

**Full Environmental Assessment Form**  
**Part 3 - Evaluation of the Magnitude and Importance of Project Impacts**  
**and**  
**Determination of Significance**

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

The following environmental impacts associated with the proposed action were identified in the Full Environmental Assessment Form (Part 2) that may result in one or more significant impact on the environment:

- 1(c). The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.  
 1(e). e. The proposed action may involve construction that continues for more than one year or in multiple phases.  
 1(f). The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal.  
 3(g). The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).  
 3(h). The proposed action may cause soil erosion or create a source of stormwater discharge that may lead to siltation or other degradation.  
 3(k). The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.  
 4(a). The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.  
 4(b). Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer.  
 4(c). The proposed action may allow or result in residential uses in areas without water and sewer services.  
 5(d). The proposed action may result in, or require, modification of existing drainage patterns.  
 7(b). The proposed action may result in a reduction or degradation of any habitat used by rare, threatened or endangered species.  
 7(h). The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat.  
 11(a). The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area.  
 13(a). Projected traffic increase may exceed capacity of existing road network.  
 17(e). The proposed action may cause a change in the density of development that is not supported by or is distant from existing infrastructure.  
 17(f). The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.  
 18(b). The proposed action may create a demand for additional community services  
 18(f). The proposed action is inconsistent with the character of the existing natural landscape.

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status: ☒ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the  
Town of Fallsburg Planning Board as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☒ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Mt. Sinai Living Mobile Home Park

Name of Lead Agency: Town of Fallsburg Planning Board

Name of Responsible Officer in Lead Agency: Arthur Rosenshein

Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency: *Arthur Rosenshein* Date: 12/11/25

Signature of Preparer (if different from Responsible Officer) Date: 12/11/25

**For Further Information:**

Contact Person: Jennifer Edwards, Confidential Secretary/Planning Board Secretary

Address: 19 Railroad Plaza P.O. Box 2019, South Fallsburg, NY 12779

Telephone Number: 845-434-8810

E-mail: jedwards@fallsburgny.gov

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

**Agency Use Only [If applicable]**

Project : Mt. Sinai Living MHP  
Date : 12/11/25

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “Yes” to a numbered question, please complete all the questions that follow in that section.
- If you answer “No” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. Impact on Land</b> Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i> <div style="text-align: right;"> <input type="checkbox"/> NO      <input checked="" type="checkbox"/> YES </div>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**2. Impact on Geological Features**

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO☐ YES

*If "Yes", answer questions a - c. If "No", move on to Section 3.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**3. Impacts on Surface Water**

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☐ NO☒ YES

*If "Yes", answer questions a - l. If "No", move on to Section 4.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input checked="" type="checkbox"/>



l. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>4. Impact on groundwater</b> The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>5. Impact on Flooding</b> The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>6. Impacts on Air</b> The proposed action may include a state regulated air emission source. <span style="float: right;"><input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</span> (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> ) ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> ) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>7. Impact on Plants and Animals</b> The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <span style="float: right;"><input type="checkbox"/> NO <input checked="" type="checkbox"/> YES</span> <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>8. Impact on Agricultural Resources</b> The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**9. Impact on Aesthetic Resources**

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☐ NO☒ YES

*If "Yes", answer questions a - g. If "No", go to Section 10.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**10. Impact on Historic and Archeological Resources**

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☒ NO☐ YES

*If "Yes", answer questions a - e. If "No", go to Section 11.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>



d. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

<b>11. Impact on Open Space and Recreation</b> The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>12. Impact on Critical Environmental Areas</b> The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**13. Impact on Transportation**

The proposed action may result in a change to existing transportation systems.  
(See Part 1. D.2.j)

☐ NO

☒ YES

*If "Yes", answer questions a - f. If "No", go to Section 14.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**14. Impact on Energy**

The proposed action may cause an increase in the use of any form of energy.  
(See Part 1. D.2.k)

☐ NO

☒ YES

*If "Yes", answer questions a - e. If "No", go to Section 15.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**15. Impact on Noise, Odor, and Light**

The proposed action may result in an increase in noise, odors, or outdoor lighting.  
(See Part 1. D.2.m., n., and o.)

☐ NO

☒ YES

*If "Yes", answer questions a - f. If "No", go to Section 16.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

### 16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☐ NO

☒ YES

*If "Yes", answer questions a - m. If "No", go to Section 17.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**17. Consistency with Community Plans**

The proposed action is not consistent with adopted land use plans.  
(See Part 1. C.1, C.2. and C.3.)

