

**DRAFT SCOPE
THE VUE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK**

**DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)
SCOPE OF ISSUES TO BE ADDRESSED**

Name of Project: The Vue

Project Location: Located in the Town of North Castle
1700 Old Orchard Street, North Castle
Tax Lot: 118.01-1-2

Applicant: JMF Properties, LLC

Owner: St. Christopher's Child Care Services Inc.

SEQRA Classification: Type I Action

Lead Agency: Town of North Castle Town Board
Town Hall
17 Bedford Road
Armonk, New York 10504
(914) 273-3321

Lead Agency
Contact: Alison Simon
Town Clerk
15 Bedford Road
Armonk, New York 10504
Telephone: (914) 273-3321

Scoping Session: January 25, 2017
Whippoorwill Hall
Town of North Castle Public Library
19 Whippoorwill Road East
Armonk, NY 10504

Scoping Comments Due: February 6, 2017

Scope Adoption by
Lead Agency: April 5, 2017

DESCRIPTION OF PROPOSED ACTION

The subject Site is a 35.99-acre parcel identified as Section 118.01, Block 1, Lot 2 (1700 Old Orchard Street, North Castle) on the North Castle tax map. The Site is located on the north side of Old Orchard Street, east of NYS Route 22 and the Kensico Reservoir, and north of the Cranberry Preserve. The northwestern portion of the site is presently improved with the Jennie Clarkson campus, an adolescent developmental facility for children with special needs. The applicant is the contract vendee of ± 22 acres of the overall Site, which is located partially in the R-1A and R-2A zoning districts on the north side of Old Orchard Street.

The applicant proposes a subdivision, and a new zoning district (R-MF-R) and be developed on the site to include multifamily rental housing units with health-focused amenities (on ± 12 acres) and permanently preserved open space (± 10 acres). The $14 \pm$ acres upon which the Jennie Clarkson campus is located will remain under its current ownership and operation of the existing school facility will continue.

The Applicant is seeking to develop multi-family housing in accordance with a newly proposed R-MF-R zone, containing 200 units, in two 3-4 story buildings over underground parking (400 spaces). Forty percent (80 units) of the units will be two-bedroom and sixty percent (120 units) of the units will be one-bedroom. Ten percent of the units (20 units) will be Affirmatively Furthering Fair Housing (AFFH) units.

POTENTIAL SIGNIFICANT ADVERSE IMPACTS

Based upon a review of the applicant's submitted Full Environmental Assessment Form and all other application materials that were prepared for this action, the Lead Agency has determined that the proposed action may have the following significant adverse impacts:

1. The potential for significant impacts related to land use, zoning, and public policy. The Proposed Action would change the land use on the property from institutional use (school) to multifamily housing, requiring amendments to the Town Comprehensive Plan and Town Code.
2. The potential for significant natural resource impacts. The proposed construction would result in the physical alteration of approximately 7 acres, including land with slopes in excess of 15%, shallow depth to bedrock, wetland/wetland buffer areas, land containing areas of existing vegetation, wildlife habitat as well as potential impacts upon NYC's Kensico Reservoir.

3. The potential for significant open space impacts. The proposed construction would result in the physical alteration of approximately 7 acres and would change the land use on the property from an institutional use to a multi-family residential community.
4. The potential for significant impacts related to the provision of community facilities and services. The proposed project may create additional demand for police, fire, highway maintenance, and solid waste services.
5. The potential for significant impacts related to the provision of school services. The proposed project may create additional demand for school children.
6. The potential for significant construction impacts. The proposed construction would continue for more than 1 year.
7. The potential for significant impacts related to stormwater runoff. The proposed construction will require a discharge permit.
8. The potential for significant impacts related to water and sewer infrastructure.
9. The potential for significant design/visual resource impacts and neighborhood character impacts.
10. The potential for significant impacts related to conflicts with the adopted Comprehensive Plan. The Proposed Action may conflict with officially adopted plans or goals.
11. The potential for significant impacts related to transportation. Traffic as a result of the Proposed Action may affect the existing roadway network.

GENERAL GUIDELINES

"Scoping" means the process by which the Lead Agency identifies the potentially significant adverse impacts related to the Proposed Action that are to be addressed in the Draft Environmental Impact Statement (DEIS), including the content and level of detail of the analysis, the range of alternatives, the mitigation measures needed and the identification of non-relevant issues. Scoping provides a Project Sponsor (also referred to as "the Applicant" herein) with guidance on matters which must be considered and provides an opportunity for early participation by Involved Agencies and the public in the review of the Proposed Action. The primary goals of scoping are to focus the EIS on potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant or nonsignificant.

The DEIS for The Vue shall cover all items in this "Scope of Issues" document. Each impact issue (e.g., soils, surface water, traffic, etc.) can be presented in a separate subsection which includes a discussion of existing conditions, significant impacts associated with the Proposed Action, and mitigation measures designed to minimize the identified impacts. If appropriate, impact issues listed separately in this document may be combined in the DEIS, as long as all issues are addressed.

Narrative discussions shall be accompanied by appropriate tables, charts, graphs, and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the site shall include adjacent uses and structures (including but not limited to wells and subsurface sanitary sewage disposal systems), roads and water bodies within a distance of not less than two hundred and fifty (250) feet from the property line of the Proposed Action based upon existing available data sources.

The preferred development plan for the entire site shall be prepared at a scale of 1 inch = 40 feet. Reduced scale drawings shall be incorporated into the DEIS text [Note: The original full-size scale drawings shall also be separately submitted to each of the Involved Agency members as well as their advisors in the quantities required by those agencies.]

Information shall be presented in a manner that can be readily understood by the public. Use of technical terminologies shall be avoided. When practical, impacts shall be described in terms that the lay person can readily understand.

All discussions of mitigation measures shall consider at least those measures mentioned in this "Scope of Issues" document. Where reasonable and necessary, they shall be incorporated into the Proposed Action if they are not already so included. For any mitigation measures listed in this

"Scope of Issues" document that are not incorporated into the Proposed Action, the reason why the Applicant considers them unnecessary shall be discussed in the DEIS. The Applicant may suggest additional mitigation measures where appropriate. When no mitigation is needed, the DEIS shall so indicate.

The document shall be written in the third person (i.e., the terms "we" and "our" shall not be used). The Applicant's conclusions and opinions, if given, shall be identified as those of "the Applicant."

Any assumptions incorporated into assessments of impact shall be clearly identified. In such cases, the "worst case" scenario analysis shall also be identified and discussed.

The entire document shall be checked carefully to ensure consistency with respect to the information presented in the various sections.

