

APPENDIX B

Potential Scoping Issues

- Land use
- Agricultural properties and activities
- Soil conditions, erosion potential, and steep slopes
- Water features including streams tributary or subtributary to the Watervliet Reservoir
- Habitat/Ecology
- Wetlands
- Noise, air, and light pollution
- Hazardous wastes and other hazards to the community associated with the use
- Cultural resources (historic and prehistoric)
- Visual impact, architecture, and buffering
- Provision of community services and utilities
- Traffic

APPENDIX D

Development Guidelines Example

- *Development Density & Type*
 - Require developers to prepare a site master plan identifying maximum development and use mixture. This will be particularly important in determining whether the proposal meets the criteria and thresholds established in the GEIS.
 - Development density should be dictated by opportunities for clustering and open space offerings.
 - Industrial development limited to those uses that will not result in the emission of toxic materials to the air or water or result in excessive noise, odors or vibration.
 - Commercial uses permitted within a business park should be limited to small retail and commercial services that will support the business park. Such uses could include a copy store, drug store, stationery store, health spa, dry-cleaning services, beauty salon, restaurant, and other similar uses.
- *Structures*
 - Architecture - Require project sponsor's to incorporate a common theme that dictates form and facade treatments.
 - Height - Establish a maximum height based on site topography and visual concerns.
 - Set Backs - Require a minim setback from existing road right-of-way and residential uses. This would be determined through the GEIS and would be dictated by the type and use and visual issues.
- *Minimum Open Space*

Open space requirements should be dictated through incentive zoning, TDR opportunities, and clustering.
- *Drainage and Erosion Control*
 - Require compliance with Town drainage guidelines and NYSDEC standards and guidelines for compliance with the General Construction Permit.
 - Require the preparation of a comprehensive stormwater management and erosion control plan for site plan review.
 - Vegetative erosion control measures should be used in place of rip rap or other structural controls, wherever practicable.
- *Landscaping*
 - Require the use of native plantings and preservation of existing vegetation wherever possible.
 - All disturbed areas that will not be developed should be landscaped.
 - parking areas should include landscaped parking islands to break up large pavement areas and decrease heat sinks.

- *Circulation and Parking*
 - Require shared access and parking where appropriate.
 - Require incorporation of stub roads, as appropriate, to link future development.

- *Environmental Issues*
 - Limit industrial uses to those that do not emit smoke, toxic substances, excessive noise, odors, or vibrations that would be contrary to the health, safety and welfare of the community.
 - Preserve natural habitat to the greatest extent possible, recognizing the need for linkages between natural areas and the avoidance of habitat segmentation.
 - Require, at a minimum, on-site investigation for the presence of federal and State regulated wetlands. If necessary, require a wetland delineation and all necessary permitting prior to granting final site plan approval or a building permit.

- *Traffic Improvements*
 - Prepare a traffic study to determine necessary improvements of existing roadways.

APPENDIX E

Stormwater Management Guidelines

- At a minimum, the guidelines should include the following:
- Peak flow attenuation shall be accomplished by control of peak runoff rates for 2, 10 and 100 year frequency events so as not to exceed pre-development conditions.
- Runoff conveyance systems should be designed to convey 10-year frequency event flows and priority should be given to maintaining natural drainage systems wherever possible.
- Provide for stormwater management facilities to control the "first flush" runoff (first one-half inch of runoff from all lands for which development would change natural or existing conditions).
- Stormwater management systems to be used to control the first flush runoff, in order of priority, are: infiltration, retention, and extended detention, with various adjunct practices.
- Provide landscape plan that includes Best Management Practices for proper application of pesticides and fertilizers or, if possible, the elimination of the use of pesticides and fertilizers.
- As appropriate, provide special measures to prevent impact to sensitive environmental resources; and
- Require proper containment for contaminants associated with any new development during pre- and post-construction periods, e.g., containment for above ground tanks and proper design for underground tanks in accordance with NYSDEC standards.