It is anticipated that the Conceptual Master Plan will contain building volumes, parking areas, potential landscaping and vegetation retention areas, and open space areas. However, details such as architectural styles, placement of individual site amenities, and other details will not be included in the photosimulations. The photosimulations will 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. Photosimulations will be selected to evaluate potential nighttime visual impacts. The nighttime photosimulations will utilize modified daytime photographs to simulate nighttime conditions. The simulations will make reasonable assumptions regarding lighting since this information will not be included in the Conceptual Master Plan. 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. These measures 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.

If applicable, the DGEIS will address potential nighttime impacts resulting from the Project. The intent of the Project design will be 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.

3.17 Environmental Justice and Disadvantaged Communities

The DGEIS shall evaluate whether the Proposed Action may cause or increase disproportionate pollution burdens or adverse environmental impacts on designated disadvantaged communities located on or adjacent to the Project Site. This evaluation shall be prepared in accordance with amendments to the State Environmental Quality Review Act, Uniform Procedures Act, Climate Leadership and Community Protection Act, and Environmental Justice Siting Law requirements, effective June 12, 2026.

3.18 Hazardous Materials

The DGEIS will assess hazardous material 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. 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 an Appendix. The Phase I ESA will identify recognized environmental conditions RECs (i.e., the presence, likely presence, or material threat of hazardous substances or petroleum products on a property due to a release, a past release, or a significant threat of a future release) that may impact the site. If the Phase I ESA identifies RECs a Phase II Environmental investigation may be completed.

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. During the completion of the DGEIS, a spill risk assessment will be completed based on contemplated site uses. Possible mitigation measures may be proposed such as participation of future Project development in the New York State Brownfield Cleanup Program. The DGEIS will summarize applicable federal and/or state regulatory compliance requirements in relation to existing RECs.

4.0 Alternatives to the Proposed Project

As outlined in Section 617.9(b)(5)(v) of SEQRA regulations, the DGEIS will describe each impact issue and evaluation for the following alternatives³ to the Proposed Project:

- **No Action Alternative (Future without the Proposed Action).** This alternative analyzes the potential environmental impact of not redeveloping the Project Site.
- **Development Under Existing Zoning.** 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, which may include alternative uses.

5.0 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. The DGEIS will evaluate whether implementation of the Conceptual Master Plan could induce or facilitate additional development in the surrounding area, including development enabled by new or expanded infrastructure, changes in land use or zoning, increased demand for housing and community services, and associated cumulative environmental impacts.

6.0 Unavoidable Adverse Impacts

This section of the DGEIS will identify significant adverse impacts that could occur even after avoidance, minimization and mitigation measures are applied. This section will compare the unavoidable impacts with anticipated economic, environmental and community benefits of the Proposed Action.

7.0 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.

³ 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.

8.0 Appendices to Accompany the DGEIS

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

- SEQRA Documentation – FEAF, Positive Declaration, Final Scoping Document
- Official Correspondence related to the DGEIS
 - Agency Consultation (NYSHPO, NYNHP, USFWS correspondence)
 - Resolutions and Notices
- Stream and Wetland Delineation Report
- Transportation System Impact Report
- Economic and Fiscal Impact Analyses
- Threatened and Endangered Species Review and Habitat Assessment
- Preliminary Water and Sanitary Sewer Report

9.0 Summary of Issues Not Incorporated into the Scoping Document

Pursuant to 6 NYCRR § 617.8(e)(7), the final written scope for a Draft Generic Environmental Impact Statement must include a brief description of prominent issues that were considered during review of the Environmental Assessment Form or raised during scoping, but were determined to be either not relevant, not environmentally significant, adequately addressed in a prior environmental review, or otherwise not appropriate for inclusion in the final scope, together with the reasons those issues were not included.

