DRAFT ENVIRONMENTAL IMPACT STATEMENT
SCOPING DOCUMENT

AIRPORT CAMPUS
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

Name of Project:	Airport Campus
Project Location:	Town of North Castle 113 King Street Armonk, NY 10504 Tax Map: 118.02-1-1, 113.04-1-13, and 113.04-1-14
Applicant:	Airport Campus I LLC, Airport Campus II LLC, Airport Campus III LLC, Airport Campus IV LLC, and Airport Campus V LLC
Owner:	Airport Campus I LLC, Airport Campus II LLC, Airport Campus III LLC, Airport Campus IV LLC, and Airport Campus V LLC
SEQRA Classification:	Type I Action
Lead Agency:	Town of North Castle Town Board Town Hall 1 Bedford Road Armonk, New York 10504 (914) 273-3321
Lead Agency Contact:	Alison Simon Town Clerk 15 Bedford Road Armonk, New York 10504 (914) 273-3321
Scoping Session:	September 26, 2018, October 10, 2018 Town of North Castle Town Hall 15 Bedford Road Armonk, New York 10504
Scoping Comments Due:	October 26, 2018
Scope Adopted:	March 13, 2019

DESCRIPTION OF THE PROPOSED ACTION:

The "Applicant," proposes to repurpose and redevelop the approximately 38-acre site known as 113 King Street within the Town of North Castle (the "Project Site" or "Site"), which is currently improved with approximately 261,000 sf of office space in two buildings. Efforts over the past ten years to lease the Site's office buildings have been unsuccessful. As such, the Applicant proposes to re-use the northernmost existing office building as a hotel, construct a new 151-unit multi-family building, construct 22 townhouse units, and re-occupy the southernmost existing office building with office tenants (the "Proposed Project"). The 5-story multi-family residential building is proposed to be located to the north of the existing northern office building and would be built on top of 3-stories of structured parking, one of which would be below grade. The total height of the structure as viewed would be seven stories. In the northern portion of the Project Site, the Applicant proposes to construct 22 townhouses. The Applicant would provide affordable housing on-Site in accordance with the requirements of the Town Code. Vehicular access to the office, hotel, and multifamily uses would be from the existing signalized driveway intersection with King Street. Vehicular access for the townhouses would be from Cooney Hill Road.

In addition to the Site's existing improvements, site plan approvals in full effect allow for the construction of an additional 165,000 square feet of office space, 53,000 sf of amenity space, a 20,000 sf meeting house, and a 1,000 space parking structure on the Site. The Proposed Project is being advanced in lieu of these currently permitted improvements. The Project Site is located within the Town's "Designed Office Business 20A" (DOB-20A) Zoning District. To develop the Site as proposed, the Applicant has petitioned the Town Board of the Town of North Castle ("Town Board") for amendments to the Town's Zoning Code to permit multi-family, hotel, and townhouse uses on the Site as special permit uses and to provide bulk and density requirements for those uses (the "Proposed Zoning"). The Applicant has also applied to the Town Board for approval of a Preliminary Development Concept Plan (PDCP) and Special Permit approval, which would allow for the subsequent preparation of a detailed Site Plan and subdivision application to construct the Proposed Project.

For ease of understanding, each technical chapter of the DEIS will be organized to include a site specific analysis for the Project Site and a generic analysis of the proposed zoning amendment.

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 also change the allowable uses throughout the DOB-20A District. The Proposed Action would change the land use on the site from its current office campus to a hotel, multifamily housing and single-family townhouse uses.

2. The Proposed Action would result in excavation and other disturbance on several acres of currently undeveloped land.

3. Construction of the Proposed Project would occur in more than one phase.

4. Increased stormwater runoff and erosion resulting from site disturbance and construction of new impervious surfaces in the form of structures, access roads, and residential lots may impact surface water, specifically the nearby Kensico Reservoir which is part of the New York City watershed system. In addition, surface water and groundwater may be impacted by the introduction of fertilizers and pesticides associated with new residential uses.

5. The Proposed Action would involve site disturbance and new construction proximate to federally regulated freshwater wetlands.

6. The Proposed Action would result in an increased demand on water supply and delivery and sewage disposal systems.

7. The Proposed Action may impact the habitat of species that have been identified as species of special concern, endangered and/or threatened (including the bald eagle).

8. The Proposed Action would occur within an area identified as potentially sensitive for archaeological resources.

9. The Proposed Action would result in the placement of new residential and hotel uses in an area between the 60 DNL and 65 DNL noise contours for Westchester County Airport.

10. The Proposed Action would result in an increase in daily vehicle trips, which may impact the surrounding roadway network.

11. The Proposed Action would result in an increased demand for energy.

12. There is a completed emergency spill remediation on the site of the Proposed Action, which may have impacted the existing structures to be modified as well as the subsurface conditions of the Project Site.

13. The Proposed Action may create a demand for additional community services (e.g. schools, police and fire).

14. The potential for significant impacts related to stormwater runoff. The proposed construction will add new impervious surfaces requiring stormwater quality and quantity management.

15. The potential for significant design/visual resource impacts and neighborhood character impacts. The currently undeveloped portions of the site would be developed with a new seven story multifamily building.