☐ NO☒ YES

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**18. Consistency with Community Character**

The proposed project is inconsistent with the existing community character.  
(See Part 1. C.2, C.3, D.2, E.3)

☐ NO☒ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

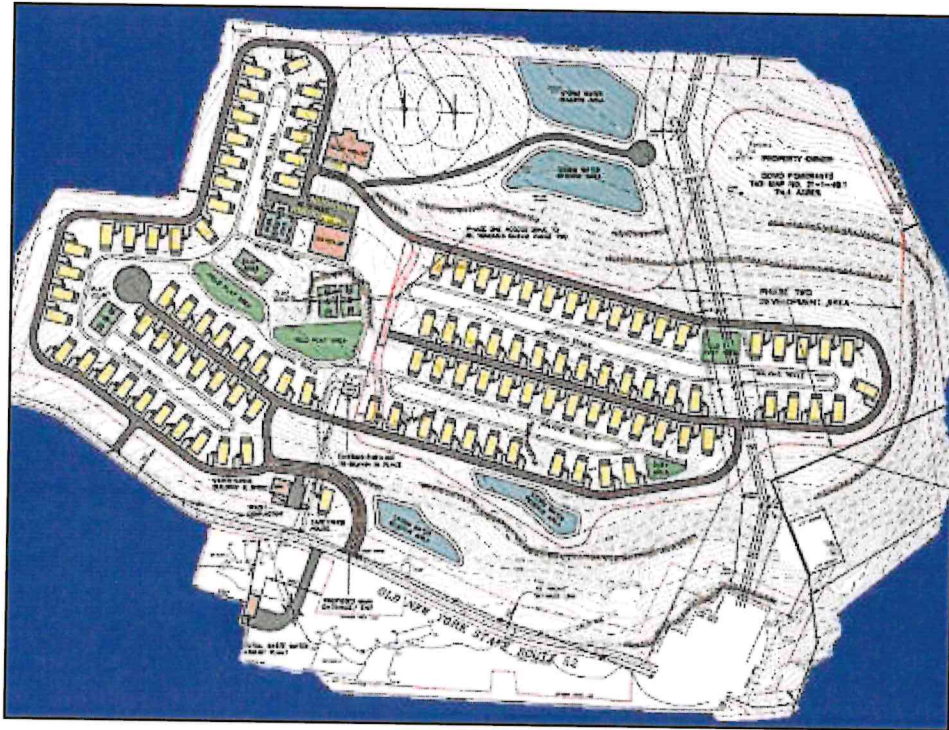
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**PRINT FULL FORM**

DRAFT SCOPING DOCUMENT FOR

## Mount Sinai Living Development

DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)



HAMLET OF WOODBOURNE, TOWN OF FALLSBURG, SULLIVAN COUNTY

December 11, 2025

**Lead Agency:**

Arthur Rosenshein - Chair, Town of Fallsburg Planning Board  
Fallsburg Town Hall, 5250 Main Street, Fallsburg, New York 12799  
Phone: 845-434-8811 Fax: 845-434-5883

**Public Scoping Session:** Thursday, January 8, 2026 (7PM)

**Deadline for Written Comments:** Friday, January 16, 2026

**Contact:**

Joel Kohn, JK Expediting Services  
390 Broadway, Suite 1, P.O. Box 369, Monticello, NY 12701  
(845) 796-9110, [joel@jkexpediting.com](mailto:joel@jkexpediting.com)

# Mount Sinai Living Development Draft Scoping Document

## INTRODUCTION

The Town of Fallsburg Planning Board (hereinafter Planning Board) will serve as Lead Agency for the State Environmental Quality Review of the proposed Mount Sinai Living Development. The Town of Fallsburg Town Board will be an involved agency and will be extensively involved in all aspects of environmental review.

The purpose of the Draft Scoping Document is to initially define the environmental issues that will be addressed by the project sponsor during preparation of a Draft Environmental Impact Statement (DEIS).

OPTIONAL: A Public Scoping Session will be held at 7:00 P.M. on **Thursday, January 8, 2026** at the Senior Center (at 12 Laurel Avenue) in South Fallsburg, New York during the regularly-scheduled Planning Board meeting. Additional written comments from members of the public as well as Involved and Interested Agencies will be accepted until **Friday, January 16, 2026**.

Based on the comments received, a Final Scoping Document will be prepared and adopted by the Planning Board. It will serve as the foundation for the identification of all potentially significant adverse environmental impacts pertinent to the proposed action and to recommend appropriate mitigation measures. Its purpose is also intended to eliminate consideration of any impacts that are irrelevant or non-significant.

The proposed action, classified as a Type 1 Action under SEQRA, is the subject of a Positive Declaration issued by the Planning Board on **December 11, 2026** in which the Planning Board assumed Lead Agency for the purpose of conducting an environmental review of the Project. Potential significant adverse impacts may include impacts on land, water, transportation, and visual resources.

