Full Environmental Assessment Form

LaBella
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Wappinger Subaru
1162 US Route 9

Town of Wappinger
Dutchess County, New York

March 16, 2026

Prepared for:
VIP Subaru Wappinger, LLC
31954 Hempstead Tpke
Levittown, NY 11756

Prepared by:
LaBella Associates
21 Fox Street Suite 201
Poughkeepsie, NY 12601
845-486-1541

LaBella Project No. 2254625

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1.0 PROJECT DESCRIPTION

1.1 Introduction

The Applicant, VIP Subaru Wappinger, LLC, is seeking amended site plan and amended special use permit approval from the Town of Wappinger Planning Board to expand the existing facility for additional motor vehicle sales, service and parts storage area. Additions to the existing building would include a 714 SF (1 story) addition to the north side of the building, 1,382 SF (1 story) addition to the south side of the building, and a 15,886 SF (1 story) addition to the east side of the building. The project site is located at 1162 US Route 9 in the Town of Wappinger, Dutchess County, NY (Tax Parcel 6157-04-659168).

The project site is located on a 6.314-acre parcel within the Highway Business (HB) Zoning District. A motor vehicle sales establishment is permitted per Zoning Section (ZS) 240-67 with a special use permit and site plan approval by the Planning Board. Currently, the facility is comprised of 23,008.5 SF of gross floor area (GFA) (18,659.7 SF footprint) (including 11 existing vehicle service lifts) and 442 parking spaces (27 employee, 137 employee controlled, 10 customer, 268 inventory/storage spaces) and currently operates 9AM to 7PM Mondays-Thursdays, 9AM to 6PM on Fridays, and 9AM to 5PM on Saturdays. There are 40 existing employees. The Applicant previously received amended site plan and special use permit approval for the project on May 6, 2021, to install display areas and Subaru signage.

In addition to the building additions, the proposed project includes parking, lighting, landscaping, drainage, and utility modifications. The building expansion will facilitate for continued motor vehicle sales, parts storage and service area (including 25 new vehicle service lifts and 1 new alignment bay). The project also includes six new building vehicle entrances, and repaved and reconfigured vehicular connections to the building addition. Additional parking and circulation area will be constructed to the north, east, and south sides of the property. No changes are proposed to the west side of the property that faces NYS Route 9. The access off NYS Route 9 serving the facility will not be changed. The modified facility will include 424 parking spaces to be used for 10 customer, 27 employee, 113 employee controlled, and 274 inventory spaces, which complies with zoning.

There is no change in existing hours of operation. There is no proposed change in the number of employees.

The proposed ground disturbance will be 1.74 acres, which is an increase of 0.79 acre from the prior approved site plan. The proposed increase in impervious surface will be 0.36 acres.

The Full Environmental Assessment Form (FEAF) was completed utilizing the NYSDEC EAF Mapper. The EAF Mapper tool sometimes indicates limited availability for certain digital data. This FEAF narrative is provided for certain responses to provide clarification of or reference used for the response

1.2 Additional Approvals, Consultations and Referrals

The following approvals are required for the implementation of the proposed project:

1. Amended special use permit by the Town Planning Board;
2. Amended site plan approval by the Town Planning Board;
3. Area Variance approval by the Town Zoning Board of Appeals;
4. GML 239 Referral to Dutchess County Department of Planning and Development
5. MS4 Acceptance

2.0 ENVIRONMENTAL ASSESSMENT

2.1 Land Use, Zoning and Public Policy

2.1.1 Land Use

The project site is located on the east side of US Route 9, which is the Town's major commercial corridor and a regional center for commerce. The land uses located within 1,000 feet of the project site are characterized by local and regional commercial uses (including other car dealerships), residential low density, and vacant areas (see Figure 5).

The Subaru dealership facility is permitted by a special use permit in the Highway Business (HB) Zoning District. The modification of the facility will result in revitalizing the site. Furthermore, the use is consistent with those in the surrounding neighborhood and one which will contribute to the local tax base. Therefore, no adverse impacts to land use are anticipated to occur.

2.1.2 Zoning

The project site is located within the Highway Business (HB) Zoning District and a motor vehicle sales establishment is permitted with a special use permit and site plan approval by the Planning Board (per Zoning Section 240-67 of the Town of Wappinger Zoning Code).

Zoning Code Section 240-67 includes the following requirements:

A. The minimum lot area shall be three acres.

The project complies. The site is 6.31 acres.

B. Ten visitor parking spaces, plus two parking spaces for each three employees, shall be provided. Vehicles awaiting repairs shall be located in an area that is screened from public view.

The Applicant proposes to decrease the amount of parking from 442 existing parking spaces (including 10 customer, 27 employee, 137 employee controlled, and 268 inventory spaces) to 424 proposed parking spaces (including 10 customer, 27 employee, 113 employee controlled, and 274 inventory spaces). Parking will be reconfigured and restriped. The Town Code requires that 37 parking spaces be made available for this project (40 employees x (2 spaces/3 employees) = 27; 10 customer

parking spots for motor vehicle sales establishments; 27 + 10 = 37 spaces total required). Since the project proposes 424 parking spaces, this requirement is met.

The project will comply with landscaping and screening requirements.

C. Overhead garage doors providing access to maintenance and repair facilities shall not be located facing any street and shall be visually buffered from surrounding residential districts.

The existing car dealership has an overhead garage door to a service bay which faces Route 9; therefore, this is an existing nonconforming condition. The Applicant does not propose any changes to this garage door as part of the project. New garage doors will face north and south which do not face any street and will have visual buffers from the surrounding residential districts.

D. It has been determined by the Wappinger Town Board that large unbuffered expanses of parked, stored and/or displayed vehicles represent an impairment to the visual environment of the Town. The Town Board's purpose in promulgating the following provisions is to minimize such impairment while balancing the rights of the business community with those of the general public. The number of vehicles on any given site shall not exceed a maximum of 70 per gross acre; this maximum density pertains to all vehicles on the site, including but not limited to display, storage, repair, customer and employee vehicles. Said vehicles shall be confined to the portions of the site designated for them on the approved site plan. Further, the parking, storage and display of vehicles along the site's roadway frontage(s) shall not exceed a maximum of one vehicle for every 40 feet of frontage. The densities of vehicles specified in this section may be achieved if, in the Planning Board's opinion, the site can accommodate such densities without resulting in adverse visual impact; the site characteristics to be evaluated in this regard shall include but not necessarily be limited to the size and shape of the lot, the size and shape of the building, existing and proposed vegetation and the site's topography. The Planning Board shall also have the authority to require berming and/or substantial year-round vegetative screening along the site's frontage(s) where the Board deems that a sufficient display of vehicles is achieved. Further, the Planning Board shall have the authority to determine whether any outdoor lifts for the parking, display or storage of vehicles shall be permitted.

The project complies. The number of vehicles is 67 per gross acre (424 proposed parking spaces / 6.31 acres = 67 vehicles/acre), which complies with this requirement. The site design provides 424 vehicles on site where 37 vehicles would be permitted. The Applicant received site plan approval on May 6, 2021 to install display areas. The currently proposed project includes building expansion to the north, east, and south sides of the building and additional parking and circulation to the north, east, and south sides of the property. No changes are proposed to the west side of the property that faces NYS Route 9.

E. All automobile parts, partially dismantled motor vehicles or similar articles shall be stored within a building. All repair and service work shall be conducted entirely within either a building or, where deemed appropriate by the Planning Board due to such factors as the size of the property involved and/or its location, shall be conducted entirely within a fenced-in area in which such work is visually screened from all adjoining properties and roadways. Vehicles requiring such work shall not be stored outdoors for a period exceeding 14 days, unless such vehicles are

entirely located within a fenced-in area and are visually screened from all adjoining properties and roadways.

The project will comply.

