

**State Environmental Quality Review Act (SEQR)**

**DRAFT SCOPING DOCUMENT**

**For the preparation of a Draft Environmental Impact  
Statement**

**45 Mohawk  
Waterfront Planned Development District**

Hamlet of Alplaus, Town of Glenville  
Schenectady County, New York

*SEQR Classification:* TYPE I

*Lead Agency:* Town of Glenville Town Board  
Glenville Municipal Center  
18 Glenridge Road  
Glenville, NY 12302  
518-688-1200

*Project Sponsor:* Prime Mohawk LLC  
621 Columbia Street  
Cohoes, NY 12047  
518-785-9000

*Preparer:* OSPA Engineering Services, P.C.  
21 Corporate Drive, Suite 103  
Clifton Park, NY 12065  
518-636-9956

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**LIST OF ACRONYMS, ABBREVIATIONS, AND DEFINITIONS**

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DEIS	Draft Environmental Impact Statement
EIS	Environmental Impact Statement
FEIS	Final Environmental Impact Statement
ITE	Institute of Transportation Engineering
NFPA	National Fire Protection Agency
NYCRR	New York Code Rules and Regulations
NYS DEC	New York State Department of Environmental Conservation
NYS DOT	New York State Department of Transportation
NYSSWDM	New York State Stormwater Management Design Manuel
OPRHP	New York State Office of Parks Recreation and Historic Preservation
SEQR	State Environmental Quality Review Act
SPDES	State Pollutant Discharge Elimination System
SWPPP	Stormwater Pollution Prevention Plan
TIS	Traffic Impact Study
USACE	U.S. Army Corps of Engineers
WPD	Waterfront Planned Development District

## **Introduction**

This Draft Scoping Document has been prepared to describe the Proposed Action, present the framework for the DEIS analysis, and discuss the procedures to be followed in the preparation of the DEIS. This document is intended to serve as the foundation for the identification and evaluation of all significant adverse impacts that are pertinent to the Project, and identify appropriate mitigation measures, including available alternatives. It is also intended to eliminate consideration of impacts that are irrelevant or non-significant.

## **Project Description and Area**

Prime Mohawk, LLC is in the process of developing a WPD along the Mohawk River in the Hamlet of Alplaus, Town of Glenville, Schenectady County. The proposed project will feature approximately 160 residential rental units/condominium, 31 single family lots, 37 townhouses, a clubhouse and pool, public playground, public tennis court, public basketball court, boat launch access road, gazebo/picnic area boat showroom and office and a boat storage area.

The proposed project site is located within an industrial and residential area along Mohawk Avenue and Maritime Drive. The site is bordered by vacant land and the Delaware and Hudson Railway to the north and the Mohawk River to the south. The site is approximately 0.9 miles from Route 146-Balltown Road and Riverview Road.

## **SEQR Process**

Pursuant to New York State Environmental Conservation Law Article 8, SEQR; and Part 617 of Title 6 of the NYCRR, and the adoption of a positive declaration by the Lead Agency, DEIS for the proposed 45 Mohawk WPD will be prepared.

The SEQR process for the Project has included, or is anticipated to include, the following:

- Lead Agency Determination.
- Issuance of a Positive Declaration by Lead Agency.
- Preparation of a Draft Scoping Document.
- Thirty Day (30) public scoping comment period.
- Issuance of a Final Scoping Document.
- Preparation of the DEIS.
- Lead Agency determines that the DEIS is adequate for public review and publishes in a local newspaper a notice seeking public comment and of public hearing.
- Public hearing on DEIS (must be held at least 14 days after public notice is published).
- A minimum 30-day public comment period.
- Revision of the DEIS as necessary to address substantive/relevant comments received.
- Preparation of the FEIS.
- Filing of a notice of completion of FEIS.
- 10-day consideration period.
- Issuance of a Findings Statement by the Lead Agency.
- Issuance of Findings Statements by involved agencies.

### **Purpose of SEQR Scoping Process**

The primary goals of Scoping, which is an optional process under SEQR, are to focus the DEIS on potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant or non-significant.

This Draft Scoping document was prepared as a summary of the content that will appear in the DEIS for the proposed 45 Mohawk WPD. It has been prepared in accordance with SEQR Regulations (6 NYCRR Part 617), and will be released upon approval by the Lead Agency for public and agency review and comment for a thirty (30) day comment period. All involved and interested agencies will be notified and a notice will be published in the newspaper regarding the Draft Scoping document's availability. The Lead Agency will subsequently review all comment letters received; the document will then be revised as necessary before the Final Scoping Document is issued by the Town Board.