ENVIRONMENTAL IMPACT STATEMENT CONTENT

I. FRONT MATERIAL

A. Cover Sheet.

The DEIS shall be preceded by a cover sheet that identifies the following:

1. That it is a Draft Environmental Impact Statement.
2. The name or descriptive title of the Proposed Action.
3. Location: Street names, Town of North Castle, Westchester County, New York, as well as the tax map designation numbers of all properties that are part of the subject parcel.
4. The Town of North Castle Town Board as the Lead Agency for the project and the name and telephone number of the following persons to be contacted for further information:
 - Town of North Castle – Alison Simon, Town Clerk
(914) 273-3321
5. The name and address of the Project Sponsor, and the name and telephone number of a contact person representing the Project Sponsor.
6. The name and address of the primary preparer(s) of the DEIS and the name and telephone number of a contact person representing the preparer(s).
7. Date of acceptance of the DEIS [Note: Specific calendar date to be inserted later].
8. Deadline by which comments on the DEIS are due [Note: Specific calendar date to be inserted later].

B. List of Consultants Involved With the Project.

The names, addresses and project responsibilities of all consultants involved with the project shall be listed.

C. Table of Contents.

All headings which appear in the text shall be presented in the Table of Contents along with the appropriate page numbers. In addition, the Table of Contents shall include a list of figures, a list of tables, a list of appendix items, and a list of additional DEIS volumes, if any.

II. SUMMARY

The DEIS shall include a summary. The summary shall only include information found elsewhere in the main body of the DEIS and shall be organized as follows:

- A. Brief description of the Proposed Action.
- B. List of Involved Agencies and required approvals/permits.
- C. Brief listing of the anticipated impacts and proposed mitigation measures for each impact issue discussed in the DEIS. The presentation format shall be simple and concise.
- D. Brief description of the project alternatives considered in the DEIS. A table shall be presented which assesses and compares each alternative relative to the various impact issues.

III. DESCRIPTION OF PROPOSED ACTION

A. Project Overview.

Describe site location and description, including tax map designation, zoning, site access, easements, general site characteristics.

B. Approvals.

Describe jurisdiction of the Town over the site and the various local approvals required. List other County, State, regional and Federal agencies having jurisdiction over the site and the various approvals required. Include list of Involved and Interested Agencies.

C. Site Description.

The site description shall include the following:

1. General location; acreage; zoning; and tax map designations.
2. Frontage and access (vehicular and pedestrian).
3. Existing buildings, other site improvements and uses.
4. Environmental characteristics, including topography, steep slopes, wetlands, bedrock outcrops, etc.
5. Description of any easements, restrictions and/or other conditions that affect the future development and use of the subject site, including submission of a full title report.

D. Description of Surrounding Uses and Facilities.

The description shall include the following:

1. St. Christopher's School, including a description of its history.
2. BOCES , including a description of its history.

3. Quarry Heights Neighborhood, including a description of its history.
4. Kensico Reservoir, including a description of its history. In addition, describe the proximity of the action to the Kensico Reservoir, a critical component to New York City's Water Supply, discussion of topography, site access, roadways, recreational uses and lot boundaries.
5. Cranberry Lake Park, including a description of its history.
6. Surrounding residential areas.
7. Critical Environmental Area(s) (map required).
8. Regional and local roadway network (map required).

E. Detailed Description of Proposed Action.

1. Submitted plans shall identify the following information:
 - a. Site layout plan
 - b. Floor plans (internal layout) of the proposed structures
 - c. Detailed Zoning conformance chart
 - d. Proposed Grading Plan
 - e. Proposed Limits of Disturbance
 - f. Proposed signage
 - g. Proposed lighting plan, photometric plan and lighting details
 - h. Location of proposed stormwater management facilities
 - i. Location of proposed erosion controls

- j. Proposed architectural plans including graphic depictions of façades, building materials, screening of mechanicals and any green building technology
 - k. Proposed green technologies and/or energy efficient aspects of the project.
 - l. Proposed open space.
 - m. Landscaping Plan
 - n. Wetland mitigation plan
 - o. Tree removal mitigation plan
 - p. Proposed construction sequencing plan
 - q. Proposed phasing plan
 - r. Site limitations and constraints
- 2. Gross Floor Area analysis and building footprint analysis
 - 3. Area of land to be cleared (square foot and percent of site), new impervious surfaces (square foot and percent of site)
 - 4. Description of comprehensive plan amendments
 - 5. Description of zoning amendments
 - 6. Operational information including vehicular access, traffic circulation, emergency access, fire protection, and site security.
 - 7. Description of any off-site improvements.
 - 8. Description of Accessory uses, including but not limited to development amenities, recreation facilities, shuttle services and concierge services/amenities.

9. Description of Proposed Site Access(es), including a discussion of emergency access roads, maintenance issues and whether the facility will be gated to control access to the subject site.
10. Summary of proposed improvements to water supply, sanitary sewage, stormwater management and other utilities. Include brief description of overall drainage areas and relationship to NYCDEP watershed.

F. Project Purpose, Needs and Benefits. The purpose and objectives of the proposed action will be described from a regional, local, neighborhood and site perspective. Also, the public need for and/or public benefits from implementation of the proposed action are to be identified and described for the Town of North Castle. For needs and benefits not supported by the Town's comprehensive plan, justification with sources should be provided. Market Study for the project, and summarize existing demographics targeted for the proposed development.

IV. ENVIRONMENTAL ANALYSES

The DEIS shall include a discussion of the existing conditions, potentially significant adverse impacts and proposed mitigation measures for the following:

A. Land Use and Zoning.

1. Existing Conditions.

- a. Describe existing land uses and zoning district designations on the subject site, within a 1/2-mile from the site boundaries.
- b. Discuss history of land use of St. Christopher's School
- c. Discuss history of land use of BOCES
- d. Discuss history of land use of Quarry Heights Neighborhood
- e. Discuss history of land use of Kensico Reservoir
- f. Discuss history of land use of Cranberry Lake Park

- g. Discuss land use plans and regulations for the areas studied above.
- h. Discuss recommendations of the comprehensive master plan for the Town of North Castle (1996) applicable to the areas studied above.
- i. Discuss recommendations of the Westchester County master plan entitled "Westchester 2025" and "Patterns" and other pertinent planning documents prepared by the County or other agencies applicable to the areas studied above.

2. Potential Impacts.

- a. Describe the compatibility of the proposed action with existing land uses and zoning district designations on the subject site and within the areas studied above.
- b. Discuss the consistency of the proposed use with articulated land use and planning policies and recommendations of the Town, Westchester County, State and Federal Government and other pertinent agencies for the subject site and the areas studied above.
- c. Discuss proposed zoning amendments and describe how the zoning amendments would affect development of the project site and other properties within the same zoning district.
- d. Describe potential impacts associated with use of the proposed development on existing neighborhood character.

3. Mitigation Measures.

Describe mitigation measures including, but not limited to methods such as site configuration and design, use of buffers and screening, building design to reduce impacts on the surrounding community. In addition, describe proposed mitigation measures to minimize potential impacts to surrounding land uses. Consider cumulative impact of other development proposals that are currently planned or proposed for the area surrounding the subject site.