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 Airport Campus 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 or infeasible 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) 273-3000 (ext. 42)
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 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. IBM World Headquarters
2. Swiss RE
3. Citi Conference Facility
4. Greenwich American Center

5. Residential uses along Route 128/Cooney Hill

6. NYCDEP Shaft 17

7. Regional and local roadway network

8. Armonk Hamlet

9. Critical Environmental Area(s) (map required) (Westchester County Airport 60 Ldn Noise Contour)

E. Detailed Description of Proposed Project.

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 conceptual renderings of façades, and examples of building materials, mechanical screenings, and any green building technologies.

   k. Proposed open space.

   l. Landscaping plan

   m. Tree removal mitigation plan

   n. Proposed construction sequencing plan

o. Proposed phasing plan

p. Site limitations and constraints

2. Currently Approved Development Plan. Identify and describe the Site's development history, including a description in text and graphics of the development plans that are currently approved for the Project Site.

3. Gross Floor Area analysis and building footprint analysis

4. Area of land to be cleared (square foot and percent of site), new impervious surfaces (square foot and percent of site)

5. Operational information including vehicular access, traffic circulation, emergency access, fire protection, and site security.

6. Description of any off-site improvements.

7. Description of proposed accessory uses, including but not limited to development amenities, recreation facilities, shuttle services and concierge services/amenities.

8. Description of Proposed Site Access, including a discussion of emergency access roads, maintenance issues and whether the facility will be gated to control access to the subject site.

9. Summary of capacity and proposed improvements to water supply, sanitary sewage, stormwater management and other utilities.

F. Description of the Proposed Zoning

1. Description of proposed zoning amendments and the parcels that would be entitled to apply for a special permit for additional uses per the zoning amendments.

2. Description of the maximum build out of the various parcels within the DOB-20A zoning district based on the Proposed Zoning.

G. 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.

Submit a market study completed for the project, and summarize existing demographics targeted for the proposed development. This study should discuss marketability of higher density residential in a low-density area of town that is not within walking distance of the hamlet and within close proximity to the Westchester County Airport. The market study shall also discuss the viability of the hotel in light of the hotel proposal as part of the Eagle Ridge 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 land use history of the entire project site assemblage (MBIA campus and Cooney Hill area).

c. Discuss DOB-20A Preliminary Development Concept Plan (PDCP) requirements, current PDCP and proposed PDCP.

d. Discuss the recommendations for the site and surrounding area as set forth in the Town of North Castle Comprehensive Plan.

e. Discuss approved and pending development project, including Swiss Re's approved PDCP, and the relationship to the subject application, if any.

f. Discuss recommendations of the Westchester County master plan entitled "Westchester 2025" and the previous plan "Patterns" and other pertinent planning documents prepared by the County or other agencies applicable to the areas to be studied identified above.

g. Description of location and restrictions associated with the existing NRDC and Riverkeeper conservation easement, and the relationship, if any, to neighboring properties.

h. Address, generally, the items above for the entirety of the DOB-20A district.

2. Future without Proposed Project

Identify and discuss approved and pending projects within the study area, and the relationship to this application, including shared infrastructure, in any.

3. Potential Impacts.

a. The proposed local law would significantly increase the maximum permitted height as compared to the existing DOB-20A Zoning District (from 3 stories 45 feet to 85 feet). The Applicant will need to demonstrate that the height of the proposed multifamily building does not negatively impact potential development within the surrounding neighborhood and is in keeping with the existing character of the community. The Applicant shall evaluate the proposed 40-foot increase in maximum building height and how that may impact adjacent visual resources.

b. The proposed local law would significantly increase the density permitted at the site (each square foot of approved but unbuilt office and related space may be converted into one and one-quarter (1.25) square feet of residential space). In order to better evaluate potential impacts, the applicant shall prepare a square foot development potential analysis between the existing DOB-20A District and the proposed DOB-20A Zoning District.

c. Given the location of the proposed multifamily building and the proposed side and rear yard setbacks, the Applicant shall evaluate whether larger setbacks would be appropriate on the site, particularly if proximate to the solar array field on the abutting Swiss Re campus.

d. Describe the compatibility of the proposed action with existing, and proposed, land uses and zoning district designations on the subject site and within the areas studied above.

e. 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.

f. Discuss proposed zoning amendments and describe qualitatively and quantitatively how the zoning amendments would affect development of the project site.

g. Describe potential impacts associated with proposed land uses on the Site when compared to existing neighborhood land use and character.

h. Describe the potential DOB-20A district wide zoning amendment impacts on the DOB-20A Zoning District; also include the potential for impacts on Airport Campus in excess of the PDCP that would be permitted by the amended zoning.

4. 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 given a 'reasonable worst case' development scenario in the district.

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.

Design the townhouse portion as an aesthetically pleasing pedestrian friendly residential village.

Discuss increasing the size of the NRDC and Riverkeeper conservation easement.

Discuss increasing size of NRDC conservation easement relative to both what currently would be required (since some of what was originally covered by the agreement is no longer covered) and the maximum that would have been required under the agreement with the NRDC.

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, based upon available soils surveys, 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.

d. Address, generally, the items above for the entirety of the DOB-20A district.

