



**DRAFT GENERIC ENVIRONMENTAL
IMPACT STATEMENT**

Volume 2 - Appendices

**ZONING MAP AND TEXT AMENDMENT
AND PRELIMINARY CONCEPT PLAN
FOR**

**Four Seasons at Orangetown
Rockland Psychiatric Center**

*Town of Orangetown
Rockland County, New York
April 2009*

APPENDIX A

**Final Scope for a Generic Environmental Impact Statement
Town of Orangetown Zoning Text Amendment and Redevelopment
of Property Formerly a Part of the Rockland Psychiatric Center
June 20, 2008**

**TOWN OF ORANGETOWN ZONING TEXT AMENDMENT AND REDEVELOPMENT
OF PROPERTY FORMERLY A PART OF THE ROCKLAND PSYCHIATRIC CENTER**

STATE ENVIRONMENTAL QUALITY REVIEW ACT

FINAL SCOPE FOR A GENERIC ENVIRONMENTAL IMPACT STATEMENT

Dated as of June 20, 2008

Introduction

The Town of Orangetown proposes to rezone approximately 150 acres of Town-owned land, formerly a part of the Rockland Psychiatric Center (RPC), from its current zoning designation of R-80 partially to a new zoning designation to be entitled RPC-H and partially to the existing RPC-R District. The proposed zoning text amendment will be the initial step in a process, envisioned by the Town's Comprehensive Plan, that the Town anticipates will culminate in the sale of approximately 80± acres of the newly zoned lands for development with predominantly age restricted housing by a "preferred developer."

This site is located in the central portion of Orangetown, in the hamlet of Orangeburg and the Pearl River School District. It has access to two Rockland County roads: Veteran's Memorial Drive and Convent Road. The site is to the east of Lake Tappan and to the west of the Palisades Interstate Parkway (the "Site").

The Town's designated preferred developer, K. Hovnanian Companies of New York, Inc. ("K. Hovnanian"), has prepared a preliminary concept plan showing a residential community built on 80± acres that will consist of approximately 575 dwelling units, including approximately 478 townhouse/condominium age-restricted (55±) units; 32 single family age-restricted, affordable units; 33 age-restricted single-family homes, 20 units for community volunteers; and 12 market rate single family homes, as well as a realignment of the existing Broadacres Golf Course to serve as a buffer between the proposed development and the remaining adjacent psychiatric center (the "Project"). The land proposed to be sold and developed includes former psychiatric center property, buildings, roads, vacant land and a portion of the Broadacres Golf Course.

In connection with the proposed rezoning, sale and development of the Site, the Town Board of the Town of Orangetown, acting as Lead Agency under provisions of the New York State Environmental Quality Review Act (SEQRA), will prepare a draft and final generic environmental impact statement (hereinafter both referred to as the "GEIS") that will include an examination of the significant impacts that might result from the proposed rezoning and the preliminary concept site plan proposed by K. Hovnanian Companies (collectively the "Proposed Acton"). The GEIS will include the following:

A. Definition of the Proposed Action

The Proposed Action would have several components, each of which shall be fully described in the Draft Generic Environmental Impact Statement (GEIS). Among these shall be a new zoning district for the development entitled RPC-H (Housing). The RPC-H would compliment the

Town's previously developed and mapped RPC-R (Recreation) zoning district. The existing Zoning Map for the Town would be amended, changing applicable development areas currently zoned R-80 and RPC-R to the new RPC-H District. The new zoning amendment requires submission of a conceptual site plan. The proposed zoning amendment, which is attached hereto, establishes use, density, lot, bulk, parking and other requirements, along with the housing mix, including age-restricted units, affordable units, market rate units and the permitted accessory uses.

The proposed conceptual plan calls for a residential development based on traditional neighborhood design concepts. It includes a reconfiguration of the Broadacres Golf Course to act as a buffer area, separating housing areas from psychiatric center uses which will remain.

B. Draft Generic Environmental Impact Statement (GEIS)

The GEIS shall include:

1. Cover Sheet

The cover sheet shall contain all of the information required by 6 NYCRR 617.9(b)(3) of the SEQRA regulations. A table of contents for the GEIS shall follow the cover sheet.