F. Use of a building for residence or sleeping quarters shall not be permitted.

The project does not include a residence or sleeping quarters.

G. Notwithstanding requirements to the contrary, the sale of small motor vehicles less than 1,500 pounds' gross weight, such as go-carts, jet skis, and motorcycles, shall be permitted and regulated as a retail use, provided there is no outdoor storage; the floor area for the use is less than 5,000 square feet; and, with the exception of the minimum acreage requirements, the use meets all other requirements of § 240-67.

The project does not include the sale of small motor vehicles less than 1,500 pounds gross weight.

The Applicant is considering new signage for the dealership which may require area variance approval from the Town Zoning Board of Appeals. If required, an application for area variance approval will be made to the Town Zoning Board of Appeals.

2.1.3 Public Policy

Town of Wappinger Comprehensive Plan, adopted 2010

The 2010 Town of Wappinger Comprehensive Plan identifies the project site as being located within the Route 9 corridor of the Town, which is described as a strip commercial development corridor. The Plan identifies a strong consensus in the Town that any future development of commercial land uses should be well designed to fit in with the sites and should preserve and promote positive neighborhood/district features so that community character and appearance are protected and enhanced.[1] The Plan allows for the continued commercial use of areas in the Route 9 corridor, and explicitly states that businesses will be encouraged to make more efficient use of existing commercial areas.[2]

The proposed action is consistent with the emerging centers discussion within the Comprehensive Plan as it would result in infill redevelopment on a site that was previously occupied by a car dealership. The project site is located within the Town's Highway Business Zone, and the proposed project will bring continuity to the area as there are other car dealerships nearby.

[1] 2010 Town of Wappinger Comprehensive Plan, pg. 44.

[2] 2010 Town of Wappinger Comprehensive Plan, pgs. 50, 94.

2.2 Utilities

2.2.1 Water and Wastewater

The project site is not located within any of the Town's Water Districts; however, water supply will be provided through an existing private well and the current connection will be maintained. According to the 2014 Engineer's Report for the project site, the existing well has been tested and stabilized a yield of 16.5 gallons per minute (gpm) for maximum pumping capacity. The anticipated average daily wastewater flow for the existing car dealership is approximately 835 gallons per day (gpd) as per the 2014 Engineer's Report. The number of employees for the proposed project conditions is the same as the existing dealership operations; therefore, the water usage is anticipated to be sufficient for the expanded facility.

The expanded facility will include a new bathroom with three toilets, four urinals, and four sinks to be connected to the existing private septic system. There is one existing car wash bay, but there are no changes to the existing wash bay or additional wash bays proposed as part of this project. There is no proposed increase in car washing activities as part of this project either. The existing septic system was built for 40 employees and the new dealership will maintain that number; therefore, the wastewater usage is not anticipated to increase. It is not anticipated that any of the proposed improvements will result in an increase in water or wastewater usage.

2.2.2 Stormwater

Although the building footprint will increase by approximately 78%, it will displace mostly existing impervious surface (i.e. parking and internal drives). As stated above, impervious coverage will only be increased by 11% or 0.36 acres. Currently, there are 3.26 acres of impervious on site. With the proposed project, an additional 0.36 acres of impervious will be added for a new total impervious of 3.62 acres.

This project is located within the Town of Wappinger, which is a regulated, traditional land use control Municipal Separate Stormwater Sewer System (MS4). Existing wet ponds have been regraded and expanded to accommodate new impervious, and the porous pavement section at the back of the site has been modified to account for the additional impervious area. The Applicant is modifying drainage on-site with new drainage structures and drainage lines. Stormwater flow will still continue to drain in the same pattern. A Stormwater Pollution Prevention Plan (SWPPP) has been prepared in conformance with the most current New York State Stormwater Management Design Manual and New York State Standards and Specifications for Erosion and Sediment Control and submitted to the MS4 for approval. With the SWPPP, the proposed action will not result in significant adverse impacts related to stormwater.

2.3 Traffic and Parking

The proposed amended site plan will not change the project's impact on transportation as there is no proposed change in access, circulation or employees. Although the number of service bay lifts and building area are increasing, the number of employees will remain the same.

According to the Institute of Transportation Engineers (ITE) Traffic Generation Manual, 11th Edition, an Automobile Sales facility (Land Use Code 840) is expected to generate 2.15 vehicle trip ends (vtes) per 1,000 square feet (SF) of gross floor area (GFA) per weekday a.m. peak hour of adjacent street traffic and 2.65 vtes per 1,000 SF of GFA per weekday p.m. peak hour of adjacent street traffic. Since the new building addition is approximately 17,982 SF GFA, approximately 39 vtes per weekday a.m. peak hour and approximately 48 vtes per weekday p.m. peak hour are estimated to be generated of adjacent street traffic.

When considering the number of additional service bays as the independent variable for calculating the estimated traffic generation instead of square footage (25 new vehicle service lifts and 1 new alignment bay), the number of trip ends slightly increases, but is still below the industry threshold of 100 vte per peak hour of adjacent street traffic that would warrant a detailed traffic analysis. According to the Institute of Transportation Engineers (ITE) Traffic Generation Manual, 11th Edition, an Automobile Sales facility (Land Use Code 840) is expected to generate 2.36 vtes per additional car service bay per weekday a.m. peak hour of adjacent street traffic and 3.17 vtes per additional car service bay per weekday p.m. peak hour of adjacent street traffic. Since the project entails the addition of 26 car service bays, approximately 61 vtes per weekday a.m. peak hour and approximately 82 vtes per weekday p.m. peak hour are estimated to be generated of adjacent street traffic.

Therefore, whether using the additional square footage or service bays as the independent variable, the estimated amount of additional adjacent traffic during the peak hours is below the NYSDOT and ITE threshold for warranting a detailed traffic analysis (100 peak hour trips). Therefore, the proposed project is not anticipated to adversely affect the traffic operations on the surrounding roadway network.

The Applicant proposes to decrease the amount of parking from 442 existing parking spaces (including 10 customer, 27 employee, 137 employee controlled, and 268 inventory spaces) to 424 proposed parking spaces (including 10 customer, 27 employee, 113 employee controlled, and 274 inventory spaces). Parking will be reconfigured and restriped. The Town Code requires that 37 parking spaces be made available for this project (40 employees x (2 spaces/3 employees) = 27; 10 customer parking spots for motor vehicle sales establishments; 27 + 10 = 37 spaces total required). Since the project proposes 424 parking spaces, this requirement is met and no significant adverse impacts are anticipated.

2.4 Noise and Lighting

2.4.1 Noise

The proposed action is not anticipated to result in an increase in noise levels above local ambient noise levels, since local ambient levels are based on traffic and other commercial uses located along the Route 9 corridor. All repair activities occur indoor.

The proposed demolition and construction activities may result in temporary noise that exceeds local ambient noise levels. These activities will be limited to the hours of 7AM to 7PM on weekdays and 9AM to 6PM on weekends, which complies with Chapter 166 of the

Town Code. Therefore, the proposed project is not expected to result in any adverse impacts with regard to noise.

2.4.2 Lighting

Some of the existing light poles will be relocated and eight (8) new wall-mounted light fixtures will be installed. The location of lighting fixtures will be slightly modified to luminate the parking area as opposed to external entrances. The proposed action will comply with Town regulations and International Dark Sky Association (IDSA) requirements. Lighting will be downward-directed and will be of such type and location in accordance with the Town Code. All exterior lighting will be directed away from adjoining streets and properties and will not cause any objectionable glare observable from such streets or properties.

2.5 Solid Waste

Solid waste generated in Dutchess County is typically transported by a licensed waste hauler to the Dutchess County Resource Recovery Agency (DCRRA) Facility for disposal or recycling.