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.

f. Describe the potential DOB-20A district wide zoning amendment impacts on the DOB-20A Zoning District; also include the potential for impacts on Airport Campus in excess of the PDCP that would be permitted by the amended zoning.

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 blasting protocol, , 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%+.

c. Address, generally, the items above for the entirety of the DOB-20A district.

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.

e. Describe the potential DOB-20A district wide zoning amendment impacts on the DOB-20A Zoning District; also include the potential for impacts on Airport Campus in excess of the PDCP that would be permitted by the amended zoning.

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, abundance and health condition. Particular attention should be provided to investigating for Bald Eagles, Bald Eagle nests, Indiana Bat and Northern Long-eared Bat.

c. Site-specific analysis of resident and migratory wildlife, including 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, within the limit of disturbance, 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. Address, generally, the items above for the entirety of the DOB-20A district.

2. Potential Impacts.

a. Bald Eagle impacts should be assessed following the National Bald Eagle Management Guidelines, published by the US Fish and Wildlife Service (USFWS). Potential impacts to the Bald Eagle during the construction of the Proposed Project, including those

relating to habitat impacts as well as impacts from noise, should be discussed in this Chapter.

b. 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.

c. Cumulative loss of vegetation, overall and by vegetative cover type, upon project completion.

d. Vegetation to remain as a result of residential construction, especially at critical buffering locations, such as the site's property lines.

e. 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.

f. Increased erosion resulting from removal of vegetation.

g. Impacts of construction traffic on street trees, 24" dbh or greater, located along roadways where roadway and utility improvements are proposed.

h. Impact on habitat and habitat functions caused by site development (e.g., clearing of vegetation, loss of wetlands).

i. Impacts of use of fertilizer, pesticides, herbicides, fungicides and other chemicals on the subject site.

j. Habitat and wildlife corridor fragmentation.

k. Wildlife impacts on neighboring properties caused by displacement of wildlife from the subject site.

l. Compare the Proposed Project's potential impacts to vegetation and wildlife to the Site conditions that existed at the time the currently approved development plan was proposed.

m. Describe the potential DOB-20A district wide zoning amendment impacts on the DOB-20A Zoning District; also include the potential for impacts on Airport Campus in excess of the PDCP that would be permitted by the amended zoning.

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 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 for existing and potential development 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 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. Address, generally, the items above for the entirety of the DOB-20A district.

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. 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.

h. Compare the Proposed Project's potential impacts to surface waters or wetlands and their adjacent areas to the Site conditions that existed at the time the currently approved development plan was proposed.

i. Describe the potential DOB-20A district wide zoning amendment impacts on the DOB-20A Zoning District; also include the potential for impacts on Airport Campus in excess of the PDCP that would be permitted by the amended zoning.

3. Mitigation Measures.

Potential mitigation measures to explore:

a. Minimization of wetland impacts.

b. Elimination and minimization of fertilizer, pesticide, herbicide, fungicide and other chemical concentrations in existing and proposed wetlands through avoidance and containment, respectively.

c. 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. The Applicant shall use Northeast Regional Climate Center (NRCC) data.

b. Discuss and quantify pre-development and existing conditions in the contributing watershed.

c. Discuss pre-development 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.

d. 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 1000' of site property lines).

e. Pre-development pollutant loading as required by NYCDEP, NYSDEC. Methodologies outlined in the NYSDEC manual titled "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.

f. Address, generally, the existing stormwater management for the entirety of the DOB-20A district.

2. Potential Impacts.

a. Calculate the total impervious areas for the site in the pre-development, and proposed conditions.

b. Calculate 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. The Applicant shall use Northeast Regional Climate Center (NRCC) data.

c. Identify surface water quality and quantity impacts on receiving wetlands, streams, ponds, and tributary watercourses 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. Identify 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. Discuss impacts associated with construction of proposed infrastructure.

f. Provide 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.

g. Identify potential impacts to groundwater due to interception and/or capture during construction, change in land coverage and recharge,.

h. 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.

i. Describe the potential DOB-20A district wide zoning amendment impacts on the DOB-20A Zoning District; also include the potential for impacts on Airport Campus in excess of the PDCP that would be permitted by the amended zoning.

3. Mitigation Measures.

Potential mitigation measures to explore:

a. Description of erosion and sedimentation control measures to protect water bodies, wetlands, and tributary watercourses, and maintenance of such measures during construction.

b. Preliminary Stormwater Pollution Prevention Plan (SWPPP) prepared for the project site in accordance with the Chapter 267 of the Town Code and shall include a pollutant loading analysis (PLA) for total suspended solids, total nitrogen, total phosphorus, biochemical oxygen demand and fecal coliforms. The PLA assessment shall also compare the actual existing on-site condition with the proposed revised plan to accurately gage the environmental impacts and mitigation remedies.

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) Describe in text and graphics the location, condition, and capacity of the water withdrawal infrastructure serving the Project Site. Identify the current yield of the on-site water supply system. Include any aquifers shared by adjoining properties where water supply is drawn.

(ii) Using rates published by the NYSDEC, or historical Site-specific data, if available, estimate the potential water demand of the Project Site under full occupancy of the current buildings.

(iii) Address, generally, the items above for the entirety of the DOB-20A district.

b. Potential Impacts.