2. Executive Summary and Description of Proposed Action

All components of the Proposed Action shall be described and graphically illustrated. A comprehensive listing of required reviews and approvals by all agencies shall be provided. A summary of the intent and purposes of the Proposed Action shall be included, addressing the contemplated zoning text amendment and Project within the context of the Town's Comprehensive Plan, generally, and its plan for the RPC site more specifically. The public need and benefits from the Proposed Action shall be discussed including social and economic considerations and market and demographic factors, including the need for age restricted, affordable and volunteer housing.

3. Impact Analyses

The Impact Analyses shall be presented in the GEIS through: (1) a description of existing conditions; (2) an assessment of impacts in both the build and no-build conditions, as applicable; and (3) a description of proposed mitigation measures to address significant adverse impacts, including the following:

a. Land Use and Zoning

The GEIS shall evaluate the Proposed Action's potential impacts on nearby land uses and existing land use plans. The GEIS shall include existing land use maps for an area within one-half mile of the perimeter of the Site, including other RPC and non-RPC lands, and shall review land use and zoning compatibility issues. It shall include a review of the Town and County comprehensive plans and any other relevant studies in terms of their consistency with the Proposed Action. The land use analysis shall examine how the contemplated Project fits into the existing RPC campus in terms of continued operations, including patient care and police activity. It shall also consider the effects on the existing

town-operated Broadacres Golf Course, including the design of the new holes, their walkability, the timing of construction, lost revenues, the increase in usage from Project residents and other relevant factors. The zoning analysis shall evaluate the appropriateness of the proposed RPC-H regulations as compared to other relevant zoning districts in the Town, in terms of lot and bulk controls, permitted uses and parking. It shall also consider potential precedent aspects of the proposed zoning and the issue of spot zoning. The analysis shall also consider potential impacts, if any, on vacant and developed land along Convent Road and Veterans Memorial Highway.

b. Community Character/Visual Impacts

The GEIS shall discuss the Proposed Action's potential impacts on the character of the community in close proximity to the Site and any important aesthetic resources nearby. This section of the GEIS shall include photographs of existing conditions; renderings and/or sketches of the proposed Project; and cross-sections evaluating the relationship between the proposed Project and off-site uses, particularly along Convent Road. It shall include a conceptual landscape plan that could mitigate any significant adverse impacts. The relationship between the proposed Project and on-site RPC uses to remain shall also be considered. This section shall include a discussion of any potential impacts associated with reconfiguring the Broadacres Golf Course to facilitate the Project and the use of the new golf course as a buffer between existing and proposed land uses. The GEIS will evaluate the Proposed Action's potential visual impacts from any important aesthetic resources and public vantage points close to the Site. This section shall also consider any impacts associated with the Project's proposed trail system, including trails along Lake Tappan.

c. Natural Environment

Although most of the Site has been previously disturbed, the GEIS shall consider the Proposed Action's potential impacts on various on-site features, including topography, soils, waterbodies and wetlands.

(1) Wetlands and Waterbodies

The GEIS shall discuss the Proposed Action's potential impacts on wetlands and water bodies, including such features that exist on the Broadacres Golf Course. An on-site wetland assessment for the Project areas shall be prepared, including a complete field assessment of the existing wetland delineation and a determination of the direct impacts to wetlands from the proposed Project, if any. The delineation review will be completed in accordance with the US Army Corps of Engineers Wetlands Delineation Manual (January 1987), Routine Determination Method and New York State Department of Environmental Conservation (NYSDEC) Article 24 Freshwater Wetland regulations.

The GEIS shall also discuss the Proposed Action's potential water quality impacts on Lake Tappan, a nearby public water source. The effects of fertilizer and pesticides on the lake shall also be considered. (See also Item (d.) below.)

(2) Topography and Soils

The Proposed Action's potential impacts on topography and soils shall be discussed. This section shall include an assessment of existing Site conditions, including: topography, steep slopes, soils, depth to bedrock and other factors that characterize the Site, including a slope analysis map and a soils exhibit indicating SCS soil types and soil information obtained from record information.

Information regarding anticipated impacts shall include the analysis of impacts to slopes within the proposed Project area. The analyses shall identify potential areas where rock removal may be required and shall address mitigation measures associated with soil and slope disturbance, including a blasting program (if necessary) and safeguards, and an erosion control plan.

This section shall also evaluate any impacts relating to proposed excavation or soil disturbance near a known waste site.

