2.A. INTRODUCTION

In accordance with the requirements of the State Environmental Quality Review Act ("SEQRA"), this Chapter analyzes the potential environmental impacts associated with the Revised Proposed Zoning and Residential Housing Alternative described in Chapter 1, "Project Description" (collectively, the "Preferred Alternative"). Based on the analyses below, it is the Applicant's opinion that the Preferred Alternative would not result in any new significant adverse impacts that were not already analyzed in the DEIS. Rather, the Preferred Alternative would further avoid and mitigate potential adverse environmental impacts when compared to the DEIS Project.

2.B. POTENTIAL IMPACTS OF THE PREFERRED ALTERNATIVE

2.B.1. LAND USE, ZONING, AND PUBLIC POLICY

This section analyzes the consistency of the Preferred Alternative with the land uses and zoning surrounding the Project Site, as well as the consistency of the Preferred Alternative with applicable public policies.

2.B.1.a. Potential Impacts – Land Use

Town Board approval of the Revised Proposed Zoning would allow the Project Site to be redeveloped for residential use, as opposed to its existing use as an office campus. Specifically, the Preferred Alternative would adaptively repurpose the southernmost of the two existing three-story office buildings on the Project Site as a multifamily residential building with approximately 50 two-bedroom, age-restricted units. Parking for the multifamily building would be accommodated in a new, 51-space surface parking lot and a new, 2-story, 60-space parking structure north of the building. The parking structure is anticipated to be connected to the multifamily building with an enclosed pedestrian walkway. Additional residential uses would be introduced to the north and east of the repurposed office building in the form of approximately 125 attached, two-story, three-bedroom, townhouses.

The remaining three-story, approximately 161,000-square-foot (sf) office building and three-story, approximately 101,400 sf, 316-space parking garage in the southern portion of the Project Site would be demolished. With the Preferred Alternative, the existing circa 1820's farmhouse would not remain in its current location. Given the "significant loss of integrity, most notably

the setting, design, feeling and association,"[1] the Applicant would coordinate with the Town on whether demolition or other options the Town or community may undertake for the farmhouse's relocation off-site were appropriate.

As discussed below, and as was the case with the DEIS Project, the Preferred Alternative would result in some physical changes to portions of the Project Site and the introduction of residential uses consistent with the land use plans governing the area, including the Town's Comprehensive Plan. Additionally, the new townhomes would be designed in a manner that is architecturally consistent with other residential townhouse development in the Town.

As was the case with the DEIS Project, the Preferred Alternative would not introduce land uses that are inconsistent with the land uses surrounding the Project Site. The Preferred Alternative would activate an area of the Town that was historically a mix of office and single-family residential uses which, over the last 15–20 years, has seen limited interest from corporate office tenants and has been lacking a traditional neighborhood identity. The Project Site's prior residential subdivision south of Cooney Hill Road was acquired and removed to facilitate MBIA's expansion plan which was never constructed (as discussed in Chapter 3, "Land Use, Zoning, and Public Policy," of the DEIS). Currently, the character of the neighborhood around the Project Site is primarily defined as a commuter area consisting of workers traveling to and from corporate campuses during weekdays. King Street also serves as a means for through-traffic among destinations including but not limited to North White Plains, Westchester County Airport, I-684, Greenwich, Connecticut, and the hamlet of Armonk.

The Preferred Alternative, in the Applicant's opinion, is compatible with the Westchester County Airport considering that the Site is located well outside of the airport's 65 Day-Night Average Sound Level (DNL) noise contour. No land use impacts are anticipated. As stated in the DEIS, the existing noise levels from the airport in the vicinity of the Project Site do not reach a level requiring a degree of window-wall attenuation above what can be achieved through standard multifamily residential construction practices. As was the case with the DEIS Project, the reintroduction of residential uses to the Project Site would not represent a unique condition when compared to historic and existing land uses surrounding the airport which have included prior residential uses of a portion of the Project Site. For example, the Preferred Alternative's proposed residential density of 4.5 units/acre is comparable to the Cider Mill attached townhouse/single-family development located approximately two miles to the northeast. The proposed residential uses on the Project Site would be located approximately one mile from the airport's runways, which is farther from the airport than other existing residential development in adjacent municipalities, including the Golf Club of Purchase development (Purchase, New York) and the Bellfaire and Kingfield developments (Rye Brook, New York).

[1] August 7, 2019 letter from the New York State Historic Preservation Office (SHPO) determining that the farmhouse was not eligible for listing on the National Register of Historic Places. See DEIS Appendix J-2.

The Preferred Alternative, in contrast to the DEIS Project, does not require changes to the allowable building heights on the Project Site. The Preferred Alternative would repurpose one existing office building (while removing the other, approximately 161,000-sf office building) and introduce townhouses that are two-stories in height. The two-story buildings are lower in height than the Site's existing buildings and lower than the multifamily building proposed in the DEIS. As such, the Preferred Alternative would not result in a significant change in the visual character of the area. Additional details regarding the visibility of the Preferred Alternative as well as mitigation measures to reduce the potential for visual and community character impacts are discussed in Section 2.B.9, herein.

2.B.1.b. Potential Impacts – Zoning

To redevelop the Project Site as a residential community, the Applicant has amended its Zoning Petition to request that the Town Board map the Senior Housing Portion of the Project within the Town's Multifamily-Senior Citizen Housing (R-MF-SCH) Zoning District and the Townhouse Portion of the Project Site within the Town's Residential Multifamily (R-MF-A) Zoning District. As described in FEIS Chapter 1, "Project Description," the Applicant is no longer requesting amendments to the DOB-20A zoning district, which would have affected sites other than the Project Site. The Revised Proposed Zoning is limited solely to the Project Site and would not have the potential to result in other potential development on neighboring properties.[2]

2.B.1.b.(i) Senior Housing Portion of the Project Site

As stated in the Town's Zoning Code, the R-MF-SCH district was "established for the purpose of furthering the goals of the North Castle Comprehensive Plan by providing a multifamily resident district specifically designed for, and limited in occupancy to, senior citizens" (§355-27(A)). As stated in FEIS Chapter 1, "Project Description," the multifamily units would be age-restricted to those 55 years of age and older, as required by the R-MF-SCH district and permitted by the U.S. Fair Housing Act. Attached as **Appendix C** is representative language that the Applicant plans to utilize in a rental agreement governing use of the multifamily units.

The R-MF-SCH zoning district provides the Town Board the opportunity to make a legislative determination "on a case-by case basis after consideration of the specific site, the specific development plan and the specific housing program."[3] Save for limited dimensional regulations set out in the Town's Zoning Code, most dimensional standards applicable

[2] As part of its Zoning Petition (see **Appendix B**), the Applicant is seeking a minor zoning text amendment to the R-MF-SCH Residence District Regulations (Town Code §355-27(B)(2)). The text amendment would preserve the Town Board's discretion in establishing R-MF-SCH sites, and would grant the Town Board the authority to establish the dimensional and design requirements, at the time of rezoning, when converting existing office space to senior multifamily residential use (as is the case here).

[3] Ibid.

to development in the R-MF-SCH District are to be determined by the Town Board at the time of re-zoning. Pursuant to § 355-27(B)(2):

"The determination of maximum permitted FAR, as well as other dimensional standards for each individual zone, shall be based upon the Town Board's consideration of the character of the neighborhood in which the zone will be located; the zone's relationship to adjoining zones, properties and land uses; the zone's topography; the zone's proximity to shopping and transportation services; and other such factors which said Board may determine to be appropriate."

Table 2-1 identifies the existing dimensional regulations of the DOB-20A Zoning District, and the regulations that would apply to the Senior Housing Portion of the Project Site under the proposed R-MF-SCH Zoning District.

Table 2-1

Dimensional Regulations – Existing and Proposed Zoning: Senior Housing Portion

Dimensional Regulations	Existing DOB-20A Zoning	Existing Condition	R-MF-SCH Zoning	Compliance of Preferred Alternative
Area				
Minimum Lot Area	20 acres	38.8 acres	--[1]	4.48 acres
Minimum Frontage	500 feet	2,215 feet	--[14]	117 feet
Minimum Depth	500 feet	857 feet (avg)	--[1]	265 feet
Minimum Front Yard Setbacks	150 feet	61 feet	--[1]	185 feet
Minimum Rear Yard Setbacks	300 feet / 10 feet	14 feet	--[1]	14 feet
Minimum Side Yard Setbacks	300 feet	4 feet	--[1]	46 feet
Maximum Building Coverage	10 percent	7.0 percent	--[1]	19.3 percent
Maximum Building Height	As in § 355-30J(3)(c)	37.5 feet (3-story office building)	--[1, 2]	3 stories 37.5 feet (existing)
Floor Area Ratio	0.15	0.16	0.15 to 0.4	0.70[3]
Residential Unit Size (per §355-27)				
Bedrooms	N/A	N/A	1-2	2
Minimum Floor Area	N/A	N/A	min. 800sf / 1BR min. 1000sf / 2BR	1,139 sf / 2BR
Affordably Furthering Fair Housing Units (§355-27(B)(5)	N/A	N/A	10%	10%
Parking	As in § 355-30J	473	110 spaces	Multifamily: 113 total (2.3 per unit)

Notes:
[1] Determined by Town Board at Time of Zoning Approval.
[2] Pursuant to Town Code §355-24(G)(3) "Appropriate scale should be preserved through limiting building height to, in general, no more than two stories of living quarters."
[3] The Applicant is seeking a zoning text amendment to the R-MF-SCH Residence District Regulations (Town Code §355-27(B)(2)), which would preserve the Town Board's discretion in establishing R-MF-SCH sites, and would grant the Town Board the authority to establish the dimensional and design requirements, at the time of rezoning, when converting existing office space to senior multifamily residential use (as is the case here).
Sources: Airport Campus I-V LLC, JMC Engineering

The Applicant has also petitioned the Town Board for a zoning text amendment to the R-MF-SCH Residence District Regulations (Town Code §355-27), which would grant the Town Board discretion and not apply FAR in regulating the conversion of existing office space to senior

multifamily residential use (as is the case here). If the Project Site were mapped entirely R-MF-A or entirely R-MF-SCH, the Project Site would be compliant with the maximum density allowed by each district. However, given the unique shape of the Project Site and the location of the existing office building, the lot area of the Senior Housing Portion would be smaller than would allow conformance with the typically "greenfield" FAR envelope for R-MF-SCH zoning sites. Specifically, as mapped, the planned R-MF-A portion of the Site could theoretically accommodate 157 townhouse units, though we only propose 125 units, and the R-MF-SCH portion of the Site would have an FAR of 0.70. The proposed zoning text amendment would give the Board the discretion to acknowledge these unique site constraints and accommodate reuse of the existing office building as a R-MF-SCH site and the balance of the Project Site with R-MF-A townhomes.

2.B.1.b.(ii) Townhouse Portion of the Project Site

As stated in the Town's Zoning Code, the R-MF-A Zoning District was established by the Town "in order to further and promote the goals and purposes of the Multifamily R-MF Zone and to promote the goals of the Town [Comprehensive Plan] by providing a multifamily residential density at the upper end of the density range as set forth in [the Comprehensive Plan]" (§355-25(A)). The intent of the R-MF Multifamily Zone is "to increase the supply of dwelling units for smaller families or individuals" (§355-24(A)).

