

## **Scoping Document / DEIS Cross Reference**

FINAL SCOPING DOCUMENT  
DRAFT ENVIRONMENTAL IMPACT STATEMENT

Proposed Project:

Wal-Mart Expansion Store No. 2043-04, Warsaw, NY

Project Location:

2348 NYS Route 19  
Town of Warsaw, Wyoming County, New York

Project Sponsor / Applicant:

Wal-Mart Stores, Inc.  
2001 S.E. 10th Street  
Bentonville, AR 72716-0550

Bergmann Associates  
28 East Main Street  
200 First Federal Plaza  
Rochester, NY 14614

Lead Agency:

Town of Warsaw Planning Board  
Town of Warsaw  
27 North Main Street  
Warsaw, New York 14569

Final Scoping Document Accepted May 17, 2008  
Final Scoping Document Amended July 28, 2008

**SCOPING DOCUMENT  
DRAFT ENVIRONMENTAL IMPACT STATEMENT**

**PROPOSED WAL-MART EXPANSION — STORE NO. 2043-04 WARSAW  
TOWN OF WARSAW, WYOMING COUNTY, NEW YORK**

Positive Declaration Issued:	March 26, 2007
Public Scoping Session Held:	April 19, 2007
Comments Accepted Through:	May 4, 2007
Final Scope Accepted:	May 17, 2007
Amended Final Scope Accepted:	July 28, 2008
Contact Person:	W. Jerome Smith, Zoning Officer Town of Warsaw 27 North Main Street Warsaw, NY 14569 (585) 786-2800

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**TABLE OF CONTENTS**

1.0	Introduction .....	1
2.0	Site Location and Description of Proposed Action .....	1
3.0	State Environmental Quality Review (SEQR) Process .....	1
3.1	Project Classification and Lead Agency Designation .....	2
3.2	Purpose of the Scoping Process .....	2
3.3	SEQR Review Agencies .....	2
4.0	Content of the Draft Environmental Impact Statement (DEIS) .....	3
4.1	Cover Sheet and Table of Contents .....	4
4.2	Executive Summary .....	4
4.3	Introduction/Description of Proposed Action .....	4
4.4	Description of the Existing Environmental Setting .....	S
4.5	Assessment of Significant Environmental Impacts .....	5
	4.5.1 Impact on Land .....	5
	4.5.2 Impact on Surface Water and Ground Water Resources .....	6
	4.5.3 Impact on Air Quality .....	6
	4.5.4 Impact on Aesthetic Resources .....	7
	4.5.5 Impacts on Transportation .....	7
	4.5.6 Impacts on Energy/Utility Facilities .....	8
	4.5.7 Noise and Odor Impacts .....	8
	4.5.8 Impact o Public Health, Safety, and Welfare .....	9
	4.5.9 Impact on Growth and Character of Community or Neighborhood .....	9
5.0	Proposed Mitigation Measures .....	10
6.0	Project Alternatives .....	10
7.0	Cumulative Impacts .....	10
8.0	Growth Inducing Impacts .....	10
9.0	Information to be Included in the Appendix of the DEIS .....	10
10.0	Issues Brought Up In Scoping That Will Not Be Evaluated in the DEIS .....	11

## **1.0 INTRODUCTION**

This Scoping Document has been prepared in accordance with the requirements of 6 NYCRR Part 617, State Environmental Quality Review (SEQR) at the direction of the Town of Warsaw Planning Board, the designated Lead Agency for the proposed action. The Scoping Document sets forth the content of the Draft Environmental Impact Statement (DEIS) that the applicant will prepare for the proposed Wal-Mart expansion, sponsored by Wal-Mart Stores, Inc. of Bentonville, Arkansas. Bergmann Associates of Rochester, New York is the local representative for the project.

The Town issued a Positive Declaration of Environmental Significance on March 26, 2007. The applicant submitted a draft Scope in March, and a public scoping session was held on April 19, 2007. The draft scope submitted by the applicant was also distributed to all involved parties for their input. This final scoping document modifies the draft scope that was submitted by the applicant to ensure that the relevant issues and concerns raised by the public and the agencies are incorporated into the Environmental Impact Statement for this project.

This Scoping Document provides a general description of the proposed action, an overview of the SEQR process, and an outline of the potential environmental impacts that have been identified through the scoping process and which must be addressed by the applicant in the DEIS.