Discuss limiting impervious surfaces, such as internal roads and parking areas, to the minimum necessary to meet local zoning requirements. In addition, discuss further reductions to new impervious surfaces to levels below zoning requirements, where appropriate. Furthermore, discuss providing minimal access road widths, reduced building footprints, multi-level parking structures, landbanking of parking spaces, and the use of porous alternatives.

B. Geology and Soils.

1. Existing Conditions.

- a. Describe regional and bedrock geology.
- b. Discuss any special geological features on or adjacent to the subject site, including but not limited to the location of significant rock outcrops. Provide map identifying all such features.
- c. Identify and list soil types on the site based on site-specific mapping, with discussion of soil characteristics. Include a soils map and identify location of areas of sensitive soils (soils with shallow depth to bedrock, shallow water table, high erodibility characteristics or having greater than 20% clay content). Provide tables indicating soil characteristics (e.g., construction-related and long-term erosion potential, runoff, permeability), limitations and suitability of each soil type for particular land uses, specifically, roads, driveways, sewage disposal areas, underground utility installation, and building construction.

2. Potential Impacts.

- a. Describe impacts to special geological features of the subject site, if any. Describe location and amount of blasting anticipated. Include map showing areas of potential blasting activities. Describe blasting procedures to be followed and materials to be used. Discuss compliance with Chapter 122 (Blasting and Explosives) of the Code of the Town of North Castle.

- b. Describe soil types to be impacted, and to what extent, with a grading limit line indicated on the preliminary grading plan. Indicate amount (preliminary cut and fill analysis) and location of earthwork anticipated.
- c. Discuss potential impacts of soil limitations on proposed actions. with respect to stormwater management and erodibility during construction.
- d. Discuss whether on-site rock crushing is proposed. If so, discuss rock crushing procedures to be followed.
- e. Provide preliminary grading plan with a limit of disturbance line.

3. Mitigation Measures.

Potential mitigation measures to explore:

- a. Sedimentation and Erosion Control Plan based upon consideration of a 100-year storm event and proposed modifications to vegetative cover. Include discussion of initial installation by phase, maintenance, contingency and emergency measures, notification procedures in the event of failure of sedimentation and erosion control measures, and timing of removal.
- b. Corrective measures necessary to overcome any soil limitations.
- c. If blasting is proposed, provide a draft blasting mitigation plan, including a discussion of alternatives to blasting (e.g., cutting, ripping, chipping); a description of blasting activities, methods and schedules; and a description of the procedures that will be followed to document existing conditions, notify neighboring properties and the pertinent municipal jurisdiction(s) of the timing of blasting activities and remediate potential impacts.

- d. If required, provide a draft rock crushing mitigation plan, including a discussion of alternatives to on-site crushing; a description of crushing activities, methods and schedules.
- e. Construction Phasing Plan.
- f. Other.

C. Topography and Slopes.

1. Existing Conditions.

- a. Describe existing topography, variation in elevation and relationship to surrounding topography.
- b. Prepare slope analysis of the overall site showing slope categories 0-15%, 15-25%, 25-35% and 35%+.

2. Potential Impacts.

- a. Prepare cut and fill analysis for proposed development (preliminary grading plan required). Discuss quality of fill to be brought onto the subject site from off-site locations (if any).
- b. Describe potential impacts to the steep slopes (15% and greater) on the entire site, including but not limited to potential sedimentation impacts and the potential for slope failure.
- c. Describe steep slope permits required in North Castle based upon steep slopes analysis as required by Section 355-18 (Steep Slopes) of the Code of the Town of North Castle.
- d. Discuss long-term post-development impacts due to changes in surface coverage and topography.

3. Mitigation Measures.

- a. Sedimentation and Erosion Control Plan prepared for the entire site.

- b. Use of retaining walls to minimize proposed grading.
- c . Other.

D. Vegetation & Wildlife.

1. Existing Conditions.

- a. Woody and herbaceous species on the subject site.
 - (1) Distribution of vegetative cover types for the entire site (map required).
 - (2) General species abundance.
 - (3) Approximate age and sizes of woody species.
- b. Presence of threatened, rare or endangered plant species on or near the subject site based upon existing available data (NYSDEC, NYNHP) and recent field inspection (map required). Include description of species, size and health condition.
- c. Site-specific analysis of resident and migratory wildlife, including aquatic, amphibian, reptile, mammal and bird species. Assessment shall examine habitat functions (i.e., breeding habitat, transitional, staging areas, feeding and roosting sites and travel lanes).
- d. Survey of location, species, size and health condition of individual trees on the subject site that are regulated by Chapter 308 (Tree Preservation) of the Code of the Town of North Castle (i.e., trees greater than eight (8) inches in diameter at breast height (DBH) in areas proposed to be disturbed, including significant trees) (map required).
- e. Location of unique trees on the subject site that are not regulated by the Town (if any).

- f. Species abundance.

2. Potential Impacts.

- a. Description of proposed limits of site disturbance and impacts to each vegetative cover type and threatened, rare or endangered plant species on entire site; and other trees (including specimen trees) identified above.
- b. Cumulative loss of vegetation, overall and by vegetative cover type, upon project completion.
- c. Vegetation to remain as a result of residential construction, especially at critical buffering locations, such as the site's property lines.
- d. Unique or specimen trees worthy of preservation as part of the residential development, and discussion of any compelling reasons justifying the removal of such trees.
- e. Increased erosion resulting from removal of vegetation.
- f. Loss of water retention capabilities of soil resulting from removal of vegetation.
- g. Changes to wetlands vegetative composition.
- h. Impacts of construction traffic on street trees, 24" dbh or greater, located along roadways where roadway and utility improvements are proposed.
- i. Impact on habitat and habitat functions caused by site development (e.g., clearing of vegetation, loss of wetlands).
 - (1) Forests.
 - (2) Riparian areas.
 - (3) Wetlands.

(4) Other.

- j. Changes to on-site aquatic species composition caused by potential reduced water quality.
- k. Impacts of use of fertilizer, pesticides, herbicides, fungicides and other chemicals on the subject site.
- l. Impacts on species intolerant of humans.
- m. Habitat fragmentation.
- n. Corridor fragmentation, including but not limited to that associated with installation of fencing (if proposed along perimeters of the subject site).
- o. Wildlife impacts on neighboring properties caused by displacement of wildlife from the subject site.