According to the Development Impact Assessment Handbook, Urban Land Institute, 1994, a retail use would generate 0.001± tons of solid waste per retail employee per day, which results in 0.04 tons per day or 1.2 tons per month for the proposed Subaru dealership's 40 employees. The DCRRA facility is expected to have sufficient capacity to accept solid waste from the proposed project.

Demolition debris will be transported to the DCRRA facility or to a licensed construction and demolition (C&D) debris landfill. Therefore, no significant adverse impacts related to solid waste are anticipated as a result of the proposed project.

2.6 Soils and Water Resources

2.6.1 Soils

The following table provides the soil characteristics for each soil type expected to be found on the project site, according to the USDA Natural Resources Conservation Service website (see Figure 5).

Table 1: Characteristics of Anticipated Soil Types within Project Area

% of SITE	SOIL SYMBOL	SOIL TYPE	SLOPES	DRAINAGE	DEPTH TO WATER TABLE	DEPTH TO BEDROCK
93	DwB	Dutchess-Cardigan complex, undulating, rocky	1-6%	Well drained	> 80 inches	20 to 40 inches or >80 inches
7	Ur	Urban land				

The large majority of the proposed site consists of Dutchess-Cardigan soil type, which is classified as areas of prime farmland. Urban Land is described as areas covered by buildings,

streets, parking lots and other impervious surfaces, which obscure soil identification, so that the actual identification of the soil is not determined for this portion of the site.

Although the USDA Soil Survey shows that shallow bedrock may be present in the project area, soil conditions were found to have a greater depth to restrictive layer during exploratory work for the original car dealership approval in 2014. However, if any shallow bedrock is encountered, then the project may utilize mechanical ripping. No blasting is anticipated; therefore, the proposed project will not result in any significant adverse impacts related to soil conditions.

2.6.2 Wetlands and Water Resources

According to NYSDEC Wetland and Stream information available through GIS (Figure 3), the EAF Mapper, and Environmental Resource Map (Figure 6), there is there are informational wetlands shown on site. Wetlands were previously delineated on site and there is a 0.61-acre federally mapped wetland (freshwater forested/shrub wetland (PSS1E)), that was filled as part of the prior approved plan to facilitate the existing parking lot. To mitigate this impact, there was a new wetland area created on the site in the northwest corner and wetland mitigation plantings installed as part of the prior approved plan. The informational wetlands shown by the NYSDEC include stormwater basins that were designed and constructed in 2015 as part of a NYSDEC approved SWPPP and SEQRA process. The Applicant has reached out to NYSDEC to request a wetland jurisdictional determination.

A Stormwater Pollution Prevention Plan, including erosion and sediment control measures, has been prepared for the project and drainage has been modified to accommodate the modified plan.

2.7 Vegetation and Wildlife

According to the NYSDEC Environmental Resource Map (Figure 6), there are known occurrences of rare species on or in the vicinity of the project site. According to the FEAF Mapper's automated responses, there are known occurrences of the Indiana Bat on or in the vicinity of the project site. According to the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), there is potential for the following species in the vicinity of the project site: Indiana Bat (Federally Endangered) and Northern Long-Eared Bat (Federally Endangered), and Monarch Butterfly (Proposed Federally Threatened) (Attachment A). There are no critical habitats at the proposed site. The project site is currently disturbed and developed with an existing Subaru Dealership. Therefore, with the building expansion the overall project footprint will remain the same. Tree clearing will be limited to winter months to avoid significant adverse impacts to regulated bat species. Since the proposed project occurs in a highly developed area, and tree clearing is restricted, there are no significant adverse impacts anticipated for regulated species.

2.8 Historic and Archaeological Resources

According to the NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) Cultural Resource Information System (CRIS) mapping (Figure 7), there are no National or State Historic Register sites on or adjacent to the project site and the project site is not located within a known archaeologically sensitive area. The site is largely disturbed by the

development of the existing car dealership, including the existing septic, stormwater pond and other grading impacts. The existing building is not eligible for listing on the National or State Registers of Historic Places since it was erected in 2015. Based on this information, the proposed project is not anticipated to result in any significant adverse impacts related to historical and archaeological resources.

FULL ENVIRONMENTAL ASSESSMENT FORM PART 1

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Wappinger Subaru Building Expansion		
Project Location (describe, and attach a general location map): 1162 US Route 9, Town of Wappinger, Dutchess County, NY (Tax Parcel 6157-04-659168)		
Brief Description of Proposed Action (include purpose or need): The Applicant, VIP Subaru Wappinger, LLC, is seeking amended site plan and amended special use permit approval from the Town of Wappinger Planning Board to expand the existing facility for additional motor vehicle sales, service and parts storage area. Additions to the existing building would include a 714 SF (1 story) addition to the north side of the building, 1,382 SF (1 story) addition to the south side of the building, and a 15,886 SF (1 story) addition to the east side of the building. The project site is located at 1162 US Route 9 in the Town of Wappinger, Dutchess County, NY (Tax Parcel 6157-04-659168). The project site is located on a 6.314-acre parcel within the Highway Business (HB) Zoning District. A motor vehicle sales establishment is permitted per Zoning Section (ZS) 240-67 with a special use permit and site plan approval by the Planning Board. Currently, the facility is comprised of 23,008.5 SF of gross floor area (GFA) (18,659.7 SF footprint) (including 11 existing vehicle service lifts) and 442 parking spaces (27 employee, 137 employee controlled, 10 customer, 268 inventory/storage spaces) and currently operates 9AM to 7PM Mondays-Thursdays, 9AM to 6PM on Fridays, and 9AM to 5PM on Saturdays. There are 40 existing employees. The Applicant previously received amended site plan and special use permit approval for the project on May 6, 2021, to install display areas and Subaru signage. In addition to the building additions, the proposed project includes parking, lighting, landscaping, drainage, and utility modifications. The building expansion will facilitate for continued motor vehicle sales, parts storage and service area (including 25 new vehicle service lifts and 1 new alignment bay). The project also includes six new building vehicle entrances, and repaved and reconfigured vehicular connections to the building addition. Additional parking and circulation area will be constructed to the north, east, and south sides of the property. No changes are proposed to the west side of the property that faces NYS Route 9. The access off NYS Route 9 serving the facility will not be changed. The modified facility will include 424 parking spaces to be used for 10 customer, 27 employee, 113 employee controlled, and 274 inventory spaces, which complies with zoning. There is no change in existing hours of operation. There is no proposed change in the number of employees. The proposed ground disturbance will be 1.74 acres, which is an increase of 0.79 acre from the prior approved site plan. The proposed increase in impervious surface will be 0.36 acres.		
Name of Applicant/Sponsor: VIP Subaru Wappinger, LLC (Joel Sporn)	Telephone: 631-478-8595 E-Mail: jsporn@westburyjeep.com	
Address: 31954 Hempstead Tpke		
City/PO: Levittown	State: NY	Zip Code: 11756
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Town Planning Board (Amended Site Plan and Special Use Permit)	Winter 2025-2026
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	Town Zoning Board of Appeals (Area Variance)	Spring/Summer 2026
d. Other local agencies ☑Yes ☐No	MS4 Acceptance	Winter 2025-2026
e. County agencies ☑Yes ☐No	DC Planning - GML 239 Referral	Winter 2025-2026
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):

Hudson Valley Greenway Compact and Planning Community

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
HB - Highway Business

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Wappinger Central School District

b. What police or other public protection forces serve the project site?
NYS Police; Dutchess County Sherriff

c. Which fire protection and emergency medical services serve the project site?
Hughsonville Fire Co

d. What parks serve the project site?
Wappinger Recreation Office; Spook Hill Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial

b. a. Total acreage of the site of the proposed action? 6.31 acres
b. Total acreage to be physically disturbed? 1.74 acres (an increase of 0.79 acre of disturbance from prior approved plan set)
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6.31 acres

c. Is the proposed action an expansion of an existing project or use? 25 new service lifts and 1 new alignment bay. ☐ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 78 Units: 17,982 SF (15,886 SF addition to the east facade, 1,382 SF addition to the south facade, 714 SF addition to the north side)

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 12 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 30 height; 150 width; and 290 length

iii. Approximate extent of building space to be heated or cooled: 40,991 square feet (gross floor area)

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? ☐Yes ☑No

If Yes: The existing septic system was built for 40 employees and the new dealership will maintain that number. No new car wash bays/or change in car washing activities are proposed.

