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*Chazen Engineering, Land Surveying & Landscape Architecture Co., P.C.
Chazen Environmental Services, Inc.
The Chazen Companies, Inc.
21 Fox Street, Poughkeepsie, New York 12601
Phone: (845) 454-3980 Fax: (845) 454-4026
www.chazencompanies.com*

*Capital District Office: (518) 273-0055
North Country Office: (518) 812-0513
Connecticut Office: (860) 440-2690*

September 16, 2009

*Re: Dutchess Community College
Proposed Student Housing*

To: Involved and Interested Agencies

Attached is a copy of the draft scoping document for the draft environmental impact statement for the project known as Dutchess Community College Proposed Student Housing in the Town of Poughkeepsie, New York.

As lead agency, the Dutchess Community College Board of Trustees will be holding the following public scoping session:

- Tuesday, September 29, 2009 at 7:00 PM in the Campus Theater in Dutchess Hall on the Dutchess Community College Campus at 53 Pendell Road in the Town of Poughkeepsie.

The public comment period on this draft scoping document will remain open until noon on Wednesday, October 14, 2009.

Written comments can be sent to the attention of W. John Dunn, Vice President and Dean of Administration, at Dutchess Community College, 53 Pendell Road, Poughkeepsie, NY 12601. Phone: (845) 431-8961.

Sincerely,

Melissa Mascali, AICP,
LEED® AP
Planner
The Chazen Companies
(845) 486-1515

Enclosures:

- Involved and Interested Agency Circulation List
- Draft Scoping Document

**Involved and Interested Agency Circulation List
September 16, 2009**

Town of Poughkeepsie Highway Department
Town of Poughkeepsie Town Hall
1 Overocker Road
Poughkeepsie, NY 12603
Attn: Supervisor Marc Pfeiffer

NYS Department of Environmental Conservation
Region 3 Headquarters
21 South Putt Corners Road
New Paltz, NY 12561
Attn: Ms. Heather Gierloff

Supervisor Patricia Meyers and Town Board
Town of Poughkeepsie Town Hall
1 Overocker Road
Poughkeepsie, NY 12603

Town of Poughkeepsie Planning Board
Town of Poughkeepsie Town Hall
1 Overocker Road
Poughkeepsie, NY 12603

Dutchess County Department of Health
387 Main Street
Poughkeepsie, NY 12601

Fairview Fire District
258 Violet Avenue
Poughkeepsie, NY 12601

Dutchess County
c/o Dutchess County Department of Planning
27 High Street
Poughkeepsie, NY 12601

NYS Office of Parks, Recreation, and Historic Preservation
State Historic Preservation Office
Peebles Island Resource Center
P.O. Box 189
Waterford, NY 12188-0189

NYS Department of Transportation
Region 8 Headquarters
Regional Planning and Program Management Group
4 Burnett Boulevard
Poughkeepsie, NY 12601
Attn: Richard Peters, PE

State University of New York
State University Plaza
353 Broadway
Albany, New York 12246

State Environmental Quality Review Act (SEQRA)

DRAFT SCOPING DOCUMENT

Dutchess Community College Proposed Student Housing

Town of Poughkeepsie, Dutchess County, New York

INTRODUCTION

A Draft Environmental Impact Statement (DEIS) will be prepared in accordance with the requirements of 6 NYCRR Part 617 (collectively known as the State Environmental Quality Review Act, or “SEQRA”) to assess the potential significant adverse impacts of construction of a dormitory on the Main Campus of Dutchess Community College and relocation of an existing soccer field to a currently vacant site. The Scoping Document will serve as a general guide to the contents of the DEIS.

The proposed Type I Action is the subject of a Positive Declaration issued by the Board of Trustees of Dutchess Community College (DCC) on August 11, 2009, which indicated that a DEIS would be required.

ENVIRONMENTAL IMPACT STATEMENT

An Environmental Impact Statement (EIS) will be prepared for the proposed action. Two classes of actions are to be reviewed in the EIS. The proposed construction of new student housing will be reviewed as an action immediately proposed for approval. Relocation of the existing soccer field to a vacant site will be looked at in a generic manner.

In accordance with 617.10(c), the EIS and its findings will set forth specific conditions or criteria under which the proposed soccer field relocation and parking area development will be undertaken or approved, including requirements for any subsequent SEQRA compliance. This may include thresholds and criteria for supplemental SEQRA documentation to reflect specific significant impacts, such as site-specific impacts, that were not adequately addressed or analyzed in the EIS.