## PROJECT DESCRIPTION

Yedid Nefesh Estates, Inc. seeks site plan approval for "Mount Sinai Living," a proposed manufactured home park and wastewater treatment facility, in Woodbourne, NY, pursuant to **§ 310-5.13** of the Town of Fallsburg Zoning Law, as established by the Town of Fallsburg Town Board for Manufactured Home Developments.

Mount Sinai Living is a proposed 109-unit manufactured home park on a ±79.1 acre property located on both sides of Old State Route 52, approximately 1,150 ft west of Route 42, in the Hamlet of Woodbourne, Town of Fallsburg, Sullivan County, New York. The property is identified as SBL 21.-1-49.1 and 21.-1-49.3, within the REC zoning district where such use is permitted subject to site plan review.

Specifically, the development includes 109 manufactured homes (each approximately 30'x60' with a 12'x28' deck), a community building (club house), a day camp building, swimming pools, sports courts, playgrounds, playfields, walking trails, a maintenance building and shed, a caretaker house, a trash compactor, and parking spaces (218 for homes at two (2) per unit, 43 for club house and day camp).



## **Mount Sinai Living Development Draft Scoping Document**

The project consists of 108 proposed units plus one (1) existing dwelling to remain. Amenities include storm water reserve areas, four (4) proposed well locations on the primary parcel, and a potential wastewater treatment plant on the southern parcel.

The proposed project site features existing conditions such as wooded areas, wetlands, a pond, creeks, rock outcrops and an existing dwelling to remain in the development. Density calculations allow for a maximum of 117.48 units (2 per buildable acre), with the proposal well within range at 109 units; setbacks include 75' front, 50' side and rear. All zoning requirements for the Low Density Residential/Recreation (REC) District are met or above statutory requirements.

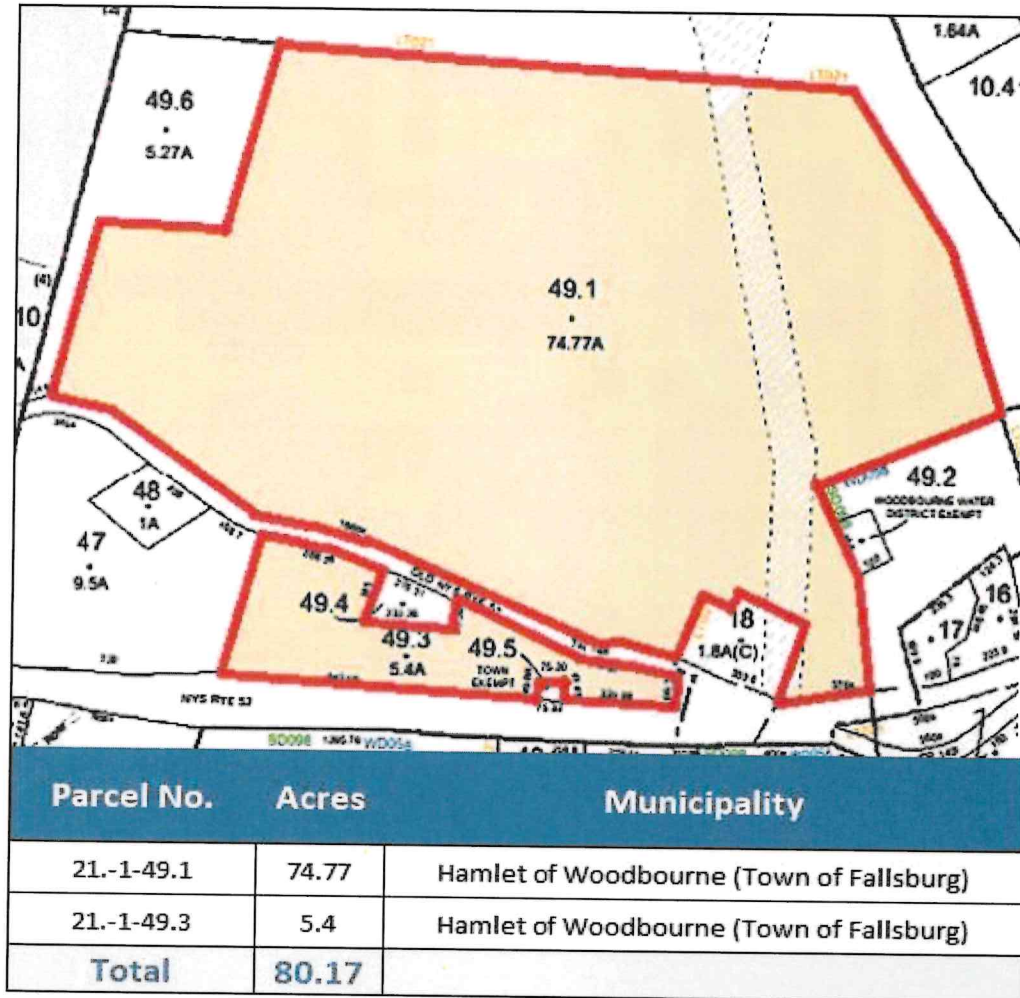
The common open space will either be used for recreation or preserved in its natural state. The site will include both areas of wetlands and areas with slopes greater than 20% comprising 0.16 acres and 10.68 acres, respectively. These features are deducted to establish a net buildable area of 58.74 acres. Additional features of the project include walking trails along the perimeter of these areas for both recreational and educational purposes.