## **2.0 SITE LOCATION AND DESCRIPTION OF PROPOSED ACTION**

The proposed project involves the expansion of an existing 76,800 square foot Wal-Mart into a 140,204 square foot Wal-Mart Supercenter. The project is located at 2348 NYS Route 19 in the Town of Warsaw, Wyoming County, New York. The project site is approximately 27 acres. The building expansion will primarily occur on the south side and rear (west side) of the existing building. The site is zoned B - Business, which allows retail and grocery uses. The site also falls within the F- P Floodplain Overlay District. In association with the expansion, the Town will create a sewer district to accommodate the proposed Supercenter and adjacent businesses (presently serviced through a private agreement with the Village of Warsaw).

A number of proposed improvements are planned, including the installation of a traffic signal at the intersection of the southern access drive and NYS Route 19; the construction of on-site stormwater management facilities including a stormwater management basin to the rear of the site; on-site utility improvements including the relocation of a sanitary pump station currently located between the existing building and Tops; additional site lighting and landscaping; and expansion of the off-street parking to the north of the existing building and at the frontage of the property to the east (between the McDonalds and the bank fronting NYS Route 19). Approximately 269 new parking spaces will be built, increasing total parking to approximately 748 spaces. The DEIS will address potential Impacts of both the proposed expansion, with all associated improvements, and the creation of the sewer district.

## **3.0 STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) PROCESS**

New York's State Environmental Quality Act (SEOR) provides a process for the consideration of potential environmental impacts of the early planning stages of the approval, funding, or permitting process for proposed actions. By incorporating a systematic interdisciplinary approach to environmental review, impacts can be identified and projects can be modified, as needed, to avoid or minimize potential adverse impacts to the environment. All discretionary decisions of a state, regional, or local agency to approve, fund, or directly undertake an action that may affect the environment are subject to review under the SEOR. It is the intent of the SEQR that protection and enhancement of the environment and community resources be balanced with social and economic factors in the decision-making process.

### **3.1 Project Classification and Lead Agency Designation**

In accordance with 6 NYCRR, Part 617 of the SEQR implementing regulations, the Town of Warsaw Planning Board (the Town) classified the Project as a Type 1 Action for the purposes of environmental review based on a determination that the proposed action is a nonresidential project that involves the physical alteration of over ten (10) acres of land and that the action, occurring in a town with a population under 150,000, involves a facility of more than 100,000 square feet of gross floor area (these thresholds are 50% for expansions or 5 acres and 50,000 square feet). The thresholds for a Type 1 Action are set forth at 6 NYCRR Part 617.4(b). The SEQR regulations require the Lead Agency to conduct a Coordinated Environmental Review for all Type 1 Actions. Therefore, the Town of Warsaw Planning Board initiated a Coordinated Review of the proposed action to request Lead Agency designation and to solicit comments from all Involved and Interested Agencies.

In accordance with Part 617.7, upon receipt and review of the application materials submitted by the project sponsor, agency comments and the Environmental Assessment Form (EAF), the Town considered the potential environmental impacts of the proposed project and determined that this action may result in significant impacts to the environment and that a Draft Environmental Impact Statement (DEIS) must be prepared. The Town of Warsaw Planning Board issued a Positive Declaration to this effect on March 26, 2007.

### **3.2 Purpose of the Scoping Process**

It is the responsibility of the SEQR Lead Agency to organize and conduct scoping, issue the final Scoping document and oversee the completion of the EIS. The purpose of the scoping process is to identify the relevant environmental issues to be addressed in the DEIS while eliminating issues that are not significant. While scoping is optional under SEQR, the Town of Warsaw Planning Board has chosen to conduct scoping to ensure a full consideration of potential impacts.

The objectives of project scoping are to:

- Identify/confirm significant environmental issues;
- Eliminate insignificant or irrelevant issues;
- Identify limits or extent of impact analysis;
- Identify the range of reasonable alternatives to be addressed; and
- Identify potential mitigation measures.

The issues to be studied in the DEIS are determined based on a full review of the EAF, the Positive Declaration, the site plan application and accompanying site plan, and comments received from Involved and Interested Agencies and the general public.