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes ☐No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No
- Do existing lines serve the project site? ☐Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☐No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐Yes ☑No

If Yes: The existing septic system was built for 40 employees and the new dealership will maintain that number. No new car wash bays/or change in car washing activities are proposed.

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

_____

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☐No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☐No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 0.36 acres (impervious surface) (proposed 3.62 acres of impervious – existing 3.26 acres of impervious = 0.36 acres of new impervious).

_____ Square feet or 6.31 acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

The Applicant is modifying drainage on-site with proposing some drainage structures and drainage lines. Stormwater flow will continue to go in the same directions. A SWPPP is being prepared in accordance with NYSDEC requirements.

- If to surface waters, identify receiving water bodies or wetlands: _____

It will flow in the same directions. The existing wet ponds and the western most porous pavement section have been modified to account for the additional impervious area.

- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑Yes ☐No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

Temporary sources due to construction

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

Boiler, Electric generation

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ -

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

Modest increase from previous car dealership due to increased service area

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Local utility

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply. No change to existing hours of operation.

i. During Construction:

- Monday - Friday: 7AM-7PM
- Saturday: 9AM-6PM
- Sunday: 9AM-6PM
- Holidays: _____

ii. During Operations:

- Monday - Friday: Mon-Th:9AM-7PM, Fri:9AM-6PM
- Saturday: 9AM-5PM
- Sunday: Closed
- Holidays: Closed 12/24, 12/25, 1/1, Thanksgiving Day, 7/4. Open other holidays.

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

The proposed construction activities may result in noise that exceeds local ambient noise levels. These activities are temporary and will be limited to the hours stated in subsection l above. The proposed construction activities are not anticipated to include blasting.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

The proposed action will include wall packs on the building and the re-use of existing light poles, and will comply with Town regulations and International Dark Sky Association (IDSA) requirements. The proposed lighting will be located in the rear of the building.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☑ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

Routine applications by licensed professionals.

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☑ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: <1 tons per one time (unit of time)
- Operation : 1,2 tons per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Demolition and construction waste may be recycled at the discretion of the contractor.
- Operation: Recyclables will be separated and stored for recycling.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Construction and demolition debris will be hauled away by a licensed solid waste hauler for disposal at a demolition debris landfill or other licensed facility.
- Operation: Solid waste will be collected and hauled away regularly by a licensed solid waste hauler for disposal at the Dutchess County Resource Recovery Agency facility or other licensed facility.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☑ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): transmission infrastructure

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	3.26	3.62	+0.36
• Forested	0.91	0.86	-0.05
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0.09	0.09	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: grass	2.05	1.73	-0.32

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 1.7 to >6 feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 2 %

c. Predominant soil type(s) present on project site:

Dutchess Cardigan	93 %
Urban Land	7 %
	%

d. What is the average depth to the water table on the project site? Average: >6 feet

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____ % of site
☐ Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: _____ % of site
☐ 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

See Section 2.6.2 in FEAF Report for further information.

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters Approximate Size 0.61
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Common Dutchess County species

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: acres
- Following completion of project as proposed: acres
- Gain or loss (indicate + or -): acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes:
i. Species and listing (endangered or threatened):
NYSDEC: Indiana Bat. USFWS: Indiana Bat, Northern Long-eared Bat, Monarch Butterfly.

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic 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? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: See FEAF Figure 8

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): See FEAF Figure 8

iii. Distance between project and resource: 0 - 5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name VIP Subaru Wappinger, LLC (Joel Sporn) Date March 16, 2026

Signature Danielle Stark Danielle Stark, Agent for Applicant Title Planner / Project Manager, LaBella Associates

PRINT FORM

EAF Mapper Summary Report

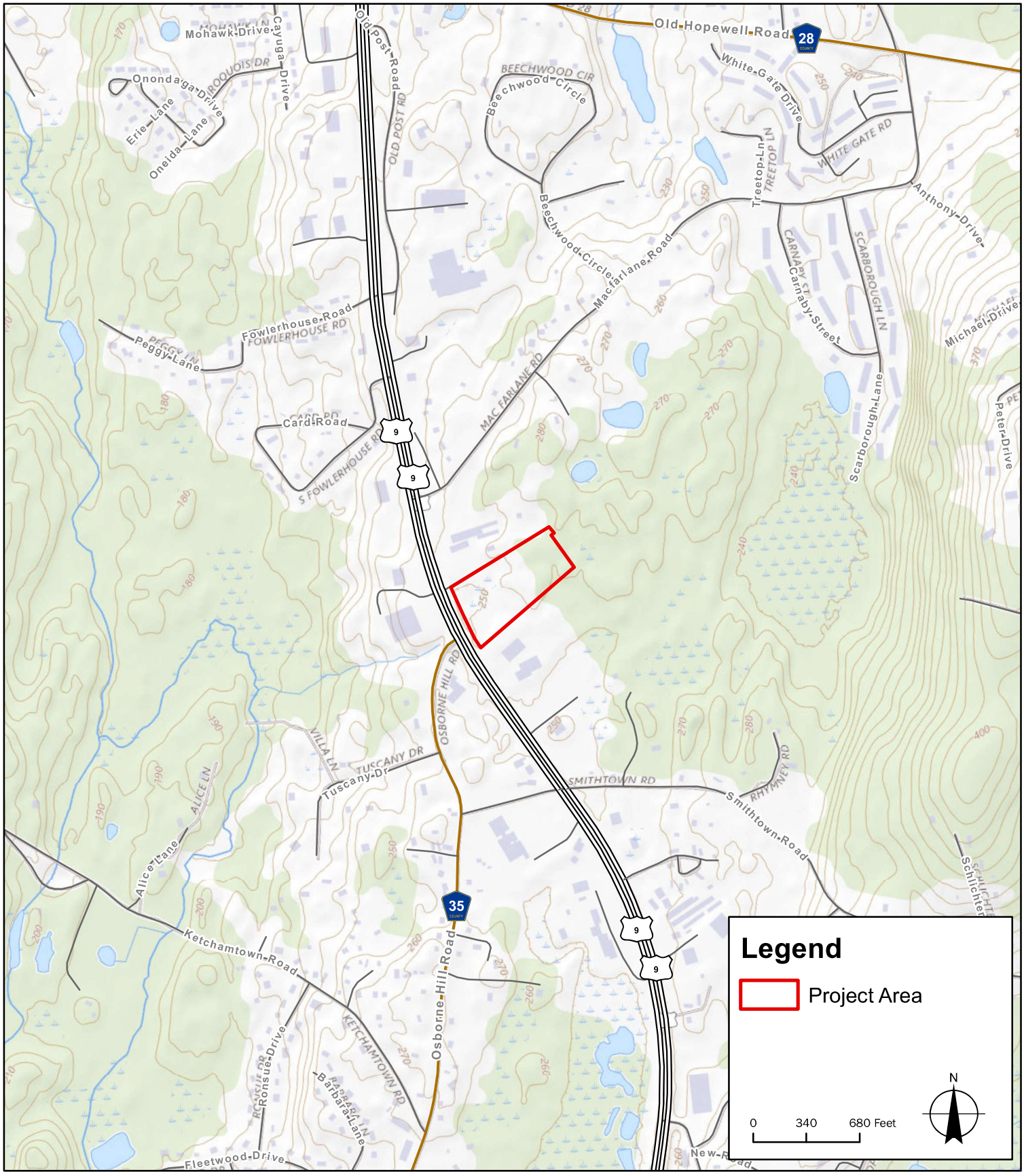
Friday, March 13, 2026 11:09 AM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No

E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

FIGURES



Creator: KP Reviewer:

Path: Z:\Projects\82100-82199\82136.0 Wappinger Subaru\GIS\maps\Figure1_USGSLocation.mxd

Sources:
1. Dutchess County Tax Parcels
2. USGS Topo Map

LaBella
Powered by partnership.