(i) Provide average daily water demand for proposed use. Include water demand for fire, domestic and irrigation.

(ii) Identify proposed method of supplying water to the development.

(iii) Identify off-site improvements that would be required to adequately supply water to the project site and existing and potential project within the study area.

(iv) Identify provisions for fire protection water supply.

(v) Discuss impacts related to construction of proposed infrastructure, including any easement with adjoining property owners.

(vi) Analyze the potential impact of the Proposed Project's water withdrawals on the adjacent Swiss Re site as well as other neighboring wells and aquifers, including those impacts on capacity and water quality, based on a 72-hour pumping test and off-Site well monitoring program conducted in accordance with NYSDOH Sanitary Code Par 5, Subpart 5-

1, Appendix 5-D and NYSDEC's February 2015 "Pumping Test Procedures for Water Withdrawal Applications."

(vii) Identify the State, County, and local permits, approvals, and reporting requirements that will be required to construct and operate the proposed water supply.

(viii) 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.

(ix) Describe the potential DOB-20A district wide zoning amendment impacts on the DOB-20A Zoning District; also include the potential for impacts on Airport Campus in excess of the PDCP that would be permitted by the amended zoning.

c. Mitigation Measures.

(i) Discuss potential mitigation measures, if necessary.

(ii) Discuss potential connection to an existing public water source and discuss whether adequate volume to serve the project is available.

(iii) Harvesting of rainwater for irrigation purposes.

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.

(iii) Compare the above conditions to the condition of the site at the time the currently approved development plan was proposed.

(iv) Using rates published by the NYSDEC, or historical Site-specific data, if available, estimate the potential sanitary sewage generation of the Project Site under full occupancy of the current buildings.

(v) Address, generally, the items above for the entirety of the DOB-20A district.

b. Potential Impacts.

(i) Provide anticipated wastewater generation for the proposed project.

(ii) Evaluate capacity of the sewer district for existing and potential development in the study area.

(iii) Describe proposed wastewater treatment connections, including pumping station capacity, equipment and in particular, the force main system suspended from the I-684 overpass and any easement and/or agreement needed with adjacent properties.

(iv) Provide description of proposed sanitary sewage treatment facilities and NYSDEC, NYCDEP, WCDEF and WCDOH jurisdiction.

(v) Discuss impacts related to construction of proposed infrastructure.

(vi) 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.

(vii) Describe the potential DOB-20A district wide zoning amendment impacts on the DOB-20A Zoning District; also include the potential for impacts on Airport Campus in excess of the PDCP that would be permitted by the amended zoning.

c. Mitigation Measures.

Potential mitigation measures to explore:

(i) Provision of additional sewer capacity at waste treatment plant for the Sewer District and the purpose and need for the additional capacity.

(ii) Potential reductions in inflow/infiltration into the sewer system which helps to free up treatment capacity at the sewer plant. Identify mitigation measures that will offset the projected increase in flow through I&I at a ratio of three for one for market rate units and a ratio of one for one for affordable AFFH units. 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 1&1 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?

(iii) Discuss funding a Town program that requires inspection of sewer laterals from private structures for leaks and illegal connections to the sewer system, such as from sump pumps. These private connections to the system have been found to be a significant source of avoidable flows.

H. Traffic and Transportation.

1. Existing Conditions.

Describe the roadway characteristics in the area surrounding the Project Site (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) .

For the weekday AM and PM Peak Hours (weekday morning - 7:00 to 9:00 A.M. , weekday afternoon - 4:00 to 6:00 P.M., and lunch document and show on a figure, the existing traffic volumes using historical data and manual turning movements traffic counts at the following intersections (i.e., “Study Area”):

- King Street/Main Driveway/American Lane
- King Street/Cooney Hill Road
- King Street/New Right-In and Right-Out Site Driveway
- King Street/Gateway Lane
- NYS Route 120 (King Street) at New King Street
- King Street at IBM/Swiss Re Access Drives
- King Street at Route 22 (both signalized intersections)
- NYS Route 120 at Airport Access Road/Interstate 684 connecting road and Interstate 684 ramps
- NYS Route 22 and North Broadway (Sir John's Plaza) in NWP
- NYS Route 22 and Central Westchester Parkway NWP
- NYS Route 22 and NYS Route 128

Conduct capacity analysis (Level of Service) for each of the above intersections using the SYNCHRO software.

Identify pending improvement in the study area in the future without the proposed project, their status for design and completion.

Summarize the existing Levels of Service in tabular format.

Provide a summary description of existing public transportation facilities in the vicinity of the site.

Provide Accident History Update or new data for each of the intersections listed for the most recent three-year period.

Describe the Bee-Line bus routes and stops adjacent to the Project Site.

Address, generally, traffic for the entirety of the DOB-20A district.

2. Future Without the Proposed Project.

Estimate traffic volumes in the Study Area in the future without the Proposed Project (i.e., "No Build") in a future design year, 2022, utilizing:

- Estimated traffic volumes resulting from full occupancy of the two existing office buildings on the Project Site.
- A background growth factor based on historical data
- Estimated traffic volumes from other pending or approved projects in the area, if any, as identified and provided by the Town.

Calculate the Design Year No-Build traffic volumes for each of the peak hours and show on a figure.