The project sponsor submitted a draft Scoping Document to the Town in March 2007. As part of the DEIS process, and in accordance with SEQR Part 617.8, the Town Planning Board conducted a public scoping meeting on April 19, 2007 at the County Court House in Warsaw. The Town received comments at this meeting and additional written comments were submitted. The Town also solicited comments from Involved Agencies. All comments that were received were considered in the development of this final Scoping Document.

### **3.3 SEQR Review Agencies**

In the SEQR process, there are three types of agencies: the Lead Agency, Involved Agencies, and Interested Agencies. The Lead Agency is the one agency among all of the Involved Agencies that has the responsibility under SEQR to coordinate the environmental review process for the proposed action. The Town of Warsaw Planning Board was designated as the

Lead Agency for this action because this Board has the primary jurisdiction over the site plan review and approval. Through the coordinated review process, other agencies, including the Town of Warsaw Town Board, were provided the opportunity to submit comments on the proposed action and concur with the designation of the Planning Board as the Lead Agency.

Involved Agencies are agencies that have jurisdiction to fund, approve, or directly undertake an action. Known Involved Agencies for the proposed action include:

- New York Department of Environmental Conservation (NYSDEC) Region 9
- New York State Department of Transportation (NYSDOT) Region 4
- Wyoming County Public Health Department
- Wyoming County Department of Planning & Development (Planning Board)
- Wyoming County Highway Department
- Town of Warsaw Town Board
- Town of Warsaw Highway Department
- Town of Warsaw Zoning Board of Appeals
- Town of Warsaw Zoning Officer
- Village of Warsaw Village Board

Interested Agencies are agencies that do not have (at the time of the environmental review) permitting, funding, or approval jurisdiction directly related to the proposed action, but may desire to participate in the review process because of their expertise or concern regarding the action. Interested Agencies also include agencies that may have jurisdiction over a permit or approval related to the action in the future. For this project. Interested Agencies include, but may not be limited to:

- New York State Department of Health
- New York State Department of Agriculture & Markets
- Wyoming County Board of Supervisors
- Wyoming County Department of Fire & Building Codes
- Wyoming County Agriculture & Farmland Protection Board
- Wyoming County Soil & Water Conservation
- Village of Warsaw Planning Board
- Warsaw Downtown Association
- Greater Warsaw Chamber of Commerce, Inc.

Copies of the Final Scoping Document will be made available to all involved and interested Agencies, as well as the general public,

#### **4.0 CONTENT OF THE DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)**

Section 671.9(b) of the SEQRA implementing regulations outlines the minimum content that should be included in a Draft Environmental Impact Statement. While the format of the document is flexible, all draft EIS's must include the following information:

- A concise description of the proposed action, its purpose, public need and benefits; **[II.A, II.B]**
- A concise description of the environmental setting sufficient to assess potential impacts (existing conditions); **[III.A.1]**
- An identification and evaluation of potential significant environmental impacts of the action, at a level of detail appropriate to the expected severity of impacts and their likelihood of occurring (e.g. very likely impacts or very severe impacts to be discussed more thoroughly). The assessment of impacts should include:
  - Short-term and long-term impacts, **[V]**
  - Cumulative impacts. **[VI]**

- Adverse impacts that cannot be avoided or adequately mitigated, **[V]**
- Any irreversible unretrievable commitment of environmental resources and **[VIII]**
- Growth inducing aspects, of the proposed action. **[VII]**
- A description of proposed measures to mitigate identified potential environmental impacts; **[III]**
- A description and evaluation of reasonable alternatives, including the No Action alternative. The *alternatives* must be feasible considering the objectives and capabilities of tire project sponsor, and must also provide a sufficient level of detail to enable a comparative assessment of the alternatives. The range of alternatives may consider alternate sites; alternate scale; alternate design; and alternate use, among others. (see 19 NYCRR 617.9(b)(5).) **[IV]**
- A list of studies and other information used to prepare the EIS. **[Table of Contents, List of Appendices]**

The applicant may select any format, as long as it comprehensively addresses the range of potential impacts adequately. The proposed content for the DEIS is as follows:

#### 4.1 Cover Sheet and Table of Contents

Information on cover sheet must conform to requirements of SEQRA regulations (see 19 NYCRR 617.9(b)(3) and (4)). **[Cover & Table of Contents]**

#### 4.2 Executive Summary

The executive summary should provide a brief overview of the Draft Environmental Impact Statement. **[I. Executive Summary]**

#### 4.3 Introduction/Description of Proposed Action

The introduction should provide a summary of the proposed project, including:

- Project location and setting; **[II.A]**
- Project description (including proposed actions, changes to the site, etc.); **[II.A]**
- Purpose and objectives of the proposed project; **[II.B]**
- Public need and benefits of the proposed project; and, **[II.B]**
- SEQRA process and chronology. **[II.C]**

The project description must offer a concise yet comprehensive description of what is being proposed for the project site. Elements to be discussed include:

- Planned new structures (size, location); **[Appendix B]**
- Site layout and design (all structures, facilities, roadways, outparcels, etc.); **[II.B]**
- Architectural design of all buildings and the context of the site and buildings to the surrounding areas; **[III.F.5, Figure III-F-1]**
- Internal uses to be included in the store (pharmacy, retail, grocery, etc.); **[II.A]**
- Proposed operating hours and operations; **[II.A]**
- Landscaping, lighting, and signage; **[Appendix B, III.F.4, III.F.5, Figure III-F-2]**
- Screening and buffering; **[Appendix B, III.F.3]**
- Parking, loading, and stacking areas, including employee parking; **[Appendix B]**
- On-site traffic and pedestrian circulation, including location of sidewalks, crosswalks; **[III.G.2]**
- Utilities (water, wastewater, electrical, etc.); **[Appendix B, III.H.1]**
- Stormwater management facilities; **[Appendix B, Appendix G, III.H.2.d]**
- Site access (existing and proposed); **[Appendix B]**
- Regulatory compliance, including zoning, variances and other Town regulatory approvals needed; and, **[III.K.1, III.K.2, Table IIC-1, III.K.2.a]**
- All other federal, State and Agency permits and approvals required. **[Table IIC-1]**

The DEIS will include a site plan of the project site and graphics on proposed building elevations for visual reference. The use of graphics (photographs, aerials, etc.) is encouraged to enable the reader a better understanding of what is being proposed. **[Appendix B, Figure III-F-1]**

#### 4.4 Description of the Existing Environmental Setting

The existing conditions section should present a detailed discussion of each subject area to provide for a sufficient understanding of the impacts of the proposed action and project alternatives and how they affect the environment, such as:

- General geologic and topographic setting of the project site (soils, depth to bedrock, depth of water table, aquifers, etc.); **[III.A, Appendix D]**
- Wetlands delineations (federal and state); **[Appendix E, III.B.1.a]**
- Existing terrestrial and aquatic ecology, including any endangered, threatened or special concern species; **[III.C.1]**
- Existing surface water resources; **[III.B.1.a]**
- Existing floodplain boundary mapped using a topographic map of the area and elevations provided by FEMA; **[Appendix F, III.B.1.b]**
- Existing means of site drainage and stormwater management; **[Appendix B, Appendix G, III.H.1.C]**
- Existing land uses on the project site and in the vicinity of the project site; **[II.A, III.K.1]**
- Existing zoning and other land use regulations on the project site and in the vicinity of the project site; **[III.K.1.a]**
- Existing public utilities availability and capacity; **[III.H.1, III.H.2]**
- Existing solid waste disposal services; **[III.I.1, III.J]**
- Existing noise and lighting levels on the project site; **[III.1.a]**
- Existing traffic patterns and conditions (traffic counts, turning movements, level of service, accident data, etc., as available); **[III.G]**
- Existing community and emergency services for the project site (police, fire, ambulance, etc.); **[III.K.1.b]**
- Existing historical, archaeological, or cultural assets on or in the vicinity of the project site; and, **[III.D.1]**
- Existing scenic views and visual setting of the project site. **[III.F.1]**

#### 4.5 Assessment of Significant Environmental Impacts

This discussion should provide a detailed assessment of the known and anticipated impacts of this project, the severity of the impact, and alternative mitigation measures that would lessen the impact.