3. Mitigation Measures.

Potential mitigation measures to explore:

- a. Utilization of existing cleared areas to maximum extent possible.
- b. Establishment of Clearing Limit Lines and Clearing and Grading Limit Lines (if not the same) to depict maximum limits of areas of disturbance.
- c. Schematic landscape plan for the subject site at a scale of 1 inch = 100 feet showing proposed planting areas, as well as their design intent and function (e.g., visual buffer, wetland enhancement, wildlife, street trees, slope stabilization, formal garden, etc). Typical plant lists for each of specified functions shall be provided. Include a description of the resulting planting character of the site and the length of time it will take to achieve that character. Include scientific

names on the proposed landscaping plan, and review New York State invasive species regulations to assure that no invasive species will be used. In addition, avoid the use of plant species known to be invasive in other states, particularly those listed as invasive in neighboring states but which may not yet appear on the New York list. Species of plants native to New York should be used to the extent practicable for landscaping, soil stabilization, and stormwater mitigation features.

- d. Buffer screening to reduce impacts on neighboring properties and area roadways.
- e. Preservation of trees, to the maximum extent possible.
- f. Proposed method of identification and preservation of unique and/or specimen (significant) trees, to the maximum extent possible.
- g. Preservation of existing conditions (e.g., forested areas, wetlands).
- h. Protection of water bodies and wetlands.
- i. Preservation and creation of wildlife corridors.
- j. Fertilizer, Herbicide, Fungicide and Pesticide Application Plan, if proposed.

E. Wetlands.

1. Existing Conditions.

- a. Delineate in the field, survey for accurate location and map existing Town of North Castle, NYSDEC and U.S Army Corps of Engineers (USACOE) wetlands on the subject site using wetlands definition appropriate to each jurisdiction. All wetlands should be identified regardless of size.
- b. Identify and map existing Town of North Castle, NYSDEC and USACOE wetlands within a distance of not less than 1/4-mile from the site boundaries, expanded as necessary to include all areas that

are functionally related to and which might reasonably be expected to be impacted by development of the subject site. All wetlands should be identified regardless of size.

- c. For each on-site wetland, indicate:
 - (1) Location.
 - (2) Wetlands type, including soils, vegetation and hydrology.
 - (3) Wetlands acreage (approximate for off-site wetlands).
 - (4) Pertinent jurisdiction.
 - (5) Wetlands functions, as identified in Chapter 340 (Wetlands and Watercourse Protection) of the Code of the Town of North Castle. Functional analysis shall be based upon one of the accepted methodologies, such as the U.S. Army Corps of Engineers HGM (hydrogeomorphic model), EPW (Evaluation of Planned Wetlands) model or Hollands-Magee Method.
- d. Identify total wetlands acreage on the subject site and percent of site occupied by all wetlands, regulated wetlands and regulated wetlands buffer/adjacent areas using definitions appropriate to each jurisdiction.
- e. Identify any applicable regulatory authorities including Town, NYCDEP, NYSDEC, and the USACOE.
- f. Discuss existing drainage patterns, existing discharge points of drainage.
- g. Describe the interconnectivity between wetlands and water resources, including the Kensico Reservoir.

2. Potential Impacts.

- a. Identify acreage of proposed wetlands and wetlands buffer/adjacent area disturbances and analyze potential direct and indirect impacts on survey-located wetlands as regulated by the Town of North Castle, the NYSDEC and the USACOE. Discuss area to be disturbed, types of potential disturbance, impact to functional values of the wetland, changes to wetland vegetative composition, modifications to hydrology and hydroperiod, and modifications to the 100-year floodplain, if any.
- b. Describe permits required for local, State and Federal jurisdictions, if any.
- c. Describe potential for and evaluate the impact of increased sedimentation of wetlands.
- d. Describe potential for and evaluate the impact of increased concentrations of fertilizer, pesticides, herbicides, fungicides and other chemicals proposed for use on the subject site in the existing and proposed wetlands.
- e. Include qualitative analysis of construction-related and long-term impacts to wetlands and their functions, including impact on wildlife habitat, pollution abatement capabilities, stormwater control capabilities and changes in aesthetic value based upon evaluation methodology described above.
- f. For each of above analyses include consideration of cumulative impacts of other developments planned or proposed in the immediate area of the subject site.
- g. Discuss potential impacts upon the Kensico Reservoir.
- h. Identify and assess any altered drainage patterns and the potential adverse impacts that increased or, in some cases, decreased runoff amounts would pose to wetlands and streams.
- i. Discuss potential impacts upon The Fen at Cranberry Lake Preserve.

3. Mitigation Measures.

Potential mitigation measures to explore:

- a. Avoidance of wetland areas.
- b. Minimization of wetland impacts.
- c. Replacement and enhancement of wetlands and wetland buffer/adjacent areas.
- d. Increased buffer/adjacent areas.
- e. Creation of new wetlands and ponds on-site and off-site, including a description of their size, vegetative composition and proposed function.
- f. Elimination and minimization of fertilizer, pesticide, herbicide, fungicide and other chemical concentrations in existing and proposed wetlands through avoidance and containment, respectively.
- g. Other.

F. Stormwater Management.

1. Existing Conditions.

- a. Discuss existing stormwater runoff quality and quantity within the watersheds of which the subject site is a part, with modeling for 1-, 2-, 5-, 10-, 25-, 50- and 100-year storm events.

Discuss and quantify existing conditions in the Kensico watershed.

- b. Discuss existing point and nonpoint pollution sources within the watershed of which the subject site is a part.

- (1) Subsurface sewage disposal systems.
 - (2) Roadway runoff.
 - (3) Grass clippings and other organic materials containing chemical residues.
 - (4) Other.
- c. Describe and map North Castle, NYCDEP, NYSDEC and USACOE regulated existing surface water bodies, intermittent and perennial streams; and 100-year floodplains on the site, and immediately surrounding the site (within 100' of site property lines).
 - d. Summary description of relevant existing NYCDEP Kensico Watershed Regulations.
 - e. Existing pollutant loading as required by NYCDEP. Methodologies in the manual Reducing the Impacts of Storm water Runoff from New Development shall be utilized . In addition, the stormwater analysis shall demonstrate that the practices proposed can adequately treat and attenuate the runoff to approximately predevelopment pollutant levels.

2. Potential Impacts.

- a. Calculate the total impervious areas for the site.
- b. Stormwater runoff quantity; volume of stormwater runoff and peak discharge rates within the watersheds of which the subject site is a part for 1-, 2-, 5-, 10-, 25-, 50- and 100-year storm events.
- c. Surface water quality and quantity impacts on receiving wetlands, streams, ponds, the Kensico Reservoir and its tributary watercourses, and the 100-year floodplain within the watersheds of which the subject site is a part. Include potential short-term and long-term

impacts of runoff carrying fertilizers, pesticides, herbicides, fungicides and other chemicals from lawns, roadways and other impervious surfaces, and sedimentation. Evaluate potential impact of failure of erosion and sedimentation control measures and stormwater control measures both during the construction process and after the proposed development is in operation.

