

**DRAFT ENVIRONMENTAL IMPACT STATEMENT
SCOPING DOCUMENT**

**EAGLE RIDGE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK**

JUNE 27 2018

Name of Project: Eagle Ridge

Project Location: Town of North Castle
3 North Castle Drive
Armonk, NY 10504
Tax Map: 118.03-1-62.1

Applicant: MADDD Madonna Armonk, LLC

Owner: MADDD Madonna Armonk, 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: June 13, 2018 & June 27, 2018
Town of North Castle
Town Hall
15 Bedford Road
Armonk, New York 10504

Scope Adopted: June 27, 2018

DESCRIPTION OF THE PROPOSED ACTION:

The proposed action involves the subdivision of the 32.5-acre site to create two new lots of approximately 6 acres and 26 acres respectively. The 6-acre parcel will be developed to support a 97-room boutique hotel, which includes a restaurant, cafe, bar, banquet/conference rooms, fitness center and pool. Additionally, 69 one, two and three-bedroom apartments will be constructed above the hotel on the third, fourth and penthouse floors of the building. Parking for the mixed-use building will be provided within a parking structure and 67 adjacent at-grade spaces.

The 26-acre parcel will be developed to support 94 attached and semi-attached townhomes. Dwelling units will range between 2,600 and 2,800 square feet and contain 3 bedrooms, 3 bathrooms, a basement and a two-car garage. Open space and recreational amenities are proposed to support the residents of the development.

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 site from its current vacant condition to mixed-use hotel, multifamily housing and single-family townhouse uses requiring rezoning the 26-acre portion of the site to R-MF-A to accommodate the townhouse use, and amendments to the OBH zone to accommodate the hotel and multi-family housing component of the project.
2. The potential for significant natural resource impacts. The proposed development of the site would result in the physical alteration of approximately 24.5 acres, including land with slopes in excess of 15%, shallow depth to bedrock, land containing areas of existing vegetation and wildlife habitat.
3. The potential for significant open space impacts. The proposed construction would result in the elimination and/or modification of open space to accommodate the hotel, multifamily housing and single-family townhouses and associated site improvements.
4. The potential for significant impacts related to the provision of community facilities and services. The proposed project may create additional demand for municipal services including police, fire, ambulance, and solid waste services.
5. The potential for significant impacts related to the provision of school services. The proposed project may create additional 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 add new impervious surfaces requiring stormwater quality and quantity management.
8. The potential for significant impacts related to water and sewer infrastructure. The development will result in new water demands and will produce associated sewage generation.
9. The potential for significant design/visual resource impacts and neighborhood character impacts. The currently vacant wooded site would be developed with new buildings, parking areas, infrastructure facilities, open space and associated site amenities.
10. 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 Eagle Ridge 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) 273-3000 (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 and IBM North Castle office building
2. North Castle Community Park
3. Wampus Brook Park
4. Westchester Business Park (Business Park Drive)
5. Non-residential uses along Route 22

6. Residential areas located to the northwest
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 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. Tree removal mitigation plan
 - o. Proposed construction sequencing plan
 - p. Proposed phasing plan

- q. 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 zoning amendments
- 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 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 proposed improvements to water supply, sanitary sewage, stormwater management and other utilities.

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. Describe the 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 the land use of the project site.
- c. Discuss history of the land use of the IBM site.
- d. Discuss the history of the land use of North Castle Community Park.
- e. Discuss the recommendations for the site and surrounding area as set forth in the Town of North Castle Comprehensive Plan.
- 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.

2. Potential Impacts.

- a. The proposed local law would significantly increase the maximum permitted height as compared to the existing OB-H Zoning District (from 45 feet to 75 feet). The Applicant will need to demonstrate that the height of the hotel does not negatively impact Community Park and is in keeping with the existing character of the Armonk Hamlet.
- b. The proposed local law would significantly increase the hotel density permitted at the site. In order to better evaluate potential impacts, the applicant shall prepare a square foot development potential analysis between the existing OB-H District and the proposed OB-H and RM-F-A zoning districts.

- c. Given the location of the hotel and the proposed side and rear yard setbacks, the Applicant shall evaluate whether larger setbacks would be appropriate on the site.
- d. The Applicant shall evaluate the proposed 30-foot increase in maximum building height and how that may impact adjacent visual resources.
- e. 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.
- f. 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.
- g. 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.
- h. Describe potential impacts associated with use of the proposed development on existing neighborhood character.
- i. Discuss how the AFFH unit requirements will be implemented.

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.

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

Provide sidewalks from Eagle Ridge to the Armonk Hamlet at the intersection of Old Route 22 and NYS Route 128.

Provide pedestrian access from Eagle Ridge to Community Park.

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, abundance and health condition.
- 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 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).

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. Impacts of construction traffic on street trees, 24" dbh or greater, located along roadways where roadway and utility improvements are proposed.
- g. Impact on habitat and habitat functions caused by site development (e.g., clearing of vegetation, loss of wetlands).
- h. Impacts of use of fertilizer, pesticides, herbicides, fungicides and other chemicals on the subject site.
- i. Habitat and wildlife corridor fragmentation.
- j. 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 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 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.

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.