The content of this scoping document is based on the requirements of the SEQR Regulations - 6 NYCRR Part 617.8 as described below and also incorporates the DEIS content requirements stated in 6 NYCRR Part 617.9.

The final scoping document should include the following:

- (1) a brief description of the proposed action;
- (2) the potentially significant adverse impacts identified both in the positive declaration and as a result of consultation with the other involved agencies and the public, including an identification of those particular aspect(s) of the environmental setting that may be impacted;
- (3) the extent and quality of information needed for the preparer to adequately address each impact, including an identification of relevant existing information, and required new information, including the required methodology(ies) for obtaining new information;
- (4) an initial identification of mitigation measures;
- (5) the reasonable alternatives to be considered.

### **Draft DEIS Scope and Content**

The DEIS will include all elements required by 6 NYCRR 617.9. The following sections will be included in the DEIS.

- i. **DEIS Cover Sheet** The draft and final EISs will be preceded by a cover sheet stating: whether it is a draft or final EIS; the name or descriptive title of the action; the location and street address of the action; the name, address and telephone number of the lead agency and its contact person; the names of individuals or organizations that prepared any portion of the statement; the date of its acceptance by the lead agency; and in the case of a draft EIS, the date by which comments must be submitted.
- ii. **DEIS Table of Contents** including subsections, tables, figures, maps, appendices/attachments

and any items that may be submitted under separate cover (and identified as such).

## **1.0 Executive Summary**

The executive summary will include a brief description of the proposed action and a listing of potential environmental impacts and proposed mitigation measures. A summary will be provided of the approvals and permits required, and the alternatives to the proposed action that are evaluated in the DEIS.

## **2.0 Description of Proposed Project**

### **2.1 Description of the Proposed Action**

This section of the DEIS will provide a comprehensive description of the site in a regional and local context and provide a detailed discussion of the proposed action.

### **2.2 Project Purpose, Need, and Benefit**

This subsection will:

Provide a background and history of the Project, and a statement of the objectives of the Project Sponsor.

Describe the public need for the Project, including consideration of consistency with adopted policies and/or plans as set forth within adopted local and regional community land use and development plans.

### **2.3 General Project Location**

This subsection will provide:

Tax map designation, existing zoning categories, site ownership, identification of any easements, rights-of-way, restrictions, or other legal devices affecting the subject properties' development potential, and a discussion of the potential impact of the project on these easements, rights-of-way, restrictions, or other legal devices.

Description of the environmental setting of the site, and the natural resources identified thereon and in the adjoining area.

Description of the existing infrastructure serving the project site and/or its immediate environs, including existing site access and road network as well as central water and sewer facilities.

### **2.4 Project Layout and Components**

This subsection will:

Provide a description and graphic presentation of the proposed Project addressing the proposed uses, general layout of the site, site access and egress, architecture, landscaping, parking configuration, conceptual utility locations including water, sanitary and stormwater management facilities will be provided. The following shall be included:

- The history and past use of the project site, including a discussion of the findings of the

Environmental Site Assessments;

- Overall site plan for the project site and description, including grading and erosion control plan, stormwater plan, lighting plan, landscaping plan, traffic circulation plan;
- Dedicated open space amount and location to be shown on the site plan map;
- Renderings of the Project and discussion of the building materials and architectural design of the facilities;

## **2.5 Project Construction**

This subsection will:

Describe proposed off-site improvements (e.g., to town roads), if any, that will be necessary to build the Project.

Describe construction of the proposed Project, including construction schedule/duration, anticipated construction employment, construction sequencing, and routing of construction traffic along local roads.

Provide a summary description of construction activities including clearing and grubbing, contaminated soil removal, treatment of natural products to be removed during construction (e.g. removal of brush, disposal of cut material, etc.), civil work, and site restoration.

Describe any safeguards to be taken to protect local citizens from any construction-related hazards.

## **2.6 Required Approvals, Reviews and Permits**

This subsection will:

List and describe all approvals, reviews, and permits required, by agency, to implement the proposed action together with the status of each application.

List all Involved and Interested Agencies for DEIS distribution.