- d. Description of stormwater permits required from the New York State Department of Environmental Conservation (NYSDEC), New York City Department of Environmental Protection (NYCDEP), or other agencies having jurisdiction.
- e. Potential impacts to Kensico Reservoir and its tributary watercourses due to changes in water quality or quantity.
- f. Discuss impacts associated with construction of proposed infrastructure.
- g. An analysis of the impact of the proposed development on stormwater pollutants, as required by NYCDEP and NYSDEC, construction related erosion and sedimentation, discharges of turbidity in runoff, increased stormwater flow from additional impervious surfaces, and the creation of runoff containing pollutants.
- h. Potential Impacts to groundwater due to interception and/or capture during construction, change in land coverage, recharge, and on-site usage of groundwater shall also be included in this section.
- i. For each of above analyses, also include consideration of cumulative impacts of other developments planned or proposed in the immediate area of the subject site.

3. Mitigation Measures.

Potential mitigation measures to explore:

- a. Description of erosion and sedimentation control measures to protect water bodies, wetlands, the Kensico Reservoir and its tributary watercourses, and maintenance of such measures during construction.
- b. Preliminary Stormwater Pollution Prevention Plan (SWPPP) prepared for the 22 acre development site in accordance with the Chapter 267 of the Town Code.
- c. Fertilizer, Herbicide, Fungicide and Pesticide Application Plan, if applicable.
- d. Compliance with the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities (Permit #GP 0-015-002).
- e. Compliance with the NYCDEP Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and Its Sources.
- f. Discuss need to provide bond for construction pollution/environmental damage and/or need to provide environmental liability insurance, if applicable.
- g. Discuss alternatives such as enhanced treatment and/or the use of green infrastructure practices.
- h. Other.

G. Utilities.

1. Water Supply

a. Existing Conditions.

- (i) Identify public water supply system in the vicinity of the site including interconnections with adjacent sites and associated easements (if any).
- (ii) In addition to the public water supply, include a discussion of the existing on-site wells and water services and any modifications to same.
- (iii) Identify location of existing water main(s) serving the site and point(s) of connection, and available capacity.

b. Potential Impacts.

- (i) Provide average daily water demand for proposed use. Include water demand for fire, domestic and irrigation.
- (ii) Include discussion on WCHD jurisdiction and regulations.
- (iii) Evaluate capacity of the water district and describe proposed water connection.
- (iv) Determine modifications required to water main connections to adjacent site and streets from the subject property and associated easements, if any.
- (v) Identify provisions for fire protection.
- (vi) Discuss impacts related to construction of proposed infrastructure.
- (vii) For each of above analyses, also include consideration of cumulative impacts of other developments planned or proposed in the immediate area of the subject site.

c. Mitigation Measures.

Discuss potential mitigation measures, if necessary.

2. Sanitary Sewer

a. Existing Conditions.

- (i) Identify existing wastewater district, treatment facilities to be used and capacity to accept additional sanitary waste from the project.
- (ii) Identify existing service lines and downstream sewer district mains.

b. Potential Impacts.

- (i) Provide anticipated wastewater generation for the proposed project.
- (ii) Describe proposed wastewater treatment connections.
- (iii) Provide description of proposed sanitary sewage treatment facilities and NYSDEC, NYCDEP and WCDOH jurisdiction.
- (iv) Discuss impacts related to construction of proposed infrastructure.
- (v) For each of above analyses, also include consideration of cumulative impacts of other developments planned or proposed in the immediate area of the subject site.

c. Mitigation Measures.

Potential mitigation measures to explore:

- a. Discuss mitigation measures that will offset the projected increase in sewer flow through reductions in inflow/infiltration (I&I) at a ratio of three for one. In particular, provide specific details on how implementation of these improvements is to be accomplished. For example, will the applicant be required to place funds into a dedicated account for I&I work based on a per gallon cost of removal of flow through I&I? How will I&I projects be identified? Who will conduct the work and in what timeframe?

H. Traffic and Transportation.

1. Existing Conditions.

- a. Provide description (number of lanes, posted speed limits, travel-way width, surface treatment and condition, horizontal and vertical curves, grades, drainage, parking, traffic controls, vehicle classification restrictions and general character) of the following area roadways and intersections:
 - (1) Roadways.
 - (a) NYS Route 22
 - (b) Old Orchard Street
 - (2) Intersections.
 - (a) NY Route 22 & North Broadway
 - (b) NY Route 22 & Hillandale Avenue
 - (c) NY Route 22 & Old Orchard Street
 - (d) Old Orchard Street & Site Driveway B
 - (e) Old Orchard Street & Site Driveway A
 - (f) NY 22 & Entrance Ramp from Bronx River Parkway/Taconic State Parkway
 - (g) NY 22, Central Westchester Parkway, Reservoir Road, & Church Street
 - (h) NY 22 & Virginia Road/Harwood Avenue

- (i) NY 22 & Fisher Lane/Tompkins Avenue
- (j) Lake Street and Park Lane

All area roadways and intersections noted above shall be graphically indicated.

- b. Existing traffic conditions will be documented for the weekday AM and PM peak hours and Saturday peak hours from historical data and by conducting turning movement manual counts at the following intersections:
 - a. NY Route 22 & North Broadway
 - b. NY Route 22 & Hillandale Avenue
 - c. NY Route 22 & Old Orchard Street
 - d. Old Orchard Street & Site Driveway B
 - e. Old Orchard Street & Site Driveway A
 - f. NY 22 & Entrance Ramp from Bronx River Parkway/Taconic State Parkway
 - g. NY 22, Central Westchester Parkway, Reservoir Road, & Church Street
 - h. NY 22 & Virginia Road/Harwood Avenue
 - i. NY 22 & Fisher Lane/Tompkins Avenue
 - j. Lake Street and Park Lane

Turning movement counts will be collected from 7:00 AM to 9:00 AM and 4:00 PM to 7:30 PM on weekdays. The counts shall not follow or precede holidays and weekday conditions should include dates when schools are in session. In addition to the turning, movement counts for each of the intersections listed the Applicant shall obtain daily and weekly traffic counts on NYS, Route 22 near the site frontage, as well as Old Orchard Street near the proposed site access drives. Automatic Traffic Recorders (ATR's) should be installed for seven days to document both hourly and directional traffic volumes on the two roads noted above. This information

will provide the Applicant with daily fluctuations and determine if the results of the turning movement counts are appropriate as a baseline conditions to complete the Traffic Study.

All of the traffic volumes obtained through turning movement counts and machine counts should be seasonally adjusted to reflect traffic conditions in the general area and traffic conditions potentially impacted by seasonal use of the Reservoir Area and other activities at the Kensico Dam Plaza. To support these seasonal variations, the Applicant may consider installing ATR's at the two locations noted above during different months during the initial process to complete a Traffic Study.

