Final Scoping Document

for the preparation of a

Draft Environmental Impact Statement (DEIS)

Heiden Road Riverside Warehouse Heiden Road, Monticello

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GENERAL GUIDELINES

- This Scoping Document is intended to serve as the foundation for the identification of potentially significant adverse impacts associated with the proposed action and possible mitigation measures to be described in a Draft Environmental Impact Statement ("DEIS") to be prepared pursuant to the State Environmental Quality Review Act (SEQRA) and in full conformance with 6 NYCRR Part 617.
- The DEIS shall address all items in this Scoping Document and conform to the format outlined herein. If appropriate, impact issues listed separately in this outline may be combined in the DEIS, provided all such issues described in this Scoping Document are addressed as fully in a combined format as if they were separately addressed.
- The document should be written in the third person. The terms "we" and "our" should not be used. The Applicant's conclusions and opinions should be identified as those of the "Project Sponsor," "Applicant" or "the Developer."
- Narrative discussions should be accompanied by appropriate charts, graphs, maps and diagrams whenever possible. If a particular subject matter can most effectively be described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically.
- The entire document should be checked carefully to ensure consistency with respect to the information presented in the various sections.
- Environmental impacts should be described in terms that the layperson can readily understand (e.g., truck-loads of fill and cubic yards rather than just cubic yards).
- All discussions of mitigation measures should consider at least those measures mentioned in the Scoping Outline. Where reasonable and necessary, mitigation measures should be incorporated into the Proposed Action if they are not already included.
- Where specific impacts are currently unknown or where they may vary based on the specific end user of the Project, analysis provided should assess a worst-case scenario.

The DEIS is intended to convey general and technical information regarding the potential environmental impacts of the proposed project to the Town of Thompson Planning Board (as Lead Agency), as well as several other agencies involved in the review of the proposed project. The DEIS is also intended to convey the same information to the interested public. The Preparer of the DEIS is encouraged to keep this audience in mind as it prepares the document. Enough detail should be provided in each subject area to ensure that most readers of the document will understand, and be able to make decisions based upon, the information provided.

As the DEIS will become, upon acceptance by the Lead Agency, a document that may, if appropriate, support objective findings on approvals requested under the application, the Preparer is requested to avoid subjective statements regarding potential impacts. The DEIS should contain objective statements and conclusions of facts based upon technical analyses. Subjective evaluations of impacts where evidence is inconclusive or subject to opinion should be prefaced by statements indicating that "It is the Applicant's opinion that...". The Lead Agency reserves the right, during review of the document, to require that subjective statements be removed from the document or otherwise modified to indicate that such subjective statements are not necessarily representative of the findings of the Lead Agency.

PROJECT DESCRIPTION

The Applicant is seeking Site Plan, Special Use Permit and Subdivision Approval for construction of a 1,500,400 square foot warehouse/ trucking terminal (as defined by the Town Zoning Code) with associated parking, loading and utility areas on 391.61 total acres to be located in the Commercial Industrial (CI) Zone. Five of the seven total tax lots are proposed to be combined and re-subdivided so that portions of the site zoned residentially will be on separate tax lots. No development of land zoned residentially is proposed. Two of the tax lots, (24.1.26.1 and 24.1.29.5) are for utility development only and will remain as separate tax parcels. The site is proposed to be served by private well and septic systems with all vehicular access via Heiden Road.

SEQRA STATUS

The Proposed Action is a Type I Action pursuant to SEQRA Part 617.4 (b) (6) (i). After initiating a coordinated review, the Town of Thomspon Planning Board declared itself SEQRA Lead Agency on October 8, 2025 and adopted a resolution issuing a Positive Declaration requiring the preparation of a Draft Environmental Impact Statement.