Table 2-2 identifies the existing dimensional regulations of the DOB-20A Zoning District, and the regulations that would apply to the Townhouse Portion of the Site under the proposed R-MF-A Zoning District. Each individual fee simple townhouse lot in the Townhouse Portion of the Site would also meet all applicable setback and other requirements for Attached dwellings in R-MF-A Residence Districts, per §355-21 of the Town's Zoning Code.

Table 2-2
Dimensional Regulations – Existing and Proposed Zoning (Townhouse Portion)

Dimensional Regulations	Existing DOB-20A Zoning	Existing Condition	R-MF-A Zoning	Compliance of Preferred Alternative
Area				
Minimum Lot Area	20 acres	38.8 acres	5 acres	34.30 acres
Minimum Frontage	500 feet	2,215 feet	25 feet	2,215 feet
Minimum Depth	500 feet	857 feet (avg)	250 feet	857 feet
Minimum Front Yard Setbacks	150 feet	61 feet	10 feet	64 feet
Minimum Rear Yard Setbacks	300 feet / 10 feet	14 feet	25 feet	25 feet
Minimum Side Yard Setbacks	300 feet	4 feet	10 feet	32 feet
Maximum Building Coverage	10 percent	7.0 percent	20%	18.6%
Maximum Building Height	As in § 355-30J(3)(c)	37.5 feet (3-story office building)	3 stories 30 feet	2 stories 29.0 feet
Floor Area Ratio / Density	0.15	0.16	105.2 density units permitted	83.33 density units
Residential Unit Size (per §355-24)				
Bedrooms	N/A	N/A	-[1]	3
Affordably Furthering Fair Housing Units (§355-27(B)(5)	N/A	N/A	10%	10%
Parking	As in § 355-30J	473	250	Townhouses: 272 total (2.2 per unit)[2]

Notes:
[1] Pursuant to §355.24(C), the "Planning Board shall be responsible for determining the number of bedrooms in each dwelling unit, in connection with its review of site development plans."
2 Each townhouse will have space available to park four cars – two garage spaces, plus enough space in each driveway for two additional parked cars. It is understood that the only spaces that could be continuously accessible would be counted toward zoning compliance and, therefore, each townhouse would have two "parking spaces" as required by the Town. The 272 spaces are inclusive of the 250 driveway spaces for the townhomes, plus the 22 guest parking spaces near the proposed clubhouse.
Sources: Airport Campus I-V LLC, JMC Engineering

The Preferred Alternative's Townhouse Portion would comply with the density limits set out under §355-25(B)(1) of the Zoning Code, as described below. Pursuant to §355-25(B)(1), "the average gross density shall not exceed one density unit, as defined in §355-4 of this chapter, per 14,000 square feet of land area as defined in Subsection B(2) of §355-24." Pursuant to §355-4, a "Density Unit" is equal to "One and one-half dwelling units containing three bedrooms each in permitted dwellings other than one-family detached units." In the R-MF-A District, the lot area used when calculating the number of permitted Density Units is Net Lot Area (§355-24(B)(2)).

In order to calculate Net Lot Area (pursuant to its definition in §355-4), seventy-five percent of the area of steep slopes, as well as wetlands & waterbodies (both as defined under the Town Code), are subtracted from the gross lot area.

As shown in **Table 2-3**, the "net lot area" of the Townhouse Portion of the Site is 1,494,147 sf. As such, the Townhouse Portion of the Project Site is theoretically permitted to have 105.2 density units, or 157 townhouses. As stated throughout this FEIS, the Applicant is only proposing 125 townhouses to be constructed in the Townhouse Portion of the Site.

Table 2-3
Density Calculation for Townhouse Portion of Preferred Alternative

Component	Calculation	Code Reference
Gross Lot Area	1,494,147 sf	n/a
Wetlands, Water Bodies & Watercourses Takeoff	10,682 sf * 75% = 8,011 sf	§355-4 (Net Lot Area)
Steep Slopes Takeoff	17,638 sf * 75% = 13,228 sf	§355-4 (Net Lot Area)
Net Lot Area	1,472,907 sf	n/a
Density Units Permitted	1,472,907 sf / 14,000 sf = 105.2	§355-25(B)(1)
Density Units Proposed	125 townhouses / 1.5 = 83.3	§355-4 (Density Unit)

Note: sf = square feet
Sources: JMC Engineering, Town of North Castle Zoning Code §§355-4, 355-24, 355-25

2.B.1.b.(iii) Other Zoning Requirements

Both components of the Preferred Alternative (i.e., the age-restricted multifamily units, as well as the townhomes) will conform to the design considerations required in multifamily residence districts pursuant to §355-24G of the Town's Zoning Code.

Visual Privacy will be preserved for residents through extensive landscaping throughout the Project Site, as well as the preservation of existing trees, vegetation, and physical features of the Project Site (§355-24G(1)).

Audio privacy will be maintained through the use of solid party walls to limit sound transmission between adjoining dwelling units (§355-24G(2)).

Appropriate scale will be preserved throughout the Project Site by limiting the height of the townhouses to two-stories and keeping the height of the proposed multifamily building (repurposed southern office building) the same as the existing condition (as opposed to the DEIS Project which would have constructed a five-story multifamily building and the Currently Approved Development Plan which includes a five-story parking garage in excess of 300,000 sf) (§355-24G(3)).

Finally, no unenclosed porch or deck will encroach into minimum require yards (§355-24G(4)).

In the Applicant's opinion, the Preferred Alternative would not result in any significant adverse land use impacts, and no mitigation measures are required.

2.B.1.c. Potential Impacts – Public Policy

As discussed below, the Preferred Alternative is consistent with relevant public policies, and would not result in any significant adverse impacts.

2.B.1.c.(i) Consistency with Town of North Castle Comprehensive Plan (2018)

The Town of North Castle updated and revised its 1996 Comprehensive Plan, adopting a new Comprehensive Plan on April 25, 2018. As part of that process, the Town considered, among numerous other matters, current market conditions with respect to office campuses such as the Project Site. The Project Site is specifically referenced in several places in the updated Comprehensive Plan with respect to both its locational importance and the

need to expand its development potential to accommodate infill development including, but not limited to, residential uses. Specific references from the Comprehensive Plan that are applicable to the Project Site and the Preferred Alternative are described in the following paragraphs.

The Comprehensive Plan recognizes that the needs of its citizens change over time. Section 3.3 of the Comprehensive Plan (page 21) observes that:

"In recent years, the Town has seen its senior and older workforce population (aged 50-64) increase in number, while the young adult population (ages 18-24) and prime labor force age population (34-49) has declined. The high cost of housing and inadequate supply of varied housing types for rent or sale will likely make it difficult for people to age in place while young households decrease in number."

Recognizing this issue, the Comprehensive Plan notes that the Town Board took affirmative steps to address it:

"[T]he Town Board created the floating R-MF-SCH Multifamily-Senior Citizen Housing District."

Section 4.4 of the Comprehensive Plan (page 34) recommends that the Town should "undertake a comprehensive analysis of the office and commercial zones, with the goal of streamlining and clarifying their regulations so that they function effectively in a contemporary context." Additionally, this Section specifically mentions the Project Site as an appropriate site for the introduction of residential uses. It also mentions the IBM property, which was recently rezoned for senior housing:

"For the PLI, OB-H, and DOB-20A zones, in particular (business park, portion of IBM property, Swiss Re and former MBIA campus), the Town should explore allowing for an introduction of residential uses, at a scale comparable to surrounding land use patterns."

Section 8.6 of the Comprehensive Plan (page 99) notes the following opportunity related to the promotion of infill development to facilitate a variety of housing options. The Cider Mill neighborhood approximately two miles northeast of the Project Site is an example of a development containing a mix of housing types (townhouses and single family homes) with a residential density comparable with that proposed by the Preferred Alternative (4.5 units/acre).

"While North Castle today is mostly defined by its attractive low-density residential neighborhoods, offering a greater variety of housing types could help the Town to retain Baby Boomers in retirement and attract younger people who wish to stay but cannot afford a single-family home. An efficient approach to greater variety of housing would prioritize attractive multifamily options in locations that maximize access to the community assets that make the Town so attractive, with a focus on targeted infill development in appropriate locations."

Section 8.6 of the Comprehensive Plan (page 99) goes on to further recognize the potential for infill development to add needed housing for the Town's aging population:

"The growth in older age groups of the population over the coming decades suggests encouraging siting and design of new and infill development of smaller, lower maintenance units for seniors near services, enabling more of the population to age in place and stay connected to the community physically and socially."

Section 8.7 of the Comprehensive Plan (page 100) sets forth a series of specific growth, development, and housing recommendations. This Section suggests that the Town "should encourage residential development that is compatible in scale, density, and character with its neighborhood and natural environment." The same section of the Comprehensive Plan also suggests that the Town "[e]xplore opportunities to provide housing for the Town's senior population." Notably, this Section specifically targets office parks such as the Project Site as an appropriate opportunity for the introduction of an infill mixed-use development:

"Explore options to rezone business and office parks in order to create opportunities for infill mixed use residential development where office uses have become, or could become, obsolete. These locations could include the business park, the former MBIA site, Old Route 22 and Mariani Gardens, areas where affordable housing for smaller households will minimize traffic and parking impacts. Additional residential uses in these areas can also help to support Armonk businesses."

With regard to marketability and economic benefits of the Preferred Alternative, there is a strong market demand for residential uses in the Town and the region, especially for "seniors interested in downsizing locally" as observed in the Comprehensive Plan (p. 150). As such, rezoning the Project Site to permit such housing is likely to increase the economic viability of the Project Site, and further the goals of the Town's Comprehensive Plan.

2.B.1.c.(ii) Consistency with Westchester County Master Plans

Within the County's 1996 regional plan entitled "Patterns for Westchester: The Land and The People ("Patterns")," the King Street/Route 120 corridor in the vicinity of the Project Site is depicted within a "Medium Density Suburban" recommended land use category, with a residential density range of two to seven dwelling units per acre and FAR range between 0.05 and 0.2. This area includes the Project Site.

The Applicant's Preferred Alternative proposes a total of approximately 175 dwelling units (50 apartments and 125 townhouses). Based on the Project Site's total area of approximately 38.8 acres, the proposed gross residential density would be approximately 4.5 dwelling units per acre.