##### 4.5.1 Impact on Land

This section should describe all the physical impacts this project will have on the site, including, but not limited to:

- Physical impacts: location of pavement, roadways, buildings, landscaped areas; **[Appendix B]**
- Geological impacts: include a geotechnical analysis of soils, depth to bedrock, existence of hydric soils/soils with hydric inclusions and implications; **[Appendix D]**
- Grading and fill requirements: where will cut and fill occur; where will fill be obtained; what is character of fill; **[Section III.A.2.a, Appendix B & D]**
- Removal of existing vegetation and topsoil: what areas will remain green, where will currently undeveloped areas be developed with paving or structures? **[Appendix B]**
- Construction and demolition impacts and procedures, including temporary impacts: **[V.A]**
- Provide dust control plan, spill response plan, construction phasing information. **[Appendix B]**
- Potential Mitigation Measures (potential ways to lessen the negative impacts of the project): avoid grading, avoid excessive use of fill, avoid disturbance of the Oatka Creek floodplain. **[IV. Project Alternatives, III.B.3]**

##### 4.5.2 Impact on Surface Water and Ground Water Resources

This section should describe the project's impact to surface water resources and on drainage/stormwater management of the site, including, but not limited to:

- Address issues raised by NYS DEC regarding the floodplain stormwater, Oatka Creek, the pond, scour issues, maintenance, etc.; **[III.B.2.b, III.B.3.a, IV.D, Appendix G]**
- Provide a Stormwater Management Plan/Engineering *Report* that meets the States stormwater requirements (SPDES). and the Town of Warsaw requirements and that demonstrates the proposed action does not exacerbate existing drainage conditions; **[Appendix G]**
- Illustrate proposed location of stormwater management basin and relation to floodplain: **[Appendix B]**
- Describe proposed methodology for draining existing pond, potential impacts from draining: **[III.B.3.a]**
- Describe expected upstream and downstream impacts (flooding water flow); **[Appendix F]**
- Delineate floodplain and discuss potential impacts of development to floodplain (what uses are proposed within the floodplain, what are potential impacts); **[Appendix B, F, III.B.3.b]**
- Discuss potential impacts to wetlands (federal and state); **[III.B.2.a, Appendix B]**
- Discuss potential impacts to water quality of local waterways and impacts to Oatka Creek; **[III.B.2.a, III.B.3.a]**
- Indicate depth to the water table and assess potential impacts to groundwater and to any wells or aquifers in the area; **[III.B.1.d, III.B.2.d]**
- Assess any temporary impacts to surface waters due to construction; **[III.B.2.a]**
- Assess potential impacts to water resources from development of the sewer district; **[III.H.2.a]**
- Provide topographic and grading information and plans. **[Appendix B]**

The section must include floodplain modeling using appropriate HEC-RAS computer modeling and available information. The assessment will evaluate the overall impact of development since the FEMA model was completed for the village. The approach taken for this assessment should follow the methodology used for a CLOMR application:

- The existing FEMA model will represent the duplicate effective model. **[Appendix F]**
- All modifications made to the system since the FEMA model was created, including the existing Wal-Mart, will be shown in the existing conditions model **[Appendix F]**
- The final model will include the proposed conditions after expansion of the Wal-Mart store. **[Appendix F]**

The study will estimate the impact of the Wal-Mart development, both existing and proposed, on Oatka Creek flood elevations in the area from the Village of Warsaw line to 100 feet east of the Route 19 Bridge over Oatka Creek (first bridge north of the intersection with Saltvale Road, or second bridge south of Sayre Road). The project should not illustrate any rise in flood elevations from existing to proposed conditions. **[Appendix F] (No impacts)**

Potential mitigation measures include:

- Alternative locations for the stormwater management basin, parking areas, and truck turn-around area to keep from disturbing the floodplain; **[IV.D, III.B]**
- Construction of stormwater management facilities that will not impact either downstream or upstream areas; **[Appendix B, Appendix G, III.B]**
- The use of creative storm water management techniques to reduce stormwater management demand; **[Appendix G, III.B]**
- Site plan alternatives that avoid sensitive areas. **[Appendix B, III.B]**

#### 4.5.3 Impact on Air Quality

This section should discuss, in a qualitative manner, all new potential discharges to the air from traffic, truck loading/unloading, equipment and other sources, and assess their potential impact to the air quality of the area.