INVOLVED AGENCIES

- NYS Department of Environmental Conservation
- NYS Department of Health, Middletown District Office
- NYS Department of Transportation, Region 9
- Sullivan County Division of Public Works
- Town of Thompson Highway Department
- Town of Thompson Zoning Board of Appeals
- U.S. Army Corps of Engineers

INTERESTED AGENCIES

- Delaware River Basin Commission
- NYS Office of Parks, Recreation and Historic Preservation
- Sullivan County Division of Planning, Community Development and Environmental Management
- Town of Fallsburg

FORMAT AND SCOPE OF DEIS

COVER SHEET

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

- Identification as the Draft Environmental Impact Statement;
- The date the document was submitted to the Planning Board;
- The name and location of the Project;
- The Lead Agency for the Project, and the name, address, telephone number of the contact person for the Lead Agency
- The name and address of the Project Sponsor, and the name and telephone number of the contact person representing the Applicant;
- The name, address and email address of the primary preparers of the DEIS, and a contact person representing the preparer;
- The date the DEIS was accepted by the Lead Agency as complete (TBD);
- The date of the public hearing (TBD);
- The date on which public written comments on the DEIS are due (TBD); and
- All revision dates of the DEIS.

TABLE OF CONTENTS

The DEIS will include a Table of Contents identifying major sections and subsections of the document. The Table of Contents must also include a list of figures, tables, appendices and any additional volumes if necessary.

I. EXECUTIVE SUMMARY

An Executive Summary shall be required and will provide a précis of the more comprehensive information included within the document. The Executive Summary will include the following elements:

- An Introduction, including the purpose of the DEIS, a relevant history of the SEQRA process that has occurred (*i.e.*, relevant dates establishing Lead Agency, the date of adoption of the Positive Declaration, date of the acceptance of the Scoping Document) and the Type of Action under SEQRA.
- Project Site Existing Conditions - provide a short description of the subject property and characterize its location and natural features as well as provide a brief history of the use of the property.
- Description of the Proposed Action - overview of the project layout, size and use of proposed structures, parking, circulation, lighting and proposed utilities.
- List of Involved and Interested Agencies.

- Project purpose, public need and benefits.
- Summary of Unavoidable Adverse Environmental Impacts.
- Alternatives to the Proposed Action including the mandatory 'no-build' alternative.
- Summary of Irreversible Commitment of Resources.
- Summary of Growth Inducing Impacts.
- Summary of impacts on Climate Change.

II. PROJECT DESCRIPTION

A. Site Location and Description

This section will include the following elements:

- A narrative description and graphical representation of the location of the proposed project.
- The current condition of the site and a summary of the site's history.
- Parcel acreage, tax map designation, abutting streets, site access points, zoning designations and description of surrounding land uses.
- A general description of the environmental setting of the site and the character of the community surrounding the proposed project, including basic demographic information from the US Census Bureau or similar sources.
- Existing utilities (or a confirmation that none are present), any and all easements, rights-of-way, special district boundaries and any other legal agreements that may affect the proposed use of the site.

B. Description of Proposed Action

This section will include the following elements:

- A written and graphical representation of the Proposed Action including general layout of the site, all proposed buildings and structures.
- Description of site access, circulation, parking, loading and overall site operations.
- Discussion of compliance with all Zoning and Site Plan Approval standards and other criteria set forth by the Town of Thompson Code including any required variances or waivers.
- Overview of proposed site improvements including proposed drainage and utilities.
- Discussion of the intended development schedule and proposed phasing (if any).

C. Project Public Need and Benefit

This section will include a narrative description of the public need for the project; it shall identify the objectives of the project sponsor and the public benefits achieved by the development of the proposed action.

D. Permits and Approvals

This section will list all Involved Agencies for the Proposed Action and the corresponding approvals required, as well as a list of all Interested Agencies.

III. EXISTING CONDITIONS, POTENTIAL IMPACTS AS A RESULT OF THE PROPOSED PROJECT AND PROPOSED MITIGATION MEASURES

This section of the DEIS will identify the aspects of the environmental setting that were identified in Part 2 of the EAF as having the potential for significant impact and the proposed mitigation measures related thereto. Enough detail will be provided so that reviewers are able to gain an understanding of current conditions and likely impacts. This section will be organized with the following subsection headings for each topic or impact issue: 1) Existing Conditions; 2) Potential Impacts; 3) Mitigation Measures.

A. Land Use and Zoning

1. Existing Conditions
    - Describe existing zoning and land use within one mile of the project site.
    - Discuss any recommendations contained within Town or County-wide planning studies relevant to the proposed project.
2. Potential Impacts
    - Describe compliance with the Town zoning requirements, including setbacks, special permit criteria and any other standards, laws or regulations relevant to the Project.
    - Identify any variances or waivers that may be sought.
    - Discuss compatibility with surrounding land uses.
    - Discuss consistency with the Town's adopted comprehensive plan and other local and county planning documents.
3. Mitigation Measures
    - Discuss any mitigation measures proposed for identified adverse impacts as necessary.