The Proposed Project is a Conceptual Master Plan for the Project Site. The DGEIS will evaluate the environmental impacts of potential uses, rather than a fixed site plan with defined end users, building programs, or specific construction phasing. For that reason, comments that presumed a particular use, operational profile, impact, or mitigation measure associated with a use not yet proposed were considered but not incorporated into the final Scoping Document as discrete DGEIS requirements. The DGEIS will analyze the impacts of the proposed uses and development program that are developed through the Conceptual Master Plan process. The planning process will seek to avoid sensitive environmental areas, including wetlands, protected habitat, and areas known or expected to support protected species, to the extent practicable, and will identify appropriate mitigation where avoidance is not practicable or where significant adverse impacts are identified.

The following summarizes prominent issues raised during scoping that were not incorporated into the final Scoping Document as stand-alone requirements because they depended on assumptions about future uses, operational details, or mitigation measures that have not yet been proposed or selected.

Future Required Permits & Regulatory Compliance: Comments requesting detailed analysis of future permit modifications, operational approvals, or regulatory compliance obligations for specific future uses were not incorporated because no specific future end use or operational program has been selected. The DGEIS will identify existing permits and approvals and will describe categories of future approvals that may be required when specific uses and development components are advanced.

Conservation, Open Space & Recreation: Comments proposing specific recreation facilities, waterfront amenities, or public access improvements were not incorporated as mandatory scope items because the

Conceptual Master Plan has not yet established the location, scale, ownership, or feasibility of such features. Opportunities for open space, public access, trails, shoreline access, and recreation will be considered as part of the planning framework and alternatives analysis where they are feasible and consistent with site constraints.

Ecological Resources & Habitat Protection: Comments assuming impacts related to clearing limits, specific industrial activities not currently present on the Project Site, utility corridors, or port operations were not incorporated as separate requirements because those features have not yet been defined. The DGEIS will evaluate ecological impacts associated with the proposed development program once it is developed from the Conceptual Master Plan.

Water Resources, Wetlands & Shorelines: Comments requesting analysis of water discharge from data centers, shoreline activities, or aquatic impacts were not incorporated because the nature and intensity of future uses have not yet been determined. The DGEIS will evaluate wetlands, surface waters, shorelines, and stormwater at a level appropriate to the conceptual plan and will identify avoidance and mitigation measures where necessary.

Stormwater & Flooding: Comments requesting detailed stormwater modeling for specific future buildings, pavement areas, or drainage systems were not incorporated because the site layout and impervious surface program have not yet been established. The DGEIS will address stormwater management, floodplain constraints, green infrastructure opportunities, and conceptual mitigation measures consistent with the level of design available.

Climate Change & Greenhouse Gases: Comments requiring commitment to specific climate mitigation technologies or energy systems were not incorporated because the future mix of uses, building types, and energy demands is not yet known. The DGEIS will evaluate greenhouse gas emissions, climate resilience, and feasible mitigation measures at a programmatic level, with more detailed analysis to follow when specific development proposals are advanced.

Energy & Utilities: Comments requiring evaluation of specific utility loads or energy infrastructure for data centers were not incorporated because such uses have not been proposed or selected. The DGEIS will identify utility constraints, renewable energy opportunities, and infrastructure considerations at a conceptual level and will identify the need for future use-specific analysis where appropriate.

Hazardous Materials, Contamination & Remediation: Comments assuming particular hazardous materials, waste streams, remediation methods, or transportation risks associated with future uses were not incorporated because those uses and materials have not yet been identified. The DGEIS will address known or reasonably anticipated contamination, remediation constraints, spill prevention, and emergency response considerations at a programmatic level.

Alternatives: Comments requesting analysis of alternatives that categorically prohibit or require particular uses were not incorporated because the Conceptual Master Plan process has not yet established the reasonable range of future development options. The DGEIS will evaluate reasonable alternatives that avoid

or reduce significant adverse impacts, including alternatives that protect sensitive environmental areas, focus development on previously disturbed lands, and incorporate feasible mitigation.