DESCRIPTION OF THE PROPOSED ACTION

The Applicant, the Board of Trustees of DCC, is proposing the construction of new student housing on the existing Main Campus site located in the Town of Poughkeepsie, Dutchess County, New York. A Site Location Map is included as Figure 1. The new Dormitory Facilities are proposed in the area of an existing soccer field north of the tennis courts. The four-story student housing structure will contain 465 beds, and a courtyard will be constructed adjacent to the new building. A conceptual plan depicting the proposed dormitory facilities is provided as Figure 2a.

The existing soccer field will be relocated to a vacant 24.36-acre parcel north of the campus owned by the County, held in trust for use by DCC, which use is to be determined by the College Board of Trustees. A parking area that will provide approximately 40 new parking spaces is proposed on the vacant parcel as well. The relocated field will be placed in the northwest corner of the vacant parcel along Cottage Road and will be approximately 200 yards away from the closest residences on Creek Road. The proposed parking area will be constructed along Cottage Road across from the College's campus with an access drive directly across from an existing access drive to the campus. A pedestrian path will connect the soccer field to the parking area and to crosswalks located near the access drive. A fence will be installed along the Cottage Road property line to direct students to utilize crosswalks to cross Cottage Road. A conceptual plan depicting the proposed soccer field is provided as Figure 2b.

The two sites are considered as "one action" for the purpose of SEQRA review. The project area is defined as the 7.5-acre portion of the 26-acre tax parcel that will be disturbed for the proposed new student housing and the 24.36-acre tax parcel that contains the new parking area and relocated soccer field.

The project site is currently zoned Institutional (I). The proposed project is consistent with permitted uses in the I District.

GENERAL SCOPING CONSIDERATIONS

Unless otherwise directed by this Scoping Document, the provisions of 6 NYCRR 617.9(b) apply to the content of the DEIS and are incorporated herein by reference.

The DEIS will assemble relevant and material facts, evaluate reasonable alternatives, and be written in plain language that can easily be read and understood by the public. Highly technical material will be summarized and, if it must be included in its entirety, will be referenced in the DEIS and included as an Appendix.

The DEIS will be written in the third person without use of the terms I, we, and our. Narrative discussions will be accompanied to the greatest extent possible by illustrative tables and graphics. All graphics will clearly identify the project area, and footnotes will be used to cite references. All assertions will be supported by evidence, while opinions of the applicant will be identified as such.

Full-scale site plans for the new student housing are to be included with the DEIS as an appendix. A conceptual plan for the soccer field and parking areas will also be included in the DEIS.

DEIS SCOPE AND CONTENT

The DEIS will include, as required, the following information:

- Cover Sheet listing names of individuals or organizations that prepared any portion of the DEIS, title of project, DEIS identification, location and street address (if applicable) of

the action, name and address of the Lead Agency as well as the name and telephone number of the person at the lead agency who can provide further information, and relevant dates (i.e., date of DEIS submittal, provision for future insertion of date of acceptance by the Planning Board, date, time, and place of the public hearing, final date for acceptance of written comments).

- Table of Contents including listings of tables, figures, maps, charts, appendices, and any items that may be submitted under separate cover (and identified as such).

1.0 EXECUTIVE SUMMARY

Section 1.0 will be presented in a brief and succinct format, and will not constitute an exhaustive narrative discussion of information that will be provided elsewhere. All of the information presented in the Executive Summary will be provided in greater detail and substance in the Existing Conditions, Potential Environmental Impacts, and Proposed Mitigation Measures Sections as appropriate.

1.1 Description of the Proposed Action

A summary description of the action will be provided including:

- Site location (streets, Town, County, Tax ID number(s)),
- Total site acreage,
- Existing zoning,
- Existing access,
- Existing site character and vegetative conditions, and
- A list of abutting properties.

1.2 List of Involved Agencies

A list of all involved agencies will be provided along with the required approvals and permits they are responsible for granting.

1.3 List of Interested Agencies

A complete list of all interested agencies will be provided.

1.4 Summary of Potential Impacts and Mitigation Measures

A summary of the proposed project's potential impacts and proposed mitigation measures will be provided.

1.5 Summary of Project Alternatives Considered

A summary of the project alternatives considered will be provided.