"Patterns" is still an adopted plan of the Westchester County Planning Board. However, the "Assumptions and Policies" section has since been replaced by the context and policy document that emerged from the "Westchester 2025" planning efforts, known as "2025 Context for County and Municipal Planning and Policies to Guide County Planning." This policy document was adopted by the Westchester County Planning Board on May 6, 2008 (amended January 5, 2010) and recommends 15 policies to county municipalities as guidance for their own decision-making. Of these 15 policies, seven of them

have applicability to the Preferred Alternative. The seven applicable policies (and the Preferred Alternative's consistency with each) are summarized as follows:

- **Enhance transportation corridors** – King Street/NYS Route 120 is an important transportation corridor that generally runs north/south between Rye and Chappaqua. The Project Site's King Street frontage is marked with a stone wall, ornamental lawn and landscaping, and berms which provide an aesthetically pleasing parkway-like setting for motorists and a visual screening from development on the Project Site, a condition which would remain as part of the Preferred Alternative.
- **Nurture economic climate / track and respond to trends** – While these two policies are separated in the County's plan, they are both applicable to the Preferred Alternative in similar ways. Both Westchester County and the Town of North Castle have recognized that there has been a decreased demand for corporate office park development and increased demand for infill development, including a diverse housing stock, including housing targeted for the aging population. This is evident from the Applicant's unsuccessful attempts to market the Project Site for continued office use. The Preferred Alternative represents the Applicant's attempt to respond to this trend.
- **Preserve natural resources** – As described in detail in FEIS Chapter 1 and DEIS Chapter 3, "Land Use, Zoning, and Public Policy," there is a conservation easement and a delineated wetland on the Project Site, and both would remain undeveloped with the Preferred Alternative. Grading will be limited to the proposed limits of disturbance on the Project Site, and no mass grading of the Project Site would occur. Implementation of the Town and DEP-approved SWPPP would protect the Project Site and neighboring New York City water supply lands and the Kensico Reservoir from any impacts during both construction and operation of the Preferred Alternative.
- **Support development and preservation of permanently affordable housing** – As noted in Section 355-24(I)(1) of the Town Code, "within all residential developments of 10 or more units created by subdivision or site plan approval, no less than 10 percent of the total number of units shall be created as affordable affirmatively further fair housing (AFFH) units." It is expected that when site plan approvals are sought for the Project Site in the future, the Preferred Alternative would comply with these requirements.
- **Provide recreational opportunities to serve residents –** The Preferred Alternative provides for open space and recreational opportunities to on-site residents including mulched walking trails, a community clubhouse, and a swimming pool.
- **Promote sustainable technology** – It is anticipated that when site plan approvals are sought for the Project Site in the future, the Preferred Alternative would incorporate sustainable building practices and green technologies, to the extent practicable. Development of the townhouse portion of the Preferred Alternative would be constructed to exceed the

requirements of the 2020 International Energy Conservation Code of New York State.

Additionally, by comment letter dated September 28, 2021 (see **Appendix A**), the Westchester County Planning Board ("WCPB") provided written comments on the DEIS and feedback on the DEIS Project. The WCPB comments received on the DEIS Project centered on several themes:

- Concerns about the new construction of the DEIS Project's multifamily building (5-stories, 149 units) within a lower density area of the Town.
- Concerns that the DEIS Project did not provide pedestrian connections between the new buildings and King Street/Cooney Hill Road.
- Concerns that airport-related noise could be an issue for future residents of the site.
- New development should consider the inclusion of green building technology and parking spaces equipped with charging stations for electric vehicles.

The WCPB further recommended against residential uses on the Project Site, including the high density residential apartment building in the original proposal.

The Preferred Alternative (and its reduced scope of development compared to the DEIS Project) responds to the comments provided by the WCPB in several ways, including addressing why the Applicant believes that the Project Site is suitable for residential development. Each WCPB comment is addressed in detail within Chapter 3, "Responses to Comments on the DEIS."

2.B.1.c.(iii) Consistency with New York State Climate Leadership and Community Protection Act (2019)

In July 2019, New York State passed the Climate Leadership and Community Protection Act ("Climate Act"). The purpose of the Climate Act is to adopt measures to put New York State on a path towards the statewide reduction of greenhouse gas ("GHG") emissions by eighty-five percent by the year 2050. The remaining fifteen percent of emissions will be offset by various means, to reach net-zero emissions. The Climate Act created a Climate Action Council, which has recently developed an initial framework[4] for how the state will reduce GHG emissions, reach net-zero emissions, and increase renewable energy usage. Some of the "key strategies" to achieve emissions limits as identified by the Climate Action Council include greater inclusion of energy efficiency measures in new construction, transportation electrification (including vehicles), and reduction in vehicle miles traveled ("VMT").

The design of the Preferred Alternative aligns with the strategies of the Climate Act, which was not in place at the time the Currently Approved Development Plan was proposed. The Preferred Alternative will include green technologies, as discussed above, including energy efficient appliances, and charging stations for electric vehicles. The reduced scale of development

[4] https://climate.ny.gov/Our-Climate-Act/Draft-Scoping-Plan

envisioned by the Preferred Alternative (an approximately 50-unit multifamily building that would be age-restricted, and approximately 125 two-story townhouses) as compared to the DEIS Project (a 149-unit multifamily building, a 125-room hotel, 100,000 sf of office space, and 22 townhouses), will result in reduced VMTs and energy consumption (during both construction and operation), and greener development.

It is the Applicant's preference to re-use the Project Site's existing natural gas allocation for Preferred Alternative's heating and hot water systems. To the extent this is not feasible, these systems would utilize either propane or electric-fired equipment.

In summary, the Preferred Alternative aligns with the goals of the Climate Act and incorporates some of the key strategies identified by the Climate Action Council.

2.B.1.c.(iv) Master Planning at the Westchester County Airport

The last full master plan for the Westchester County Airport was completed in 1987. A Master Plan Update was completed in 2017[5], and as of 2022, Westchester County is undertaking the development of another update. The current update is anticipated to analyze the airport's regional economic impacts, noise and environmental impacts, identify measures to reduce noise, and review potential wetland and water quality issues. The current update does not anticipate physical expansion of the airport or an increase in the volume of flights.

While the contribution of aircraft overflights to the noise levels varies day-to-day due to flight conditions, as discussed in detail in DEIS Chapter 16, "Noise," noise levels at the Project Site would be appropriate for residential use. Additionally, construction methods used to build the Preferred Alternative are expected to provide at least 20 dBA of window/wall attenuation to further reduce interior noise levels. And, as discussed above, the reintroduction of residential uses to the Project Site would not represent a unique condition when compared to historic and existing land uses surrounding the airport.

In conclusion, it is the Applicant's opinion that the Preferred Alternative is consistent with the State, County, and local planning efforts and public policy guidance discussed throughout this section. No significant adverse impacts related to public policy are anticipated, and no mitigation measures are required.

2.B.2. GEOLOGY AND SOILS

This section addresses the potential impacts of the Preferred Alternative on geology and soils. Potential impacts to these resources are based on the potential for the Preferred Alternative to cause soil erosion or to impact geologic resources or groundwater resources as a result of cut-and-fill activities during construction. This section also identifies proposed mitigation measures to minimize the potential for impacts. Subject to the implementation of such measures, it is the Applicant's opinion that the Preferred Alternative would

[5] https://airport.westchestergov.com/general-information/news-and-public-notices

mitigate potential adverse environmental impacts in a manner similar to the DEIS Project, and no significant adverse impacts are anticipated.

2.B.2.a. Potential Impacts on Geology

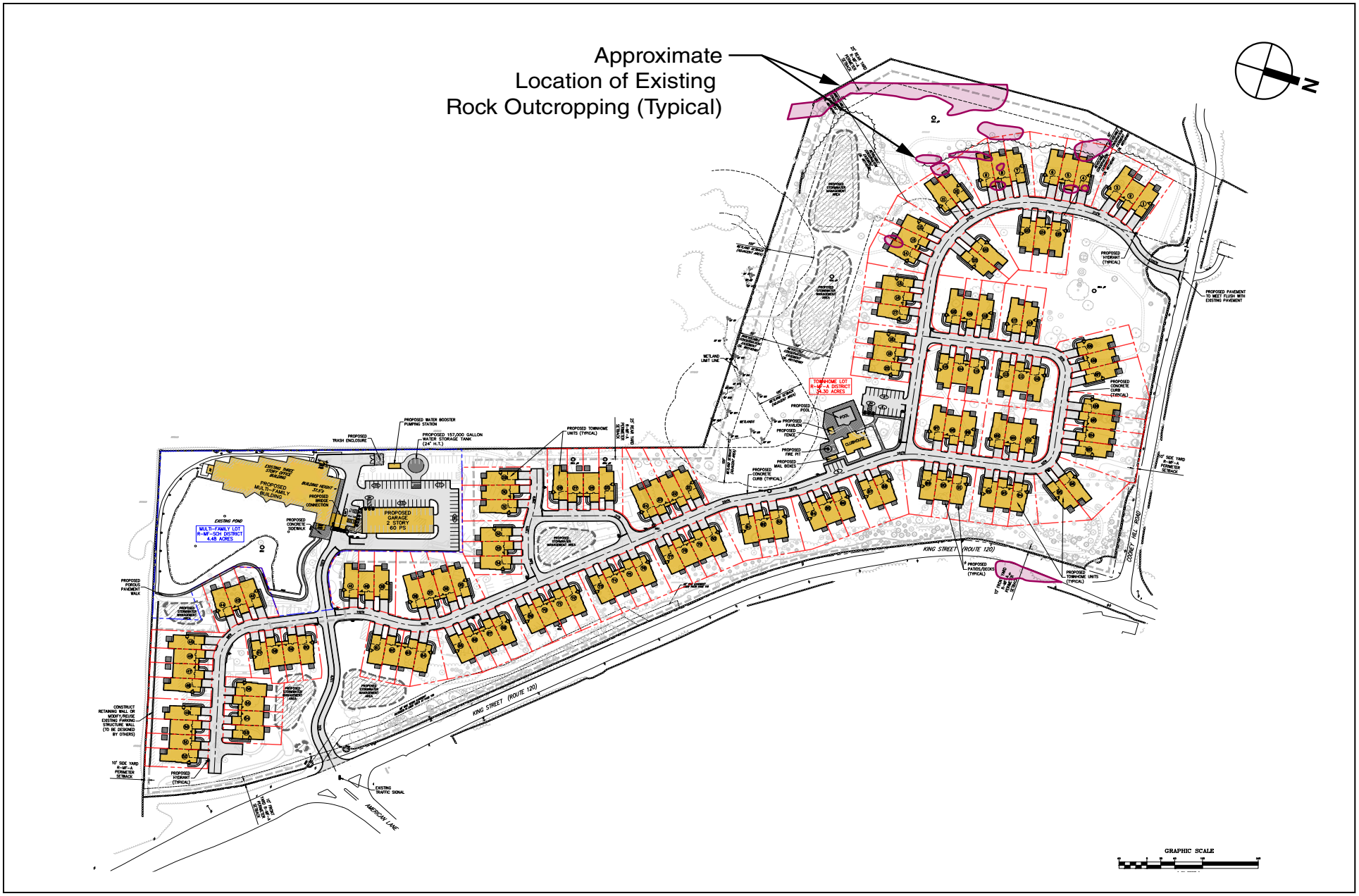
The majority of surface rock outcrop features identified on the Project Site are outside of the Preferred Alternative's limits of disturbance and would not be impacted by construction of the Preferred Alternative. As shown in **Figure 2-1** construction of some townhouses in the northwesternmost portion of the Project Site would have the potential to impact existing rock outcroppings.

Based on the preliminary evaluation by the Applicant's Engineer, construction of the Preferred Alternative may require limited rock removal by blasting or hammering activities in the northwestern portion of the proposed townhouse development area, which may have an isolated area extending up to 8 feet into bedrock. In addition, there will be limited rock removal for some of the townhouse basements in the northern portion of the Site, which may have an isolated area extending up to 16 feet into bedrock. There is no other potential rock removal or rock crushing anticipated as part of construction. Final determination of whether blasting needs to occur and, if so, to what extent would be made by the Applicant's contractor, in coordination with the Applicant's Engineer.

