

**DRAFT SCOPING OUTLINE**  
**TOWN OF NORTH SALEM TOWN BOARD – LEAD AGENCY**  
**TYPE 1 ACTION**  
**DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (GEIS)**  
**2010 COMPREHENSIVE PLAN**  
**January 11, 2011**

**A. PROPOSED ACTION**

The Proposed Action involves adoption of the proposed 2010 Comprehensive Plan by the Town of North Salem Town Board. The Proposed Action, hereinafter referred to as the “Plan” contemplates long-range planning strategies and actions to manage development in North Salem. This Plan is intended to be an update and to replace the Town’s 1985 Master Plan. The 2010 Comprehensive Plan includes a number of recommendations specific to land use and zoning, community design and aesthetics, residential development including affordable housing, economic development, natural resource protection, visual and cultural resources, traffic and transportation, and community facilities and services. The specific strategies reflect the the changing conditions and needs of the Town and the development trends affecting the community and the surrounding region.

The GEIS will be prepared in accordance with §617.10 of SEQRA regulations, and will present a general assessment of potential town-wide environmental impacts of the Plan. This DGEIS will address all components of the Proposed Action outlined in this scoping document, including, but not limited to, the information needed to evaluate potential zoning changes and/or other actions required to implement the Proposed Action. In some cases, the analyses will be based on conceptual information due to the comprehensive and prospective nature of the Plan and its component parts.

**B. COVER SHEET**

The GEIS will be preceded by a Cover Sheet that will include the following

- Title of the Proposed Action
- Lead Agency (Town Board)
- Contact information (Town Clerk)
- Date of the completion acceptance of the DGEIS by the Town Board
- Date of the SEQRA public hearing
- Date by which written comments will be accepted by the Lead Agency

**C. TABLE OF CONTENTS**

The GEIS is to be written to specifically follow the format and content sequence of this Scoping Document. This Scoping Document will serve as the GEIS *Table of Contents*

## **D. GEIS CHAPTERS**

Each impact issue will be presented in a separate section that includes a discussion of existing conditions and evaluation of potential significant impacts of the Proposed Action, as well as any necessary mitigation measures that are applicable to minimize potential adverse environmental impacts. Alternatives to the Proposed Action will also be analyzed and discussed in a separate section of the DGEIS.

### **CHAPTER 1 PROJECT DESCRIPTION**

The Project Description will provide a detailed description of the changes proposed in the 2010 Comprehensive Plan, including all proposed zoning code and Town code amendments. This section will also detail the goals and objectives of the Town of North Salem as stated in the Plan. In addition, a discussion of approvals required for implementation of the Plan will be provided, and any agency involved in these approvals will be identified.

### **CHAPTER 2 POTENTIAL ENVIRONMENTAL IMPACTS**

This section will evaluate the proposed 2010 Comprehensive Plan for each of the subject areas below, including an analysis of existing conditions, and potential impacts of the Proposed Action and appropriate mitigation, if necessary. Where appropriate, reference will be made in each analysis to other ongoing environmental assessments for any proposed developments within the Town.

#### *2.1 LAND USE, ZONING AND PUBLIC POLICY*

This chapter will describe the existing land use, zoning and public policy within the Town of North Salem and evaluate any potential impacts associated with the 2010 Comprehensive Plan. This evaluation will also include an evaluation of consistency with the Town's local planning objectives, as well as regional plans such as *Westchester 2025*, Watershed Plans and the Greenway Community Compact.

#### *2.2 HISTORIC AND ARCHAEOLOGICAL RESOURCES*

This chapter will evaluate the components of the 2010 Comprehensive Plan that serve to protect or enhance the existing historic resources within the Town.

#### *2.3 NATURAL RESOURCES*

This chapter will document the generic existing conditions as well as describe how recommendations of the 2010 Comprehensive Plan will have any potential impacts upon natural resources within the Town. Analysis will include the following natural resource categories: geology, soils and topography; surface waters and wetlands, groundwater resources; and vegetation and wildlife.

#### *2.4 TRANSPORTATION*

This chapter will evaluate the 2010 Comprehensive Plan for any potential effects on the local road network, specifically regarding any proposed zoning district changes, safety considerations

and changes occasioned by regional influences. It will provide estimates of potential traffic from development that would be generated by changes in the 2010 Comprehensive Plan.

### *2.5 INFRASTRUCTURE*

This chapter will focus on the Town's water supply and wastewater infrastructure. The assessment will provide an overview of existing conditions within the Town and an analysis of the infrastructure with and without the 2010 Comprehensive Plan.

### *2.6 VISUAL IMPACTS*

There are a number of scenic viewsheds and scenic road corridors within the Town of North Salem. This chapter will evaluate the potential impacts of the 2010 Comprehensive Plan on the visual resources and visual character of the Town.

### *2.7 COMMUNITY SERVICES*

This section will describe the community services that are currently available to Town residents, focusing on police protection, fire protection and emergency services, utilities, recreation and schools. It will assess changes in demand for provision of additional services, personnel, equipment or facilities as a result of development associated with the Plan and estimate the costs thereof juxtaposed against tax revenues to be generated.

### *2.8 SOCIOECONOMICS*

This chapter will examine the socioeconomic impacts of the recommendations of the 2010 Comprehensive Plan.

## **CHAPTER 3 ALTERNATIVES**

This section will identify and evaluate alternatives to the proposed 2010 Comprehensive Plan. The alternatives, which will include a No Action alternative, will be aimed at providing different methods of satisfying the needs of the Town.

## **CHAPTER 4 GROWTH-INDUCING IMPACTS**

This section will describe any potential that the Proposed Action may have for triggering further development in terms of attracting similar, additional, or ancillary uses, significant increases in local population, increasing the demand for support facilities, and increasing the Town-wide development potential.

## **CHAPTER 5 ADVERSE IMPACTS THAT CANNOT BE AVOIDED**

This section will describe any potential adverse impacts that cannot be avoided as a result of adoption of 2010 Comprehensive Plan.

## **CHAPTER 6 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**

This section will identify and evaluate the extent to which the Proposed Action may cause a loss of environmental resources, both in the immediate future and in the long term, addressing generic components.

## **CHAPTER 7 EFFECTS ON USE AND CONSERVATION OF ENERGY RESOURCES**

## **Town of North Salem 2010 Comprehensive Plan Scoping Outline for the DGEIS**

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This section will evaluate the effects and aspects of the Proposed Action pertaining to the use and conservation of energy resources, generically.

### **APPENDICES**

The appendices will include the following, as necessary:

- SEQRA documentation (Positive Declaration, DEIS Scope, Notices, Town Board Resolutions)
- General Project correspondence
- References
- Full size maps and other supporting material.