Conduct capacity analysis (Level of Service) for each of the above intersection using the SYNCHRO software for the Design Year No-Build condition.

Summarize the Levels of Service in tabular form for the Design Year No-Build condition.

3. Potential Impacts of the Proposed Project.

Estimate Site Generated Traffic based on the information published by the Institute of Transportation Engineers (ITE) as contained in their report entitled *Trip Generation, 10th Edition, 2017*. Assign the Site Generated Traffic Volumes to the roadway network based on the anticipated arrival and departure distributions.

Combine the Site Generated Traffic Volume with the Design Year No-Build traffic volumes to obtain the Build Traffic Volumes for each of the peak hours and show on a figure.

Conduct capacity analysis (Level of Service) for each of the above intersections using the SYNCHRO software for the Build condition.

Provide intersection sight distance analysis of any new site access drives.

Describe known changes to the Bee-Line bus routes and stops adjacent to the Project Site that are expected to occur in the future without the Proposed Project.

Describe effects on traffic flow/congestion on King St., NYS Route 120 and NYS Route 22.

Analyze the impact of the development on parking in downtown Armonk.

Impacts of traffic shall also be studied at 150% and 200% of the amount of additional traffic that the formulas indicate will be generated.

Discuss potential future impact of autonomous vehicles on the Proposed Action.

Describe the potential DOB-20A district wide zoning amendment impacts on the DOB-20A Zoning District; also include the potential for impacts on Airport Campus in excess of the PDCP that would be permitted by the amended zoning.

4. Mitigation Measures.

Based on the results of the traffic analyses, identify improvements to the traffic and transportation system where necessary, the status, and the entity responsible for construction. The impact of proposed improvements shall be identified consistent with the methodology and format of the Project-impact analysis.

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, NYS Route 120, American Lane and Cooney Hill Drive. Existing views shall be clearly described in narrative form and supplemented with appropriate graphic illustrations.

b. Address, generally, visual resources and community character for the entirety of the DOB-20A district.

2. Potential Impacts.

a. Provide analysis of the visual character of the subject site after development as viewed from surrounding roads (including NYS Route 22) and surrounding adjacent properties, based upon use of photographs, computer simulations, site line diagrams and/or cross-sections, as appropriate, using the NYSDEC Program Policy, Assessing and Mitigating Visual Impacts, DEP-00-2 as a guideline. 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 and approved structures in the study area.

c. Provide architectural renderings, details and photosimulations 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 for both existing and approved projects.

e. Specifically discuss potential impacts to the view from the existing residence on Cooney Hill Road.

f. Describe the potential DOB-20A district wide zoning amendment impacts on the DOB-20A Zoning District; also include the potential for impacts on Airport Campus in excess of the PDCP that would be permitted by the amended zoning.

3. Mitigation Measures.

Potential mitigation measures to explore:

a. Capital contributions to the Town and the specifics of such contributions that will be embodied in a Community Benefits Agreement.

b. Measures aimed at reducing visual impact.

c. Preservation of existing trees.

d. Establishment of setbacks from property lines.

e. Height of structures.

f. Establishment of Clearing Limit Lines to depict maximum limits of areas of disturbance.

g. Landscaping, including buffer screening plans.

h. Building architecture .

i. Other.

J. Community Facilities and Services.

1. Schools.

a. Existing Conditions.

(1) Describe the location of the subject site in relation to the Byram Hills public school district that serves the site.

(2) Describe the location of the DOB-20A Zoning District in relation to the Byram Hills public school district that serves the DOB-20A Zoning District.

b. Potential Impacts.

(1) Estimate the public school child generation from the townhomes and multi-family apartments 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 Byram Hills school district, school facilities and budgets. Consider long term cumulative impacts of enrollment increases within the district. 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 transportation impacts upon the Byram Hills School District, including need for the District to add a transportation route and pick up location to accommodate students.

(4) Discuss impacts associated with the NYS tax levy limit with new assessed values.

(5) Compute the school district's property tax benefit from the proposed development by applying the current North Castle school tax rate to the estimated Assessed Value for the measure of the development benefit.

(6) Compare the financial cost and school tax benefit of the proposed development to the School District.

(7) Describe the potential DOB-20A district wide zoning amendment impacts on the DOB-20A Zoning District; also include the potential for impacts on Airport Campus in excess of the PDCP that would be permitted by the amended zoning.

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.

(9) Address, generally, the items above for the entirety of the DOB-20A district.

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) Documented concerns of service provider.

(5) Water supply and pressure for firefighting purposes.

(6) Need for new fire truck (or other apparatus) to serve the development

(7) 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.

(8) Describe the potential DOB-20A district wide zoning amendment impacts on the DOB-20A Zoning District; also include the potential for impacts on Airport Campus in excess of the PDCP that would be permitted by the amended zoning.

(9) Other.

c. Mitigation Measures.

Potential mitigation measures to explore:

(1) Real estate property taxes generated.

(2) Site access modifications.

(3) Fire suppression sprinklers and standpipe systems.

(4) Provision of fire hydrants and water supply systems for the subject site.

(5) Provision of additional AFFH or MIU housing for emergency service providers serving the Town of North Castle.