B. Soils, Geology and Topography

1. Existing Conditions
    - Provide a map of existing soils based on the USDA database or Sullivan County Soil survey
    - Describe the soil types/characteristics, discuss soil stability on the site, and provide the results of any on-site soil sampling that has been undertaken.
    - Provide topographic mapping at 2' control interval and provide a description of site topography including significant topographic or geological features (if any).
    - Identify and discuss any areas of the site containing steep slopes (15% - 25% vs. over 25%).
    - Provide a bedrock geology map of project site, identify the depth of existing bedrock, and discuss the likelihood of blasting. If blasting is anticipated, quantify the amount/extent of blasting that may be required, and identify the potential locations.

2. Potential Impacts
    - Quantify the amount of total soil disturbance and disturbance on slopes of 0-15%, 15-15% and over 25%.
    - Provide grading a plan and describe potential impacts from site grading with respect to bedrock depth, soil erosion, slope stabilization and rock removal, including the potential for sediment discharge into the Neversink River.
    - Address the likelihood of post-construction erosion, particularly during severe weather events, and any potential impact on the Neversink River or its tributaries.
    - Provide an estimate of cut and fill and discuss rock removal, if required. If rock removal is required, discuss method(s) to be used.
    - Discuss proposed retaining walls.

3. Mitigation Measures
    - Provide and describe proposed erosion and sediment control measures and discuss any enhanced or phased erosion control proposed that goes beyond the minimum standards required.
    - Discuss any proposed measures (whether physical structures or planting of vegetation) designed to prevent siltation of the Neversink River.
    - Discuss any other mitigation measures proposed for identified adverse environmental impacts as necessary.
    - Discuss maintenance and inspection of all erosion control measures and stormwater management facilities both during construction activities and post-construction.

C. Ground and Surface Water Resources

1. Existing Conditions
    - Discuss and provide a map of existing surface waters features, including wetlands, streams, and any other natural water features on the site.
    - Describe the jurisdiction, classification, and size and any applicable regulated surface water features including but not limited to regulated wetlands (ACOE or NYSDEC) and FEMA designated floodplains or floodways present on the site.
    - Describe the watershed(s) in which the site is located and summarize any information or recommendations contained within the Neversink Watershed Management Plan relevant to the proposed project.
    - Describe the existing drainage patterns on the site and identify existing stormwater discharge points.
    - Provide a Drainage Report defining existing peak rates of stormwater runoff and stormwater quality treatment during the statistical 1, 10, and 100 year, 24-hrs storm events per current NYSDEC design standards. The results of this study should be summarized in the DEIS text and all supporting calculations may be presented in an Appendix.
    - Describe any aquifers underlying the site and the overall groundwater characteristics.
    - Provide a Hydrogeologic Study (including any well testing data, pumping tests or modeling) to quantify the existing groundwater capacity on site.

2. Potential Impacts
    - Quantify amount of existing and proposed impervious surfaces.
    - Quantify any encroachments into above-mentioned surface water resources or floodplains. Discuss whether those encroachments will be permanent or temporary and what, if any, permits are required.
    - Describe post-construction drainage patterns and provide a Stormwater Pollution Prevention Plan (SWPPP) as an Appendix to the DEIS. Summarize any proposed infrastructure designed to capture, store, manage and treat stormwater consistent with latest edition of the NYSDEC design manual and current General Permit for Stormwater Discharges from Construction Activity.
    - Describe and quantify any predicted temperature increase from stormwater runoff on the Neversink River (a cold-water trout fishery).
    - Quantify amount of projected groundwater usage and describe water supply system components including water for firefighting.
    - Identify any impacts to the aquifer and discuss any potential impacts on the water table or the base flow of the Neversink River.
    - Identify any existing wells within 1,000 feet of the proposed project, provide modeling of the zone of influence from the Hydrogeologic Study, and discuss any potential impacts on neighboring wells.