1162 US Route 9,
Town of Wappinger,
Dutchess County NY

VIP Subaru
Wappinger, LLC

LaBella Project No: CZ82136.00
Date: February 2022

USGS Location

FIGURE 1

Creator: KP Reviewer:

Path: Z:\Projects\82100-82199\82136.0 Wappinger Subaru\GIS\maps\Figure2_OrthophotoTax.mxd

Sources:
1. Dutchess County Tax Parcels
2. Orthoimagery

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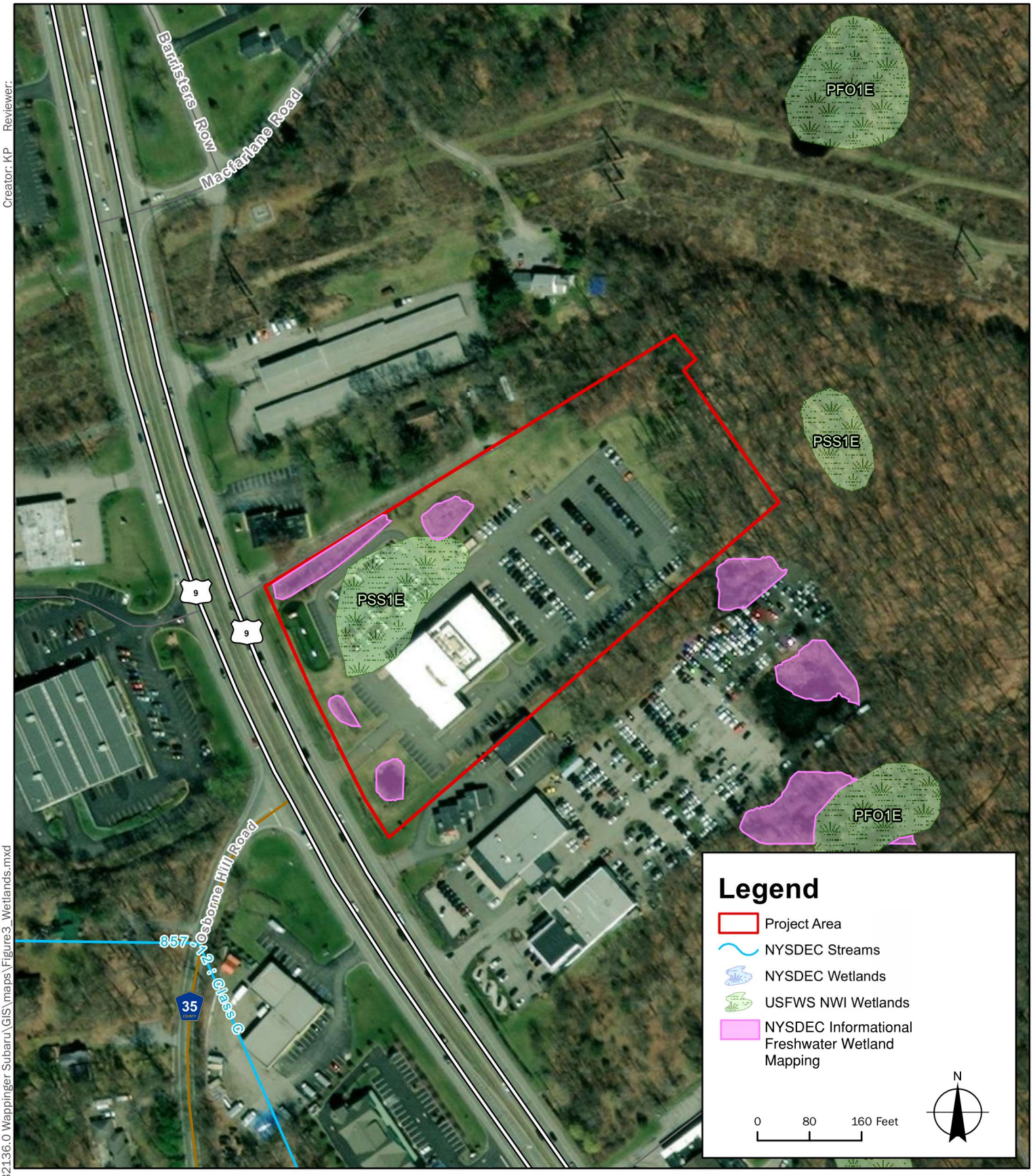
Orthophoto Tax Map

FIGURE 2



Creator: KP Reviewer:

Path: Z:\Projects\82100-82199\82136.0 Wappinger Subaru\GIS\maps\Figure3_Wetlands.mxd

Sources:
1. Dutchess County Tax Parcels
2. Orthoimagery
3. NYSDEC Streams
4. NYSDEC Wetlands
5. USFWS NWI Wetlands

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Revised: January 2026.

Wetlands and Streams

FIGURE 3

Creator: RLB Reviewer:

Path: E:\NY_Projects\82136\Figure4_Soils.mxd

Sources:
1. Project Site: Dutchess County office of Real Property, 2015
2. Tax Parcels: Dutchess County office of Real Property, 2015
3. Orthoimagery: NYS GIS Program Office, 2021
4. Roads: NYS GIS Program Office, 2021
5. Soils: USDA NRCS, 2019

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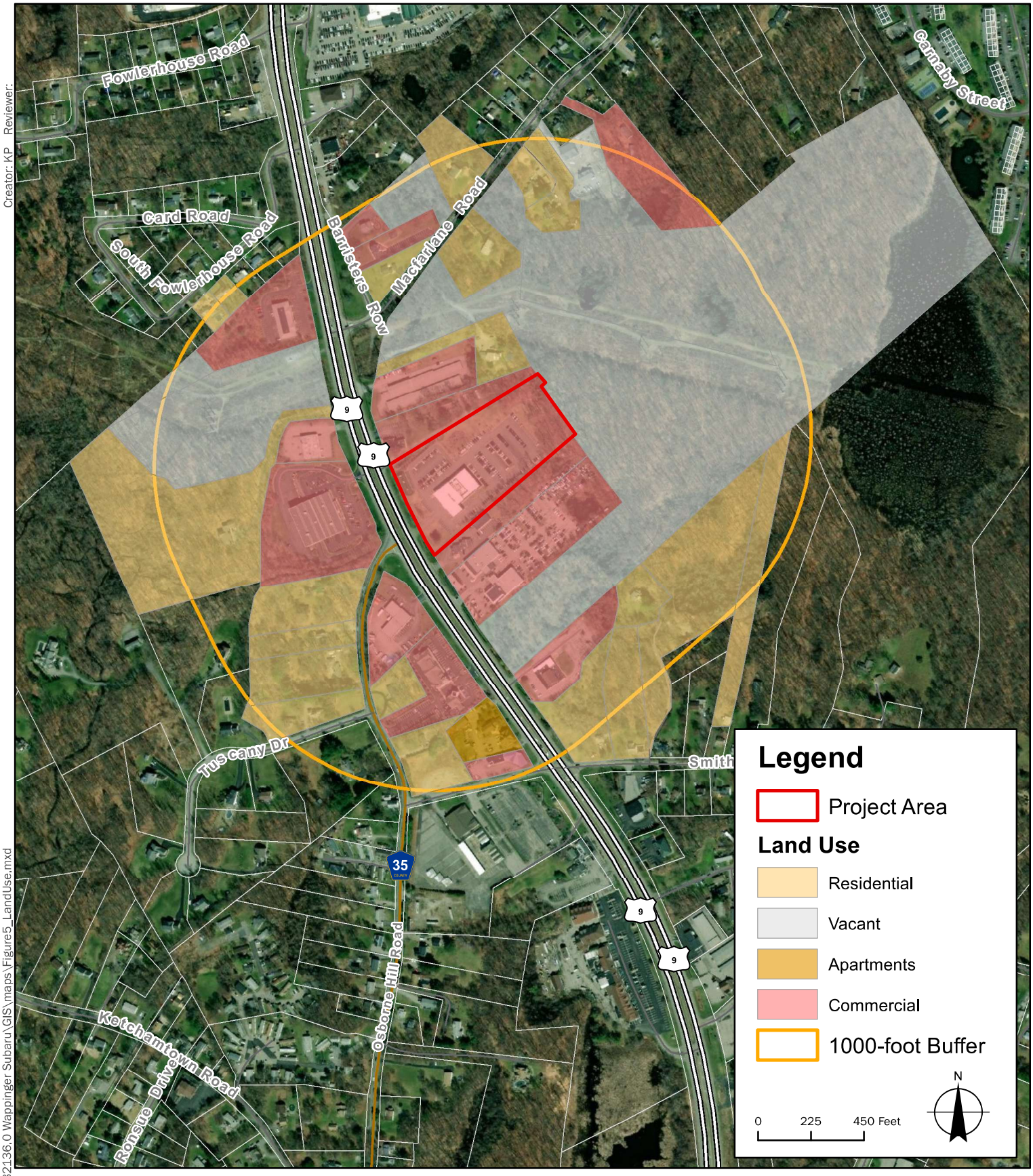
Soils