(6) Generator power receptacle for the NYSDOT traffic signal at NYS Route 120 and American Lane.

(7) Other.

K. Fiscal and Market Impacts

1. Existing Conditions.

a. Provide existing tax revenues to the Town of North Castle, Byram Hills Central School District, Westchester County, and New York State from the existing subject site.

b. Provide an overview of the market for townhomes in North Castle.

c. Provide an overview of the market for multifamily residential buildings.

d. Provide an overview of the luxury hotel market.

2. Potential Impacts.

a. Estimate temporary (construction) employment and permanent employment associated with the proposed action.

b. Consider preparing 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. Address hotel tax impacts.

c. Compare future tax revenues resulting from the proposed project with current tax revenues generated from the existing project site.

d. Address economic impacts of hotel operations.

3. Mitigation Measures.

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

b. Other.

M. Historic, Archaeological and Cultural Resources.

1. Existing Conditions.

a. Describe historic architectural and archaeological 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. A descriptive detail of the Project including the proposed direct impact areas will be submitted to the New York State Office of Parks, Recreation and Historic Preservation (NYOPRHP) as part of the SEQR consultation process. The project notification paperwork will be submitted electronically to NYOPRHP using that agency's Cultural Resources Information System (CRIS). NYOPRHP has determined that a Phase I cultural resources assessment is needed , and shall be conducted.

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.

f. Address, generally, the items above for the entirety of the DOB-20A district.

2. Potential Impacts.

a. Discuss how the project would impact historic, cultural or archaeological resources on, or in the vicinity of the project site.

b. Prepare a Phase I cultural resources assessment.

c. Describe the potential DOB-20A district wide zoning amendment impacts on the DOB-20A Zoning District; also include the potential for impacts on Airport Campus in excess of the PDCP that would be permitted by the amended zoning.

d. Other.

3. Mitigation Measures.

Potential mitigation measures to explore:

a. Preserve historic and archeological resources on the subject site.

b. Other.

N. Air Quality

1. Existing Conditions.

a. Describe existing ambient air quality using information from NYSDEC's Ambient Air Quality Monitoring Network. In addition, describe the latest information regarding the status of the State Implementation Plan (SIP) and attainment status.

2. Potential Impacts.

a. Analyze the potential for stationary sources of air emissions (i.e., HVAC systems) to have a significant adverse impact to air quality. For annual average NO2, potential impacts should be qualitatively evaluated using project experience and screening procedures outlined in the 2014 City Environmental Quality Review (CEQR) Technical Manual and based on general conservative dispersion modeling. Impacts to 1-hour average NO2, 24-hour average PM2.5, and annual average PM2.5 should be analyzed using the United States Environmental Protection Agency's (EPA) screening-level model, AERSCREEN.

b. Analyze the potential for Project-generated mobile emission sources (e.g., Project-generated traffic) to have an adverse impact on air quality using the procedures outlined in NYSDOT's The Environmental Manual (TEM).

3. Mitigation Measures.

a. Describe measures, if any, which will be implemented to mitigate potentially adverse air quality impacts from the Proposed Project.

b. Other.

L. Noise

1. Existing Conditions.

a. Determine existing noise levels and noise characteristics within the study area. Conduct field measurements of existing noise levels (one-hour equivalent noise level, $L_{eq(1)}$) at nearby sensitive receptor locations (e.g., adjoining residences) and along major feeder streets to and from the Project Site. Measurements will be made during two time periods--the AM and PM peak periods. Measurements will be made using a Type I noise analyzer and would include measurements of L_{eq}, L_1, L_{10}, L_{50}, and L_{90} noise levels. Where necessary, measurements will be supplemented by mathematical model results to determine an appropriate base of existing noise levels.

Using data published by the Westchester County Airport, describe the noise impact to the Project Site from Airport operations.

b. At each receptor location, determine the noise levels without the Proposed Project using existing noise levels and proportional modeling techniques. Compare existing noise levels and future noise levels without the Proposed Project, as analyzed in the Traffic Impact Study, with various noise standards, guidelines, and other noise criteria.

Qualitatively describe potential changes, if any are known, to the noise impact to the Project Site from Airport operations.

c. Address, generally, the items above for the entirety of the DOB-20A district.

2. Potential Impacts

a. At each receptor location identified above, determine the noise levels with the Proposed Project for the analysis years using existing noise levels and proportional modeling techniques or other approved

analysis methodologies to account for changes in traffic volumes due to the Proposed Project, as well as noise level contours for the nearby Westchester County Airport as necessary. Discuss appropriateness of this site for residential uses.

b. Discuss noise impacts (and number of complaints) at other residential properties near Westchester County Airport (e.g. Bellefair).

c. Qualitatively consider potential increases in noise levels due to operation of proposed new on-site mechanical equipment (i.e. HVAC equipment).

d. Compare noise levels with standards, guidelines, and other criteria, and impact evaluation. Existing noise levels and future noise levels with and without the Proposed Project will be compared with applicable noise standards, guidelines, and other noise impact criteria.

e. Compare the predicted noise levels at the proposed new residential uses proposed for the Project Site specifically, and within the DOB-20A generally, including noise generated by Airport operations, to generally accepted noise level standards for residential uses.

f. Describe the potential DOB-20A district wide zoning amendment impacts on the DOB-20A Zoning District; also include the potential for impacts on Airport Campus in excess of the PDCP that would be permitted by the amended zoning.