3. Mitigation Measures

- Describe any mitigation measures included in the SWPPP to ensure that post-development stormwater peak discharge rates will be below existing peak rates, and minimize any adverse impacts to surrounding water resources and properties, including the Neversink River.
- Identify specific measures designed to prevent stormwater from bypassing or overflowing any proposed stormwater management systems during high rain events.
- Discuss the feasibility of integrating green stormwater infrastructure and provide an evaluation of alternatives to a fully impervious site design.
- Discuss ownership & maintenance of any proposed stormwater infrastructure.
- Discuss permitting standards and requirements for the proposed public water system.
- Discuss sequence and phasing of construction activities identifying the limits of disturbance to occur in each phase.

D. Wastewater Management

1. Existing Conditions

- Identify any wastewater collection systems on, or in the vicinity of the Project Site or confirm that none are present.
- Discuss the type and characteristics of existing soils on the project site and their suitability to support a subsurface wastewater treatment system, including depth to bedrock/groundwater, soil structure and percolation rate.
- Provide results of all soils testing conducted to evaluate suitability of site for wastewater disposal at selected and alternate locations.

2. Potential Impacts

- Calculate amount of anticipated wastewater production for the proposed Action and describe the proposed subsurface wastewater treatment system to collect, convey and treat wastewater.
- Provide a diagram of the treatment process and include copies of any applicable Basis of Design reports, engineering plans, specifications, etc. in an Appendix.
- Discuss permitting requirements and compliance with Article 17 of the 6 NYCRR PART 750 regulations (Water Pollution Control).
- Discuss potential impacts to surface water or groundwater, including the potential for untreated effluent discharge into the Neversink River (if applicable).

3. Mitigation Measures

- Discuss the feasibility of alternative locations for the subsurface wastewater treatment system on the west side of Heiden Road further from the Neversink.
- Identify distance between the proposed subsurface wastewater treatment system and any wells and confirm compliance with relevant Health Department regulations.

E. Vegetation and Wildlife

1. Existing Conditions
   - Describe onsite vegetative communities, including the existing riparian area along the Neversink River. Discuss its ecological function, current condition, and the role it plays within the broader watershed.
   - Describe aquatic resources in the vicinity of the project site, including the segment of the Neversink River immediately bordering the site and any connected tributaries, wetlands, or other hydrologically linked resources.
   - Discuss the potential presence of any threatened and endangered species based on correspondence with appropriate agencies, including but not limited to the Bald Eagle and Brook Floater. All correspondence should be provided in an appendix.
   - Conduct a Habitat Assessment survey in accordance with accepted federal and New York State protocols.
   - At a minimum, the Habitat Assessment should include:
     1) an analysis of any potential bald eagle habitat within 1 mile of the proposed action, including an overview of food resources, perching/roosting habitat, and any seasonal or year-round use of the river corridor; and
     2) a mussel survey to verify the potential presence of the Brook Floater in the vicinity of the project site and immediately downstream.

2. Potential Impacts
   - Discuss amount of site disturbance and vegetation removal, including any portion of habitats identified above and the amount of open and/or green space that will remain after construction.
   - Discuss potential for wildlife species to be impacted or displaced from the project site and the fragmentation of habitat areas. This discussion shall include all threatened and endangered species as discussed above.
   - The endangered species-specific impact analysis should include an assessment of potential impacts on habitat, water quality, temperature or flow characteristics relevant to the Brook Foater.
   - Discuss any potential impacts on aquatic resources and cold-water fisheries (particularly trout and the macroinvertebrate communities that they feed on) in the vicinity of the project site and immediately downstream.

3. Mitigation Measures
    - Mitigation will be proposed for identified adverse environmental impacts as necessary, which may include preservation of green space on the project site, restrictions on tree clearing, or alternative septic system locations.
    - A landscaping plan will be provided identifying existing trees to be preserved and specifying the location and species of any proposed plantings, including stormwater management areas.