Park and picnic areas are also planned along these trails, which are accessible from planned interior streets and parking areas. There are, in addition, common open spaces serving as rear yards to most residential units, plus there are active recreational areas proposed in the form of pools and playgrounds. The playgrounds will be placed in designed park areas as well as rear yards.

## Mount Sinai Living Development Draft Scoping Document

### PROJECT LOCATION

This site consists of two parcels of land located in the Hamlet of Woodbourne, Town of Fallsburg, as depicted below.



**Note: Acreage based on tax records. Actual acreage is 79.8 acres.**

The primary development is located on the northern portion of the site and surrounds an existing single housing unit. It borders Old State Route 52 to the south. The site's southern parcel borders Old State Route 52 to the north and NY-52 to its south.

### GENERAL GUIDELINES FOR THE DEIS

The provisions of 6 NYCRR 617.9 and 617.10 will apply to the content of the DEIS. The DEIS will assemble relevant and material facts and evaluate reasonable alternatives. It will also be concisely written in plain language. Highly technical material will be summarized and, if it must be included in its entirety, referenced in the DEIS and included in an appendix.

## **Mount Sinai Living Development Draft Scoping Document**

Narrative discussions will be accompanied to the greatest extent possible by illustrative tables and charts. The DEIS will group issues identified into separate sections pertaining to Existing Setting, Impacts, and Mitigation to permit more expedient and efficient review. The DEIS may incorporate by reference all or portions of other documents that will be available at the Town of Fallsburg Town Hall for inspection and available on the Town of Fallsburg website at this address:

<https://www.townoffallsburg.com/209/Planning-Board>

### **I. EXECUTIVE SUMMARY**

An Executive Summary will be prepared consisting of a brief but precise summary of the DEIS which adequately and accurately summarizes the document. It will include the following:

- Brief description of the proposed action;
- Purpose, need and public benefit;
- Characteristics of uses being proposed
- Significant beneficial and adverse impacts;
- Issues of controversy;
- Proposed mitigation measures;
- Adverse impacts that cannot be avoided;
- Alternatives considered;
- Permits and approvals;
- List of involved agencies; and
- List of interested agencies.

### **II. DESCRIPTION OF THE PROPOSED ACTION**

The description of the proposed action will be a detailed presentation of the proposal with supporting graphic materials, including:

#### **A. GENERAL DESCRIPTION**

A narrative description of the project and its history will be prepared as a foundation for other elements of the DEIS. A zoning analysis will be conducted as well. The project acreage is located within the REC-Recreation District in the Town. It is proposed to develop a Manufactured Home Park in the Hamlet, and in the Town.

A more complete zoning analysis will also be incorporated into the Land Use and Zoning section of the DEIS as compared to existing zoning standards.

## **Mount Sinai Living Development Draft Scoping Document**

### **B. PURPOSE, NEED AND BENEFIT**

The purposes, needs, and benefits of the Mount Sinai Living Development Project will be articulated in the DEIS, with specific attention to demonstrating how the proposed design will ensure environmental protection, preserve vital natural features and provide economic benefits for the Hamlet, the Town, and region.

### **C. SITE LOCATION**

1. Geographic boundaries of the project site, including regional and local maps.
2. Site acreage, easements affecting the site, and existing access.
3. Discussion of land uses in the immediate area and the relationship of the project to those uses.
4. Site description (existing zoning, site character, wetlands identified in the New York State Open Space Plan, etc.).

### **D. USES**

1. Discussion of the prior and present uses of the project site.
2. Description of anticipated project demographics.

### **E. DESIGN AND LAYOUT**

1. Total site area, proposed impervious surface area, amount of site disturbance, amount of open space, road improvements, and storm water management facilities.
2. Structures, site plans, type of residential units, and description of community areas and other amenities.
3. Description of on-site vehicle access and circulation systems.
4. Sewer, water and drainage utility plans.