Potential mitigation measures include provisions/measures to limit idling of trucks during loading/unloading. **[III.E.3]**

#### 4.5.4 Impact on Aesthetic Resources

This section should describe the potential impacts of the project on the aesthetic quality of the project site and the surrounding areas along with features the project will incorporate to reduce its impact and enhance the surrounding built and natural environment, including, but not limited to:

- Plans and descriptions of proposed landscaping and screening, including location, types of plantings, and how the amount of green space corresponds to zoning requirements; **[Appendix B]**
- Architectural/facade options for the appearance of the building that avoid large blank walls: provide illustrations of proposed building elevations with type of construction materials proposed; describe the extent to which the design of this project will incorporate any historical or cultural resources of the community; **[III.F.2.c, Figure III-F-1]**
- Information on proposed signage, including location, dimensions, construction materials, lighting and discuss visual impacts; **[III.F.2, Figure III-F-2]**
- Lighting plan, illustrating potential "light spill" onto adjoining areas (photometric study); **[Appendix B]**
- Location and height of fencing, particularly for the garden center; location of any antennas or satellites on the project site; **[III.F.2]**
- Location of parking, proposed screening, and landscaping; loading areas, garden center, etc.; and, **[Appendix B]**
- Potential visual impacts of all proposed development features, including facade, signage, lighting, fencing, parking, etc. on the aesthetic quality of the project site and surrounding area. **[III.F.3, III.F.2.c, Appendix B]**

Potential Mitigation measures:

- Alternative building design features that incorporate alternating roof lines and facade features that use varying construction materials and colors and windows; **[III.F.2]**
- Alternate sites for parking areas, particularly between the McDonalds and the bank (eliminate parking area fronting NYS Route 19); **[IV.C]**
- Obtain a variance to reduce amount of parking to preserve green space; **[III.K.2.a, IV.C]**
- Incorporate landscaping to soften visual impact of parking areas and building from NYS Route 19 and from side and rear, as per the Zoning Law; **[Appendix B, III.F, III.K.2.a]**
- Avoid, as much as possible, clearing of trees and disturbing environmentally sensitive areas on the site; and, **[Appendix B, IV.C]**
- Incorporate types of lighting and the use of shielded lighting to reduce the impact of lighting on neighboring properties and roadways. **[III.F.1.a, Appendix B]**

#### 4.5.5 Impact on Transportation

This section should provide a complete analysis of potential traffic and transportation issues. The Traffic Impact Study (TIS) for the proposed project will be prepared according to generally accepted methodologies. In addition to traffic projections in the TIS, provide counts from existing Wal-Mart Supercenter Stores as a benchmark. Analysis should include the following:

- Information on proposed trip generation and distribution, intersection operations, site access routings, cross access, and bicycle and pedestrian operations; **[III.G, III.G.1]**
- Potential impacts of truck traffic and the circulation of truck traffic within the site; **[III.G.2]**

- Proposed truck routing through the Town and Village, including projected numbers of trucks/deliveries per day; **[III.G.2.e]**
- Discussion regarding how cars, trucks, and people will move within the site; **[III.G.2.e]**
- Traffic volumes, level of service figures for NYS Route 19, Saltvale Road, and Buffalo Road; **[Appendix J]**
- TIS analysis must incorporate proposed new Walgreens development and assess potential cumulative impacts from traffic generation; **[N/A to this project]**
- Provide intersection studies for: **[Appendix J]**
  - NYS Route 19 and Buffalo Road;
  - NYS Route 19 and existing Wal-Mart access drives;
  - NYS Route 19 and Saltvale Road,
  - NYS Route 19 and NYS Route 20A
  - NYS Route 19 and the Court Street traffic circle;
  - NYS Route 19 and Duncan (hospital entrance).
- The traffic impact study must specifically address the intersection of NYS Route 19 and the southernmost access drive to the existing Wal-Mart to determine if alterations to the intersection are needed and/or if a traffic signal is required; **[Appendix J]**
- Assess impacts to pedestrian circulation on-site (walkways, sidewalks, cross walks); **[III.G.2.e]**
- Assess impacts to pedestrian movement off site (school crossings, pedestrian traffic in Village) due to increased traffic volumes; **[III.G.2.d]**
- Analyze the potential impact that increased traffic on NYS Route 19 in the Village of Warsaw may have on adjacent historic structures; **[III.G.2.e]**
- Indicate proposed locations of seasonal activities, such as the garden center and container storage, and discuss any potential impacts on parking areas and aisles; **[III.G.2.e]**
- Indicate location of employee vs. customer parking; discuss proposed expanded parking area to the north where several parking spaces are more than 500' from the front entrance of the store, what is likelihood of their use?; and, **[Appendix B, III.G.2.e]**
- Assess potential temporary impacts to traffic during construction. **[V.A]**

Potential mitigation measures:

- Provide a traffic light at the access drive to the site; **[Appendix B, III.G.3]**
- Move or eliminate the parking between the McDonalds and the bank to preserve greenspace fronting MI'S Route 19; **[III.G.2.d, IV.B, IV.C]**
- Incorporate pedestrian access sidewalks, crosswalks and other facilities to facilitate access to the site and throughout the site: **[Appendix B]**
- Incorporate landscaping or other screening techniques to buffer the parking areas;
- Institute roadway and/or intersection improvements; **[Appendix B, III.G.3]**
- Elimination/restriction of outdoor uses in parking areas (garden center, storage containers, etc.); and, **[III.G.2.e]**
- Truck routing. **[III.G.2.e]**

#### 4.5.6 Impact on Energy/Utility Facilities

This section should describe the potential impacts of the project on the utility system and whether capacity exists for this project, including, but not limited to:

- Information on proposed energy usage, water demand figures, and wastewater generation numbers, and discussion of the potential impacts to the existing water and sewer systems in the area, including capacity issues; **[III.H.1, III.H.2, III.H.3.a]**
- Description of all improvements to be provided to the site's utility systems, including any improvements that will be off-site; **[Appendix B, III.H.1]**
- Description of the relocation of the existing pump station, and potential impacts of relocation; and **[Appendix B, III.H.3.a]**
- Discussion of potential impacts arising from creation of the sewer district. **[VII]**

Potential Mitigation Measures:

- Creation of sewer district and improved sewer system; **[III.H.1.a, III.H.3.a]**
- Replacement of the pump station; and, **[III.H.1.a]**
- Water system improvements. **[III.H.2.c]**

#### 4.5.7 Noise and Odor Impacts

This section should provide a discussion on the noise and odor impacts anticipated from this project, including, but not limited to:

- Discussion on all potential noise and odor sources, vehicular and truck traffic, mechanical equipment, construction, etc.; **[III.I.2.a]**
- Description of truck idling noise and odors; and, **[III.I.2.a, III.I.2.b]**
- Describe the location of dumpsters. **[III.I.3.b]**

Potential Mitigation Measures:

- Restrictions against truck idling: control of loading/unloading areas; **[III.I.2.a, III.E.3]**
- Control placement of odor causing products for sale, such as fertilizer, in a way that reduce impacts on neighboring properties; **[III.I.3.b]**
- Control placement of other odor causing facilities, such as dumpster, in a way that reduce impacts on neighboring properties; and, **[III.I.3.b]**
- Technology and equipment choices. **[III.I.3]**

#### 4.5.8 Impact on Public Health, Safety, and Welfare

This section should describe how the public health, safety, and welfare of local residents in the surrounding areas will be affected by this project, including but not limited to:

- Description of how increased traffic levels in the area will affect vehicular and pedestrian safety particularly at crosswalks and school crossings; **[III.J.2, III.G.2.d]**
- Discussion on how stormwater area will be maintained; **[Appendix B & G]**
- Discussion on how rodents and insects will be prevented; **[III.J.3]**
- Noise and odor produced from truck idling and increased traffic; and, **[III.I.2.a, III.E.3]**
- The impact of the project on the Oatka Creek floodplain and flood water flows. **[III.B.1.b, III.B.2.b]**

Potential Mitigation Measures:

- Ensure maintenance and upkeep of the stormwater facility areas, parking areas, dumpster areas, and other outdoor areas; **[III.B.3.a, III.J.1]**
- Ensure stormwater impacts do not result in flooding that impacts public safety; and, **[Appendix F, III.B.2.b, III.B.3.b]**
- Improvements at crosswalks. **[III.G.2.e, III.G.3]**

#### 4.5.9 Impact on Growth and Character of Community or Neighborhood

This section should describe how the project fits into the context of the surrounding area and how it will impact the character of the community, including, but not limited to:

- Description of how land use on the project site will change or be impacted and how that may affect the surrounding neighborhood; **[III.K.2.a]**
- Discussion on how this project is in compliance with the Comprehensive Plan and meets the goals of the community; **[III.K.2.b]**
- Analysis of compliance with existing zoning and site plan requirements, including a clear statement of variances required; **[III.K.2.a, III.K.3]**
- Assessment of location, configuration of parking in relation to zoning requirements. The proposed expanded parking area along NYS Route 19, while consistent with the setback for the adjacent McDonalds and bank sites, does not meet the Zoning Law for a 50 setback of a parking area for a non-residential use from a road right-of-way; **[III.K.2.a]**
- Discussion of impacts on community services such as fire and police protection, schools, parks & recreation. etc. including an assessment of capacity, ability to meet added demand,

emergency vehicle access. Emergency service providers (fire, police, ambulance) should be contacted for their input regarding capacity; **[III.K.1.b, III.K.2.C]**

