

SEQRA COMPLIANCE ANALYSIS

Amazon Delivery Station DAN8 Environmental Impacts
compared to
Approved Highbridge Development Environmental Impacts

10/13/25

A. Impact on Land

<i>Highbridge Development</i>	<i>Amazon DAN8</i>	<i>Change</i>
Land use change from Open Space to Warehouse and two pad sites Approximately 38 acres of disturbance with erosion control measures per NYSDEC. The Project site does not contain any unique or unusual landforms (e.g. cliffs, dunes, minerals, fossils, caves). Accordingly, no impacts were identified on Geological Features	Land Use change from Open Space to Warehouse use only. Approximately 38 acres disturbance with erosion control measures per NYSDEC. The Project site does not contain any unique or unusual landforms (e.g. cliffs, dunes, minerals, fossils, caves). Accordingly, no impacts were identified on Geological Features	No change

B. Impact on Water

Wetlands

<i>Highbridge Development</i>	<i>Amazon DAN8</i>	<i>Change</i>
There are no anticipated significant adverse impacts on surface waters, including wetlands. Surface waters and federal wetlands identified on the Project site have been delineated by a qualified expert and shown on the proposed plan. The project has been designed to avoid significant impacts to these areas. A permit from the ACOE has been issued for disturbance of 0.34 acres of wetlands.	The project maintains the limits of impacts to align with the previously approved and permitted 0.34 acres of disturbance	No change

Stormwater Drainage

<i>Highbridge Development</i>	<i>Amazon DAN8</i>	<i>Change</i>
A closed drainage system drains into a series of onsite bioretention/detention ponds that discharge less than the pre-development run-off rate pursuant to the NYSDEC regulations.	A closed drainage system drains into a series of onsite bioretention/detention ponds that discharge less than the pre-development run-off rate pursuant to the NYSDEC regulations. Slight reduction in impervious surface.	Improvement: slight reduction in impervious surface.

Water & Sanitary Usage

<i>Highbridge Development</i>	<i>Amazon DAN8</i>	<i>Change</i>
The Project site will be served by an extension of municipal water infrastructure. Water and sewer demand was projected to be 10,000 gpd	The Project to be served by the recently installed municipal water system onsite. Water sewer demand is projected to be 4,900 gpd	Improvement: Water demand is 5,100 gpd <i>LESS</i>

Groundwater Aquifer

<i>Highbridge Development</i>	<i>Amazon DAN8</i>	<i>Change</i>
With respect to water demand and sewage treatment, the Project will be served by an extension of a municipal water and sewer system with a projected demand of 10,000 gpd	Project to be served by extension of municipal water and sewer system with a projected demand of 4,900 gpd	Improvement: Water demand is 5,100 gpd <i>LESS</i>
With respect to bulk petroleum storage in underground storage tanks (USTs) at the proposed gas station, the concern over groundwater contamination is mitigated by the current state standards and testing that regulates such UST installations	No bulk petroleum storage	Improvement: Elimination of bulk petroleum storage, reduced potential environmental impact.

C. Impact on Air

<i>Highbridge Development</i>	<i>Amazon DAN8</i>	<i>Change</i>
Traffic LOS is C or above and per US FHW Administration criteria air quality is not affected.	Traffic LOS is C or above	No change
Total Tractor Trailers was projected to be 88 over a 24-hour period	Tractor Trailer total is projected to be 44 over a projected 24-hour period	Improvement: Significant reduction in the total number of trucks and associated exhaust
Strict limitations on vehicle idling on the property will be enforced by local code and law enforcement with limits of no longer than 5 minutes.	Will self-enforce vehicle idling limitations with yard Marshalls	No Change
Air impacts during construction will be addressed by employing protective site construction practices to control fugitive dust and sediment including site watering, stabilization seeding, straw mulch, hay bales, grading techniques, standard construction working hours, and employment of other best management practices.	Air impacts during construction will be addressed by employing protective site construction practices to control fugitive dust and sediment including site watering, stabilization seeding, straw mulch, hay bales, grading techniques, standard construction working hours, and employment of other best management practices.	No Change
Very few electric vehicles were contemplated	Deployment of electric delivery vans on day one, with full electric over time	Improvement: EV will significantly reduce exhaust emissions to the local and regional environment.