1.6 Public Need and Benefits

This section will include a discussion of the public need and benefits of the proposed project, including social and economic considerations.

2.0 DESCRIPTION OF THE PROPOSED ACTION

Section 2.0 of the DEIS will provide a description of the project site and its location, the purpose and public need for the project, the objectives of the project sponsor, and a description of required reviews, approvals, and permits.

This section will include the following conceptual level information for both the dormitory site and the new soccer field site:

- Existing conditions and demolition;
- Conceptual layout of buildings, access drive, walkways, landscaping, lighting, and utilities;
- Grading, stormwater management, and erosion and sediment control features.

This section will also include a discussion of the proposed phasing of construction, construction schedules, expected year of project commencement and completion, construction access routes, and days and hours of construction for the proposed project.

3.0 EXISTING CONDITIONS, POTENTIAL ENVIRONMENTAL IMPACTS AND PROPOSED MITIGATION MEASURES

This section of the DEIS will identify the existing environmental conditions, potential impacts of the action, and proposed mitigation measures as appropriate for each of the major issues identified in this Scoping Document. The format or organization of this section will include the following subsection headings for each topic:

- Existing Conditions
- Potential Impacts
- Proposed Mitigation Measures

Sections 3.1 – 3.8 of the DEIS will evaluate the potential significant adverse impacts to both natural and human resources resulting from the proposed action, including cumulative impacts and secondary effects if applicable. Potential impacts resulting from the proposed action will be described in narrative and graphic format whenever possible. This evaluation will be objective

and will include both quantitative and qualitative information. Adverse impacts that cannot be mitigated will be specifically identified and the magnitude of those impacts will be evaluated.

3.1 Geology, Soils and Topography

3.1.1 Existing Conditions

- This section will provide a general discussion of local geology, on-site soils and topography.
- Slopes ranging from 0-15%, and greater than 15% will be depicted on the base map from topographic data generated from site topographic survey.

3.1.2 Potential Impacts

- The impacts of site grading and construction with respect to soil erosion and slope stabilization will be identified. This will include an estimate of cut and fill, and description of impacts, if cuts and fills are not balanced. Impacts to steep slopes, if any, will be described. Identify impacts of any loss of agricultural soils. The potential for blasting, if any, will be identified.

3.1.3 Proposed Mitigation Measures

- The erosion and sediment control plan will be developed in conformance to NYSDEC – New York Standards and Specifications Erosion and Sediment Control (August 2005). Discussion of construction methods and Best Management Practices will be provided, including an evaluation of their effectiveness to mitigate impacts. Blasting procedures and a blasting monitoring and safety plan will be provided, if blasting is proposed.

3.2 Stormwater Management

3.2.1 Existing Conditions

- A description of existing conditions will be provided, including drainage patterns and discussion of existing stormwater drainage facilities and stormwater characteristics of the site.

3.2.2 Potential Impacts

- A preliminary Stormwater Pollution Prevention Plan (SWPPP) will be prepared for the dormitory site in general conformance with NYSDEC requirements. The preliminary SWPPP will be summarized in this section, and will include a discussion of potential changes to surface water and runoff quantity and quality as a result of the proposed project.

- A description of post-development conditions, including stormwater quality and peak discharge rates for the 1, 2, 10, 25, and 100-year storm event will be provided for the new student housing and soccer field.

3.2.3 Proposed Mitigation Measures

- A discussion of stormwater quality and quantity control measures as identified in the preliminary SWPPP for the new student housing and soccer field will be provided. The project's compliance with the New York State Design Manual and SPDES GP-08-01 will be discussed.

3.3 Ecological Resources

3.3.1 Existing Conditions

- This section will include a general discussion of on-site plant and animal species, cover types and habitats. The project sponsor will review NYSDEC Natural Heritage Program and the U.S. Fish and Wildlife Service (USF&WS) databases determine the potential presence of any endangered or threatened plant or animal species on the project site. A site walkover of the entire site will be completed to examine on-site habitats and assess their potential for supporting resident or transient populations of endangered and threatened species. A description of the condition of on-site habitats and locations of significant habitats for endangered and threatened species (if present), and other pertinent site-specific information will be presented.

3.3.2 Potential Impacts

- This section will discuss the potential for any impacts to habitat for threatened or endangered species as a consequence of the proposed project. Quantification of loss of wooded areas will be provided and discussed. Impacts on resident plant and animal populations, and any existing wildlife corridors will be presented.