(3) Flora and Fauna

The Proposed Action's potential impacts on flora and fauna on the Site shall be discussed. A natural resources survey shall identify on-Site species, including field surveys utilizing a series of transects through the Project Site. Each transect shall be sampled at intervals for flora, fauna, and representative habitat. Specific assessments shall occur in and adjacent to on-site wetlands (if any). Data shall be collected at different time periods including dawn and dusk when wildlife is often active and readily observed. The study shall identify migratory animals.

A separate analysis shall be developed for potential threatened or endangered species on the Site as identified by field observation, NYSDEC - Natural Heritage Database, and US Fish and Wildlife Service records.

The number of trees that shall be removed from the site will be estimated and compared with replacements as shown on a conceptual landscape plan.

d. Stormwater Management

The Proposed Action's potential impacts on drainage, flooding and erosion shall be discussed. This section shall include a description of the current drainage patterns on the Site based on the existing topography and drainage systems. It shall discuss anticipated impacts as a result of additional impervious surface created by the Project including a comparison of existing and proposed impervious areas. A mitigation plan shall be provided, identifying the approximate size and types of potential

detention/water quality facilities and the possible locations of such facilities. The study shall address the impacts of stormwater on Lake Tappan in terms of water quantity and quality. The potential use of pervious materials in lieu of impervious surfaces shall be considered as mitigation.

A Preliminary Stormwater Pollution Prevention Plan (SWPPP), prepared in accordance with requirements of the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity, Permit No. GP-02-01, and Chapter 30C, Stormwater Management, Chapter 30D, Sediment and Erosion control and Stormwater Management, and Chapter 14B, Flood Damage Prevention of the Code of the Town of Orangetown shall be produced. The SWPPP shall include the following, among other analyses: 1) a description and the results of the Stormwater Management analysis for pre- and post-construction conditions; 2) a description and the results of the required Stormwater Quality/BMP facilities, including approximate sizes and potential locations; 3) appendices which would include the supporting calculations for the Preliminary Stormwater Management Analysis; 4) identification of the increase of impervious areas as a result of the Project and the requirements for any mitigation; and 5) any other items required by the General SPDES Permit for this Project. (Detailed design of stormwater management facilities is excluded from the GEIS and will be developed during site specific Site Plan Approval). This section shall also provide a description of the Best Management Practices that should be implemented during the construction of the Project.

e. Utilities (Water, Sanitary, Other)

The GEIS shall discuss the Project's potential impact on utilities such as water, electric, gas and sewer services in the area. The GEIS shall investigate and report on the existing public water system, including capacities, based on information obtained from the United Water New York. It shall address anticipated impacts, such as projected program usage (in excess of 20,000 gallons per day). and proposed water mains and improvements. The likely effects, if any, of the development on existing on-site wells and wells in the surrounding area shall be considered. Mitigation measures, including water conservation opportunities, shall be recommended as appropriate.

The existing sanitary sewerage shall be described, including locations of facilities, capacities and other information obtained from the Town. The GEIS shall address anticipated impacts, such as projected program usage and proposed sewer lines and improvements. Mitigation shall be recommended as appropriate.

The GEIS shall also address the availability and consumption of electric and gas service to the site. The GEIS will also evaluate the need to extend an electric transmission system to serve the Project and any potential impacts associated with such an extension.

The study shall consider the potential use of energy efficient design techniques.

f. Community Facilities

A demographic profile of the Project's residents shall be provided including total population, age 55 and over population, and estimated number of school age children, based on previously conducted market studies and applicable demographic multipliers.

(1) Emergency Services

The GEIS shall discuss the Project's potential impacts on emergency services in the community. The GEIS shall include existing information on the Town's police, fire and EMT services that would serve the Project, including station locations, staffing, and response times. The impacts of the proposed Project shall be assessed with information obtained through readily available sources and correspondence with the relevant emergency service agencies.

The study shall consider the availability of nearby hospitals that provide service to the proposed development.

The proposal to replace and supplement existing volunteer housing on the RPC site shall also be examined in this portion of the GEIS.