### **F. PERMITS AND APPROVALS REQUIRED**

Permits, reviews, and approvals required, including, but not necessarily limited to, the following:



## Mount Sinai Living Development Draft Scoping Document

1. New York State Department of Environmental Conservation – Water withdrawal permit, sewage treatment and storm water management permits.
2. New York State Department of Health – Approval of water supply.
3. Sullivan County Department of Planning – Review of land use approvals under GML §239.
4. Town of Fallsburg – Highway access. Note, highway access permits will also be required from NY State. Town of Fallsburg Planning Board – site plan approvals.

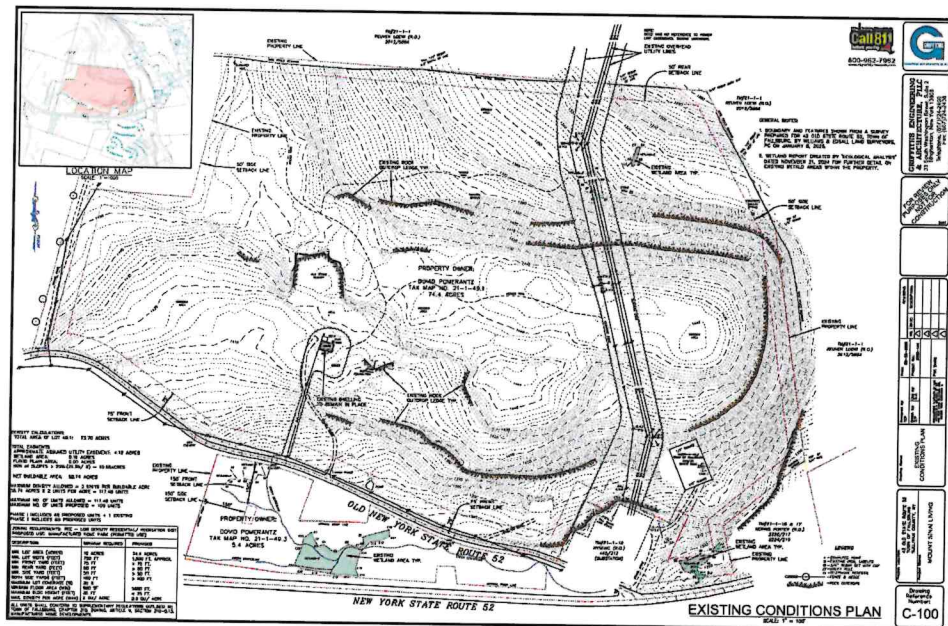
### III. ENVIRONMENTAL SETTING, IMPACTS AND PROPOSED MITIGATION

Existing site conditions will be defined for each of the following issues in the DEIS. Potential impacts of the proposed action will be identified and proposed mitigation measures designed to avoid, minimize or offset potential impacts will be discussed.

#### A. SOILS AND TOPOGRAPHY

Existing soil and topography conditions will be mapped and analyzed. There will also be a discussion of the erosion control plan, proposed grading plan and any other mitigation required, including a discussion of best management practices that will be employed.

#### B. WATER RESOURCES



## Mount Sinai Living Development Draft Scoping Document

1. The location and description of surface water, watersheds, downstream off-site receiving waters, and hydrologic characteristics located on and off the project site or those that may be influenced by the project will be discussed. These include tributaries and sub-watersheds of the regional Neversink watershed. Impacts of development on the ecology of all affected streams within this watershed will be thoroughly analyzed with a view toward mitigating any significant negative impacts on it.
2. Wetlands have been mapped in a report by Ecological Analysis, LLC (dated November 21, 2024) providing detail on wetland areas within the property. The proposed project will supply its own water. Four wells are planned with a combined yield exceeding the project's average daily demand.