3.3.3 Proposed Mitigation Measures

- This section will discuss applicable mitigation measures identified as necessary or required by NYSDEC and U.S. Fish and Wildlife Service for impacts, if any, to endangered or threatened species. A description of the preservation of on-site natural areas will be provided as well as a description of the implementation of protection measures as outlined in the Town's Comprehensive Plan.

3.4 Wetland Resources

3.4.1 Existing Conditions

- This section will discuss the potential for the presence of on-site wetlands. The results of the delineation of State and Federally regulated waters and wetlands on the soccer field site will be presented.

3.4.2 Potential Impacts

- This section will describe potential impacts to wetlands on the soccer field site, including disturbance, modification to wetland vegetation and soils, filling alteration in surface and groundwater flows and clearing within wetlands and associated buffers. Potential impacts affecting the existing drainage patterns, functions and values of wetlands and other surface waters will be discussed.

3.4.3 Proposed Mitigation Measures

- Mitigation measures to be evaluated and described will include a description of measures to protect wetland and surface water resources during construction and operation, including methods to reduce the potential introduction of invasive species and contaminants in surface water runoff. The need (or lack thereof) for any compensatory wetland mitigation for wetland impacts will be discussed. This section will also describe any permitting requirements of the state and federal agencies and how they relate to wetland mitigation requirements.

3.5 Transportation

3.5.1 Existing Conditions

- This section will describe the existing transportation system within the study area. A Traffic Impact Study (TIS) will be completed for the project using standards and guidelines in common use and as developed by the Institute of Transportation Engineers (ITE) and the Highway Capacity Manual (HCM). The TIS will include a discussion of the local roadway network, bicycle and pedestrian facilities, as well as parking. The complete TIS will be included in the appendices.
- An inventory of accident history on area roadways for the most recent three-year period, including location, date, type of accident, type of injuries, road conditions, and probable cause will be discussed.
- Manual traffic turning counts will be taken at the noted locations for the noted peak periods. A description of the peak hours and existing levels of service at key intersections will be prepared. The study will evaluate the following intersections during AM, PM, and mid-day weekday peak traffic periods:
 - Route 9G at Pendell Road

- Route 9G at Cottage Road
- Pendell Road at Creek Road
- Cottage Road at Creek Road

3.5.2 Potential Impacts

- A Level of Service (LOS) analysis for the Existing, No Build, and Build conditions using SYNCHRO analysis software will be included for the four study area intersections and the proposed access driveway will be presented for the weekday AM, mid-day, and PM peak periods.
- A sight distance analysis for the proposed driveway on Cottage Road will be completed.
- Parking will be discussed in regard to anticipated supply and demand from the proposed project.

3.5.3 Proposed Mitigation Measures

- Mitigation measures (as necessary based on the results of the TIS) will be described in this section.
- Traffic calming issues for vehicular, pedestrian, and bicycle traffic will be presented and discussed as appropriate to the proposed project.

3.6 Cultural Resources

The new student housing site is currently developed with an existing soccer field and the proposed soccer field site is currently partially wooded. A Phase 1A and 1B Archeological Investigation will be conducted for the proposed soccer field site.

3.6.1 Existing Conditions

- This section will include a brief summary of potential archeological and historic resources on and adjacent to the soccer field site, as outlined in the Phase 1A/1B Archeological Investigation to be prepared for the site.

3.6.2 Potential Impacts

- The Phase 1A literature review and sensitivity assessment will assess the archeological sensitivity of the soccer field site. A Phase 1B field reconnaissance, including subsurface testing on some or all of the site, will be performed. This section will describe the project's potential impacts, if any, to identified cultural resources as reported in the Phase 1 report.

3.6.3 Proposed Mitigation Measures

- If necessary, mitigation measures will be described and may include avoidance or recovery of any potentially significant resources.

3.7 Utilities—Water and Wastewater

3.7.1 Existing Conditions

- This section will include a discussion of the location of existing water and wastewater infrastructure on the project site.
- A description of existing municipal water capacity and condition of existing infrastructure.
- A description of existing wastewater collection/conveyance/disposal capacity will also be provided.
- The peak hourly discharges to the collection system and existing current peak hourly flows and capacity of the collection system will be summarized.