2. Mitigation Measures.

a. Describe measures, if any, which will be implemented to mitigate potentially adverse noise impacts from the Proposed Action.

b. Discuss measures that will be incorporated into the Proposed Project to mitigate potential adverse impacts to on-Site residential uses from the Airport.

c. Other.

M. Construction Impacts

1. Analysis

a. Summarize the major phases of construction, potential significant adverse impacts expected to result from construction, and measures proposed to mitigate those significant adverse impacts.

b. Generally describe the construction schedule and timeline by phase of construction. Describe the construction processes, activities, and tasks within each phase.

c. Estimate the number of workers anticipated to be on-Site during each phase. Identify preliminary construction staging areas and areas for construction worker parking.

d. Address, generally, the items above for the entirety of the DOB-20A district.

2. Potential Impacts

a. Identify temporary impacts to the traffic network resulting from construction activity. This assessment will consider increases in vehicle trips from construction workers and equipment and potential impacts from truck traffic.

b. Describe the Erosion and Sediment Control Plan and its compliance with NYCDEP, NYSDEC, and Town regulations.

c. Qualitatively discuss potential air quality impacts from mobile source emissions from construction equipment and worker and delivery vehicles and fugitive dust emissions.

d. Qualitatively discuss potential noise impacts to sensitive off-Site receptors from each phase of construction activity and describe Town's requirements and limitations on hours of construction work as described in Chapter 225 of the Town Code.

e. Discuss whether construction of the Proposed Project is expected to require blasting. If blasting may be required, identify the areas of potential blasting and the amount of material that may need to be removed via blasting. All blasting shall be conducted in accordance with Chapter 122, "Blasting and Explosives," of the Town Code. This section shall describe the measures required by the Town Code to avoid impacts to neighboring properties.

f. Based on information included in the environmental review record of the currently approved project, including the Asbestos and Lead-Based Paint Survey (included as Appendix F of the previous DEIS) and the Petroleum Storage Tank Closure Survey and Tank Closure Report Attachment No. 1 (included as Appendix G of the previous DEIS), discuss the potential for hazardous materials to be present within structures to be modified and the potential for hazardous materials to be present in subsurface areas proposed for new development. Based on this discussion, identify the potential impacts of the Proposed Project with respect to hazardous materials and the measures proposed to avoid or mitigate potentially adverse impacts.

g. Describe the potential DOB-20A district wide zoning amendment impacts on the DOB-20A Zoning District; also include the potential for impacts on Airport Campus in excess of the PDCP that would be permitted by the amended zoning.

2. Mitigation Measures.

a. Identify mitigation measures necessary to mitigate potential significant adverse impacts to traffic and transportation during the Project's construction.

b. Identify mitigation measures necessary to mitigate potential significant adverse impacts to air quality during the Project's construction.

c. Identify mitigation measures necessary to mitigate potential significant adverse impacts from noise during the Project's construction.

d. Identify mitigation measures necessary to mitigate potential significant adverse impacts from blasting during the Project's construction.

e. Identify mitigation measures necessary to mitigate potential significant adverse impacts from hazardous materials during the Project's construction.

f. 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:

1. No Action.

As described above, there is a currently approved development plan for the Project Site. This plan does not require further discretionary approvals, or actions, from the Town. As such, the No Action alternative assumes that the currently approved development plan is constructed on the Project Site.

The potential environmental impacts of the currently approved development plan will be based on the previously completed DEIS, FEIS, and Statement of Findings, which analyzed the potential impacts of redeveloping the Project Site.

With respect to the potential impacts of the approved development plan to natural resources, including wetlands, vegetation, and wildlife, as well as the potential impacts to traffic and transportation, the analysis of potential environmental impacts will be updated based on the current conditions described in this DEIS.

2. No Action – Existing Site Conditions

3. Reduced Height of Multifamily Building.

This alternative would evaluate the change in the potential visibility of the proposed multifamily building from King Street. To evaluate this change, the Applicant would develop one or more plans that reduced the maximum elevation of the northern 'wing' of the multifamily building, which is located closest to King Street. At least one plan would reduce the height of the northern wing to the existing maximum building height of the DOB-20A Zoning District as defined in Section 355-30.J(3)(c) of the Town Code.

4. Static Density.

The Applicant's proposed zoning currently includes provision to allow each square foot of approved but unbuilt office and related space to be converted into one and one-quarter (1.25) square feet of residential space. The static density alternative would keep the density on the site the same as that of the currently approved non-residential development (office space and conference facility). Specifically, each square foot of approved but unbuilt office and related space may be converted into one (1.00) square foot of hotel/residential space.

5. Multifamily Building on Cooney Hill Road.

This alternative would evaluate the potential environmental impacts of locating the multifamily residential building north of the location proposed.

6. Senior Housing.

This alternative would permit "senior citizen housing," as defined by the Town Code, in the place of one or more components of the Proposed Project.

7. Increased Townhouse Density.

This alternative would develop a greater number of townhouse units on the Project Site from what is included in the Proposed Project (i.e., 22). The additional townhouses units will be offset by reductions in the number of multi-family units.

