

**DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS)  
DRAFT SCOPING DOCUMENT**

**Name of Project:**

**Town of East Greenbush  
Town-wide GEIS**

**Project Location:**

**TOWN OF EAST GREENBUSH, RENSSELAER COUNTY, NY**

**Project Sponsor:**

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**DATE OF ADOPTION OF FINAL SCOPING DOCUMENT: \_\_\_\_\_**

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### Attachments:

- 1) List of Involved & Interested Entities

## 1.0 Overview and Purpose

This Draft Scoping Document outlines how the project sponsor and designated Lead Agency, the Town of East Greenbush Town Board, will prepare a Draft Generic Environmental Impact Statement (DGEIS) to evaluate potential impacts related to the proposed Town of East Greenbush zoning map and text amendments and subdivision regulation amendments. The New York State Environmental Quality Review (SEQR) Act action includes the adoption of the zoning map and text amendments and subdivision regulation amendments. This is a Type 1 SEQR action.

This Scoping Document describes the environmental topics that will be analyzed; defines the organization and level of analysis that will be presented in the DGEIS; and identifies associated source information and methods for analysis. This Scoping Document has been prepared pursuant to the SEQRA regulations, and includes the following required components in accordance with 617.8(e):

1. A brief description of the proposed action;
2. The potentially significant adverse impacts identified both in Part 3 of the environmental assessment form and as a result of consultation with the other Involved agencies and the public, including an identification of those particular aspect(s) of the environmental setting that may be impacted;
3. The extent and quality of information needed for the preparer to adequately address each impact, including an identification of relevant existing information, and required new information, including the required methodology(ies) for obtaining new information;
4. An initial identification of mitigation measures;
5. The reasonable alternatives to be considered;
6. An identification of the information or data that should be included in an appendix rather than the body of the draft EIS; and
7. A brief description of the prominent issues that were considered in the review of the environmental assessment form or raised during scoping, or both, and determined to be neither relevant nor environmentally significant or that have been adequately addressed in a prior environmental review and the reasons why those issues were not included in the final scope.

## 2.0 Description of the Proposed Action

This DGEIS is Town-wide and will also serve as an update to the July 2009 Western East Greenbush GEIS as well as other applicable studies. This DGEIS will be prepared to specifically evaluate the cumulative impacts of potential future development in the Town to plan for and mitigate impacts resulting from growth. A GEIS is an environmental assessment and planning tool available under SEQRA. A GEIS allows for the evaluation of broad land areas or developments affecting quality of life and/or the environment and is commonly used for the adoption of land use plans. Unlike a project-specific Environmental Impact Statement (EIS), which evaluates the known and probable impacts associated with a specific action, a GEIS is, by design, a more flexible evaluation tool. The technical difference between generic and site specific EIS is the level of detail provided in the supporting documentation. While the level of detail for a site specific EIS must be sufficient to

clearly identify the immediate construction and operation related impacts, the level of detail for a GEIS is usually at a planning or concept level (or —generic). This allows the preparer of the GEIS to focus on the broader issues and cumulative impacts while establishing thresholds and procedures for future growth. A GEIS provides a hypothetical exploration of potential development scenarios and a plan to address the associated cumulative impacts within the prescribed study area.

Recognizing the growth occurring within the Town and the potential for growth to impact the quality of life, community character and community services and infrastructure, the Town updated its Comprehensive Plan through a community-based, consensus-driven public process. The Town Board adopted the Comprehensive Plan in May 2021. The Comprehensive Plan identified a community vision and provided the framework to direct future growth, including recommendations for future land uses within the Town.

Following adoption of the Comprehensive Plan, the Town Board undertook an evaluation of its zoning and land use regulations to ensure those regulations are in accordance with the adopted Comprehensive Plan. To ensure the preservation of the Town of East Greenbush's continued quality of life, the Proposed Action evaluates the cumulative impacts of continued population growth in accordance with the Town's proposed amended zoning and land use regulations. To better understand and quantify the impacts of future development, an evaluation was made of the cumulative impacts associated with continued growth on the Town's transportation network, water and sewer infrastructure, stormwater management program, and recreational resource inventory.