Should blasting be performed during the construction of the Preferred Alternative, it would be done in accordance with the Town of North Castle's Blasting Protocol (Town Code Chapter 122, "Blasting and Explosives"). The site-specific blasting protocol, which would be finalized during Site Plan Review based on the final site design and updated geotechnical investigations, would ensure that blasting activities would be protective of public health and safety to the maximum extent practicable. Specific measures to be taken in the event of blasting are discussed below under Section 2.15 ("Construction").

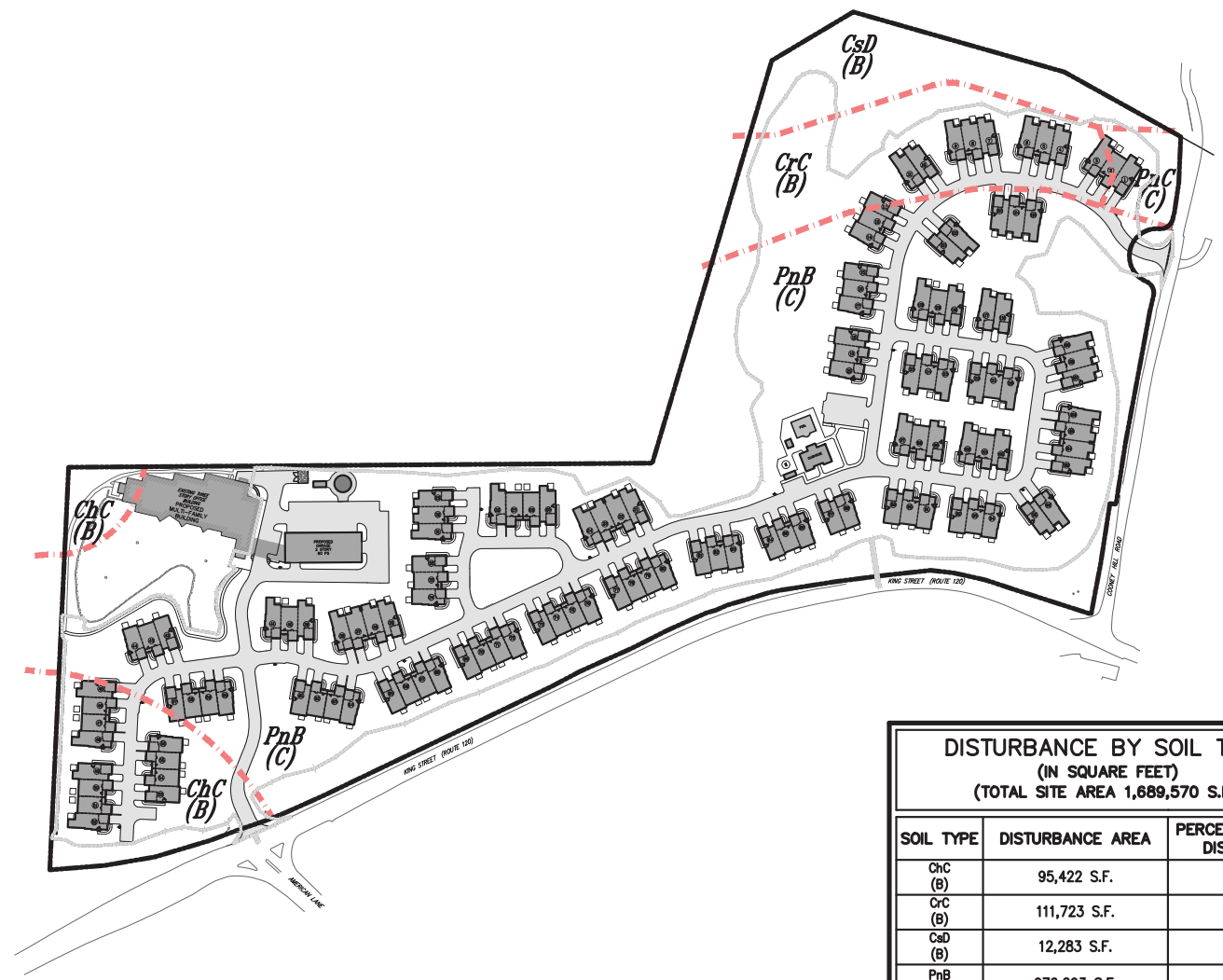
2.B.2.b. Potential Impacts to Soils

With the Preferred Alternative, approximately 72.0 percent (28.0 acres or 1,209,478 sf) of the Project Site would be affected by site development activities, building construction and infrastructure installation. Site disturbance for the DEIS Project (which excluded a recently acquired tax lot) was calculated to be 46.3 percent (17.5 acres or 760,701 sf). Total site disturbance for the Preferred Alternative is approximately 10.5 acres more than were estimated to be disturbed by the DEIS Project, including the approximately 3 acres of disturbance required to demolish the existing 316-space parking structure and the 161,000-sf existing northern office building. **Table 2-4** summarizes the Preferred Alternative's disturbance by soil unit area. Although there would be an increase in the area of disturbance from the Preferred Alternative as compared to the DEIS Project, the density and intensity of development associated with the Preferred Alternative would be lower than the DEIS Project and the Currently Approved Plan. Most disturbance (approximately 57.8 percent) would occur within the PnB – Paxton Fine Sandy Loam soil unit (approximately 976,277 sf or 22.41 acres) (see **Figure 2-2**). According to the "Soil Survey of Putnam and Westchester Counties, New York" prepared by the Soil Conservation Service/U.S.



Source: JMC 2023

Unique Geological Features



DISTURBANCE BY SOIL TYPE
(IN SQUARE FEET)
(TOTAL SITE AREA 1,689,570 S.F.)

SOIL TYPE	DISTURBANCE AREA	PERCENT OF SITE DISTURBED
ChC (B)	95,422 S.F.	5.6%
CrC (B)	111,723 S.F.	6.6%
CsD (B)	12,283 S.F.	0.7%
PnB (C)	976,293 S.F.	57.8%
PnC (C)	13,757 S.F.	0.8%
TOTAL	1,209,478 S.F.	71.6%

Source: JMC 2023

Preferred Alternative - Disturbance by Soil Type

Department of Agriculture (1994), many areas with PnB soils are used for community development purposes. The main limitation on sites for dwellings with basements is seasonal wetness, which can be overcome by installing drains around footings, sealing foundations, and grading to divert surface water away from the buildings. The main limitations for the construction of roadways and other paved surfaces are wetness and frost action. Constructing roadways on raised fill of coarse-grained materials helps to overcome these limitations. The Applicant's Engineer has developed a preliminary grading plan for the Preferred Alternative which incorporates these design controls (see **Figure 2-3**).

Table 2-4
Proposed Disturbance by Soil Type

Soil Type	Proposed Disturbance (sf/acres)	Percent of Site Disturbed
ChC	95,422 sf 2.19 acres	5.6
CrC	111,723 sf 2.56 acres	6.6
CsD	12,283 sf 0.28 acres	0.7
PnB	976,293 sf 22.41 acres	57.8
PnC	13,757 sf 0.32 acres	0.8
Total	**1,209,478 sf 27.77 acres**	**71.6**

Sources: JMC Engineering; "Soil Survey of Putnam and Westchester Counties, New York," prepared by the Soil Conservation Service/U.S. Department of Agriculture, issued September 1994; Geotechnical Engineering Report prepared by Carlin-Simpson and Associates, January 29, 2020.

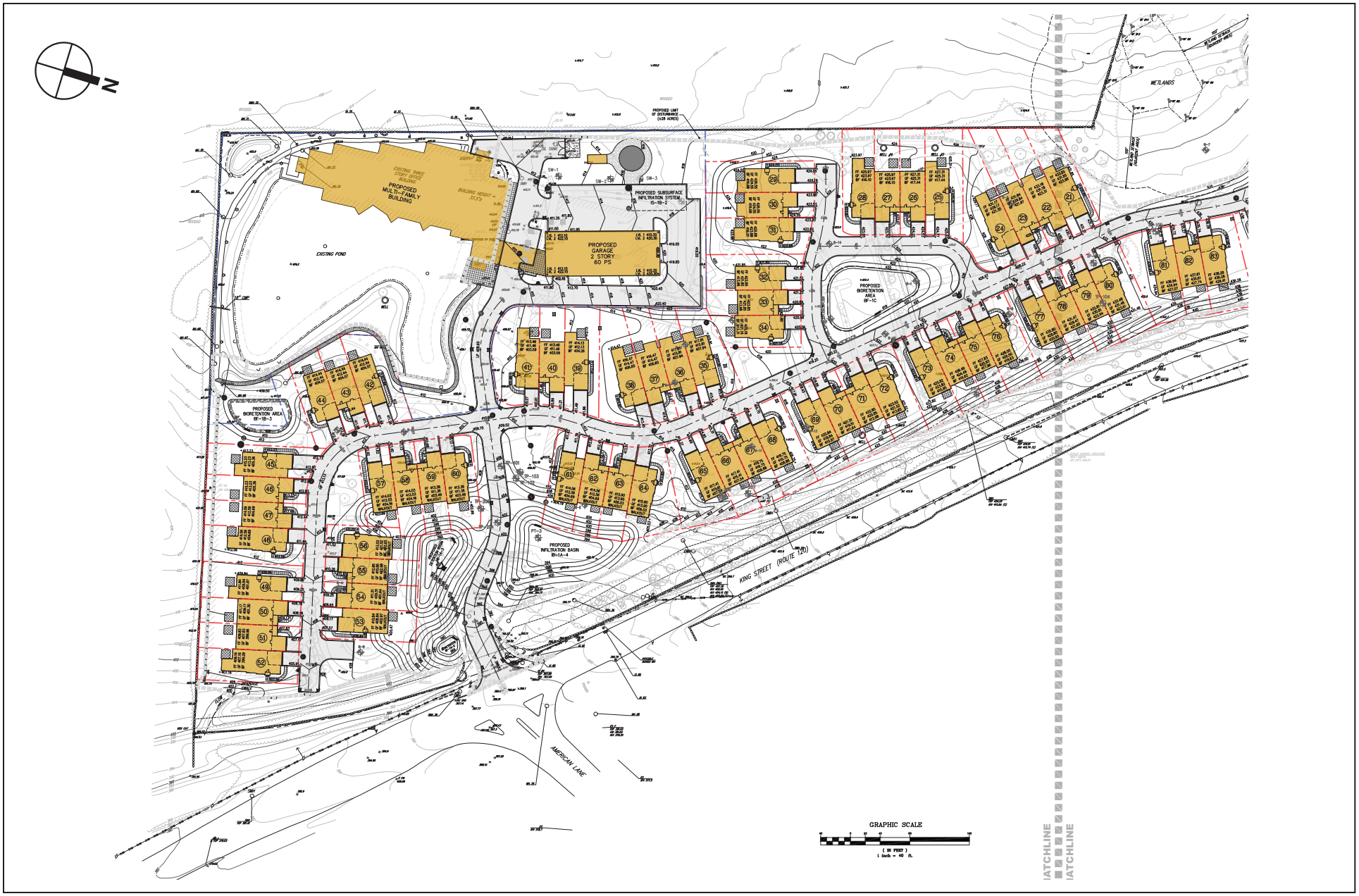
Based on the topography of the Project Site, and in order to create generally level development pads and perimeter berms in select locations, the Preferred Alternative would result in a net cut of approximately 12,306 cubic yards of material. Preliminary earthwork calculations have been provided by the Applicant's Engineer and are summarized in **Table 2-5** below. A map depicting a preliminary cut and fill analysis can be found in **Figure 2-4**.