- c. Provide Capacity Analyses (Level of Service) for each of the above intersections (SYNCHRO Analysis and HCM format). Applicant shall provide a detailed summary of the results of the analyses to include Levels of Service, Volume to Capacity Ratios, Vehicle Queuing Lengths and indicate the increase in delay due to site traffic generation at each of the intersections.
- d. Public Transportation – provide summary description of existing public transportation facilities in the vicinity of the Site (within 5 miles)
- e. Evaluate accident history along roadways and at intersections listed in above for the most recent 3-year period.
 - (1) Location.
 - (2) Date.
 - (3) Type of accident.
 - (4) Number of injuries.
 - (5) Probable cause.

- (6) Road conditions.
- (7) Number of vehicles involved.
- f. Complete analysis of existing intersection sight distance at project entry points.

2. Potential Impacts.

- a. Complete intersection capacity analyses of future background conditions based upon an annual growth factor of two percent (2%) per year applied to existing baseline volumes and including all developments planned or proposed in the immediate area of the subject site.
- b. Complete projection of site-generated traffic on area roadways based upon accepted trip generation rates for the project components. Include an Estimated Time of Completion plus 10 years (ETC +10).
- c. Complete projected distribution of site-generated traffic on area roadways.
- d. Complete intersection capacity analyses of build conditions, no build and proposed development of subject site with projected site-generated traffic, with and without consideration of proposed road and intersection improvements, if any.
- e. Evaluate safety concerns regarding existing and proposed roadways.
 - (1) Proposed sight distance at project entry points, driveways and roadway curves.
 - (2) Roadway width and conditions for routine travel and emergency services access purposes.
 - (3) Road grades.

- f. Evaluate impact of gate house installation and operation on areawide traffic circulation, including emergency service access, if proposed.
- g. Projection of construction traffic, including volumes (number of trips), type and size of vehicles, hours of operation, duration, and trip routing and origin/destination of construction vehicles. Include discussion of construction traffic for removal of excess fill from the subject site (if any). Provide estimate of number of trips and information on type and capacity of vehicle(s) to be used and trip routing for such vehicles (e.g., directed toward I-684, I-287, use of local roads, or both).
- h. Identify primary access paths for passenger vehicles, emergency vehicles, delivery vehicles and pedestrians.
- i. Qualitatively discuss impacts associated with pollution from the increase in the number of cars.

3. Mitigation Measures.

Potential mitigation measures to explore:

- a. Proposed roadway improvements, including sight distance improvements.
 - (1) Types of improvements (as needed), e.g., traffic control at intersections, intersection improvements, drainage improvements, surface improvements.
 - (2) Responsibility for improvements.
 - (3) Method(s) of funding, as appropriate.
 - (4) Approval jurisdiction for proposed improvements.
- b. Alternative emergency-only access point(s).

- c. Remediation plan for repair of local streets damaged during construction.
- d. Measures to safeguard the public during the construction process.
- e. Traffic calming measures.
- f. Discuss viability/desirability of restricting access to and from the proposed action to NYS Route 22 only (prohibiting access to/from Old Orchard from/to the east).
- g. Other.

I. Visual Resources and Community Character.

1. Existing Conditions.

- a. Provide analysis of the existing visual character of the subject site as viewed from surrounding roads and surrounding properties, based upon use of photographs, site line diagrams and/or cross-sections, as appropriate. Include, Old Orchard Street, NYS Route 22 and Cranberry Lake Preserve. Existing views shall be clearly described in narrative form and supplemented with appropriate graphic illustrations.

2. Potential Impacts.

- a. Provide analysis of the visual character of the subject site after development as viewed from surrounding roads and surrounding adjacent properties, based upon use of photographs, computer simulations, site line diagrams and/or cross-sections, as appropriate. Altered views shall be clearly described in narrative form and supplemented with appropriate graphic illustrations. Any plans to erect walls, fences and/or gates along some or all of the subject site's perimeter during construction and after development of the subject site shall be identified, including but not limited to a description of the type, materials and height of proposed walls, fencing and/or gates.

- b. Assess the visual impact of the proposed project in context with other existing structures in the study area.
- c. Provide architectural renderings, details and photosimulation illustrating height massing, scale and façade treatments. Photosimulations shall use photographs of existing and proposed conditions during the leaf and leafless seasons.
- d. Describe impacts associated with proposed lighting plan and how lighting may impact adjoining properties.
- e. Discuss potential impacts to the view shed of and significant habitats within Cranberry Lake Preserve.

3. Mitigation Measures.

Potential mitigation measures to explore:

- a. Measures aimed at reducing visual impact.
- b. Preservation of existing trees.
- c. Establishment of larger setbacks from property lines.
- d. Reducing height of structures
- e. Establishment of Clearing Limit Lines to depict maximum limits of areas of disturbance.
- f. Landscaping, including buffer screening plans.
- g. Enhancement of views.
- h. Other.

J. Community Facilities and Services.

1. Schools.

a. Existing Conditions.

- (1) Describe the location of the subject site in relation to the public school district that serves the site.
- (2) Specifically discuss the fact that the Valhalla Union Free School District represents taxpayers in three towns, a portion of North Castle, Greenburgh, and Mt. Pleasant.

b. Potential Impacts.

- (1) Estimate the public school child generation of the proposed action by use of accepted school child multipliers (Rutgers CUPR or ACS PUMA cross tabs), segmented by unit mix, tenure and rent or income level; if possible, confirmed by experience of similar developments.
- (2) Apply the average annual current enrollment expenditure per student as borne by property taxes net of state aid (based on the average of all grades and special needs) to the number of proposed development students for the measure of the development costs. Evaluate the impacts of projected enrollment increases, from the project, on the school district, school facilities and budgets. Consider long term cumulative impacts of enrollment increases within the district. When discussing impacts on school budgets, take into consideration potential changes in state aid to the school resulting from this project described above. Communicate with the school district and evaluate the potential for the need for new buildings, fields or other facilities. Impacts on property tax revenues to the School District and other taxing jurisdictions should take into consideration the need for capital improvements resulting from the proposed project.

- (3) Discuss potential impacts on the Valhalla School District if it is assumed that 100% of the two bedroom units contain children and 30% of the 1 bedroom units contain children.
- (4) Discuss transportation impacts upon the Valhalla School District, including need for the District to add a transportation route and pick up location to accommodate students.
- (5) Discuss impacts associated with the NYS tax levy limit with new assessed values.
- (6) Discuss the impacts associated with tax revenue from the proposed action not going directly to the Valhalla Union Free School District as a payment.
- (7) Discuss impacts associated with serving students with special needs.
- (8) Discuss specifically the number of children generated in the Valhalla Union Free School district rental market by existing two bedroom units.
- (9) Discuss impacts associated with the potential “high turnover” of students in residential units, if any.
- (10) Discuss whether the proposed action will generate more older “existing students” than “new” kindergarten students. Discuss cost impacts of educating “new” students vs. “existing students.” Discuss potential school district facility impacts associated with the above.
- (11) Discuss potential impacts on the number of school children if the building is not successful as a “luxury” project and lower rents, as compared to the proposed action, are collected.