Unlike the July 2009 GEIS which included a focused evaluation to the western area of the Town, this update will be Town-wide so as to adequately evaluate potential impacts of the proposed zoning and land use regulations that will affect the whole Town.

The primary purpose of the GEIS is to evaluate the cumulative impacts of growth on the Town of East Greenbush and provide suitable mitigation to minimize the effect of development. Once established, the mitigation process provides guidance to the Town during the project review process and clearly defines responsibility for developers. The resulting mitigation fees help to provide an equitable means of distributing the cost of the improvements identified in the GEIS. Developers are able to contribute their fair share of the development impact, without carrying an unnecessary burden often associated with capital improvement costs. To evaluate the impacts associated with the Town's anticipated growth trends, a 20-year planning period was chosen. This time frame is a reasonable period considering historical patterns. The growth associated with the 20-year planning period provides the basis for the analysis of the potential impacts.

Limitations, or constraints, identified in the GEIS will be expressed as thresholds for future development based upon existing studies, current development trends, and evaluation of potential adverse impacts to the Town's resources based upon known challenges.

### **3.0 Format/ Contents of DGEIS**

A DGEIS facilitates weighing of environmental, social, and economic factors in planning and policy-making. This DGEIS will be used to assemble relevant criteria upon which the Town Board's

decisions will be made. The DGEIS will analyze the potential significant environmental impacts identified during the scoping process.

The DGEIS will contain all requisite content. The provisions of SEQRA NYCRR 617.8 through 617.10 guide formulation of the DGEIS. The DGEIS will assemble identified relevant and material facts and be analytic but not encyclopedic.

The DGEIS will contain a required cover sheet; a table of contents; and an executive summary. There will be a concise description of the Action; its purpose, public need and benefits, and the location/ setting with a discussion of areas that may be affected. It will identify Involved and Interested agencies (see Attachment 1); required permits and approvals; and review frameworks. It will also present alternatives with sufficient detail to enable generic comparative assessments.

The DGEIS will analyze the potential for significant adverse impacts. Proposed mitigation will be introduced and described in terms of possible effects within the subject-level narratives. The DGEIS will also document public engagement and input used in forming and evaluating the DGEIS. Sources of information will be clearly identified.

Alternatives for the Action will be summarized. Future growth under the existing zoning will be evaluated as an alternative.

## 4.0 Procedural History

Prior to release of this **Draft** Scoping Document, the Town Board conducted the following steps per NY SEQRA regulations:

- On February 8, 2023, the Town Board:
  - Completed Part 1 of a Full Environmental Assessment Form (EAF).
  - Preliminarily classified this Project as a Type 1 Action.
  - Adopted a resolution causing distribution of a Notice of Intent to be Lead Agency.
- On March 15, 2023, the Town Board adopted a resolution that:
  - Confirmed Town Board as Lead Agency and issued a Positive Declaration requiring the preparation of a Generic Environmental Impact (GEIS) for this Action.
- On March 17, 2023, the Town Board, consistent with 6 NYCRR Part 617.8, reviewed and posted a Draft Scoping Document for public review, along with the notice of the public scoping meeting. The notice was distributed to the identified Involved and Interested entities and it was published in the Environmental Notice Bulletin, Town Newspaper of Record, and the Town's website. The notice was posted at Town Hall with the Proposed Scoping Document available for review at the Town Clerk's office, the Department of Planning & Zoning, and the Town's website.
- On March 30, 2023 the Town Planning Board will conduct a Public Scoping session.
  - During the Scoping Session public input will be obtained on the Draft Scoping Document. A subsequent period of written public comment will occur as part of the scoping process from March 15, 2023 to April 7, 2023. All public comments received will be available for public review.

This **Draft** Scoping Document will be distributed to all Involved and Interested entities. It is now the responsibility of the Lead Agency to oversee GEIS completion. While no agency other than the Town of East Greenbush Town Board is able to approve or directly undertake this Action, through the coordinated review process, multiple parties will have an opportunity to comment on the Action. This includes Rensselaer County Planning which, per NY State General Municipal Law §239-m, will be formally reviewing the proposed zoning and subdivision amendments, as well as the DGEIS

## 5.0 Input Obtained & Considered in Preparing this Scope

The DGEIS will address the potential for significant adverse environmental impacts that are reasonably anticipated and identified. Scoping focused the DGEIS through identification of the potentially significant adverse impacts which the DGEIS will analyze. Comments received at the scoping session and during the public comment period will be directly considered.