## **3.0 Environmental Setting, Impacts and Mitigation**

### **3.1 Existing Conditions, Potential Impacts and Mitigation Measures**

This section of the DEIS will identify the existing environmental conditions, potential impacts of the proposed action, and proposed mitigation measures, as appropriate, for each of the major issues identified in this Scoping Document. The analysis of impacts will include all Project components including structures, access roads, and site utilities. The format or organization of this section will include the following subsection headings for each topic discussed:

*Existing Conditions*

*Potential Impacts*

*Mitigation Measures*

This format provides for a more meaningful presentation of the environmental issues in a reader-friendly form and will allow the reader to focus on individual impact issues.

The text of this section will be supplemented with maps, graphics, agency correspondence, and completed

support studies. Both temporary (construction-related) and permanent impacts will be addressed.

### **3.2 Geology, Soils and Topography**

This subsection will evaluate surface and subsurface soils, bedrock conditions, and agricultural resources within the Project Area. Constraints imposed by existing soils, geology and topographic conditions will be evaluated. Soil types will be identified and soil characteristics relating to soil texture, soil-bearing capacity, depth to water table, hydric and non-hydric soils will be evaluated.

Mitigation for impacts will be presented, including an erosion and sediment control plan that will consist of a text description and plan details of specific designs to be implemented during and post-construction.

### **3.3 Groundwater Resources**

This subsection will describe groundwater resources within the Project Area, including depth to groundwater and direction and gradient of groundwater flow.

The impact assessment for groundwater resources will consider the stormwater generated by new impervious surfaces, best practices for stormwater management and treatment, and local soil/groundwater characteristics. The potential for groundwater impacts during excavation for construction will also be evaluated.

Proposed measures to mitigate for impacts on groundwater during construction will be discussed, as well as stormwater management best practices and other measures to mitigate for impacts on groundwater quality.

### **3.4 Wetlands and Surface Waters**

All surface waters within the Project Area, including wetlands, streams and rivers, and their state and federal classification will be located and described. Available mapping will be utilized to illustrate where state or federally-regulated wetlands and streams occur within the Project Area. This subsection will describe the results of any on-site surveys undertaken to inventory and identify the boundaries of state and federal jurisdictional wetlands and streams occurring within the Project Area. A formal delineation report to be included in the DEIS.

An assessment of impacts on surface water resources and wetlands will be identified. The impacts on wetlands due to the construction of the site improvements, buildings and stormwater management systems will be identified. Efforts to minimize or avoid on-site impacts will be discussed. Necessary state and federal permits will be identified and described.

Mitigation to offset permitted temporary and permanent impacts to wetlands, if necessary, will be described in general terms in the DEIS. Detailed mitigation plans, if necessary, will be developed in consultation with NYSDEC and USACE during state and federal permitting process. Mitigation activities will be required to be conducted concurrently with other construction activities, not after other construction activities have been completed.

FEMA-regulated floodplain areas will be identified, and an assessment of potential Project-related impacts to floodplains, if any, will be provided.

### **3.5 Stormwater Management**

Run-off patterns, existing streams and drainage patterns on-site and on adjacent lands will be described. The existing and proposed storm water conditions will be evaluated for the 1-yr., 10-yr., and 100-yr. storm events using the current methodologies as well as water quality criteria compliance, consistent with NYSDEC regulations and local regulations. This should include a description of design points where runoff exits the property.

Consideration will be given to all aspects of stormwater quality and quantity, specifically addressing any potential changes in the flood plain that will result from the project. An evaluation of flood elevations and results of hydrologic modeling will be discussed. Minimization of impacts through green infrastructure and best practices for stormwater management will be detailed.

Discussion and design of the proposed stormwater control measures, drainage facilities and treatment methods to be used to control and treat run-off, and the maintenance and ownership of proposed facilities will be discussed. This will include necessary soil testing.

A preliminary SWPPP in compliance with the NYSSWMDM and NYSDEC SPDES GP-0-15-002 and any local regulations, and its methodology regarding the mitigation of potential impacts both during construction and as a result of increased impervious surfaces associated with the project development will be developed and discussed.

Discussions and calculations associated with attenuating the rate of runoff for all modeled storms to demonstrate peak runoff rates of the development will be less than or equal to pre-development conditions will be included.

Discussion and preparation of a preliminary Erosion and Sediment Control Plan that will minimize potential sediment erosion and runoff impacts during construction phases will be included.

Description and calculations associated with application of runoff reduction techniques and standard stormwater management practices with runoff reduction volume capacity to reduce the total water quality volume in accordance with NYSSWMDM and NYSDEC SPDES GP-0-15-002 will be included.