(2) Schools

The GEIS shall evaluate the Project's potential impacts on the Pearl River School District. Specifically, the GEIS shall estimate the number of school-children generated by the limited non-age restricted units in the proposed Project and the relationship between the additional students and the capacities at various Pearl River Schools. The GEIS shall also consider educational costs for any additional enrollment compared to projected school district revenues from the Project. Information shall be provided in the Federal Fair Housing Act in terms of housing for people 55 and over, and mechanisms to ensure that such restrictions are enforceable.

g. Recreation and Senior Services

The GEIS shall evaluate the potential impacts of the Proposed Action on existing recreational facilities and senior services in the Town of Orangetown. This shall include both the Broadacres and Blue Hill golf courses. Analyses shall be based on available information from the Town, including standards for park and recreation facilities as defined in the Town Code, interviews with local officials and representatives of senior organizations and/or online resources. The temporary disruption to the Broadacres Golf Course shall be considered as part of this section of the GEIS. The GEIS shall also identify the acreage and features of the Broadacres Golf Course to be removed and

replaced with new golf holes, addressing the functionality of the reconfigured 9-hole course, including but not limited to irrigation, parking and other various ancillary facilities. The GEIS shall also evaluate issues relating to the State approval for the alienation of golf course/parkland.

The provisions of open space as part of the proposed Project and open space elsewhere in the overall RPC site shall be considered.

h. Solid Waste

The GEIS shall estimate potential solid waste generation and recycling issues resulting from the proposed Project. This shall include an analysis of debris generated during construction and demolition on the Site. The GEIS shall identify the receiving solid waste facility. The GEIS shall also evaluate the Project's potential impacts, if any, on the applicable solid waste management plans.

i. Fiscal Impacts, Including Taxes and Jobs

The GEIS shall discuss any fiscal impacts associated with the Project. Working in conjunction with the Town Tax Assessor, an estimate of the potential tax generation for each taxing jurisdiction including the Town, County, and Pearl River School District, as a result of the proposed Project shall be devised. Other revenue sources shall also be estimated. An analysis of the likely costs associated with the additional services required for the Project shall focus on the need for capital equipment or additional staff, if any. Other revenue sources shall also be estimated.

The GEIS shall also estimate the number of jobs generated as a result of the Project, primarily in terms of construction jobs.

j. Traffic and Transportation

The GEIS will discuss the Proposed Action's potential impacts on traffic.

(1) Traffic Data Collection

During this phase, the Traffic Engineer shall review the available data obtained from the relevant jurisdictional agencies. In addition, the Traffic Engineer will:

- Arrange for collection of manual pedestrian counts and vehicular turning-movement traffic volume counts to obtain a representative sampling of data for analysis purposes. Because the Site is expected to be improved with residential facilities, two count periods are to be studied. These include the Peak AM and PM Highway Hours at the following twenty intersections deemed by the Rockland County Highway Department and the Town of Orangetown Highway Department to be strategically important in defining the traffic impacts of the Proposed Action:

- Gilbert Avenue and South Middletown Road;
- Gilbert Avenue and Veterans Memorial Drive;
- Gilbert Avenue/Convent Road and Sickletown Road;
- Gilbert Avenue and Old Middletown Road;
- Convent Road and Blue Hill Road North;
- Convent Road and Parkway Drive North and South;
- Convent Road and 3rd Avenue;
- Convent Road and 2nd Avenue/Van Wyck Road;
- Convent Road and Western Highway;
- Convent Road and Swannekin Road (including consideration of the use of Swannekin Road to Blauvelt Road);
- Erie Street and Van Wyck Road;
- Western Highway and Mountainview Road;
- Orangeburg Road and Western Highway;
- Orangeburg Road and Dutch Hill Road;
- Orangeburg Road and Lester Drive/Edgewood Road;
- Orangeburg Road and Blaisdell Road;
- Veterans Memorial Drive/Orangeburg Road and Old Orangeburg Road/Hunt Road;
- Veterans Memorial Drive and Blue Hill Road North;
- Veterans Memorial Drive and Blue Hill Road South; and,
- Veterans Memorial Drive and Blue Hill Plaza (2 locations).

It is proposed to conduct the manual turning-vehicle-movement counts from 7:00 a.m. until 9:30 a.m. and between 4:00 p.m. and 6:30 p.m. on a weekday. Pedestrian count data will be collected simultaneously with vehicular data.