8. Combined Alternatives.

This alternative would develop a 45-foot multifamily building, a greater number of townhouse units and have a project with static density.

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

Identify adverse environmental impacts identified in Chapter IV of the DEIS that cannot be avoided or adequately mitigated based on the implementation and construction of the Proposed Action.

VII. OTHER REQUIRED ANALYSES

A. Irreversible and Irretrievable Commitment of Resources.

Identify natural and human resources that will be consumed, converted or made unavailable for future use from the implementation and construction of the Proposed Action.

B. Impacts on the Use and Conservation of Energy.

Identify impacts that could result as potential impacts from the implementation and construction of the Proposed Action on the use and conservation of energy. Identify sustainable and green building practices.

C. Growth Inducing Aspects of the Proposed Action

This section should evaluate the effects of the proposed action as it relates to the potential to increase the permanent residential population in the Town of North Castle or similar commercial development. 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, if prepared
2. Traffic study
3. Architectural, historic and/or archaeological reports
4. Tree Data
5. Rare, threatened and endangered species documentation
6. Geotechnical data
7. Preliminary SWPPP

ISSUES RAISED DURING SCOPING THAT HAVE BEEN DETERMINED BY THE LEAD AGENCY TO NOT BE RELEVANT OR NOT ENVIRONMENTALLY SIGNIFICANT

In preparing the Final Draft Scoping Document for the Airport Campus Draft Environmental Impact Statement (DEIS) that was submitted to the Town Board, the Town Board carefully considered all of the scoping comments received during the DEIS Scoping Session and during the written public comment period. This Final Scoping Document considered not only the comments made during the formal scoping comment period, but also those comments made during the subsequent comment period. A total of ten (10) comments and comment letters were received during the formal scoping session and comment period. As is evident in the Final Scoping Document, many of the received comments were incorporated; however some of the comments were not.

- Section III.A of the Scope – Project Overview. Provide a description of the DOB-20A zoning district and the properties therein.

  This comment was not included in the scope as a description of the DOB-20A in the project overview section is not appropriate. A description of the DOB-20A zoning district is provided elsewhere in the scope.

- Section III.D of the Scope – Description of Surrounding Uses and Facilities. Describe existing development, a 'reasonable 10-year window worst case' development scenario for the DOB-20A zoning district given market conditions and any shared infrastructure or easements.

  This comment was not included in the scope as an analysis of development in the DOB-20A is not appropriate for the description of surrounding uses and facilities section. An analysis of impacts in the DOB-20A zoning district is provided elsewhere in the scope.

- Section III.E.2 of the Scope – Description of the Proposed Action. Identify and describe development history, including a description in text and graphics of the development plans that are currently approved for project within the study area.

  This comment was not included in the scope as an analysis of development plans in the study area is not appropriate in the Detailed Description of the Proposed Action section. An analysis of impacts within the study area is provided elsewhere in the scope.

- Section III.E.5 of the Scope – Description of the Proposed Action. Describe off-site improvements pending within the study area.

  This comment was not included in the scope as an analysis of off-site improvements within the study area is not appropriate in the Detailed Description of the Proposed Action section. A discussion of proposed off-site improvements within the study area is provided elsewhere in the scope.

- Section III.F of the Scope – Project Purpose, Needs and Benefits. Describe any Market Study completed for the project, summarize existing demographist aged for the proposed development and potential development within the study area.

  This comment was not included in the scope as preparation of a Market Study for off-site properties in the study area is beyond the scope of the State Environmental Quality Review Act (SEQR) process.

- Section IV.G.1.b.(viii) of the Scope – Potential Utilities Water Supply Impacts – Consider cumulative impacts and improvements needed to ensure capacity of other development approved, planned or proposed, or allowable under the existing zoning and/or the proposed zoning text amendments, in the immediate area of the subject site.

  This comment was not included in the scope as preparation of a study of the improvements needed to ensure capacity of the total amount of potential development under a theoretical maximum zoning condition is beyond the scope of the State Environmental Quality Review Act (SEQR) process.

- Section IV.G.2.b.(vi) of the Scope – Potential Utilities Sanitary Sewer Impacts – Consider cumulative impacts approved, planned or proposed, or allowable under the existing zoning and/or the proposed zoning text amendments, in the immediate area of the subject site.

  This comment was not included in the scope as a study of the impacts with respect to potential development under a theoretical maximum zoning condition is beyond the scope of the State Environmental Quality Review Act (SEQR) process.

- Section V.1 of the Scope – Reasonable Alternatives to be Considered – No Action.

  The No Action alternative should also include potential development from other sites within the study area and related off-site improvements.

  This comment was not included in the scope as the described scenario should be *compared to* the No Build alternative.

- Section V.8 of the Scope – Reasonable Alternatives to be Considered – Application of Proposed Text Changes to DOB-20A District. The DEIS should consider on a qualitative basis an alternative that would assess the impacts of the proposed zoning text amendments ere to allow residential development in the DOB-20A Zone without the need for such development to have been the result of a conversion of previously approved office space.

  This comment was not included in the scope as the proposed zoning petition and proposed local law has been revised to incorporate portions of this comment.