- (12) Compute the school district's property tax benefit from the proposed development by applying the current North Castle school tax rate of \$863.184/1000 to the estimated Assessed Value for the measure of the development benefit.
- (13) Compare the cost and benefit of the proposed development.

c. Mitigation Measures.

- (1) Discuss potential mitigation measures, if necessary. Discuss tax implications of the project.

2. Police, Fire and EMS Protection.

a. Existing Conditions.

- (1) Staff size and organization of service provider in town.
- (2) Location of stations in relation to the subject site.
- (3) Average response time to the subject site for service provider.
- (4) Service ratio for service provider.
- (5) Number and type of apparatus for service provider.
- (6) Water supply and capacity for fire-fighting purposes.
- (7) Transport time to the nearest hospital for service provider.
- (8) Adequacy of access for service provider, as confirmed by written statements from service provider.

b. Potential Impacts.

- (1) Increased demand for services (based upon normal usage of the subject site) and allocation of responsibilities between service provider.
- (2) Increased costs for service provider.
- (3) Adequacy of access to/from and on the subject site, including roadway surface and width, barriers and maintenance.
- (4) Concerns of service provider.
- (5) Water supply and pressure for firefighting purposes.
- (6) For each of above analyses, also include consideration of cumulative impacts of other developments planned or proposed in the immediate area of the subject site.
- (7) Other.

c. Mitigation Measures.

Potential mitigation measures to explore:

- (1) Property taxes generated.
- (2) Site access modifications.
- (3) Feasibility of providing all structures with 100% fire suppression sprinklers and standpipe systems.
- (4) Provision of fire hydrants and water supply systems for the subject site as well as the existing Jenny Clarkson Home.
- (5) Provision of potential funding to the North Castle South Fire District, No. 1 for appropriate necessary fire devices and/or potential modification to the existing fire house to accommodate the apparatus.

- (6) Provision of potential reduced cost or subsidized housing for active volunteer firefighters serving the Town of North Castle.
- (7) Other.

K. Fiscal Impacts

1. Existing Conditions.

- a. Provide existing tax revenues to the Town of North Castle, Valhalla School District, Westchester County, and New York State from the existing school property.

2. Potential Impacts.

- a. Estimate temporary (construction) employment and permanent building maintenance/management employment associated with the proposed action.
- b. Prepare an economic impact assessment of the direct, indirect and induced effects on employment, output and earnings in the Town of North Castle by the temporary (construction) and permanent (operations) activity associated with the proposed development. Quantify the expected economic impacts to the local economy during the construction period. Identify the number of jobs (in person-years) to be generated directly and indirectly as a result of construction. Calculate income to the local economy from sales of construction material, construction labor and sales tax. Discuss the effect the proposed action would have upon the commercial district in North White Plains.
- c. Compare future tax revenues resulting from the proposed project with current tax revenues generated from the existing school on the project site.

- d. Compare future tax revenues resulting from the proposed project with proposed tax revenues generated from the development of a conventional subdivision.
- e. Discuss potential impacts of the proposed action on nearby home values.

3. Mitigation Measures.

- a. Describe any measures that would be pursued to maximize economic benefits to the community from the proposed project.
- b. Other.

L. Construction Impacts

1. Potential Impacts.

- a. Describe proposed construction phasing, overall schedule for project completion, and hours of construction operation.
- b. Describe the equipment and materials storage and/or staging area, anticipated number of construction workers, anticipated lighting and security, and the delivery means and methods.
- c. Describe the erosion and sediment control plan for the proposed project and any stormwater management practices to be used on a temporary basis.
- d. Describe how the infrastructure relevant to the completion of each phase will be implemented, and any potential impacts.
- e. Assess the potential environmental impacts anticipated due to the construction of the proposed project including traffic, noise, air quality, dust, erosion and sedimentation and its impact on the surrounding area.

- f. Specifically address whether blasting is proposed and discuss potential impacts upon surrounding land uses.

2. Mitigation Measures.

- a. Discuss construction management techniques
- b. Enforcement
- c. Erosion control plans
- d. Ideal management practices to be employed, along with mechanisms to minimize impacts related to partial project completion.
- e. If blasting is proposed, discuss potential mitigation measures.
- f. Other.

M. Historic, Archaeological and Cultural Resources.

1. Existing Conditions.

- a. Describe historic resources on the subject site. Include information obtained from the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) and North Castle Historical Society.
- b. Prepare a Stage 1A Cultural Resources Study, as well as Stage 1B and Stage 2 Studies, if recommended by the Stage 1A Study. Evaluate the potential for any archaeological resources on the subject site.
- c. Identify any properties listed on the State or National Register of Historic Places on or within a 1/2-mile of the subject site's boundaries.
- d. Identify locally significant properties within a 1/2-mile of the subject site's boundaries.

- e. Identify and map existing on-site stone walls.

2. Potential Impacts.

- a. Discuss proposed removal of existing buildings and other structures, including but not limited to stone walls.
- b. Describe impacts to any historic, archaeological or locally significant resources identified above.
- c. Other.

3. Mitigation Measures.

Potential mitigation measures to explore:

- a. Preserve historic and archeological resources on the subject site.
- b. Other.

N. Open Space

1. Existing Conditions.

- a. Include description of surrounding open spaces within ½ mile, including NYCDEP lands and Cranberry Preserve to the south. Provide summary of parks and recreation facilities in the Town of North Castle.

2. Potential Impacts.

- a. Describe potential impacts to open space areas.
- b. Discuss the open space plan for the proposed development.

3. Mitigation Measures.

- a. Any proposed mitigation as a result of impacts to open spaces.
- b. Discuss how proposed open space areas are to be protected and maintained. If restrictions such as deed restrictions, conservation easements or other prohibitions in future development are proposed, discuss what legal mechanism will be put into place to ensure perpetual preservation of open spaces.
- c. Discuss the potential for connections of on-site open spaces to off-site open spaces and how this could be implemented and maintained.
- d. Other.

V. REASONABLE ALTERNATIVES TO BE CONSIDERED

The description and evaluation of the following alternatives to the Proposed Action shall address all of the topics in Section IV of this document, shall be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed, shall be analyzed in terms of the impact issues listed above in summary and matrix format, and shall reflect compliance with all applicable regulations of the Town of North Castle. Alternatives shall include the following:

A. No Action.

B. Conventional Single Family Subdivision

The analysis of the above alternative shall include, at a minimum, an evaluation of clearing required, trees impacted, estimated cut and fill, wetlands and wetlands buffer/adjacent area disturbance, steep slope disturbance and visual impact.