F. Traffic

1. Existing Conditions
    - Provide a detailed description of existing area roadways including speed limits and other roadway characteristics and traffic control with focus on the following intersections:
        a. Heiden Road/NYS Route 17 Westbound Off-Ramp
        b. Heiden Road/NYS Route 17 Westbound On-Ramp
        c. Bridgeville Road/NYS Route 17 Eastbound On-Ramp
        d. Bridgeville Road/NYS Route 17 Eastbound Off-Ramp
        e. Heiden Road/Kroeger Road/Bridgeville Road
        f. NYS Route 17 Eastbound On-Ramp/Ramp from Bridgeville Road
        g. NYS Route 17 Interchange 107 Ramps (merges/diverges)
        h. Heiden Road/NYS Route 17 Eastbound On-Ramp Split
        i. Heiden Road/NYS Route 42
    - Provide an analysis of existing traffic volumes at the above intersections, collected under typical conditions for the peak periods, generally including 7AM to 9AM and 4PM to 6PM. Additional peak periods will be collected as/if needed to be inclusive of peak arrival and departures for staff. Seasonal variations shall be accounted for, with the primary conditions set during the summer tourist season.
    - Hourly traffic volumes on Heiden Road near the project site will be collected for several weekdays and at least one weekend.
    - Provide an analysis of existing levels of service at the above intersections based on NYSDOT criteria.
    - Analyze available traffic accident data for the last 5-year period at each of the study area intersections.
    - Record available intersection site distances at the proposed site driveway intersections with Heiden Road.

2. Future No-Build Conditions

- Identify No-Build conditions during the design year based on future traffic volumes projected with a growth rate determined in consultation with the Lead Agency and NYSDOT.
- The study will include other approved and unbuilt significant developments in the local and regional area that may generate traffic in the area.
- Identify any planned improvements within the above-mentioned traffic study area including improvements along the Route 17/I-86 corridor and the Exit 107 interchange.
- Analyze No-Build intersection operations.

3. Potential Impacts / Future Build Condition

- Describe anticipated staffing levels, shift work periods, general operations and how that relates to traffic.
- Generate anticipated trip generation from the project for peak weekday hours breaking out truck traffic and vehicular traffic based on the Institute of Transportation Engineers (ITE) Trip Generation Handbook latest edition and/or supplemented by local or tenant-specific data.
- If the tenant is unknown, and multiple ITE land use codes could be relevant to the proposed action, trip generation should be based on the higher generating use.
- Estimate projected arrival and departure patterns for employees and shipments
- Develop future Build traffic volume conditions with Project-generated traffic added to the No-Build traffic volumes for the above-listed intersections.
- Determine Build levels of service. The Build analysis shall be based on capacity and LOS analysis using the current Highway Capacity Manual methodologies.
- Summarize Existing, No-Build and Build LOS and queuing for each of the above intersections with vehicle delays and v/c ratios.
- Analyze adequacy of existing road infrastructure to accommodate increased traffic.
- Discuss access, parking demands, loading and circulation for tractor trailers and vehicular traffic.
- Discuss emergency access and determine the accessibility of the largest fire apparatus needed to access the building.
- Discuss any potential aquatic impacts from vehicular pollutants due to trucking operations and/or the use of road salts and deicing agents for winter road maintenance.
- To align with county and local multi-modal transportation initiatives, discuss how workers are expected to travel to the site (including potential impacts on alternative transportation options) and any proposed measures to protect on-site pedestrian safety for employees and staff.

4. Mitigation Measures
    - Describe and provide conceptual plans for proposed roadway or intersection improvements.
    - Identify and describe any proposed sight distance and driveway access improvements.
    - Identify any local road use restrictions or necessary weight limits.
    - Identify road improvement responsibilities (i.e. NYSDOT, County, Town and/or Applicant) and any necessary permits.
    - Describe any proposed mitigation measures designed to reduce on-site pedestrian–vehicle conflicts.

G. Historic &Archaeological Resources

1. Existing Conditions
    - Identify any designated historic resources or districts on or in the immediate vicinity of the Project Site.
    - Provide a Phase 1A Archaeological Survey prepared by a qualified professional as an Appendix to the DEIS and provide any correspondence with NYSOPRHP and/or SHPO.
    - Based on the Phase 1A recommendations, a Phase 1B Archeological Survey may also be required.
2. Potential Impacts
    - Describe the potential for the proposed project to impact any cultural, historic or archeological resources that may be present on or in the immediate vicinity of the project site.
3. Mitigation Measures
    - Describe any proposed mitigation measures for identified adverse impacts as necessary.