3.7.2 Potential Impacts

- An estimate of the water demand and wastewater generation for the new student housing will be provided.
- A description of the fire flow requirements based on National Fire Protection Agency (NFPA) guidelines will be discussed.
- A discussion of the potential impacts to the water distribution system and wastewater collection system will be provided. Potential impacts to the overall water supply and wastewater system capacity will be discussed.
- The need for an on-site pump station and the size and location of such a facility will be discussed.

3.7.3 Proposed Mitigation Measures

- This section will include a discussion of any facility improvements or upgrades that are necessary to accommodate the new student housing and/or the relocation of the soccer field.

3.8 Community Services

3.8.1 Existing Conditions

- A description of police, fire protection, solid waste facilities, emergency services, and health care services serving the site will be provided. Information about the number of personnel employed (including volunteers), response procedures (i.e. mutual aid), jurisdictional areas, station locations, and community plans for expanding services will be described based on discussions with each of the service providers where available.
- All correspondence with the service providers shall be included in an Appendix of the document.

3.8.2 Potential Impacts

- A discussion of how the proposed project may affect these services will be provided, including response times from police, fire, and EMS, including the Fairview Fire District.

3.8.3 Proposed Mitigation Measures

- Proposed mitigation measures to offset or lessen estimated impacts will be identified as necessary.

4.0 ADVERSE UNAVOIDABLE SIGNIFICANT ENVIRONMENTAL IMPACTS IF PROJECT IS IMPLEMENTED

This section will include a discussion of the adverse environmental impacts identified in Section 3.0 that can be expected to occur regardless of the mitigation measures proposed.

5.0 ALTERNATIVES

The following alternatives to the proposed project will be considered:

5.1 No-Build Alternative

The “No Build” alternative will be addressed as required under 6 NYCRR 617.9(b)(5). The “No Build” alternative is the scenario that would occur if the student housing project were not undertaken and the soccer field were not relocated.

5.2 Alternative Dormitory Location

This alternative will qualitatively evaluate the development of the proposed dormitory on the Creek Road/Cottage Road site. Under this alternative, the existing soccer field will not need to be relocated.

6.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

This section will include identification of the natural and human resources listed in Section 3.0 that will be consumed, converted, or made unavailable for future use.

7.0 GROWTH INDUCING IMPACTS

The proposed project's potential growth-inducing impacts are not expected to be significant, but any such impacts will be discussed in Section 7.0.

8.0 EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

Section 8.0 will discuss the energy sources to be used for the proposed project, the anticipated levels of energy consumption, and both existing and proposed energy conservation measures utilized on the Dutchess Community Campus.

APPENDICES

- 9.1 Correspondence (Including all SEQR documentation)
- 9.2 Traffic Impact Study
- 9.3 Preliminary Stormwater Pollution Prevention Plan (for Dormitory Site and Soccer Field)
- 9.4 Wetland Delineation Report
- 9.5 Habitat Assessment Report
- 9.6 Phase 1 Cultural Resources Investigation
- 9.7 Conceptual Plans for New Student Housing
- 9.8 Conceptual Plans for Soccer Field