The written comments received, and a Scoping Session transcript will be available to the public and also filed in the Town Clerk's Office. Feedback from opportunities for public comment will be considered in formulation of the Final Scoping Document.

## 6.0 Existing Conditions, Potential Impacts & Mitigation

For each subject identified within the Town Board's Positive Declaration and addressed in the DGEIS, there will be reasonably detailed descriptions of existing (baseline) environmental conditions. Based on the proposed development strategies which may result from the amendments to the zoning law and the subdivision regulations, there will be examination of the potential types of impacts that may arise. Finally, for each subject, there will be identification of mitigation measures to be used to reduce or eliminate the potential for adverse environmental effects from future growth and development. This section will primarily be an update to Section III – Environmental Analysis within the July 2009 GEIS but it will also address any Town-wide impacts identified including mitigation measures.

The scale and geographic area of analysis will depend upon the potential for impacts as these relate to a particular resource type. Under each subject below, there is identification of data which will be used and the conditions that will be analyzed. Readily available sources will be utilized for analysis and data will be presented in the form of charts, maps, and reports.

### 6.1 Land Use and Zoning

This section will identify existing land use conditions and existing zoning regulations. This section will present a potential build-out analysis for the study area, as well as the Town as a whole, under existing zoning regulations. Mitigation measures will examine ways to address potential impacts on quality of life and community character as a result of potential growth.

### 6.2 Natural Resources

This section will include an overview of the existing conditions, potential impacts as well as mitigation measures for the following natural resources:

- Topography and slope

- Soils
- Wetlands
- Ground water and aquifers
- Floodplains
- Surface water and watersheds

### 6.3 Water and Sewer

The Town provides sanitary wastewater collection, conveyance and treatment services within the community. Additionally, public water for the Town of East Greenbush is purchased from the City of Troy. The City of Rensselaer and the Town of East Greenbush jointly own a water system, consisting of transmission and storage facilities that convey water from the City of Troy to the Town of East Greenbush, which in turn conveys water to the City of Rensselaer. This section will provide an overview of existing conditions as well as an overview of planned water and sewer evaluations. The identified impacts to public water and sewer resources and resulting recommendations for improvements will be discussed in the DGEIS but a more comprehensive and thorough evaluation of these system will likely be a multi-year process. The process will be informed by this GEIS but will require further consideration by the Town Board at the end of the multi-year process.

### 6.4 Recreation

Existing recreation facilities will be summarized in this section. This section will examine developed parks, undeveloped parkland and will also describe the potential impacts on availability and accessibility of recreational opportunities as the Town grows.

### 6.5 Transportation Network

This section will evaluate existing transportation systems and identify potential impacts resulting from the proposed action related to future traffic growth within the Town and the region. Specifically, this section will evaluate the following intersections and roadway segments and identify potential mitigation measures:

**Intersections Evaluated:**

1	US Route 4	3rd Avenue Ext. (Route 915E)
2	US Route 4	North Greenbush Square / Rensselaer County Plaza
3	US Route 4	Mannix Road
4	US Route 4	I-90 Westbound Ramps
5	US Route 4	I-90 Eastbound Ramps
6	US Route 4	NYS Route 151
7	US Route 4	US Routes 9 & 20
8	NYS Route 151	Michael Road
9	NYS Route 151	Tempel Lane
10	NYS Route 151	Sherwood Avenue
11	NYS Route 151	Discovery Drive (formerly CSC Way)
12	3rd Avenue Ext. (Route 915E)	Woodlawn Avenue

**Roadway Segments Evaluated:**

1	US Route 4	Northern Town line and Mannix Road
2	US Route 4	Mannix Road and NYS Route 151
3	US Route 4	NYS Route 151 and US Routes 9 & 20
4	NYS Route 151	3rd Avenue Ext. and US Route 4
5	NYS Route 151	US Route 4 and I-90
6	3rd Avenue Ext.	NYS Route 151 and US Route 4
7	US Routes 9 & 20	Western Town Line and US Route 4
8	US Routes 9 & 20	US Route 4 and Eastern Town Line

### 6.6 Stormwater Management

This section will evaluate conditions related to stormwater management within the study area and identify potential impacts of growth on that system. Potential mitigation measures will be identified.