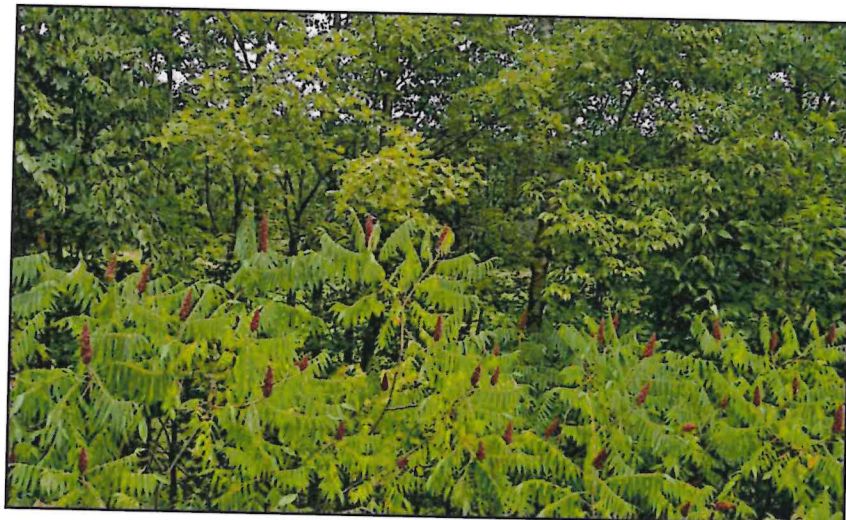
### C. STORM WATER MANAGEMENT

An assessment will be made of impacts from future drainage patterns, storm water peak discharges and storm water quality. This will include design of an adequate storm water control system in accordance with the NYS-DEC Storm Water Management Design Manual. There will also be an analysis of pollutant loading for pre and post-development conditions with respect to sediment, nutrients, and other pollutants that could adversely affect surface waters.

This analysis will be made in the context of any SPDES permits involved, and result in a comprehensive Storm Water Pollution Prevention Plan (SWPPP) to be Appended to the DEIS.

### D. EROSION AND SEDIMENTATION

There will also be a discussion of soil erosion and sediment control measures designed in accordance with the NYS-DEC New York Standards and Specifications for Erosion and Sedimentation Control.



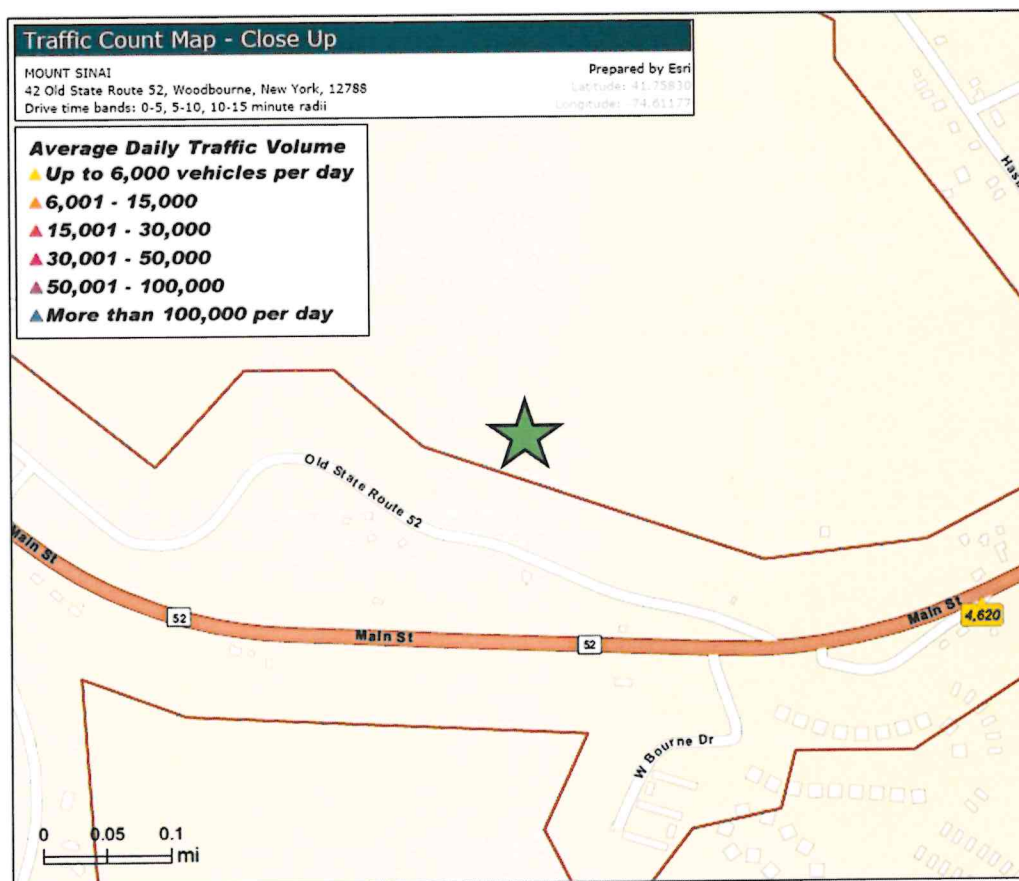


## Mount Sinai Living Development Draft Scoping Document

### E. TERRESTRIAL AND AQUATIC ECOLOGY

A biodiversity habitat assessment will be completed to include data, in part, collected from the NYSDEC Environmental Resource Mapper, New York Natural Heritage Program (NYNHP) and the New York State Parks, Recreation & Historic Preservation Biodiversity Indicator Tool (BIT). It will be appended and summarized to identify the extent of and classify the various types of vegetation on site including rare, threatened or endangered species as well as common species. The amount of vegetation to be cleared and impacts on habitat will be discussed. There will also be a discussion of any mitigation required, which may include preservation in the form of permanent open space designation, buffers around wetlands or unique habitats or restrictions on clearing.