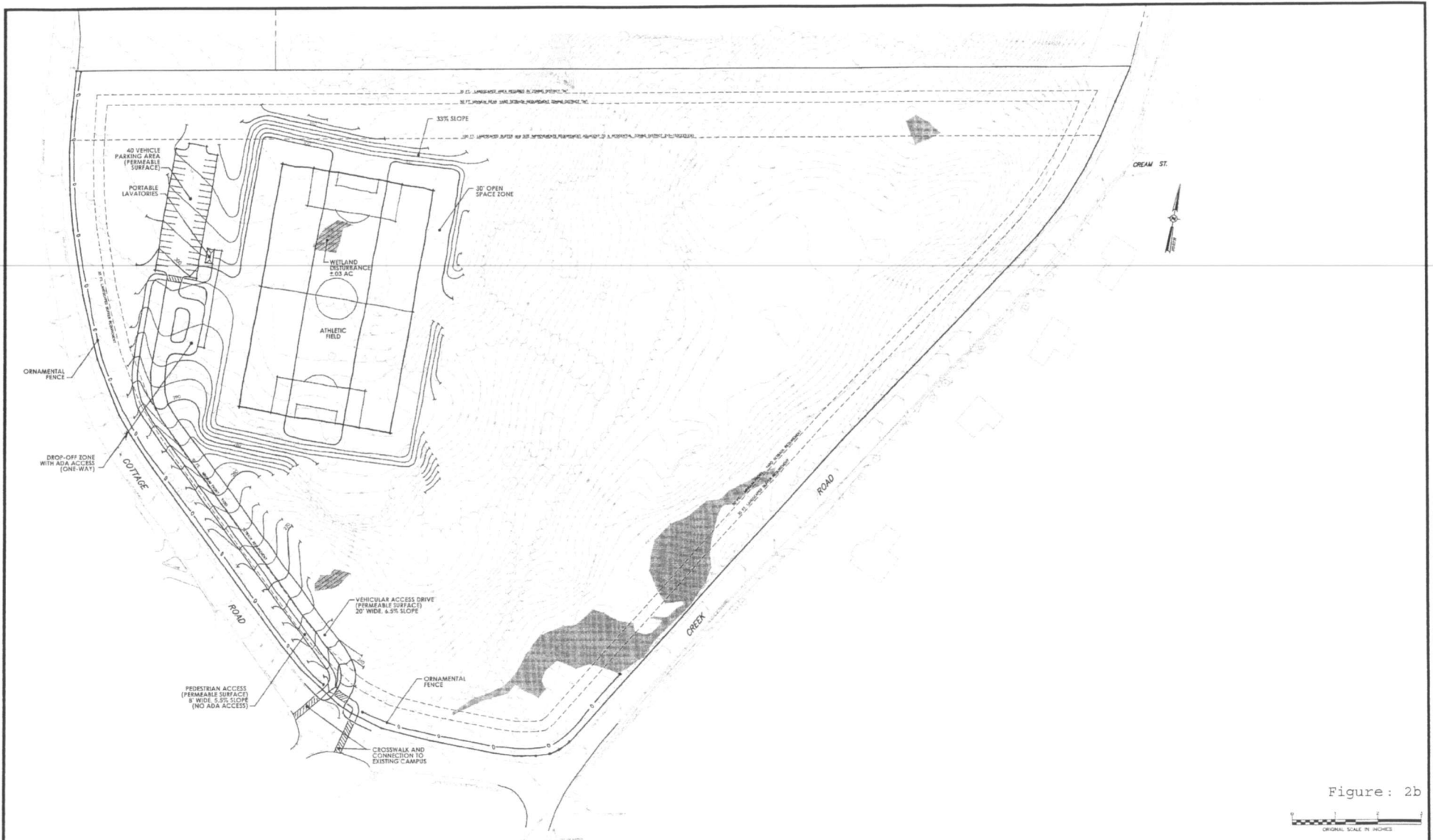


Figure: 2b

ORIGINAL SCALE IN INCHES

CONCEPTUAL PLAN - NOT FOR CONSTRUCTION

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THE Chazen COMPANIES
 Engineers/Surveyors/Planners
 Environmental Scientists
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CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., P.C.

OWNER: DUTCH COUNTY COMMUNITY COLLEGE	DESIGNED BY: CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., P.C.	DATE: 08/23/2018	PROJECT NO.: 10809.00
PROJECT: ATHLETIC COMPLEX CONCEPT PLAN	SCALE: 1"=40'	DATE: 08/23/2018	PROJECT NO.: 10809.00
DATE: 08/23/2018	SCALE: 1"=40'	DATE: 08/23/2018	PROJECT NO.: 10809.00

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DUTCH COUNTY COMMUNITY COLLEGE
ATHLETIC COMPLEX CONCEPT PLAN
 TOWN OF POUGHKEEPSIE, DUTCH COUNTY, NEW YORK