### 6.7 Summary of Mitigation Fees

This section will provide a clear, easily understandable summary of proposed mitigation fees for future development within the Town with particular focus on the previously studied Western East Greenbush study area where more growth is projected particularly with the proposed zoning and subdivision changes.

## 7.0 Alternatives

The DGEIS will describe and evaluate alternatives for the Proposed Action. Each alternative would likely cause different impacts; therefore, each Alternative will be reviewed in terms of the potential significant adverse impacts and corresponding mitigation. The description and evaluation of each Alternative will be at a level of detail sufficient to enable comparisons and contrasts among the Alternatives.

The following Alternatives will be included in the DGEIS:

### 7.1 No Action

This approach will analyze a scenario wherein the existing zoning and land use regulations remain in place and would remain unchanged from the current conditions (status-quo). A build-out analysis of this status-quo scenario will be conducted.

### 7.2 Proposed Zoning and Land Use Alternative

This Alternative will include an evaluation of build-out conditions under the proposed zoning and land use regulations amendments.



## 8.0 Summary of Impacts & Mitigation

### 8.1 Growth Inducing Impacts

The DGEIS will assess potential growth inducing impacts as a result of the proposed Action on the community and the adjacent region. These represent physical, economic, or other changes in the environment, which may directly or indirectly occur as a result of this Action. The Summary of Impacts & Mitigation in the DGEIS will review the possibility of growth inducing impacts occurring and the potential severity.

### 8.2 Cumulative Impacts

This section will consider cumulative impacts that could reasonably be experienced under the Alternatives due to additive or synergistic effects. It will examine how potential cumulative impacts may cause adverse effects. It will discuss ways to minimize or avoid any such impacts.

### 8.3 Irreversible & Irrecoverable Commitment of Resources

This section will address resource commitments which will occur as a result of the Action that cannot be avoided.

### 8.4 Identified Unavoidable Adverse Impacts

This will address any identified unavoidable impacts. It will discuss the magnitude of these impacts in association with implementation of the Action.

### 8.5 Summary of Impacts and Mitigation

This part of the DGEIS will summarize potentially significant impacts that may arise should the Action be implemented. This section will also summarize methods to mitigate potential significant impacts. This section will provide a clear, easily to follow summary of proposed mitigation fees for future development..

## 9.0 DGEIS Appendices

This section identifies information that is planned for inclusion in an Appendix rather than in the main body of the DGEIS. The DGEIS appendices will contain data and information used in preparing the DGEIS. The key findings arising from such data and information will be distilled in the main body of the DGEIS.

Documents anticipated for inclusion in the Appendix are:

- 1) Existing Zoning and Land Use Regulations Build-out Analysis
- 2) Proposed Zoning and Land Use Regulations Build-out Analysis
- 3) Traffic Impact Study (TIS)
- 4) Draft Scope and appurtenant information
- 5) Final Adopted Scope
- 6) Documentation of public comments

Additional studies or process documentation may be included in the Appendix.

**ATTACHMENT 1**  
**Interested/Involved Agencies**

**TOWN OF EAST GREENBUSH**  
**Zoning and Subdivision Regulations Amendments**  
**SEQR Involved/Interested Agencies** *(Last Updated 02/06/2023)*

Sent to following agencies via email:

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Rensselaer County Bureau of Planning  
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New York State Department of  
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Bruen Rescue Squad  
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[JGTooker@yahoo.com](mailto:JGTooker@yahoo.com)

[Patty.Mulberry@bruenrescue.org](mailto:Patty.Mulberry@bruenrescue.org)

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& Sewer Authority  
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US Army Corp of Engineers  
Attn: Brad Sherwood  
CENAN-OP-RU  
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83<sup>rd</sup> Fl. N. RM 302  
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(518)266-6350  
[Brad.sherwood@usace.army.mil](mailto:Brad.sherwood@usace.army.mil)

Rensselaer County Highway  
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NYS Office of Parks, Recreation &  
Historic Preservation  
Attn: Douglas P.Mackey

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Town of East Greenbush Zoning Board of Appeals  
Attn: Jeff Pangburn, Chair  
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