FIGURE 4



Creator: KP Reviewer:

Path: Z:\Projects\82100-82199\82136.0 Wappinger Subaru\GIS\maps\Figure5_LandUse.mxd

Sources:
1. Dutchess County Tax Parcels
2. Orthoimagery

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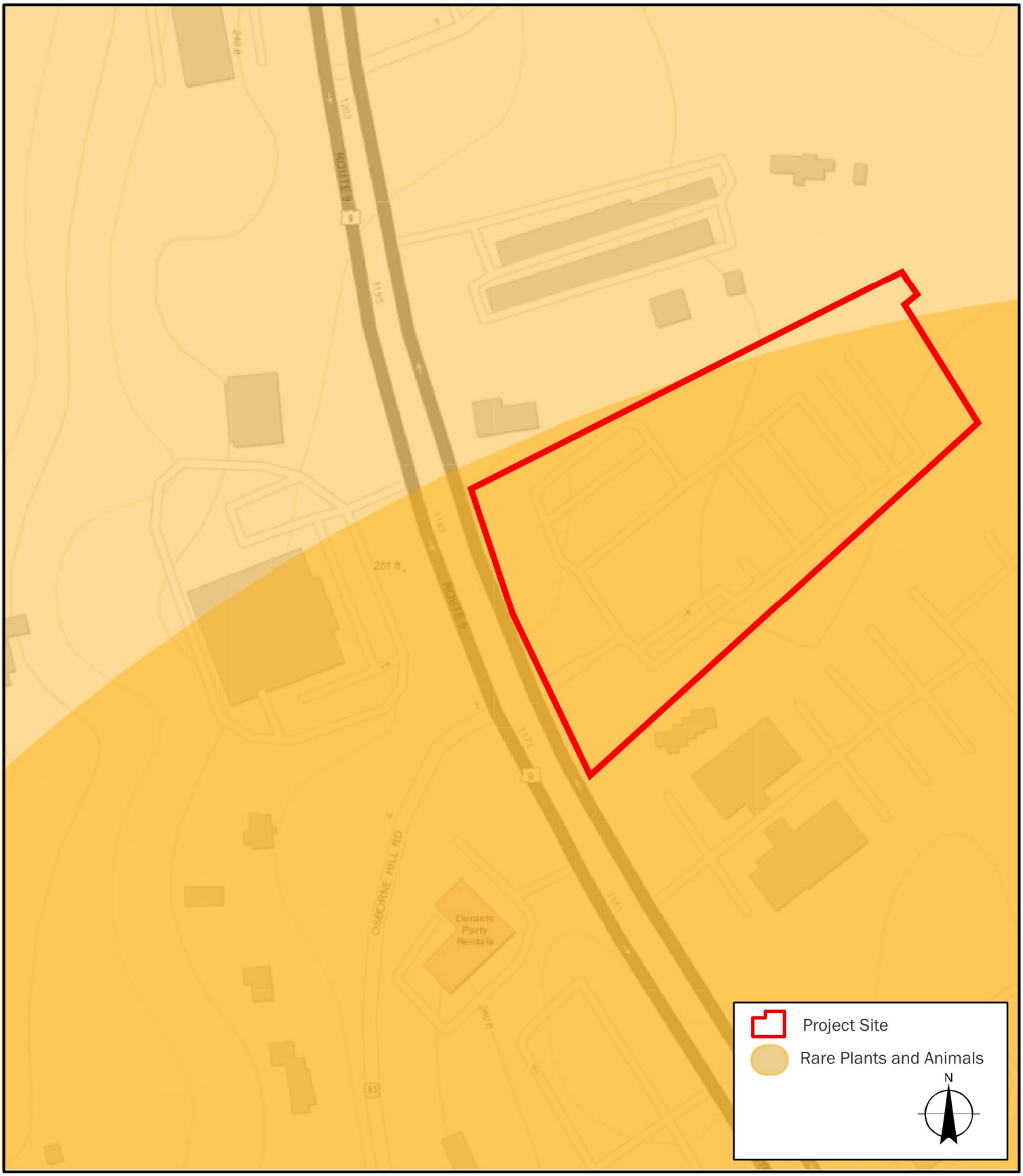
VIP Subaru
Wappinger, LLC

