

**Part 3**  
**Environmental Protection**  
**Replaces §500-13**

**§500-81 Environmental Impact Statement** **DELETE ENTIRE SECTION**

~~The intent of this §500-81 is to provide the identification of environmental and community impacts and means of mitigation of impacts of development projects in the Borough. The Borough Council, Planning Commission, or Zoning Hearing Board may, based upon the nature of a project and potential impacts on the Borough, require the developer to prepare and submit to the Borough an environmental impact statement (EIS) for the following~~

~~types of developments and uses:~~

- ~~(1) Industrial parks.~~
- ~~(2) Industrial uses.~~
- ~~(3) Junkyards.~~
- ~~(4) Mineral extraction including oil and gas wells.~~
- ~~(5) Mineral processing.~~
- ~~(6) Agricultural products processing.~~
- ~~(7) Solid waste facilities and staging areas.~~
- ~~(8) Warehouses and trucking terminals.~~
- ~~(9) Concentrated animal feeding operations.~~
- ~~(10) Transmission pipelines and hazardous liquid pipelines.~~
- ~~(11) Pipeline compressor stations, metering stations or operation/maintenance facilities.~~
- ~~(12) Any nonresidential use involving the initial or cumulative disturbance of 87,120 or more square feet of soil surface areas.~~
- ~~(13) Any nonresidential use involving the initial or cumulative construction, installation and/or placement of 43,560 square feet or more of buildings, structures or other impervious surface areas.~~

~~The requirements of this §500-81 may be applied to any other proposed conditional use or special exception, which for reasons of location, design, existing traffic or other community or environmental considerations, as determined by the Borough, warrants the application of the study required contained herein in order to determine what conditions should be required to mitigate any adverse effects of the proposed use. The Borough Council, Planning Commission, or Zoning Hearing Board, as the case may be, may waive certain components of the EIS should such components be deemed unnecessary for certain uses.~~

- ~~A. Purpose of EIS. The purpose of this EIS is to disclose the environmental and community consequences of a proposed action for consideration by the Borough for the determination of approval or denial of the project, and, if the project is approved, for the establishment of conditions of approval. This requirement is made in order to protect the natural environment and community.~~
- ~~B. Contents of EIS. An Environmental Impact Statement shall include a description of the proposed use including location relationship to other projects or proposals, with adequate data and detail for the Borough to assess the impact. The EIS shall also include a comprehensive description of the existing environment and community and the probable future effects of the proposal. The description shall focus on the elements of the environment and community most likely to be affected as well as potential regional effects and ecological interrelationships.~~

~~At a minimum, the EIS shall include an analysis of the items listed below regarding the impact of the proposed use and the mitigation of any such impacts, and said proposal shall comply with all other standards included in this chapter and other Borough Ordinances:~~

~~(1) Soil Types.~~

- ~~(a) U.S.D.A. Soil Types (show on map)~~
- ~~(b) Permeability of soil on the site.~~
- ~~(c) Rate of percolation of water through the soil for each five acres.~~

~~(2) Surface Waters.~~

- ~~(a) Distance of site from nearest surface water and head waters of streams.~~

- ~~(b) Sources of runoff water.~~
- ~~(c) Rate of runoff from the site.~~
- ~~(d) Destination of runoff water and method of controlling downstream effects.~~
- ~~(e) Chemical additives to runoff water on the site.~~
- ~~(f) Submission of an erosion and sediment control plan meeting the requirements of the PA DEP and the County Conservation District.~~
- ~~(g) Said information shall be set forth in a stormwater management plan meeting the requirements of Chapter 390 (Subdivision and Land Development).~~

~~(3) Ground Cover Including Vegetation and Animal Life.~~

- ~~(a) Extent of existing impervious ground cover on the site.~~
- ~~(b) Extent of proposed impervious ground cover on the site.~~
- ~~(c) Type and extent of existing vegetative cover on the site.~~
- ~~(d) Extent of proposed vegetative cover on the site.~~
- ~~(e) Type of animal life and effect on habitat.~~

~~(4) Topographic and Geologic.~~

- ~~(a) Maximum existing elevation of site.~~
- ~~(b) Minimum existing elevation of site.~~
- ~~(c) Maximum proposed elevation of site.~~
- ~~(d) Minimum proposed elevation of site.~~
- ~~(e) Description of the topography of the site and any special topographic features, and any proposed changes in topography.~~
- ~~(f) Surface and subsurface geology.~~

~~(5) Ground Water.~~

- ~~(a) Average depth to seasonal high water table.~~
- ~~(b) Minimum depth to water table on site.~~
- ~~(c) Maximum depth to water table on site.~~
- ~~(d) Quality.~~

~~(6) Water Supply.~~

- ~~(a) The source and adequacy of water to be provided to the site.~~
- ~~(b) The expected water requirements (gallons per day) for the site.~~
- ~~(c) The uses to which water will be put.~~

~~(7) Sewage Disposal.~~

- ~~(a) Sewage disposal system (description and location on the site, of system).~~
- ~~(b) Expected content of the sewage effluent (human waste, pesticides, detergents, oils, heavy metals, other chemical).~~
- ~~(c) Expected daily volumes of sewage.~~
- ~~(d) Affected sewage treatment plant present capacity and authorized capacity.~~

~~(8) Solid Waste.~~

- ~~(a) Estimated quantity of solid waste to be developed on the site during and after construction.~~
- ~~(b) Method of disposal solid waste during and after construction.~~
- ~~(c) Plans for recycling of solid waste during and after construction.~~

~~(9) Air Quality and Odor.~~

- ~~(a) Expected changes in air quality and odor due to activities at the site during and after construction.~~
- ~~(b) Plans for control of emissions affecting air quality and odor.~~

~~(10) Noise.~~

- ~~(a) Noise levels, above existing levels, expected to be generated at the site, (source and magnitude), during and after construction.~~
- ~~(b) Proposed method for control of additional noise on site during and after construction.~~

~~(11) Land and Water Surface Use and Community Character.~~

- ~~(a) Past and present use of the site with particular attention to storage or disposal of toxic or hazardous waste.~~
- ~~(b) Adjoining land uses and values and character of the area.~~
- ~~(c) Type and concentration of existing water craft uses.~~

~~(12) Critical Impact Areas. Any area, condition, or feature which is environmentally sensitive, or which if disturbed during construction would adversely affect the environment. Critical impact areas include, but are not limited to, stream corridors, streams, wetlands, slopes greater than 15%, highly acid or highly erodible soils, areas of high water table, and mature stands of native vegetation and aquifer recharge and discharge areas~~

~~(13) Historic Resources. Identification of structures or sites of historic significance and probable effect of project.~~

~~(14) Transportation Network. Existing network traffic volumes and capacities and need for improvements required by the project. In the case of PennDOT roads a copy of the traffic study required by PennDOT shall be submitted and in the case of Borough streets, the study shall be conducted in accord with PennDOT requirements.~~

~~(15) Law Enforcement. Existing law enforcement capabilities of the Borough and State; and assess the impact of the proposed development on said law enforcement agencies along with actions proposed to mitigate any burdens created by the development.~~

~~(16) Community Facilities and Services. Existing community facilities and services and how the proposed use will affect those facilities and services, including projected needs for additional facilities and services.~~

~~(17) Additional Requirements. In addition to the above requirements the Planning Commission and/or Borough Council or the Zoning Hearing Board may require such other information as may be reasonably necessary for the Borough to evaluate the proposed use for its effect on the community.~~

~~C. Additional Considerations. The following shall also be addressed:~~