Table 2-5
Preliminary Cut-and-Fill Analysis

Total Cut Volume (cubic yards)	Total Fill Volume (cubic yards)[1]	Net Cut-and-Fill (cubic yards)[2]
109,853	99,598	12,306

Notes:
[1] Assumes 10 percent compaction factor and 1-foot thickness for proposed building floor slabs and subbase.
[2] Includes 20 percent expansion factor for cut to be exported.
Source: JMC Engineering

As documented in **Table 2-5**, approximately 90.7 percent of the material to be excavated would be re-used on the Project Site as fill, and the balance of the excavated material would be exported. As recommended by the

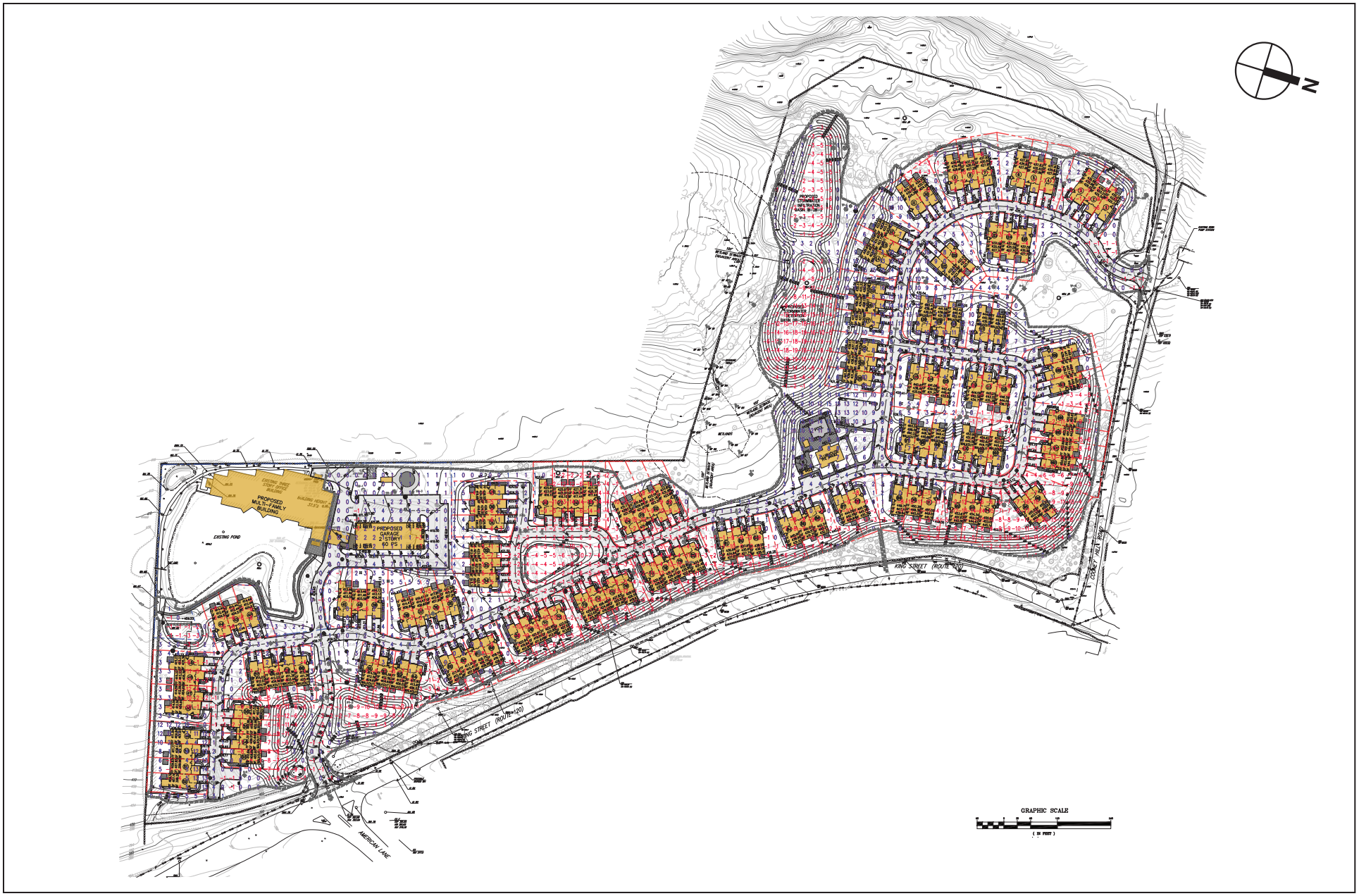


Source: JMC 2023

Preferred Alternative - Preliminary Grading Plan

Source: JMC 2023

Preferred Alternative - Preliminary Grading Plan



Source: JMC 2023

Preferred Alternative - Preliminary Cut and Fill

Applicant's Geotechnical Engineer, a 20 percent expansion factor was applied to the total cut volume to be exported off-site. The total amount of excavated material to be exported under the Preferred Alternative (12,306 cubic yards) would be less than under the DEIS Project (13,324 cubic yards), and therefore fewer truck trips (assuming haul trucks with a 20 cubic yard capacity) would be required to export the material off site (615 truck trips compared to 666 with the DEIS Project). These trips would be spread over several months during the construction period such that the number of truck trips during a single day would be a small fraction of the total number of trips.

A temporary on-site rock crushing process may be established during construction. The need for, location, and schedule of operation of potential rock crushing activities would be determined during Site Plan review and approval. If rock crushing is established, the appropriate permit would be obtained from the Westchester County Department of Health and any crushing activities would be located at least 200 feet from any property line. Any rock crushing activities would only occur during permitted hours of construction as required by Chapter 210 of the North Castle Town Code.

Preliminary soil testing was conducted as part of the Preliminary Geotechnical Engineering Report. This testing revealed acceptable permeability rates. These parameters have been incorporated into the applicable calculations in the Preferred Alternative's Stormwater Pollution Prevention Plan (SWPPP).

2.B.2.c. Mitigation Measures for the Preferred Alternative

The Preferred Alternative is not anticipated to have a significant adverse impact on geology or soils. According to the Preliminary Geotechnical Engineering Report (see DEIS, Appendix C-1), the Project Site's geology and soils are suitable for development of the Preferred Alternative. As described below, measures developed to address potential impacts on geology and soils as part of construction are similar to those outlined for the DEIS Project.

A construction phasing plan has been developed and is discussed in Section 2.B.15, "Construction Impacts." Proper sequencing of construction activities will serve to mitigate various impacts. The Preferred Alternative includes a SWPPP and an Erosion and Sediment Control Plan (ESCP) (see **Appendix D**) to avoid and/or mitigate impacts associated with the disturbance of on-Site soils during construction. The layout and configuration of the Preferred Alternative has been designed to take advantage of the Project Site's topography and contours, thereby minimizing the potential for erosion hazards.

The Applicant shall be responsible for maintaining the temporary sediment and erosion control measures throughout construction. This maintenance will include, but not be limited to, the following:

- For dust control purposes, all exposed graded areas would be moistened with water at least twice a day in those areas where soil is exposed and cannot be planted with a temporary cover due to construction operations or the season (December through March).

- Inspection of erosion and sediment control measures shall be performed at the end of each construction day and immediately following each rainfall event. Required repairs shall be immediately executed by the contractor.
- Sediment deposits shall be removed when they reach approximately one-third the height of the silt fence. Such sediment shall be properly disposed of in fill areas on the site, as directed by the Applicant's field representative. Fill shall be protected following disposal with mulch, temporary and/or permanent vegetation and be completely circumscribed on the downhill side by silt fence.
- Exposed areas parallel to the slope would be raked during earthwork operations.
- In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures would be initiated by the end of the next business day and completed within seven days.
- Following final grading, the disturbed area would be stabilized with a permanent surface treatment (i.e., turf grass, pavement, or sidewalk). During rough grading, areas which are not to be disturbed for fourteen or more days shall be stabilized with the temporary seed mixture, as defined on the final approved Site Plans. Exposed soil areas that will not receive a permanent surface treatment will be seeded.

The ESCP would also include maintenance requirements, contingency and emergency measures, notification procedures in the event of failure of sediment and erosion control measures, and timing of removal. These measures, which would be finalized based on the final Site Plan, would at a minimum include the following:

- The Applicant shall have a qualified professional conduct an assessment of the Site prior to the commencement of construction and certify that the appropriate erosion and sediment controls, as shown on the final ESCP approved as part of the Site Plan, have been adequately installed to ensure overall preparedness of the Site for the commencement of construction. The Applicant shall have a qualified professional conduct a site inspection twice every seven calendar days separated by a minimum of two (2) full calendar days.
- Prior to the commencement of construction activity, the Applicant would identify the contractor(s) and subcontractor(s) that will be responsible for installing, constructing, repairing, replacing, inspecting, and maintaining the erosion and sediment control practices included in the final SWPPP approved as part of the Site Plan; and the contractor(s) and subcontractor(s) that will be responsible for constructing the post-construction stormwater management practices included in the SWPPP. The Applicant shall have the contractors and subcontractors identify at least one person from their company that will be responsible for implementation of the SWPPP. This person shall be known as the "trained contractor." The Applicant shall ensure that at least one trained contractor is on site on a daily basis when soil disturbance activities are being performed.

- Within one business day of the completion of an inspection, the qualified inspector shall notify the Applicant and appropriate contractor or subcontract of corrective actions that need to be taken. The contractor or subcontractor shall begin implementing the corrective actions within one business day of this notification and shall complete the corrective actions in a reasonable time frame.

The Applicant would utilize Best Management Practices for rock crushing operations, if implemented, including wet suppression to avoid and minimize impacts associated with airborne dust to the maximum extent practicable. As mentioned above, any crushing activities would be located at least 200 feet from any property line. To further mitigate adverse impacts, rock and other material stockpiles will be covered with tarps and properly maintained in a wet condition. The rock crusher will be operated in accordance with the applicable permits and will be kept full to avoid air gaps and help mitigate dust impacts.

In addition, if blasting is determined to be necessary during the construction of the Preferred Alternative, it would be performed in accordance with the Town of North Castle's regulations and protocols on blasting and explosives (Town Code Chapter 122, "Blasting and Explosives") and would be subject to a site-specific blasting protocol.

These mitigation measures, an ESCP, rock crushing protocol, and blasting protocol, would be detailed in a Construction Management Plan (CMP) that would be reviewed and approved as part of the final Site Plan approval and be made a condition thereof. The Town would, therefore, be able to enforce the provisions of the CMP throughout the construction process.

The above measures represent the best available technologies and practices to minimize potential impacts to the Project Site's soils or geological features to the maximum extent practicable. Subject to the implementation of these mitigation measures, and in the Applicant's opinion, no significant adverse impacts are anticipated.

2.B.3. TOPOGRAPHY AND SLOPES

This section addresses the potential impacts of the Preferred Alternative on topography and slope conditions. The analysis of potential impacts is based on the potential for the Preferred Alternative to cause soil erosion or to impact geologic resources or groundwater resources as a result of cut-and-fill activities during construction. This section also identifies proposed mitigation measures to minimize the potential for impacts. As discussed below, the Project Site's topography is suitable for development of the Preferred Alternative, and no significant adverse impacts are anticipated.