LaBella Project No: CZ82136.00
Date: February 2022

Land Use Map

FIGURE 5



Sources:
1. NYSDEC Environmental Resource Mapper, 2022

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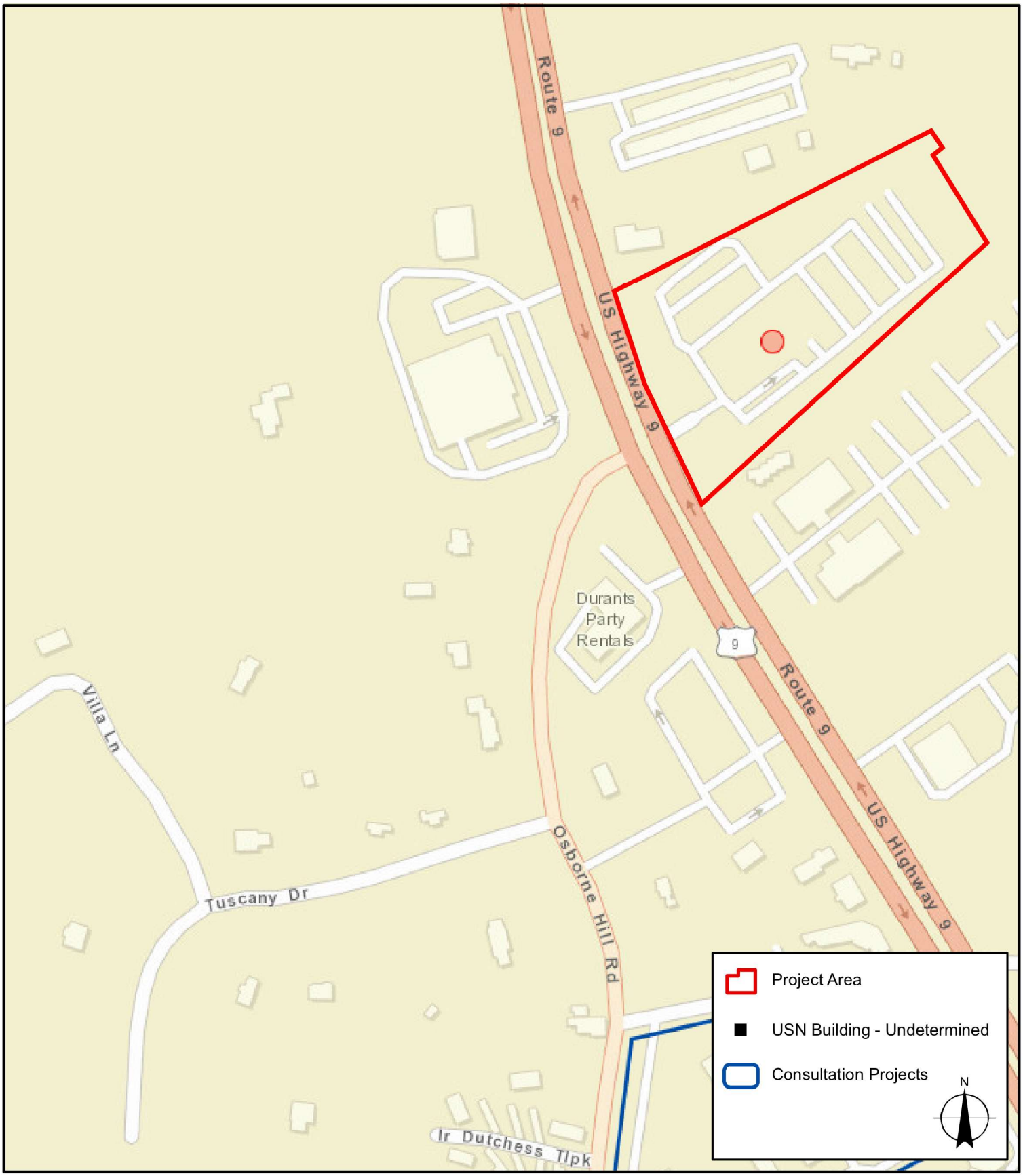
NYS Environmental Resource Map

FIGURE 6



Sources:
1. NYS Cultural Resource Information System (CRIS)

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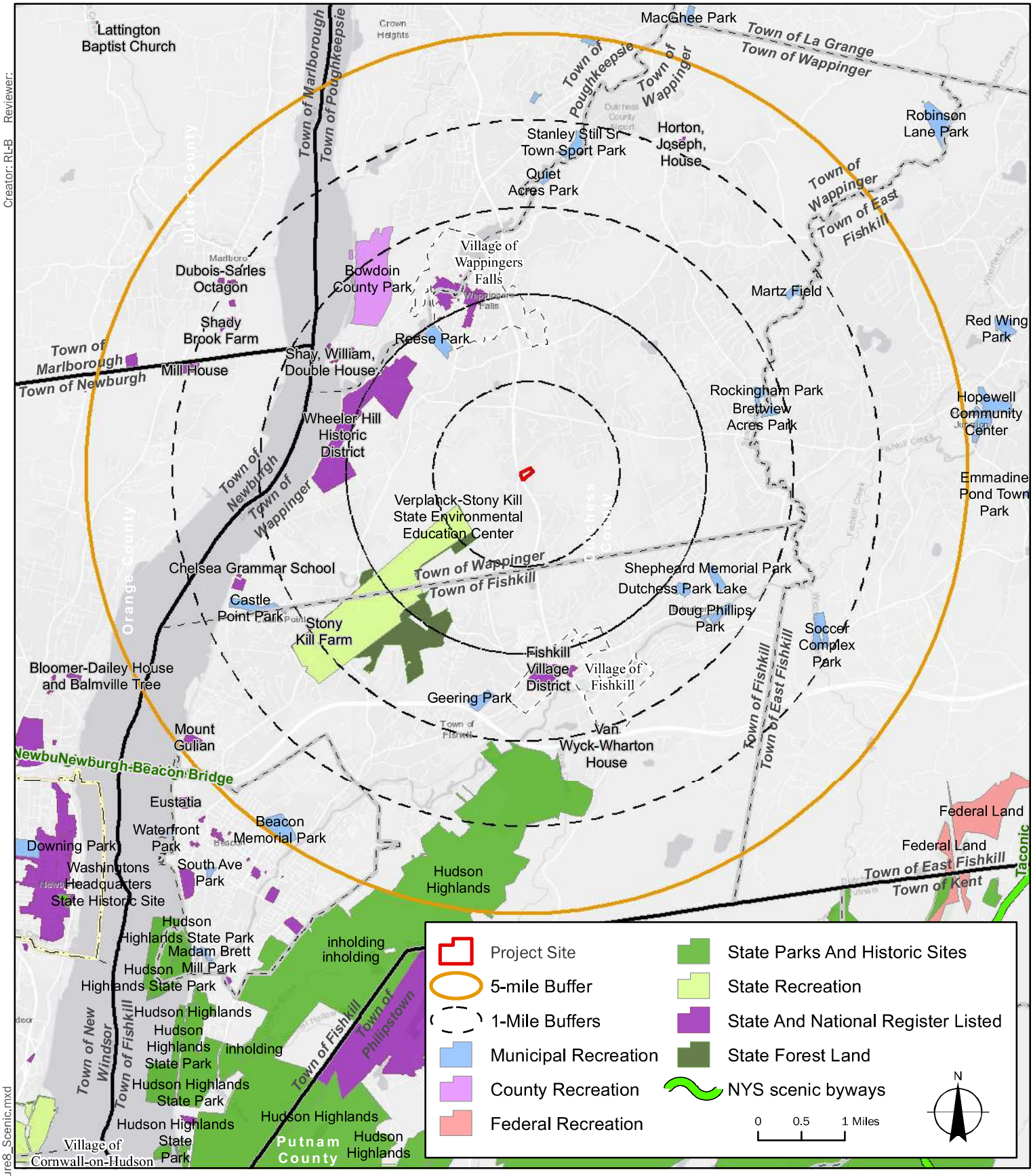
CRIS Map

FIGURE 7



Creator: RL-B Reviewer:

Path: E:\NY_Projects\82136\Figure8_Scenic.mxd

Sources:
1. Project Site: Dutchess County office of Real Property, 2015
2. Resources: NYS GIS Program Office, 2018

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Publicly Accessible Federal, State, or Local Scenic or Aesthetic Resources within 5 Miles

FIGURE 8

Attachment A
USFWS Information for Planning and Consultation

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Dutchess County, New York

Local office

New York Ecological Services Field Office

(607) 753-9334
(607) 753-9699
fw5es_nyfo@fws.gov

3817 Luker Road
Cortland, NY 13045-9385

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Indiana Bat Myotis sodalis Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat Myotis septentrionalis Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9045	Endangered

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

There are Bald Eagles and/or Golden Eagles in your project area.

Measures for Proactively Minimizing Eagle Impacts
For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the National Bald Eagle Management Guidelines. You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to Bald Eagle Nesting and Sensitivity to Human Activity.

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

If disturbance or take of eagles cannot be avoided, an incidental take permit may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the Do I Need A Permit Tool. For assistance making this determination for golden eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

Ensure Your Eagle List is Accurate and Complete
If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

Review the FAQs
The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Dec 1 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your

Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

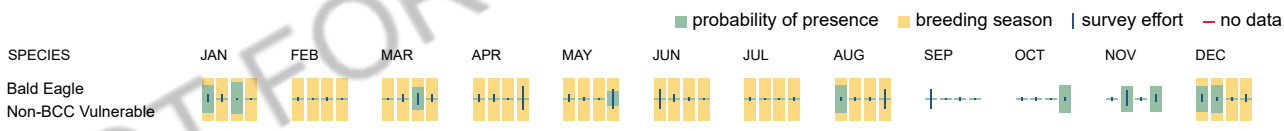
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Bald & Golden Eagles FAQs

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are an eagle (Bald and Golden Eagle Protection Act requirements may apply).