C. Conservation Single Family Subdivision

The analysis of the above alternative shall include, at a minimum, an evaluation of clearing required, trees impacted, estimated cut and fill, wetlands and wetlands buffer/adjacent area disturbance, steep slope disturbance and visual impact.

D. Townhome Plan Utilizing the R-MF Zoning District

The analysis of the above alternative shall include, at a minimum, an evaluation of clearing required, trees impacted, estimated cut and fill, wetlands and wetlands buffer/adjacent area disturbance, steep slope disturbance and visual impact.

E. Purchase of the Property by New York City Department of Environmental Protection.

The analysis of the above alternative shall include, at a minimum, an evaluation of clearing required, trees impacted, estimated cut and fill, wetlands and wetlands buffer/adjacent area disturbance, steep slope disturbance and visual impact.

F. Reduced Scope and Impact

A project alternative of reduced scope and ultimately, reduced environmental impact. Toward that end, the applicant should consider an alternative site layout that maintains current groundwater recharge capacity to the maximum extent practicable through conserved forested areas, limited site disturbance, limited and disconnected impervious surfaces, and stormwater runoff directed to infiltration practices where feasible. This alternative shall avoid earthwork on slopes in excess of 20%, thus avoiding potential adverse impacts associated with erosion and sedimentation during and after construction.

The analysis of the above alternative shall include, at a minimum, an evaluation of clearing required, trees impacted, estimated cut and fill, wetlands and wetlands buffer/adjacent area disturbance, steep slope disturbance and visual impact.

VI. ADVERSE IMPACTS THAT CANNOT BE AVOIDED IF THE PROPOSED ACTION IS IMPLEMENTED

VII. OTHER REQUIRED ANALYSES

A. Irreversible and Irretrievable Commitment of Resources.

B. Impacts on the Use and Conservation of Energy.

C. Growth Inducing Aspects of Proposed Action.

This section should evaluate the effects of the proposed action as it relates to the potential increase in development of the potential increase in permanent residential population in the Town of North Castle. The growth inducing aspect of the proposed action will describe and evaluate any potential that the proposed action may have for triggering further development in terms of attracting similar, additional, or ancillary uses, significant increases in local population, increasing the demand for support facilities, and increasing the commercial and residential development potential for the local area. This section shall present secondary and cumulative impacts to housing, commercial economic development, additional traffic, water and wastewater needs.

D. Cumulative Impacts

This section should evaluate the effects of the proposed action as it relates to when multiple actions affect the same resource(s). These impacts can occur when the incremental or increased impacts of an action, or actions, are added to other past, present and reasonably foreseeable future actions.

VIII. SOURCES AND BIBLIOGRAPHY

IX. APPENDICES

A. All SEQRA documentation, including a copy of the Environmental Assessment Form (EAF), the Positive Declaration and the DEIS Scope.

B. Copies of all official correspondence related to issues discussed in the DEIS.

C. Copies of all technical studies, in their entirety, including the following:

1. Market study

2. Traffic study
3. Architectural, historic and/or archaeological reports
4. Wetland report
5. Tree Data
6. Rare, threatened and endangered species documentation
7. Geotechnical data
8. Stormwater data

ISSUES RAISED DURING SCOPING THAT HAVE BEEN DETERMINED BY THE LEAD AGENCY TO BE NOT RELEVANT OR NOT ENVIRONMENTALLY SIGNIFICANT OR THAT HAVE BEEN ADEQUATELY ADDRESSED IN A PRIOR ENVIRONMENTAL REVIEW

A separate section in the EIS on potential impacts on the Kensico watershed.

I would like to see the impact on traffic by the 5 comparables shown in the Market Study. They are all in the city of White Plains – how many parking spots for each? How many cars were introduced into the city traffic flow? Was there an increase in the number of car accidents?

The financials shown in the Market Study indicate a significant increase in tax revenue for the town. How does the town plan to distribute this new revenue?

Could an airplane pilot mistake the lights and pathway between two buildings as a runway in the fog and crash into the buildings? What could be built into the site to prevent this from happening?

Environmental full cost accounting study - economic impacts, real estate values

Utilities Mitigation Measures - Scoping for this subsection should be clarified.

Sanitary Sewer - scoping for this subsection should be clarified.

The effect of increased CO₂ dissolution in reservoir water

LIST OF INVOLVED AND INTERESTED AGENCIES

- Permit Administrator, New York State Department of Environmental Conservation, Region III Office, 21 South Putt Corners Road, New Paltz, New York 12561
- New York State Department of Transportation, SEQR Unit, Traffic Engineering & Safety Division, 4 Burnett Blvd., Poughkeepsie, New York 12603
- Deputy Commissioner, Historic Preservation, New York State Office of Parks, Recreation and Historic Preservation, Empire State Plaza, Agency Building 1, 20th Floor, Albany. New York 12238
- Commissioner, Westchester County Department of Planning, Westchester County Office Building, 148 Martine Avenue, White Plains, New York 10601
- Commissioner Westchester County Department of Health, 25 Moore Ave, Mt. Kisco, New York 10599
- Commissioner Westchester County Department of Parks, Recreation and Conservation, 450 Saw Mill River Rd., Ardsley, NY 10502
- Town of North Castle Planning Board, Town Hall Annex - 17 Bedford Road, Armonk, New York 10504
- Town of North Castle Conservation Board, Town Hall Annex - 17 Bedford Road, Armonk, New York 10504
- North Castle Architectural Review Board, Town Hall Annex - 17 Bedford Road, Armonk, New York 10504
- Building Inspector, Town Hall Annex - 17 Bedford Road, Armonk, New York 10504

- Matt Trainor, Superintendent, Town of North Castle Parks and Recreation Department, 41 Maple Avenue Armonk, New York 10504
- Jamie Norris, Highway Superintendent, Town Hall - 15 Bedford Road, Armonk, New York 10504
- Sal Misiti, Superintendent, Town of North Castle, Department of Sewer and Water, 115 Business Park Drive Armonk, New York 10504
- Dr. Brenda Myers, Superintendent, Valhalla UFSD District Office, 316 Columbus Ave., Valhalla, NY, 10595
- Susan Guiney, Superintendent, Mount Pleasant Central School District, 825 West Lake Drive, Thornwood, NY 10594
- Dr. Harold A. Coles, Superintendent, Southern Westchester BOCES, 17 Berkley Drive, Rye Brook, NY 10573
- Fire Commissioners, North Castle South Fire District No. 1, 621 N Broadway, White Plains, NY 10603
- North Castle Open Space Committee, 17 Bedford Road, Armonk, New York 10504
- Cynthia Garcia, NYCDEP - SEQRA Coordination Section, 465 Columbus Ave, Valhalla, NY 10595
- St. Christopher's c/o William Scherer, Wilk Auslander, 1515 Broadway, 43rd Floor, New York, NY 10036
- The Environmental Notice Bulletin (ENB), enb@gw.dec.state.ny.us (notice only)