2.B.3.a. Limits of Disturbance of the Preferred Alternative

A slope analysis of the overall Project Site has been prepared by the Applicant's Engineer. The total area of each slope category for the entirety of the Project Site, as well as the proposed limits of disturbance for the Preferred Alternative, are displayed in **Table 2-6** below.

Unlike the steep slopes regulated by the Town, this analysis includes all areas of slopes, regardless of their dimensions. As shown in **Table 2-6** and **Figure**

2-5, similar to the DEIS Project, the majority of slopes within the Preferred Alternative's limits of disturbance fall within the 0–15 percent category.

Table 2-6
Slopes Analysis

Slope Category	Total Project Site Area (sf/acres)	Percent of Site Area	Total Limit of Disturbance Area (sf/acres)	Percent of Disturbed Area
0–15 percent	1,466,503 sf 33.67 acres	86.81%	1,115,745 sf 25.61 acres	91.16%
15–25 percent	139,797 sf 3.21 acres	8.27%	78,141 sf 1.79 acres	6.38%
25–35 percent	50,429 sf 1.16 acres	2.98%	20,296 sf 0.47 acres	1.66%
35 percent and above	32,841 sf 0.75 acres	1.94%	9,792 sf 0.22 acres	0.80%
Source: JMC Engineering				

The Town of North Castle also regulates steep slopes. Chapter 355 of the Town Code defines a steep slope as "A natural geographical area, whether on one or more lots, which has a slope equal to 25 percent or greater over a horizontal area measuring at least 25 feet in all directions." A map depicting the areas of the Project Site which meet the Town's definition of a steep slope is included as **Figure 2-6**. The total area of the Project Site which meets the Town's definition of a steep slope is approximately 17,638 sf (1.04 percent of the Site).

2.B.3.b. Potential Impacts of the Preferred Alternative

Using the same methodology as in the DEIS, the Applicant's engineer has calculated that based on the topography of the Project Site, and in order to create generally level development pads for the townhouses, the Preferred Alternative would result in a net cut of approximately 12,306 cubic yards of material. Approximately 90.7 percent of the material to be excavated would be reused on the Project Site as fill, and the balance of the excavated material would be exported. Utilizing haul trucks with a 20 cubic yard capacity, approximately 615 truck trips would be required to remove the excess material from the Site, which would then be exported in accordance with all applicable regulations to appropriate locations. These trips would be spread over several months during the construction period such that the number of truck trips during any single day would be a small fraction of the total number of trips. The number of truck trips would be less than those required for construction of the DEIS Project (i.e., 666 truck trips).

Section 355-18 of the Town Code requires that disturbance to steep slopes associated with approval of a site plan be approved by the Planning Board. As discussed in the DEIS, the majority of the Project Site's Town-regulated steep slopes are found along the southern and western extents of the northern (Cooney Hill) portion of the Project Site, within the existing Conservation Easement areas, which slopes would remain undeveloped with the Preferred Alternative. Approximately 2,007 sf (0.16 percent) of the Preferred Alternative's overall limits of disturbance meet the Town Code's definition of steep slopes. These Town-regulated slopes within of the Preferred

SLOPES ANALYSIS TABLE							
CATEGORY	MINIMUM SLOPE	MAXIMUM SLOPE	PROJECT SITE AREA	PERCENT OF SITE AREA	DISTURBANCE AREA	PERCENT OF DISTURBED AREA	COLOR
1	0.00%	15.00%	1,466,503 S.F.	86.81%	1,115,745 S.F.	91.16%	
2	15.00%	25.00%	139,797 S.F.	8.27%	78,141 S.F.	6.38%	
3	25.00%	35.00%	50,429 S.F.	2.98%	20,296 S.F.	1.66%	
4	35.00%	VERTICAL	32,841 S.F.	1.94%	9,792 S.F.	0.80%	

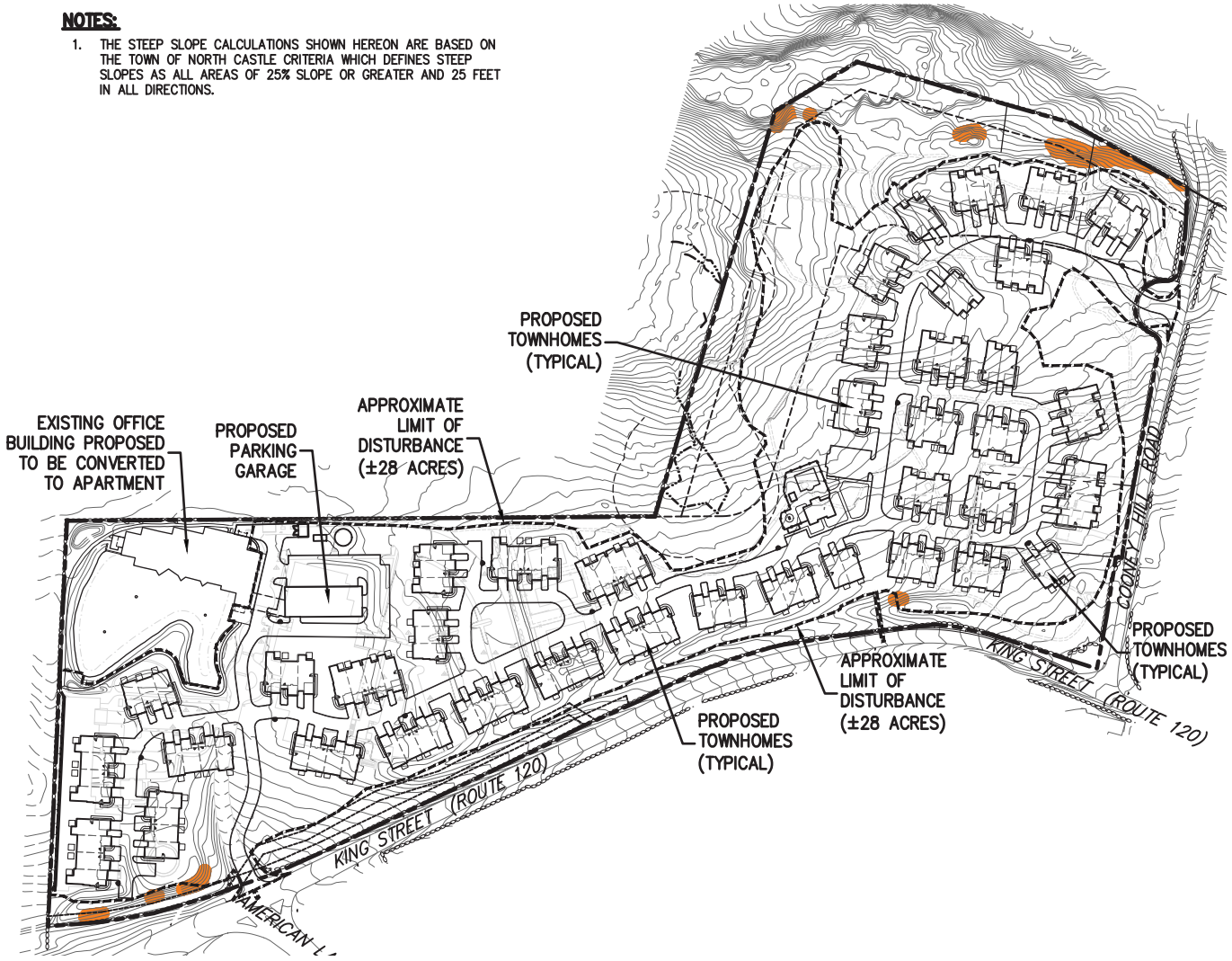
Source: JMC 2023

Project Site Slopes Analysis

SLOPES ANALYSIS TABLE							
CATEGORY	MINIMUM SLOPE	MAXIMUM SLOPE	PROJECT SITE AREA	PERCENT OF SITE AREA	DISTURBANCE AREA	PERCENT OF DISTURBED AREA	COLOR
1	0.00%	25.00%	1,671,932 S.F.	98.96%	1,221,967 S.F.	99.84%	
2	25.00%	VERTICAL	17,638 S.F.	1.04%	2,007 S.F.	0.16%	

NOTES:

1. THE STEEP SLOPE CALCULATIONS SHOWN HEREON ARE BASED ON THE TOWN OF NORTH CASTLE CRITERIA WHICH DEFINES STEEP SLOPES AS ALL AREAS OF 25% SLOPE OR GREATER AND 25 FEET IN ALL DIRECTIONS.



Source: JMC 2023

Project Site Steep Slopes (Town of North Castle)

Alternative's limits of disturbance are found along the King Street frontage of the Project Site and were created as the result of constructing the existing berm that screens the Project Site's existing improvements. The Preferred Alternative will result in minor disturbance to these areas, but the disturbance would be mitigated with additional plantings and in the Applicant's opinion is, therefore, not considered significant. As noted above, the Planning Board has authority to approve disturbance to Town-regulated steep slopes through the site plan review process. The Lead Agency will determine whether the proposed amount of steep slope disturbance is acceptable.

Based on the foregoing analyses, the Preferred Alternative is not anticipated to have significant long-term post-development adverse impact due to changes in surface coverage and topography. As shown in the above table, the majority of slopes within the Preferred Alternative's limits of disturbance fall within the 0–15 percent category. The layout and configuration of the Preferred Alternative has been designed to take advantage of the Project Site's topography and contours, thereby minimizing the potential for erosion hazards, sedimentation, and slope failure. Following construction of the Preferred Alternative, potential adverse impacts across the entire site related to soil coverage and topography would be avoided and minimized through the implementation of the ESCP and SWPPP.

2.B.3.c. Mitigation Measures for the Preferred Alternative

In the Applicant's opinion, the Preferred Alternative is not anticipated to have a significant adverse impact on topography. Similar to the DEIS Project, the Preferred Alternative includes an ESCP and SWPPP to avoid and/or mitigate impacts associated with the disturbance of the Project Site's topography and on-Site soils during both construction and operation. The Preferred Alternative's grading plan incorporates appropriate design controls for disturbed slopes in excess of 15 percent, including the installation of retaining walls (as needed) and proposed revegetation and landscaping. Overall, the layout and configuration of the Preferred Alternative has been designed to take advantage of the Project Site's topography and contours, thereby minimizing the potential for erosion hazards. The above measures represent the best available technologies and practices that will ensure that any impacts to the Project Site's topographical features are minimized to the maximum extent practicable. Through the implementation of these measures, no significant adverse impacts are anticipated.

2.B.4. VEGETATION AND WILDLIFE

This section addresses the potential impacts of the Preferred Alternative on vegetation and wildlife. It also identifies proposed mitigation measures to further minimize the potential for impacts. As discussed below, similar to the DEIS Project, the Preferred Alternative would not have an adverse impact on rare, threatened, or endangered species, or species of special concern, nor would it have an adverse impact on significant natural communities.

2.B.4.a. Potential Impacts on Vegetation

Table 2-7 below identifies the three habitat cover types documented for the Project Site.