Proper interpretation and use of your eagle report
On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

How do I know if eagles are breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the RAIL Tool and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If an eagle on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your “IPaC PROBABILITY OF PRESENCE SUMMARY” at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:
The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Migratory birds

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

Measures for Proactively Minimizing Migratory Bird Impacts

Your IPaC Migratory Bird list showcases birds of concern, including Birds of Conservation Concern (BCC), in your project location. This is not a comprehensive list of all birds found in your project area. However, you can help proactively minimize significant impacts to all birds at your project location by implementing the measures in the Nationwide avoidance and minimization measures for birds document, and any other project-specific avoidance and minimization measures suggested at the link Measures for avoiding and minimizing impacts to birds for the birds of concern on your list below.

Ensure Your Migratory Bird List is Accurate and Complete

If your project area is in a poorly surveyed area, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles document, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

Review the FAQs
The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Dec 1 to Aug 31

Belted Kingfisher Megaceryle alcyon This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 15 to Jul 25
Black-billed Cuckoo Coccyzus erythropthalmus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Blue-winged Warbler Vermivora cyanoptera This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 1 to Jun 30
Canada Warbler Cardellina canadensis This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Aug 10
Chimney Swift Chaetura pelagica This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Eastern Meadowlark Sturnella magna This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 25 to Aug 31
Evening Grosbeak Coccothraustes vespertinus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 15 to Aug 10
Lesser Yellowlegs Tringa flavipes This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Pectoral Sandpiper Calidris melanotos This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere
Prairie Warbler Setophaga discolor This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker Melanerpes erythrocephalus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Rose-breasted Grosbeak Pheucticus ludovicianus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 15 to Jul 31
Semipalmated Sandpiper Calidris pusilla This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Wood Thrush Hylocichla mustelina This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

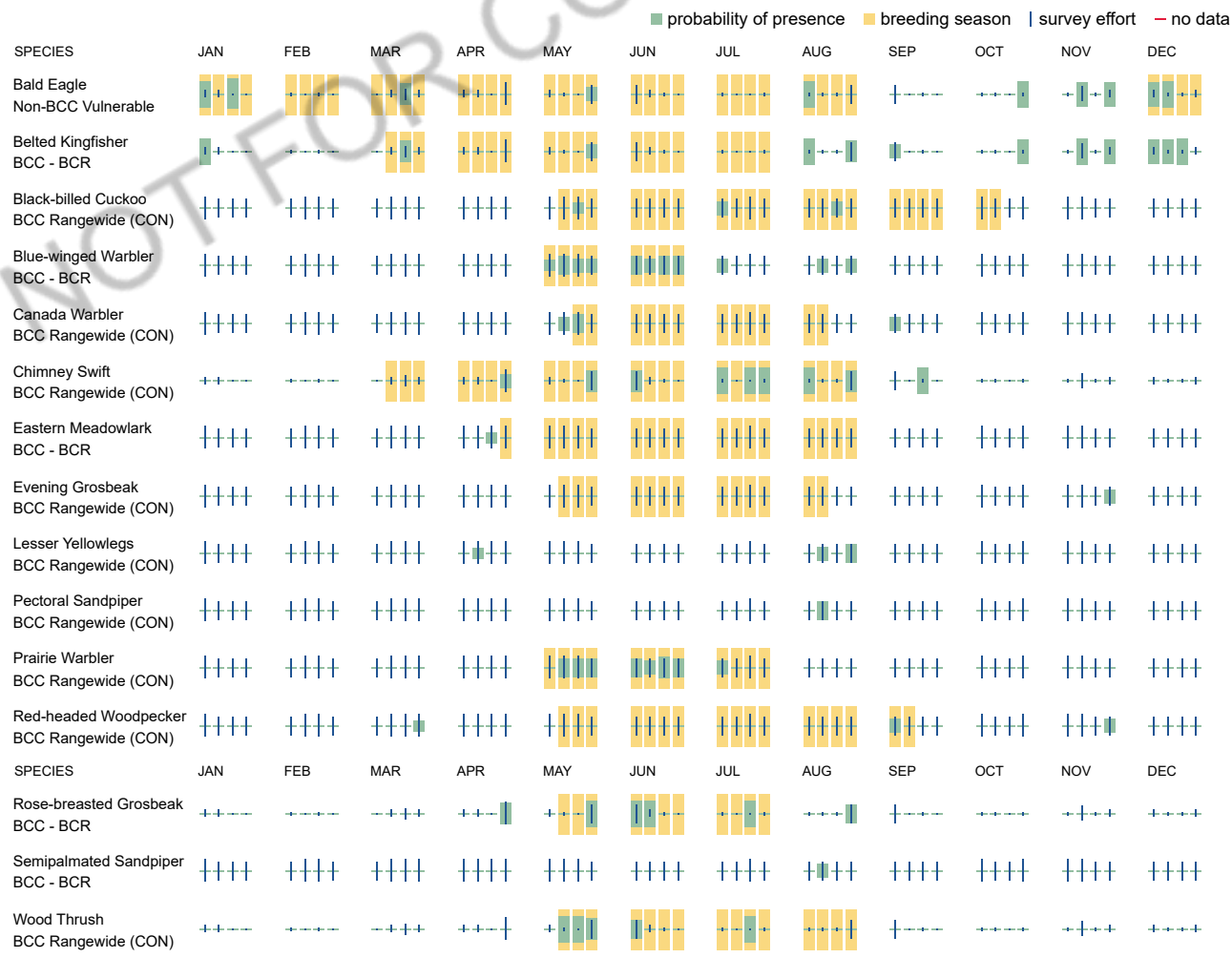
Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Migratory Bird FAQs

Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Avoidance & Minimization Measures for Birds describes measures that can help avoid and minimize impacts to all birds at any location year-round. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is one of the most effective ways to minimize impacts. To see when birds are most likely to occur and breed in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location, such as those listed under the Endangered Species Act or the Bald and Golden Eagle Protection Act and those species marked as "Vulnerable". See the FAQ "What are the levels of concern for migratory birds?" for more information on the levels of concern covered in the IPaC migratory bird species list.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) with which your project intersects. These species have been identified as warranting special attention because they are BCC species in that area, an eagle (Bald and Golden Eagle Protection Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, and to verify survey effort when no results present, please visit the Rapid Avian Information Locator (RAIL) Tool.

Why are subspecies showing up on my list?

Subspecies profiles are included on the list of species present in your project area because observations in the AKN for **the species** are being detected. If the species are present, that means that the subspecies may also be present. If a subspecies shows up on your list, you may need to rely on other resources to determine if that subspecies may be present (e.g. your local FWS field office, state surveys, your own surveys).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the RAIL Tool and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Bald and Golden Eagle Protection Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially BCC species. For more information on avoidance and minimization measures you can implement to help avoid and minimize migratory bird impacts, please see the FAQ "Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Proper interpretation and use of your migratory bird report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the

probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list does not represent all birds present in your project area. It is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide implementation of avoidance and minimization measures to eliminate or reduce potential impacts from your project activities, should presence be confirmed. To learn more about avoidance and minimization measures, visit the FAQ "Tell me about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Interpreting the Probability of Presence Graphs
Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:
The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

FRESHWATER
FORESTED/SHRUB WETLAND
PSS1E

A full description for each wetland code can be found at the National Wetlands Inventory website

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.