- Describe how this project could potentially impact future development trends, including an assessment of how the establishment of a sewer district may have potential impacts on growth and character of the community; **[III.K.2.a]**
- Describe how this project will impact local government finances and tax revenues; Describe how many jobs the project will create; **[III.K.2.b, III.K.2.d]**
- Describe any tax incentives or public money to be used for this project or improvements related to this project; **[III.K.2.d]**
- Provide information on proposed architectural design and assess compatibility with Village; and, **[III.F.5]**
- Provide information on impact of increased truck traffic on character of the Village. **[III.G.2.b, III.G.2.d]**

Potential Mitigation Measures:

- Improved architectural design; **[III.F.5]**
- Variances granted (e.g. for parking) to allow increased landscaping and/or greenspace; **[III.K.3]**
- Sewer District alternatives: and, **[III.3.H]**
- Truck routing. **[III.G.2.e]**

## **5.0 PROPOSED MITIGATION MEASURES [III.K.3]**

The Draft Environmental Impact Statement should include a discussion of all anticipated environmental impacts and how they will be mitigated to reduce or eliminate potential impacts of the project to the surrounding community. If mitigations are adequately addressed in the discussion of impacts, this section can act as a summary.

## **6.0 PROJECT ALTERNATIVES**

A discussion of project alternatives should be included:

- No Action Alternative; **[IV.A]**
- Project Design in Conformance with all Existing Zoning; and, **[IV.B]**
- Project Site Design/Layout Reconfiguration — a site layout in which the stormwater management basin and parking expansion are not located within the floodplain. **[IV.C]**

## **7.0 CUMULATIVE IMPACTS [VI]**

The impacts of the proposed action must be considered in relation to other projects proposed in the vicinity. An allowance for cumulative traffic impacts, at the very least, must be presented. Impacts associated with the proposed new Walgreens Drug Store should be included in the traffic analysis. In addition, an analysis of the impact of the Wal-Mart project with existing development on the Oatka Creek floodplain should be provided.

## **8.0 GROWTH INDUCING IMPACTS [VII]**

This project could potentially result in impacts on the growth and character of the surrounding neighborhood and community as a whole. A careful and well reasoned analysis of the possible growth inducing aspects of this project must be presented, including a discussion on the growth inducing impacts that the creation of a new sewer district may have.

## **9.0 INFORMATION TO BE INCLUDED IN THE APPENDIX OF THE DEIS**

The main body of the **DEIS** shall provide sufficient **detail** to enable the reader to understand, interpret, and evaluate the existing conditions, potential impacts, mitigation measures, and alternative project scenarios. The Appendix shall contain back-up studies and technical reports that supplement and support the narrative in the DEIS. The methodologies and results of the studies and technical reports shall be summarized and explained in the main body of the DEIS. The reader should not be forced to move from one section to another to understand the information being presented. The following are examples of documents to be included in the Appendix:

- All applications for permits; ***[None have been made]***
- Full Environmental Assessment Form (EAF) Parts I and 2, and Positive Declaration; ***[Appendix A]***
- Final Scoping Document; ***[Appendix A]***
- Site plans for proposed action; ***[Appendix B]***
- Building elevations and signage plans, including possible alternatives; ***[Figure III F-1, Figure III F-2]***
- Traffic Impact Study and correspondence; ***[Appendix J]***
- Stormwater Management Plan and Engineering Report, and drainage calculations; ***[Appendix G]***
- Wetland Delineation Report; ***[Appendix E]***
- Geotechnical Report; ***[Appendix D]***
- Cultural Resources Investigation Report; and, ***[Appendix H]***
- Correspondences with Involved and Interested Agencies. ***[Appendix K]***

**10.0 ISSUES BROUGHT UP IN SCOPING THAT WILL NOT BE EVALUATED IN THE DEIS**

During Scoping the following issues were brought up but will not be evaluated in the DEIS:

- Impacts on the economics of the Village;
- Competition issues with existing grocery facilities.