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

- 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 100' of site property lines).
- e. Existing pollutant loading as required by NYCDEP, NYSDEC. 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. 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.
- 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, recharge, and on-site.
- 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.

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.
- 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) 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. A common irrigation system shall be designed with a master meter, for both the housing and the hotel, if the public water supply is intended to be used for this purpose.
- (ii) Identify proposed method of supplying water to the development.
- (iii) Evaluate capacity of the water district and describe proposed water connection. A looped distribution system within the project service area (more than one water main feed into the project shall be designed.
- (iv) Identify off-site improvements that would be required to adequately supply water to the project site.
- (v) Identify provisions for fire protection water supply.
- (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.

- (i) Discuss potential mitigation measures, if necessary.
- (ii) Provision of new public water source for the Water District.
- (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.

b. Potential Impacts.

- (i) Provide anticipated wastewater generation for the proposed project.
- (ii) Evaluate capacity of the sewer district.
- (iii) Describe proposed wastewater treatment connections.
- (iv) Provide description of proposed sanitary sewage treatment facilities and NYSDEC, NYCDEP 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.

c. Mitigation Measures.

Potential mitigation measures to explore:

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

- (ii) The concept of inflow/infiltration reductions help to free up valuable treatment capacity, however, SD2 has minimal I&I to contend with. Nevertheless, any new construction shall be designed in a way to help prevent the burden of I&I. 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?

3. Alternative Energy.

a. Existing Conditions.

- (i) Identify site solar suitability.
- (ii) Discuss sustainable building methods and technologies.

b. Potential Impacts.

- (i) Describe potential/proposal for solar power generation on proposed buildings.
- (ii) Describe potential/proposal for electric vehicle charging stations.

c. Mitigation Measures.

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, 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”):

- NYS Route 22 and Old Route 22
- NYS Route 22 and Route 128/North Castle Drive
- NYS Route 22 and Maple Avenue
- NYS Route 22 and I-684 Southbound Entry/Exit Ramps
- NYS Route 22 and I-684 Northbound Entry/Exit Ramps
- NYS Route 22 and Route 120
- Bedford Road and Maple Avenue
- Bedford Road/Kent Place and Route 120
- Route 120 and Whipoorwill Road East and Maple Avenue

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

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.

Discuss present ownership and maintenance of North Castle Drive.

Discuss existing public transportation access to the site.

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:

- 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.

Discuss future ownership and maintenance plans for North Castle Drive. Discuss potential impacts the Proposed Action would have on existing public transportation services.

4. Mitigation Measures.

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

Study the possibility of extending the Community Park roadways to provide for additional parking in close proximity to Field 4.

Discuss sidewalk connections between project site and Bee Line Route 12 and Loop H stops.

Reach out to the Transportation Division of the County Department of Public Works and Transportation to determine if other measures can be taken to accommodate transit accessibility to the proposed development site.

Discuss provision of bicycle parking.

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, North Castle Drive, IBM North Castle, NYS Route 22, Main Street and North Castle Community Park. 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, 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 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.
- e. Discuss potential impacts to the view shed of and significant habitats within North Castle Community Park.

3. Mitigation Measures.

Potential mitigation measures to explore:

- a. Capital contributions to the Town and its special districts (i.e. water and sewer) and that the specifics of such contributions 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.

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 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.

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) 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) 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 AFFH housing for emergency service providers serving the Town of North Castle.

- (6) Generator power receptacle for the NYSDOT traffic signal at NYS Route 128 and NYS Route 22.
- (7) Installation of street lights for North Castle Drive.
- (6) Other.

3. Solid Waste and Recycling.

a. Existing Conditions.

- (1) Discuss recycling requirements of the hotel and multifamily development
- (2) Discuss solid waste requirements of the hotel and multifamily development

b. Potential Impacts.

- (1) Discuss whether adequate storage measures and proposed to accommodate the expanded County recycling program.
- (2) Discuss whether adequate storage measures are proposed for solid waste.

c. Mitigation Measures.

Discuss the potential for on-site food composting for the restaurant and catering uses.

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 apartments.
- d. Provide an overview of the hotel market.

2. Potential Impacts.

- a. Estimate temporary (construction) employment and permanent hotel 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. 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 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). If NYOPRHP determines that a Phase I or II cultural resources assessment is needed, the appropriate Cultural Resources study will 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.

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. 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 1/2 mile, including North Castle Community Park to the east. 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.

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.

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.

2. Hotel Only Development Under Existing OBH Zoning

The analysis of this alternative shall evaluate the development of a single, larger hotel on the entire site, with no residential uses.

3. Hotel and Townhouse Development (No Apartments)

The analysis of this alternative shall evaluate the development of the 6 acres site to support a hotel use only, without the associated multi-family residences.

4. Reduced Townhouse Development

The analysis of this alternative shall evaluate a reduced townhouse development on the 26 acre parcel consisting of 60 units arranged along the western side of the site, thereby preserving a wider buffer between the Town Park.

5. Open Space Maximization and Limited Height Alternative.

The analysis of this alternative shall evaluate a minimum hotel lot size of 12 acres and multifamily residential minimum lot size of 20 acres. In addition, the maximum permitted height of the hotel shall not exceed three stories/45 feet.

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 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
 - 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