Table 2-7
Project Site – Habitat Cover Types

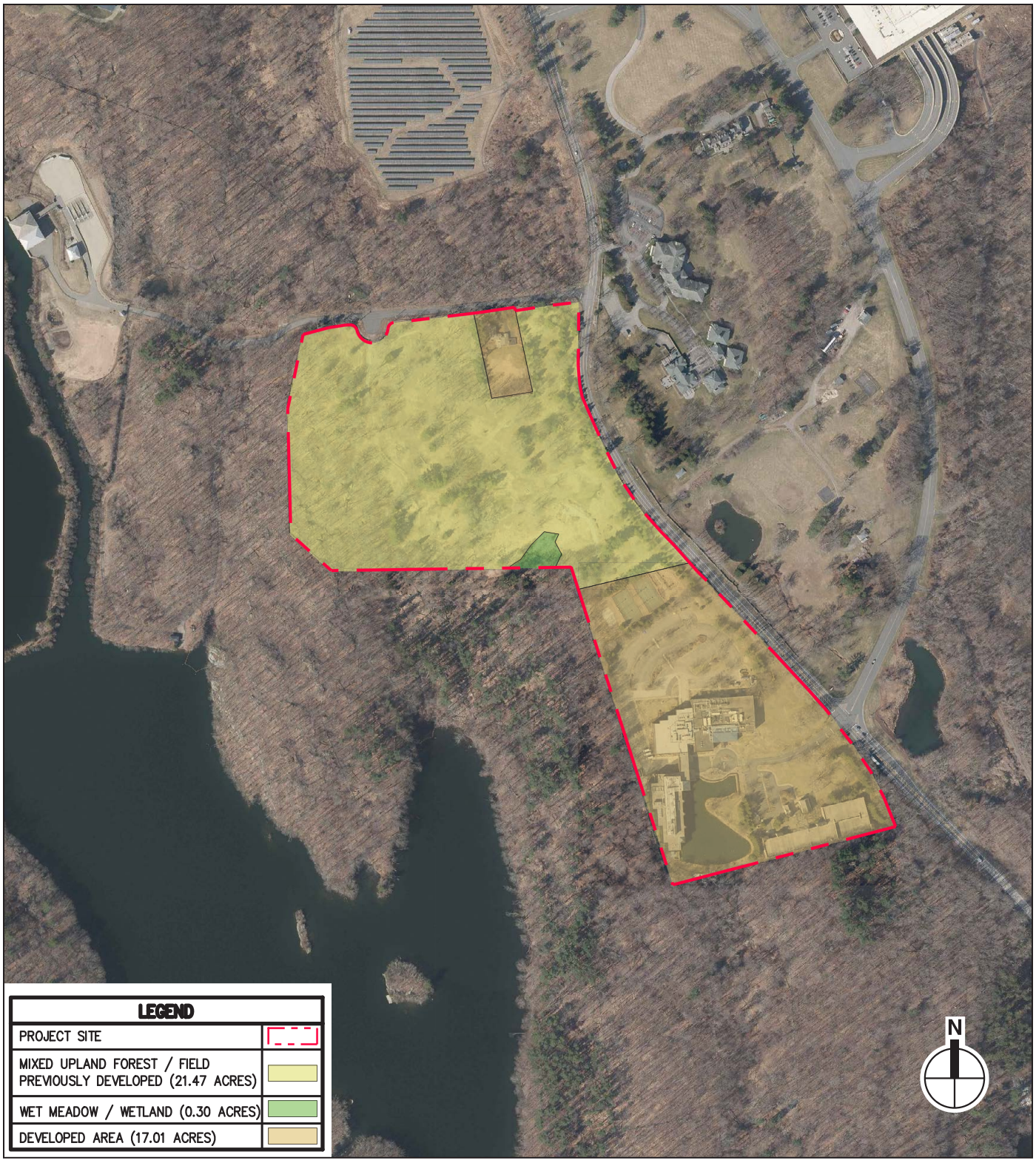
Habitat Cover Type	Acres Identified
Mixed Upland Forest/Field Previously Developed	21.47
Developed Area	17.01
Wet Meadow/Wetland	0.30
Source: JMC Engineering	

During construction of the Preferred Alternative, there would be a temporary loss of habitat for species that use mixed upland forest/field as the dominant habitat. Based on the Preferred Alternative's limits of disturbance, proposed new construction activities will require the disturbance of approximately 14.94 acres, or 69.6 percent, of mixed upland forest/field cover type on the Project Site (see **Figure 2-7**). The majority of the disturbed forest/field cover type is located in the northern portion of the Project Site where previous disturbance has already occurred. More heavily forested areas of the Project Site, including those areas along the western perimeter of the Project Site and most of the Conservation Easement areas, will be preserved, providing protection for forest interior species. As noted in Section 2.B.5, there will be no impacts or loss to the wet meadow (aka wetland) habitat found on the Project Site.

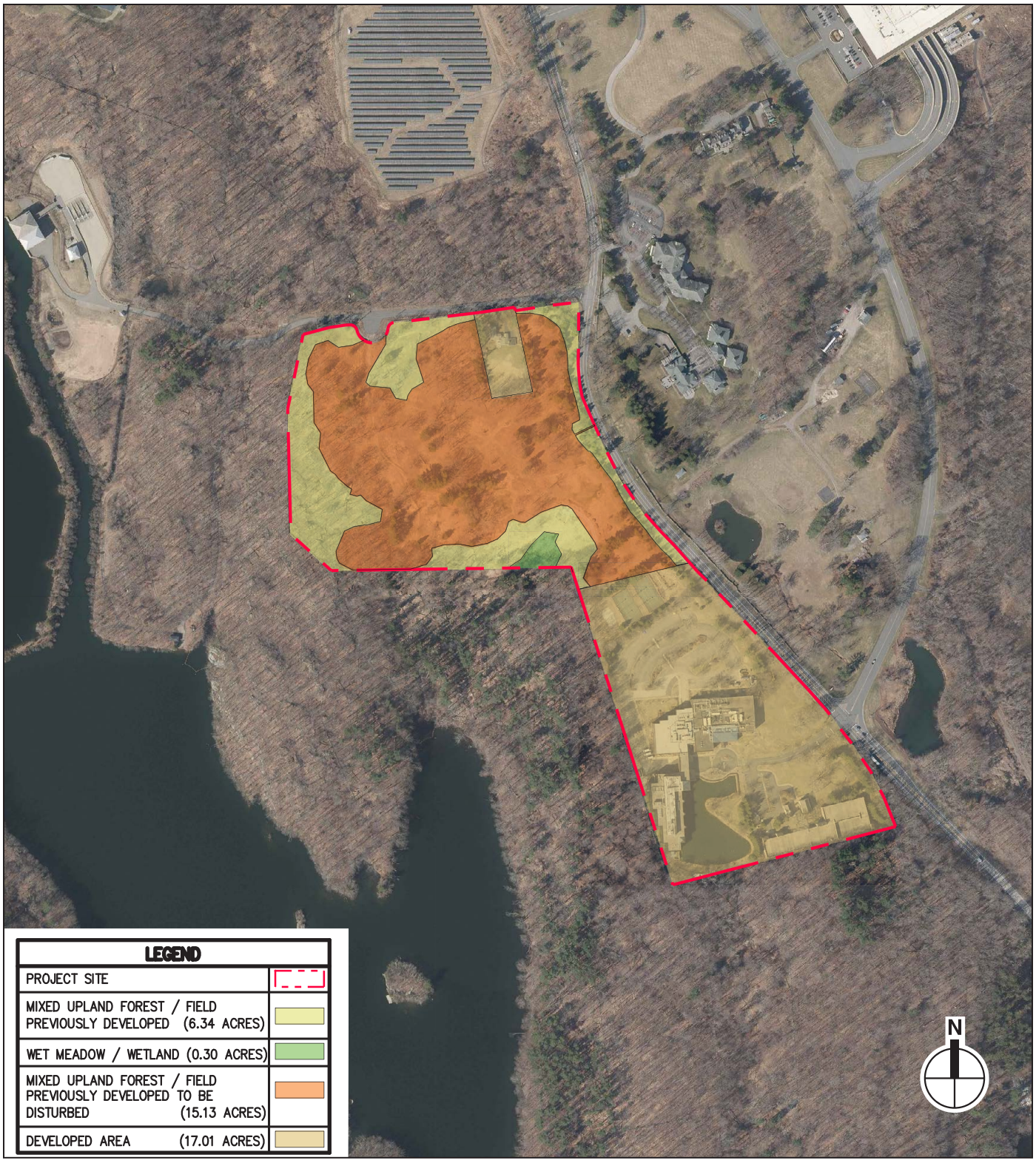
In addition to the introduction of native landscaping as part of future construction, the Applicant is proposing to preserve existing trees within the proposed limits of site disturbance, to the maximum extent practicable. A preliminary list of the trees to be preserved and removed from areas to be disturbed is included as **Figure 2-8**. The most recent tree protection/removal plans and tree survey that have been prepared by the Applicant's Engineer in accordance with Chapter 308 of the Town Code indicate that there are approximately 1,091 existing trees regulated by the Town with a diameter at beast height (DBH) of 8 inches or greater within the area of the site for which a tree survey was conducted. Of the 1,091 trees regulated by Chapter 308 of the Town Code, the Applicant proposes to remove approximately 744 in connection with construction of the Preferred Alternative. This is approximately 376 more trees that require removal than the DEIS Project.

Before trees on the Project Site are to be removed, a permit from the Town's Building Inspector would be obtained in accordance with Chapter 308 of the Town Code. According to the Applicant's preliminary landscaping plans (see **Figure 2-9**), approximately 898 new trees (deciduous and evergreen) would be planted on the Project Site (compared to 451 proposed for the DEIS Project). The majority of the existing trees on the King Street side of the existing landscaped berm will remain. Additional new trees will be planted on the back side of the berm following site construction. The existing trees found along the northern and northwestern boundaries of the Project Site would remain intact.