- Install an Automatic Traffic Recorder (ATR) on Veterans Memorial Drive and Convent Road in the vicinity of the access road to the Rockland Psychiatric Center and monitor two-way traffic volumes for a seven-day period. Data collected will include speed, traffic gaps and vehicle classification.
- Visually collect traffic-related information about the strategic locations and the roadway system in the near vicinity of the Site as it affects intersection capacities.
- Identify the anticipated traffic growth rate for the area, as well as identify areas of traffic concern.
- Identify planned projects in the area which may affect traffic flows into the area. These shall include public roadway improvements and private developments.
- Collect and assess available accident data (three years of data will be sought) for the strategic intersections as well as for the roadway segments of Gilbert

Avenue, Convent Road, Western Highway, Orangeburg Road and Veterans Memorial Drive in the vicinity of the proposed Site.

(2) Analyses

This phase shall analyze the data collected, and identify potential impacts and mitigation measures, as follows:

- Perform a safety evaluation of the strategic intersections involving an analysis of the number of accidents and a determination of a possible causative relationship between the type of collisions and the roadway geometry and/or operational features. Included will be an assessment of the need for street lights based on the projected pedestrian volumes.
- Review the ATR data to determine whether additional analysis time frames are needed to be conducted. Typically, should the redevelopment plan function effectively during the Peak Highway Hours, when traffic volumes on the adjacent streets are at their highest, the operating conditions during the other 22 hours of the weekday will exhibit better operating conditions. Similarly, the traffic volumes generated by a residential development are at their highest during the journey-to-work time frame and are usually lower during weekends.
- The Traffic Engineer will observe pedestrian and bus operations in the study area and will comment on areas where improvements can be made. These include the need for additional bus stops and the need and location of crosswalks and other traffic control devices to improve the safety of pedestrians.
- The Traffic Engineer will conduct spot “gap” studies to determine the need for signalization on the County roadways.
- The Traffic Engineer will investigate whether the conversion of Old Orangeburg Road in parallel to Veterans Memorial Drive/Orangeburg Road as a one-way couplet will provide improved operations and reduce congestion along these arterials. The implications of the roadway work necessary to effectuate a proper one-way couplet will be discussed.
- The Traffic Engineer will review the recommendations of earlier studies in association with the STEJ/Orangetown Recreation Complex development. Mitigation measures proposed will be reviewed and their implications with respect to necessary road widenings will be addressed.
- The Traffic Engineer will perform a review of a possible realignment of the intersection of Old Orangeburg Road, Hunt Road, and Veterans Memorial Drive.

- The study shall also evaluate the proposed road system within the site including the design of through roads and the provision of sidewalks.

Mitigation measures shall include various traffic calming techniques utilized by the Town.

k. Air Quality

The air quality study shall include:

- Identification of background levels for mobile source analysis based on CO monitoring provided by the NYSDEC
- Existing CO levels for maximum one-and eight-hour concentrations utilizing existing traffic and emission factors
- Detailed CO analysis based on NYSDOT Environmental Procedures Manual Air Quality Screening Criteria utilizing the CAL3QHC model
- Determination of Future No Build and Build one-and eight-hour CO concentrations for selected receptor locations through application of future traffic levels and dispersion modeling
- Comparison of CO concentrations to National Ambient Air Quality Standards
- If air screening procedures identify a potential for impact related to PM2.5, analysis based on NYSDEC and NYCDEP interim guidance for PM2.5 analysis and CAL3QHCR modeling
- Discussion of construction-related air quality issues.

l. Cultural Resources

The Proposed Action's potential impacts on cultural resources (i.e., archeological and historical resources, etc.) shall be evaluated. Specifically, the following tasks shall be conducted to complete the Phase 1A Cultural Resource Study, providing a detailed sensitivity assessment of the Site.

- Re-examine the archeological site files of the New York State Museum and OPRHP for reported archeological sites within the immediate vicinity of the Proposed Action.
- Examine and present copies of the historic maps that document the past development of the Site.

- Conduct a site visit to assess and photograph general conditions of the Site, identify any archeologically sensitive locations and areas of prior disturbance.

The information gathered during the literature review shall be assembled into a cultural resource sensitivity assessment of the Site. Recommendations for a Phase IB archeological field investigation shall be presented.

If a Phase 1B study is recommended, the scope of any field investigation work would be based on the assumption that 80% of the 150± acre parcel can be eliminated from testing due to prior disturbance. In order to focus archeological testing in undisturbed locations, as-built or construction drawings of the existing golf course and existing buildings shall be examined to document areas of prior disturbance.