DATE	BY
08/23/2018	1"=40'
PROJECT NO.	10809.00
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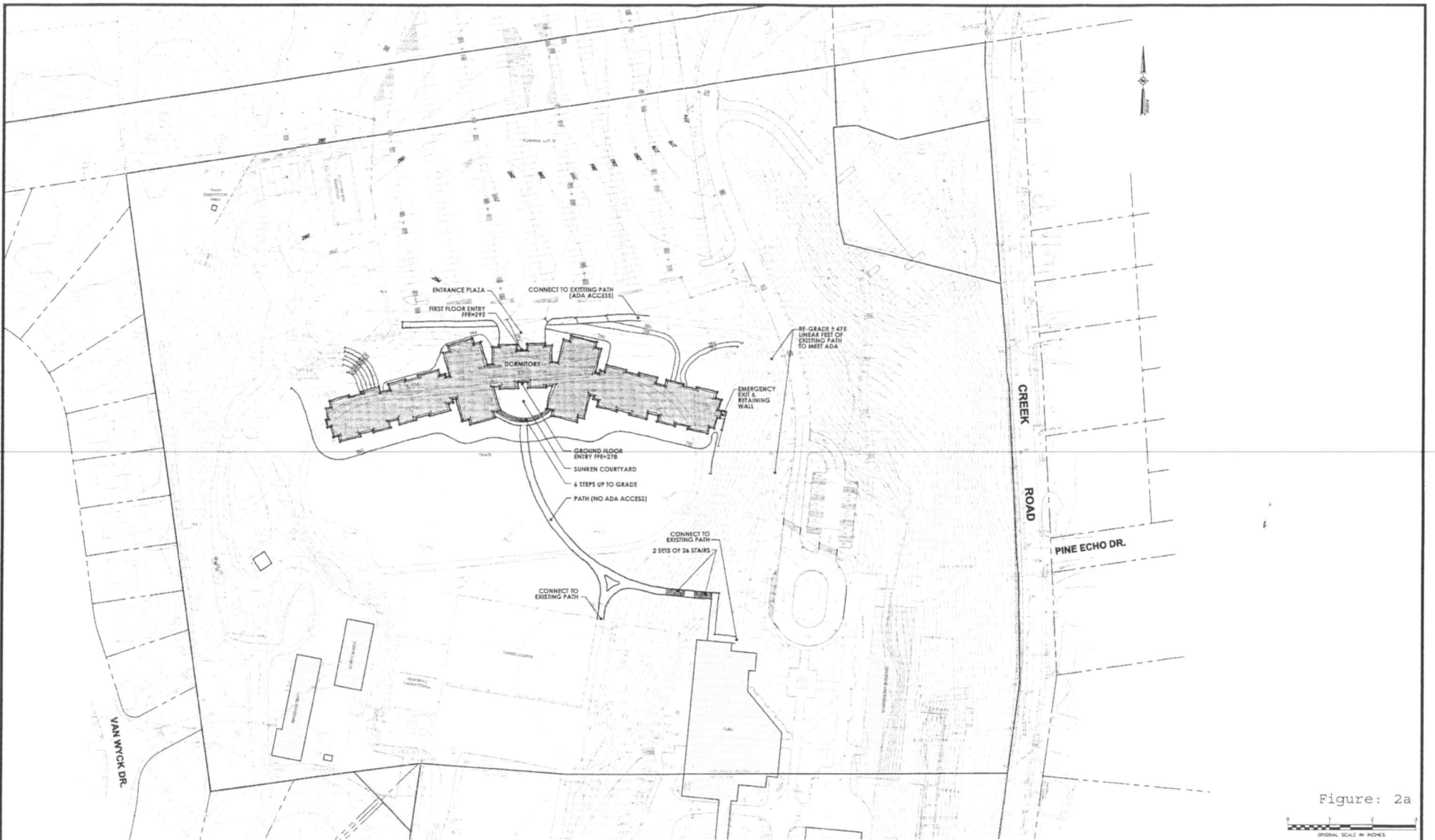


Figure: 2a

CONCEPTUAL PLAN - NOT FOR CONSTRUCTION

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227th Anniversary

Executive Office: 21 Elm Street, Newburgh, NY 12550, Phone: (845) 431-1000
 Capital District Office: 145 Main Street, Poughkeepsie, NY 12560, Phone: (845) 273-0000
 Westchester Office: 500 West Street, New York, NY 10011, Phone: (212) 812-8015
 Connecticut Office: 814 Memorial Square, Middletown, CT 06457, Phone: (860) 442-3000

DUTCHESS COUNTY COMMUNITY COLLEGE

RESIDENTIAL COMPLEX CONCEPT PLAN

TOWN OF FLOURBEESPIE, DUTCHESS COUNTY, NEW YORK

Drawn	Checked
Date	Scale
08/31/09	1"=60'
Project No.	
110209.00	
Sheet No.	
CP1	
1 OF 2	

Drawing Name: 2-1111090-10001-00000000000000000000-00-CONCEPTS.rvt
 Date Plotted: 08/31/09 11:02:00 AM
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