### **3.6 Biological, Terrestrial, and Aquatic Ecology**

This subsection will provide data on the Project Area's terrestrial and aquatic ecological resources and assess the extent to which the proposed action would have an impact on those resources. It also will describe proposed measures to avoid, minimize or mitigate for impacts to ecological resources.

The dominant plant species and communities within the Project Area will be described, and a map depicting vegetative communities will be provided.

The potential impacts to all ecological resources resulting from construction and operation of the Project will be described, as will appropriate measures to mitigate any such impacts. State or federally-listed endangered, threatened or special concern species occurring within or near the Project Area on a seasonal or year-round basis will be identified, and mitigation measures designed to offset, reduce, or eliminate losses of listed species and associated habitat will be discussed.

### **3.7 Water Supply**

Existing Town of Glenville municipal water supply availability at the project site will be described, including available capacity and location of infrastructure. Existing conditions shall describe:

- Detailed discussion of the existing capacity;
- Current water demand;
- Existing location and dimensions of water service lines.

Analysis of the ability of the water infrastructure to serve the project site. A description of the proposed methods to serve the site including the extension of infrastructure to the site.

Detailed calculations and a summary table will be provided which describes the anticipated water usage in terms of average and maximum day demands. The amount of anticipated water usage will be calculated for comparison to the existing supply. A description of the fire flow requirements based on NFPA guidelines will be discussed., and the location of any proposed hydrants shall be shown.

### **3.8 Wastewater**

Existing Town of Glenville municipal sewer service availability at the project site will be described, including available capacity and the location of existing infrastructure.

A description of the proposed methods to serve the site including the extension of infrastructure to the site will be discussed.

The amount of anticipated sewer usage will be calculated and detailed calculations for average and maximum day flows will be provided.

### **3.9 Energy Use and Infrastructure Capacity**

Electric and natural gas service to the site will be summarized, including available capacity, location of the infrastructure, and method of transmission.

Electric and natural gas anticipated loads will be calculated and compared to available supply. Utility connections and upgrades necessary for the project will be described and mapped, including the installation of any new transmission lines.

Alternative energy uses will be discussed.

Proposed measures to mitigate potential supply, infrastructure and utility impacts will be discussed.

### **3.10 Hazardous Waste**

Potential on-site hazardous materials and/or conditions will be discussed as documented in the Site Assessments prepared for this site. The Project Sponsor has submitted a Brownfield Cleanup Application to NYSDEC for the site.

The project's potential to impact identified environmental conditions will be presented.

### **3.11 Aesthetic and Visual Resources**

This section will:

Describe through the use of narrative text, photographs and photographic simulations, plans, sections, visual sight lines, or other graphic representations, the visual character of the proposed action and its environs. The analysis will describe:

- The existing visual character.
- The change in visual character resulting from implementation of the proposed action.
- Mitigation measures proposed to lessen the visual impact of the proposed action including but not limited to such matters as architectural design, landscaping, preservation of existing vegetation, and preservation of existing topography.
- Discuss the landscaping elements to be integrated into the project plan to mitigate potential visual impacts. Identify trees to be preserved and the need for additional screening.

### **3.12 Historic, Cultural and Archaeological Resources**

The DEIS will identify the extent of any State or Federal Agency involvement and discuss the status and results of any historic preservation studies undertaken. Documentation of any consultation with the OPRHP will be included in the DEIS.

This subsection will identify and describe sites, structures, and districts with local or statewide significant historic and archaeological value (i.e., listed on the National Register of Historic Places) within a 5-mile radius of the Project Area.

### **3.13 Noise**

The DEIS will document ambient sound conditions within the Project Area, describe anticipated construction-related noise. Proposed means of mitigating potential construction and operational noise impacts will be addressed.

### **3.14 Light**

A description of the current lighting conditions will be provided.

A description of potential impacts associated with building and parking area/structure lights will be included.

Mitigation techniques to mitigate night glare and other negative impacts associated with lighting will be discussed.

### **3.15 Transportation**

A TIS will be completed for the project using standards and guidelines in common use and as developed by NYSDOT, the ITE, and other applicable sources. Items for inclusion are:

- The study will evaluate the following intersections during both AM and PM weekday peak traffic periods:
  - Alplaus Avenue at Maple Avenue
  - Alplaus Avenue at Maritime Drive
  - Alplaus Avenue at Mohawk Avenue

These three intersections were selected based on existing traffic volumes and patterns. The intersection of Riverview Road and NYS Route 146 was not selected as Riverview Road contributes less than 15% of the traffic at that intersection. It is not anticipated that the proposed project will impact roads beyond the three intersections proposed for analysis.