### F. TRANSPORTATION



1. There will be a thorough description of the size, capacity and physical condition of the transportation network, particularly with respect to impacts on Old State Route 52, NY-52 and other affected roads, including intersections, and the capacity of the highways themselves. This will include a description of current level of use (traffic counts completed in 2024), the project's effect on traffic volumes now and

## **Mount Sinai Living Development Draft Scoping Document**

post-development, three years of detailed accident data, arrival/distribution distributions, level of service, delays, volume/ capacity ratios as applicable at each affected roadway and intersection.

Existing road conditions (especially in the case of Old State Route 52) will be analyzed along with any required improvements. Any wetland disturbance permits required in connection with proposed road improvements will also be identified.

2. Existing traffic conditions will be addressed for the weekday AM and PM peak hours (when school is in session) and Friday PM peak hours (when vacation traffic combined by business traffic is highest), conducting turning movement analyses at the Old State Route 52 and NY-52 (Main Street) intersection, the Old State Route 52 and Murphy Road intersection, the two proposed access roads to Mount Sinai Living at Old State Route 52, and the proposed connection on the south side of Old State Route 52 to the proposed wastewater treatment plant access road. Potential impacts on other nearby intersections will also be analyzed.

Additional intersections to be analyzed will be selected based upon Planning Board input as well as the need to analyze the impact of other major proposed projects on the horizon in the vicinity of the project. Data will be collected in 15-minute segments by intersection approach and turning movements.

3. There will be a discussion of other developments in the vicinity that may have an impact on the roadway network.

Background growth rates will also be factored into the analysis to derive an accepted overall growth rate for the area that will also be included in the analysis of alternatives, including projections of traffic volumes for 2026 and 2031.

4. Capacity analyses will be conducted for existing conditions under both No Build and Build Conditions. This will include post-development capacity analyses.
5. Analysis of any impacts from site-generated traffic and mitigation measures required to address those impacts, including a description of all necessary highway and roadway improvements. Particular attention will be paid to the impacts of the Mount Sinai Living Development on public transportation needs.

### **G. LAND USE AND ZONING**

1. There will be a thorough discussion of the existing and proposed land uses of the site and the surrounding neighborhood, including an analysis of the project's compatibility with the goals and policies set forth in the Town of Fallsburg Comprehensive Plan and

## **Mount Sinai Living Development Draft Scoping Document**

the existing zoning of the site and the surrounding neighborhood.

2. There will be a discussion of the compatibility of the proposed project with the surrounding neighborhood and land uses, including natural buffers, construction noise, traffic impacts, views and community character issues, including an analysis of the scale of the proposed project, and the size of its individual components. Plans of Sullivan County, the Hamlet of Woodbourne and the Town of Fallsburg, as well as the New York State Open Space Plan, the New York State Wildlife Action Plan and other official documents having a bearing on the project will be reviewed for compatibility.
3. Mitigation measures required or proposed will be discussed, including any covenants or restrictions that may apply to the project.
4. Zoning of adjoining property in the Hamlet of Woodbourne, in the Town of Fallsburg, will also be reviewed for compatibility with the project as proposed.

### **H. VISUAL RESOURCES**

There will be an inventory and description of existing visual and scenic resources at the project site and mitigation as may be required, which may include screening and buffering, building height restrictions, lighting limitations and landscaping. Viewshed analyses will be prepared for prominent public viewing areas.

### **I. NOISE AND AIR RESOURCES**

The DEIS will describe the existing ambient daytime and nighttime sound levels at the site, site conditions that would affect sound propagation such as terrain and wind direction and the proposed development's sound level generator and the potential for adverse impacts on the residential community and surrounding area. Conformance with the Town noise standards will also be discussed along with methods to avoid or reduce adverse noise and air quality effects during and after construction.

### **J. WASTEWATER TREATMENT AND SEWER SERVICES**

There will be a comprehensive analysis of options available for providing sewage collection and treatment services to the project, including feasibility of private wastewater treatment, requirements and capacities of proposed systems, and the nature of the arrangements and permitting involved as well as the financial arrangements for construction and maintenance of the system and impact on other users. This will include analyzing permit requirements.

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### **K. OTHER COMMUNITY SERVICES**

There will be a thorough description of any other community services required (in addition to the sewer, storm water, and water services). This will include solid wastes removal, recreational facilities and emergency services. Impacts on schools and their capacities will be analyzed including an estimate of the expected number of school children that would be added to the Fallsburg Central School District, with special attention to potential impacts associated with the project, particularly any fiscal impacts. It is not anticipated the project will generate significant numbers, however, and the Fallsburg Central School District has experienced recent stability in enrollments.