H. Visual Impacts

1. Existing Conditions
    - Describe existing views of the project site and the immediate surrounding area.
    - Identify any scenic resources, parkland or public fishing access points in the immediate vicinity of the Project Site.
2. Potential Impacts
    - Discuss building dimensions and height in relation to surrounding properties.
    - Provide a Visual Assessment, including a line-of-sight analysis from key public viewpoints to determine where the building is likely to be visible.

- Provide building elevations and photo-simulations showing the proposed building's visibility from key locations identified in the line-of-sight analysis. The number of photo-simulations and locations will be determined in consultation with the Planning Board.
- Discuss visibility from any above-identified scenic resources, parks or public fishing access points.

3. Mitigation Measures
   - Provide a discussion of any proposed buffers, mature vegetation to remain or supplemental landscaping designed to mitigate visual impacts.
   - Discuss any alternative warehouse design options, proposed site amenities or architectural features designed to create a high-quality workplace that is attractive and welcoming.

I. Noise, Lighting and Dust

1. Existing Conditions
   - Describe existing light conditions on the project site, as applicable.

2. Potential Impacts
   - Provide a lighting plan showing the location, type, and mounting height of all outdoor light fixtures.
   - Describe any potential impacts from the proposed lighting during the construction period and upon full-build out, including a discussion of dark-sky compliance.
   - Discuss any potential noise impacts to neighboring residential properties from truck traffic during construction and upon full-build out.
   - Discuss any potential impacts from dust generated during construction.

3. Mitigation Measures
   - Discuss proposed mitigation measures for any adverse impacts identified above.

IV. UNAVOIDABLE ADVERSE ENVIRONMENTAL IMPACTS

This section will identify and summarize those adverse environmental impacts that can be expected to occur with or without mitigation measures, and the probability of such impacts. This section shall include a summary of the proposed project impacts in terms of the loss of environmental resources, and should address the anticipated topographical impacts in terms of acres disturbed.

V. ALTERNATIVES

SEQRA requires that reasonable alternatives to the proposed project be identified and evaluated in the DEIS so that the Lead Agency may consider whether alternatives exist that would minimize or avoid adverse environmental effects. This section of the DEIS will analyze the following alternatives to the proposed action:

A. No Action Alternative

In accordance with § 617.9(b)(5) the DEIS shall include a discussion of the "no action" alternative to provide a baseline for evaluation of impacts and comparisons of other impacts. The "no action" alternative may also include a discussion of build-out of the site permitted "as of right" under the zoning code.

B. Alternative Scale & Configuration

This alternative will consider whether a smaller size facility or an alternative configuration within the project site could have the potential to reduce the impacts of the proposed project while still meeting the project's stated purpose and need.

C. Alternative Septic System Location

This alternative will consider whether there are suitable alternative locations for the subsurface wastewater treatment facility within the project site that could reduce potential adverse impacts on the Neversink River. If feasible and practical, this alternative may be combined with the "Alternative Scale and Configuration" alternative and analyzed as a single alternative.

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

This chapter will summarize the proposed project and its impacts in terms of the loss of environmental resources, both in the immediate future and in the long term. It will identify those natural and man-made resources that will be consumed, converted or otherwise made unavailable for future use as a consequence of the proposed action.

VII. GROWTH INDUCING IMPACTS

This chapter will discuss whether there is the potential for the Proposed Action to induce growth as a consequence of the approval and construction.

VIII. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

This chapter will analyze the effect(s) of the proposed action on the short- and long-term use and conservation of energy resources. It will include a discussion of ways to reduce inefficient or unnecessary energy consumption both during construction and long-term operation.

IX. CLIMATE CHANGE

This chapter will provide a discussion of measures to avoid or reduce both the Proposed Action's potential impacts on climate change as well as potential impacts due to the effects of climate change on the Proposed Action. For example, it may include a discussion of whether the scale of the proposed development could alter the environment's natural capacity to manage water and temperature or evaluate the impact of increases in severe weather events due to climate change on certain elements of the Proposed Action (stormwater management facilities or wastewater treatment facilities).

In addition to discussing measures to avoid or reduce climate impacts and address climate-change, this section should also include a discussion of greenhouse gas emissions, urban heat island effect, extreme weather temperatures, and the feasibility of relevant mitigation strategies such as low-carbon, climate resilient construction.