- Existing conditions for the traffic analysis will be developed from intersection turning movement counts, and from data currently available from secondary sources (NYSDOT and County). This information will be used to calibrate traffic operation models.
- The latest three-year crash history will be collected and analyzed for the intersections and transportation network.
- The TIS will be coordinated with all other transportation studies and projects recently completed and those that are currently on-going (i.e., other traffic studies, connector road study, etc.)

This section will include a generation estimates for the action and for the site cleanup. Trip generation will include estimates (peak hour and daily) for the alternatives. Trip rates will be calculated for the current uses of the project site and those rates will also be used to develop trip generation estimates for the alternatives.

Capacity analyses will be conducted using the latest procedures of the *Highway Capacity Manual* for the study of intersections as well as for the roadway segments.

Capacity analyses will be conducted for existing, no-build, and build conditions for full build-out and any anticipated interim build phase. Performance measures to define operating conditions and impacts will include level of service and vehicle delay, volume-to-capacity ratios, and network/segment speeds.

Measures to mitigate traffic impacts will be discussed and analyzed. Consideration of measures will include and not be limited to intersection improvements such as additional lanes, signalization, etc.

### **3.16 Community Facilities and Services**

This subsection will describe existing state, county and local community services, including police, fire and emergency service departments, school districts and open space/recreation. The DEIS will identify how the proposed action will impact or benefit the above services and the resources of the entity providing the services. The adequacy of existing services and facilities will be evaluated, along with the potential economic benefits to these services and facilities resulting from Project implementation. Any required mitigation measures to offset or lessen potential impacts shall be identified, including a fire protection and emergency response plan developed in consultation with the local fire departments/emergency service providers.

### **3.17 Land Use and Zoning**

This subsection will evaluate the existing zoning and land use conditions and anticipated impacts. It will discuss the Project's compatibility with zoning requirements and development trends in the area. A land use map and quantification of land acreage impacts according to land use will be included. The DEIS will evaluate the relationship of the proposed action to existing land use and the surrounding community.

## **4.0 Unavoidable Adverse Impacts**

This section of the DEIS will identify impacts that are likely to occur despite mitigation measures, and

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Proposed Scope of DEIS

will compare the beneficial and adverse implications of these unavoidable impacts.

## **5.0 Alternatives Analysis**

The DEIS will include a description and evaluation of the range of reasonable alternatives to the proposed action. Alternatives to be considered will include alternate project size, alternate project layout under existing zoning and the “no action” alternative. Specifically, the alternatives analyzed will be the following:

- 1) The No-Build (Null) Alternative
- 2) The Original Development Alternative (390 luxury residential dwelling units)
- 3) The Existing Development Alternative (31 for sale single family homes, 37 for sale townhomes and 160 luxury rental or for sale condominiums)
- 4) The Existing Zoning Development Alternative (development of the site under existing zoning)

This section will discuss the set of assumptions and various siting constraints that led to the development of the current Project proposal. Alternatives that meet the Project’s purpose needs and benefits will be discussed in sufficient detail to reasonably evaluate the anticipated environmental impacts associated with each option.

## **6.0 Irreversible and Irretrievable Commitment of Resources**

This section of the DEIS will identify those natural and man-made resources consumed, converted or otherwise made unavailable for future use as a consequence of the proposed action.

## **7.0 Growth-Inducing Impacts**

This section of the DEIS will describe potential growth-inducing aspects the proposed action may have including short and long term, and primary, secondary and indirect impacts, generated by the project will be described and mitigation measures discussed, if necessary.

## **8.0 Effects of Use and Conservation of Energy Resources**

This section of the DEIS will describe the energy sources to be used for the proposed project, the anticipated levels of energy consumption, and proposed energy conservation measures.

## **9.0 References**

This section of the DEIS will list any sources of relevant information cited directly in the report text.

## **APPENDICES TO ACCOMPANY DEIS**

The appendices will include a list of all underlying studies and reports relied upon in preparing the DEIS, technical exhibits and studies background information relevant to the proposed action such as this Scoping Document and other relevant SEQR documents, a list of involved and interested agencies, and relevant correspondence with involved agencies and persons.

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