More significant community service issues include impacts on social service demands, health care, policing, and emergency services (fire districts, ambulance services, etc.) and these will be analyzed in detail, along with impacts on local highway infrastructure and the community costs of services, using the [Sullivan County Costs of Community Service Study](#) as a guide.

### **L. CULTURAL RESOURCES**

Sites having potential significant cultural or historical value will be identified. Measures to mitigate impacts on these resources, if required, will also be discussed.

### **M. OPEN SPACE**

The impact of protecting or eliminating open spaces will be addressed to evaluate the site's contribution to open space and studying the potential effects of the project on existing open spaces of value to the community. These analyses will include:

1. Discussion of the open space plan for the proposed project.
2. Identification of off-site and on-site open space resources. The potential for connections of on-site open space to off-site open spaces and how this could be implemented and maintained will be discussed.
3. Evaluation of the impacts of the project on other open space resources of the area, County and State, including the Neversink River and its tributaries, and other natural features. The New York State Open Space Plan will serve as one of many guides for purposes of evaluating these impacts.

### **N. SOCIO-ECONOMIC IMPACTS**

Potential socio-economic impacts of the project will be analyzed in detail. The analysis will, at a minimum:



## **Mount Sinai Living Development Draft Scoping Document**

1. Project employment generation for the construction and operational phases of the project, including indirect or induced employment and potential income changes within the area.
2. Evaluate consistency of the project with the [Town of Fallsburg Comprehensive Plan](#).
3. Evaluate the tax base contributions of the project compared to costs of community services.
4. Evaluate the impacts of the development community on the larger community, including use of public and private health care facilities, commerce and use of public services.

### **O. CONSTRUCTION IMPACTS**

The individual and cumulative impacts of each construction phase will be evaluated. The DEIS will describe the general construction process. The description of proposed construction sequencing will include a flowchart for the maximum anticipated duration, including start and completion for key milestone tasks such as site clearing, grading and fill placement, infrastructure, off-site improvements and site amenities.

This will include analysis of clearing and lumbering impacts as well as a description of measures to store soil on site and avoid either import or export of earth.

Mitigation measures to be employed during construction will also be fully described. The DEIS will also describe any construction activities expected to be on-going after any part of the project is sold out and how these will be addressed so as to offer the same protections. Finally, the economic impacts of the project during and after construction, including projected jobs will be reviewed and analyzed.

### **IV. ADVERSE IMPACTS THAT CANNOT BE AVOIDED**

The DEIS will identify those adverse environmental effects in Section III that can be expected to occur regardless of the mitigation measures considered.

### **V. ALTERNATIVES**

Alternatives to the proposed project that may minimize or avoid adverse environmental impacts will be identified and analyzed. Discussion of each alternative will be at a level of detail sufficient to permit a comparative assessment of costs, benefits, densities and environmental risks of each alternative.

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These alternatives will include, at a minimum, the following.

### **A. RESORT HOTEL PROJECT**

This alternative will involve changing the structures proposed to three-story resort buildings so to increase density to above 327 units, with similar amenities and layout.

### **B. CONVENTIONAL SUBDIVISION**

This alternative consists simply of a conventional subdivision of 109 single-family attached and detached dwellings laid out in a grid pattern typical of existing development patterns in much of the area.

### **C. NO ACTION ALTERNATIVE**

This alternative consists simply of taking no action with respect to further subdivision of the project site.

## **VI. IRREVERSIBLE COMMITMENT OF RESOURCES**

The DEIS will identify any irreversible or irretrievable commitments of resources that can be expected to occur as a result of this project.

## **VII. EFFECTS ON ENERGY RESOURCES**

The DEIS will identify the energy sources to be used, anticipated levels of consumption and ways to reduce energy consumption.

## **VIII. GROWTH-INDUCING IMPACTS**

Growth induced by the project, by the creation of the new employment centers involved and by the provision of new utility services, if any, will be identified and analyzed.

## **IX. SUMMARY OF MITIGATION**

The DEIS will include a summary of all mitigation measures required or proposed.

## **X. CRITERIA FOR FUTURE ACTIONS**

The DEIS will set forth specific conditions or criteria under which future actions will be undertaken or approved, including requirements for any subsequent SEQR compliance. This may include thresholds and criteria for supplemental EISs to reflect specific significant impacts, such as site specific impacts,



## **Mount Sinai Living Development Draft Scoping Document**

that were not adequately addressed or analyzed in the EIS.

### **XI. APPENDICES**

The DEIS will include the following Appendices: List of underlying studies, reports and information used to prepare DEIS.

- A. List of agencies, organizations or consultants consulted in preparing DEIS.
- B. Technical studies and exhibits.
- C. Final Scoping Document.