If a Phase 1B study is recommended, it is estimated that the study would require the excavation of approximately 450 shovel tests. Each shovel test will be 40 centimeters (16 in) in diameter and placed at 15 meter (50 ft) intervals. The soil from each test will be screened through 0.64 centimeter (0.25 in) hardware mesh and carefully examined for pre-contact and early historic cultural materials. Artifacts collected will be assigned to the soil stratum from which they were retrieved. The location and stratigraphy of each test will be recorded including depth and description of each soil level. The distribution of shovel tests and artifacts will be shown on a digital version of the area of the Proposed Action to be provided by the Town.

Cultural materials collected (maximum of 100 artifacts), will be identified by provenience, counted and incorporated into the artifact catalog. The report will be prepared following New York State Office of Parks, Recreation and Historic Preservation and New York Archaeological Council guidelines.

4. Adverse Impacts that Cannot be Avoided

a. Long Term

The GEIS shall discuss those impacts that cannot be avoided as a result of the Proposed Action, such as a potential loss of trees, additional demand on infrastructure, and a potential increase in the Town's population, recognizing, however, that the GEIS would be designed to identify measures to mitigate all significant adverse impacts to the maximum extent practicable.

b. Short Term Construction and Site Remediation

The GEIS shall address short-term unavoidable impacts associated with demolition and new construction, such as the generation of construction traffic and noise. The potential removal of existing natural noise buffers, if any, will also be considered. The GEIS would also address the necessary steps to address building demolition and Site remediation, including asbestos and lead paint removal, based on information provided in the previously prepared Environmental Assessment Reports.

5. **Irreversible and Irretrievable Resources**

The GEIS shall discuss any irreversible and irretrievable commitment of environmental resources that would be associated with the Proposed Action such as resources that shall be utilized for construction and development (e.g., concrete, brick, steel, fuel and electricity).

6. **Alternatives**

The GEIS shall describe and evaluate a number of reasonable alternatives that are feasible to the Proposed Action. As provided by 6 NYCRR 617.9(b)(5)(v) of the SEQRA regulations, the description and evaluation of each alternative need only be at a level of detail sufficient to permit a comparative assessment of the alternatives.

a. No Action

This alternative shall address the scenario in which no action is taken and the Site remains in its current condition.

b. Removal of Existing Buildings with No Development.

This alternative shall consider the use of the site as open space with all or most of the existing buildings demolished, including the cost of remediation and demolition at Town expense.

c. Other Land Development Consideration

In tabular format, the GEIS shall estimate and compare the anticipated impacts if portions of the golf course were not utilized for the Project and the area adjacent to Lake Tappan was utilized instead.

d. Other Zoning Approaches

The GEIS shall discuss alternative means for accommodating the proposed Project, through the use of a combination of new and existing zoning districts.

e. Alternative Design Treatment

Prior development proposals that included a potential convenience retail component along Convent Road shall be discussed.

f. Alternative Alignments

Alternative road alignments within the RPC site shall be considered including the potential use of Old Orangeburg Road and the possible realignment of 3rd Avenue.

g. Non-Residential Uses

Development of the site for selected commercial and/or industrial purposes shall be evaluated in terms of the type and amount of potential development and the likelihood of such development.

7. **Growth Inducement (e.g., effects on neighboring business properties)**

The GEIS shall address the potential growth-inducing impacts on neighboring properties as a result of the Project and residential population on the Project Site, including the possible reuse of commercial properties along the north side of Convent Road.

8. Future Site Specific Reviews

As provided by 6 NYCRR 617.10(c) of the SEQRA regulations, the GEIS shall set forth specific conditions or thresholds under which future actions will be undertaken or approved, including requirements for any subsequent SEQRA compliance for such actions. The GEIS shall state that no further SEQRA compliance is required for any subsequent actions (including site plan review) if such actions are carried out in conformance with the conditions and thresholds established for such actions in the GEIS or its findings statement.

The GEIS shall include an Appendix that contains technical reports, including the stormwater management plan, traffic reports and capacity analyses. The Appendix shall also include copies of all correspondence and SEQRA documentation (including the final written scope). The Appendix shall include a list of any underlying studies, reports, EISs and other information obtained and considered in preparing the GEIS.