D. Impact on Plants & Animals

<i>Highbridge Development</i>	<i>Amazon DAN8</i>	<i>Change</i>
Field study was conducted and no significant impacts to rare or endangered plants or animals will occur.	Same study remains applicable	No Change

E. Impact on Aesthetic Recourses

Visual Impact

<i>Highbridge Development</i>	<i>Amazon DAN8</i>	<i>Change</i>
Detailed 3D renderings and visual analysis was prepared. No significant impacts due to limited visibility of the project from I-88 and offsite locations. Extensive landscaping plan and existing on-site screening will be maintained	Detailed 3D rendering and analysis has been prepared. Significantly smaller building footprint and the building elevation will be 10 feet lower. Extensive landscaping plan and existing on-site screening will be maintained	Improvement: smaller building footprint with lower roof line. No Change

F. Impact on Site Lighting

<i>Highbridge Development</i>	<i>Amazon DAN8</i>	<i>Change</i>
A detailed photometric analysis was prepared and no detriment from light pollution will occur as the project proposed cut-off, downward facing dark-sky compliant light fixtures and the minimum amount of parking lot lighting as is necessary for safety.	A detailed photometric analysis was prepared and no detriment from light pollution will occur as the project proposed cut-off, downward facing dark-sky compliant light fixtures and the minimum amount of parking lot lighting as is necessary for safety. Elimination of c-store gas station and drive thru restaurant closest to rt. 30A	No Change Improvement: Fewer lights along rt. 30A

G. Impact on Noise & Oder

<i>Highbridge Development</i>	<i>Amazon DAN8</i>	<i>Change</i>
Noise: A detailed noise study was prepared, and noise walls were proposed at critical locations on site to mitigate noise impact at the sensitive receptors (neighboring properties).	A detailed noise study was prepared, and noise walls were proposed at critical locations on site to mitigate noise impact at the sensitive receptors (neighboring properties).	No Change

<p>Oder:</p> <p>The proposed warehouse, convenience store/gas station, and fast-food restaurant are the types of uses that do not exceed the NYSDEC Air Quality thresholds. Odor releases from vehicle and/or equipment exhaust also do not exceed the NYSDEC Air Quality threshold. Given the proposed use of the site, the Project will not have a significant impact on odors.</p>	<p>The proposed warehouse is the type of uses that do not exceed the NYSDEC Air Quality thresholds. Odor releases from vehicle and/or equipment exhaust also do not exceed the NYSDEC Air Quality threshold. Given the proposed use of the site, the Project will not have a significant impact on odors.</p> <p>No convenience store or fast-food restaurant</p> <p>Reduced number of tractor trucks.</p>	<p>No Change</p> <p>Improvement: No convenient store or fast-food restaurant plus the reduction in total tractor trailers will reduce any Oder impact.</p>
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H. Impact on Open Space & Recreation

<i>Highbridge Development</i>	<i>Amazon DAN8</i>	<i>Change</i>
<p>The project will disturb approximately 38± acres, out of a total 48.2± acres.</p> <p>The Comprehensive Plan supports the commercial development of I-88 and Rt. 30A.</p>	<p>The project will disturb approximately 38± acres, out of a total 48.2± acres.</p> <p>The Comprehensive Plan supports the commercial development of I-88 and Rt. 30A.</p>	<p>No Change</p>

I. Impact on Transportation

<i>Highbridge Development</i>	<i>Amazon DAN8</i>	<i>Change</i>
<p>A detailed traffic study was prepared and approved by the NYSDOT. Commuter Peak hour trips are as follows:</p> <p>AM 581 PM 500</p>	<p>A detailed traffic study was prepared and approved by the NYSDOT. Commuter Peak hour trips are as follows:</p> <p>AM 89 PM 235</p>	<p>No Change</p>

Total tractor trailers in a 24- hour period = 88	Total tractor trailers in a 24- hour period = 44	Improvement: reduced number of commuter peak hour trips
Number of AM commuter peak hour trucks = 5	Number of AM commuter peak hour trucks = 5	Improvement: Reduced the number of tractor trailers entering and existing the site over a 24-hour period
Number of PM commuter peak hour trucks = 5	Number of PM commuter peak hour trucks = 0	No Change
Mitigation measures include two traffic signals and left turn lanes along rt. 30 A	Mitigation measures include two traffic signals and left turn lanes along rt. 30 A	Improvement: No tractor trailers during the PM commuter peak
		No Change

J. Impact on Energy

<i>Highbridge Development</i>	<i>Amazon DAN8</i>	<i>Change</i>
Projected electric demand: Warehouse demand = 3525 kW Office demand = 256 kW Convenience Store demand = 165 KW Fast Food demand = 130kW Total = 4076 kW	Projected electric demand: Warehouse = 2,500 kW EV charging approx. = 1,500 kW	No Change

K. Impact on Growth and Character of Community or Neighborhood

<i>Highbridge Development</i>	<i>Amazon DAN8</i>	<i>Change</i>
Since this property is located within the commercial zoning district, the community planned on the development of this property to generate new jobs	Since this property is located within the commercial zoning district, the community planned on the development of this property to generate new jobs	No Change

and support the growth of the Town of Schoharie.	and support the growth of the Town of Schoharie. See attached narrative that describes the specific compliance measures.	
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