There are no unique trees on the Project Site that are regulated by the Town of North Castle. There is very low potential for erosion due to the removal of vegetation on the Project Site. As discussed in DEIS Chapter 5, "Topography and Slopes," the topography of the currently developed portion of the Project



Project Site - Habitat Cover Types - Existing



Project Site - Habitat Cover Types - Proposed

Source: JMC 2023

Preferred Alternative - Tree Protection Plans

Figure 2-8a

Source: JMC 2023

Preferred Alternative - Tree Protection Plans

1.31.23

TREE TABLE - PART A

1,091 TREES DESIGNATED HAVING A DIAMETER AT DBH OF 8" OR GREATER

TREE NO.	COMMON NAME	DIAM.	COND.	REMAIN OR REMOVE	TREE NO.	COMMON NAME	DIAM.	COND.	REMAIN OR REMOVE	TREE NO.	COMMON NAME	DIAM.	COND.	REMAIN OR REMOVE	TREE NO.	COMMON NAME	DIAM.	COND.	REMAIN OR REMOVE
1	CHERRY	12"	POOR	REMOVE	98	SPRUCE	8"	FAIR	REMOVE	200	MAPLE	8"	GOOD	REMOVE	300	BIRCHERRY	10"	POOR	REMOVE
2	SPRUCE	14"	FAIR	REMOVE	99	SPRUCE	8"	POOR	REMOVE	201	ASH	10"	GOOD	REMOVE	301	PINE	28"	FAIR	REMOVE
3	SPRUCE	14"	FAIR	REMOVE	100	MAPLE	10"	GOOD	REMAIN	202	ASH	8"	GOOD	REMOVE	302	SPRUCE	12"	GOOD	REMOVE
4	SPRUCE	14"	FAIR	REMOVE	101	HICKORY	8"	GOOD	REMAIN	203	OAK	14"	FAIR	REMOVE	303	MAPLE	8"	GOOD	REMAIN
5	MAPLE	24"	GOOD	REMOVE	102	MAPPLELE	10"	GOOD	REMAIN	204	MAPLE	14"	GOOD	REMOVE	304	SPRUCE	12"	POOR	REMAIN
6	SPRUCE	14"	FAIR	REMOVE	103	MAPLE	44"	GOOD	REMOVE	205	SPRUCE	8"	GOOD	REMOVE	305	SPRUCE	8"	GOOD	REMOVE
7	CHERRY	12"	FAIR	REMOVE	104	MAPLE	10"	GOOD	REMAIN	206	PINE	14"	GOOD	REMOVE	306	PINE	10"	POOR	REMOVE
8	MAPLE	16"	GOOD	REMOVE	105	MAPLE	10"	GOOD	REMAIN	207	MAPLE	8"	GOOD	REMOVE	307	SPRUCE	14"	POOR	REMOVE
9	MAPLE	38"	GOOD	REMAIN	106	MAPLE	8"	GOOD	REMAIN	208	PINE	12"	FAIR	REMOVE	308	SPRUCE	8"	GOOD	REMOVE
10	SPRUCE	14"	FAIR	REMOVE	107	BIRCHERRY	16" TR	GOOD	REMOVE	209	MAPLE	10"	GOOD	REMAIN	309	SPRUCE	12"	GOOD	REMOVE
11	MAPLE	10"	GOOD	REMAIN	108	ASH	8"	FAIR	REMAIN	210	PINE	14"	FAIR	REMOVE	310	PINE	18"	FAIR	REMOVE
12	SPRUCE	14"	FAIR	REMOVE	110	MAGNOLIA	14"	GOOD	REMOVE	211	PINE	10"	FAIR	REMOVE	311	ASH	10"	FAIR	REMOVE
13	ASH	8"	GOOD	REMAIN	111	MAPLE	10"	GOOD	REMAIN	212	SPRUCE	8"	GOOD	REMOVE	312	CEDAR	10"	GOOD	REMOVE
14	MAPLE	8"	GOOD	REMOVE	112	MAPLE	10"	GOOD	REMAIN	213	SPRUCE	8"	FAIR	REMAIN	313	MAPLE	22"	GOOD	REMOVE
15	MAPLE	8"	GOOD	REMAIN	113	PINE	12"	GOOD	REMAIN	214	CHERRY	9"	FAIR	REMAIN	314	SPRUCE	14"	GOOD	REMOVE
16	ASH	14"	GOOD	REMAIN	114	MAPLE	8"	GOOD	REMAIN	215	OAK	14"	FAIR	REMOVE	315	PINE	26"	GOOD	REMOVE
17	SPRUCE	14"	FAIR	REMOVE	115	MAPLE	16"	GOOD	REMAIN	216	MAPLE	16"	FAIR	REMOVE	316	CEDAR	10"	FAIR	REMOVE
18	ASH	10"	GOOD	REMAIN	116	MAPLE	8"	GOOD	REMAIN	217	MAPLE	10"	FAIR	REMOVE	317	MAPLE	30"	POOR	REMOVE
19	ASH	14"	GOOD	REMAIN	117	PINE	14" 8"	GOOD	REMOVE	218	SPRUCE	12"	GOOD	REMOVE	318	PINE	24"	FAIR	REMAIN
20	ASH	10"	GOOD	REMAIN	118	SPRUCE	14"	POOR	REMOVE	219	MAPLE	8"	GOOD	REMAIN	319	PINE	14"	FAIR	REMOVE
21	ASH	10"	GOOD	REMAIN	119	PINE	14"	FAIR	REMOVE	220	PEAR	10"	GOOD	REMOVE	320	CEDAR	12"	FAIR	REMOVE
22	MAPLE	8"	GOOD	REMAIN	120	MAPLE	10"	GOOD	REMAIN	221	SPRUCE	8"	GOOD	REMOVE	321	SPRUCE	12"	GOOD	REMOVE
23	MAPLE	8"	GOOD	REMAIN	121	BIRCHERRY	12" MU	GOOD	REMOVE	222	SPRUCE	8"	FAIR	REMOVE	322	OAK	12"	GOOD	REMOVE
24	MAPLE	8"	GOOD	REMOVE	122	MAPLE	10"	GOOD	REMAIN	223	MAPLE	9" TW	GOOD	REMOVE	323	DECIDUOUS	10"	POOR	REMOVE
25	MAPLE	8"	GOOD	REMAIN	123	MAPLE	8"	FAIR	REMAIN	224	MAPLE	8"	GOOD	REMAIN	324	CEDAR	10"	FAIR	REMOVE
26	MAPLE	26"	GOOD	REMAIN	124	MAPLE	12" 8"	FAIR	REMAIN	225	SPRUCE	8"	FAIR	REMOVE	325	MAPLE	18"	GOOD	REMOVE
27	MAPLE	8"	GOOD	REMAIN	125	OAK	20"	FAIR	REMOVE	226	MAPLE	10"	GOOD	REMAIN	326	PINE	14"	FAIR	REMAIN
28	MAPLE	10"	GOOD	REMAIN	126	SPRUCE	18" TW	POOR	REMOVE	227	PINE	8"	FAIR	REMAIN	327	PINE	28"	GOOD	REMOVE
29	MAPLE	10" 6"	GOOD	REMAIN	127	MAPLE	8"	GOOD	REMAIN	228	LOCUST	12"	GOOD	REMOVE	328	CEDAR	10"	FAIR	REMOVE
30	ASH	12"	GOOD	REMAIN	129	MAPLE	12"	GOOD	REMAIN	229	PINE	10"	GOOD	REMOVE	329	ASH	12"	FAIR	REMOVE
31	MAPLE	12"	GOOD	REMAIN	130	MAPLE	8"	GOOD	REMAIN	230	PINE	10"	FAIR	REMOVE	330	CEDAR	10"	FAIR	REMOVE
32	SPRUCE	14"	FAIR	REMOVE	132	MAPLE	8"	GOOD	REMAIN	231	PINE	10"	FAIR	REMOVE	331	MAPLE	20"	GOOD	REMOVE
33	ASH	8"	GOOD	REMAIN	134	MAPLE	10"	GOOD	REMAIN	232	MAPLE	10"	GOOD	REMAIN	332	CEDAR	10"	FAIR	REMOVE
34	ASH	8"	GOOD	REMAIN	135	PINE	14"	GOOD	REMOVE	233	MAPLE	10"	GOOD	REMOVE	333	PINE	14"	FAIR	REMAIN
35	MAPLE	8"	GOOD	REMAIN	136	MAPLE	8"	GOOD	REMAIN	234	PINE	10"	POOR	REMOVE	334	DECIDUOUS	12"	GOOD	REMOVE
36	ASH	8"	FAIR	REMAIN	137	PINE	10"	POOR	REMOVE	235	PINE	10"	FAIR	REMOVE	335	CHERRY	10"	GOOD	REMOVE
37	CHERRY	12"	GOOD	REMAIN	138	MAPLE	10"	GOOD	REMAIN	236	MAPLE	12" TR	FAIR	REMAIN	336	MAPLE	14"	FAIR	REMOVE
38	CHERRY	8"	POOR	REMAIN	139	SPRUCE	14"	FAIR	REMOVE	237	SPRUCE	12"	GOOD	REMAIN	337	MAPLE	10"	GOOD	REMOVE
39	MAPLE	8"	POOR	REMAIN	140	SPRUCE	14"	FAIR	REMOVE	238	SPRUCE	12"	GOOD	REMAIN	338	SPRUCE	10"	GOOD	REMOVE
40	ASH	12" TW	FAIR	REMAIN	141	OAK	10"	GOOD	REMOVE	239	SPRUCE	8"	FAIR	REMAIN	339	MAPLE	14"	GOOD	REMOVE
41	MAPLE	10"	GOOD	REMAIN	142	OAK	10"	FAIR	REMOVE	240	SPRUCE	8"	GOOD	REMOVE	340	CEDAR	8" TW	FAIR	REMOVE
42	CHERRY	8"	POOR	REMAIN	143	MAPLE	12"	GOOD	REMAIN	242	LOCUST	14"	GOOD	REMOVE	341	PEAR	22"	GOOD	REMOVE
43	MAPLE	34"	GOOD	REMAIN	144	HICKORY	10"	GOOD	REMAIN	243	SPRUCE	8"	FAIR	REMAIN	342	CEDAR	10" TW	FAIR	REMOVE
44	ASH	8"	GOOD	REMAIN	145	OAK	18"	GOOD	REMOVE	244	MAPLE	8"	FAIR	REMOVE	343	PINE	36"	GOOD	REMOVE
45	MAPLE	8"	GOOD	REMAIN	146	OAK	10"	GOOD	REMOVE	245	SPRUCE	12"	GOOD	REMAIN	344	APPLE	8"	GOOD	REMOVE
46	MAPLE	44"	FAIR	REMOVE	147	ASH	16"	FAIR	REMOVE	246	MAPLE	8"	FAIR	REMAIN	345	OAK	8"	FAIR	REMOVE
47	MAPLE	36"	GOOD	REMOVE	148	MAPLE	12"	GOOD	REMAIN	247	SPRUCE	8"	FAIR	REMAIN	346	CEDAR	10"	GOOD	REMOVE
48	MAPLE	20"	FAIR	REMOVE	149	BIRCHERRY	8"	GOOD	REMOVE	248	SPRUCE	8"	GOOD	REMOVE	347	OAK	34"	GOOD	REMAIN
49	MAPLE	8"	GOOD	REMAIN	150	OAK	12"	GOOD	REMOVE	249	MAPLE	12"	FAIR	REMAIN	348	MAGNOLIA	8"	FAIR	REMOVE
50	MAPLE	34"	GOOD	REMAIN	151	PEAR	16"	FAIR	REMOVE	250	MAPLE	12" 8" 6"	FAIR	REMAIN	349	MAGNOLIA	12"	FAIR	REMOVE
51	MAPLE	8"	GOOD	REMAIN	152	OAK	12"	GOOD	REMOVE	251	MAPLE	10"	FAIR	REMAIN	350	SPRUCE	10"	FAIR	REMOVE
52	MAPLE	16"	GOOD	REMAIN	154	MAPLE	10"	GOOD	REMAIN	252	SPRUCE	8"	GOOD	REMOVE	351	CEDAR	12" TW	GOOD	REMOVE
53	MAPLE	8"	GOOD	REMAIN	155	OAK	8"	GOOD	REMOVE	253	MAPLE	8"	GOOD	REMAIN	352	CEDAR	8"	FAIR	REMOVE
54	OAK	30"	GOOD	REMAIN	156	ASH	10"	GOOD	REMAIN	254	OAK	36"	GOOD	REMAIN	353	MAPLE	24"	POOR	REMOVE
55	MAPLE	4"	GOOD	REMOVE	157	PINE	10"	GOOD	REMAIN	255	SPRUCE	8"	GOOD	REMOVE	354	SPRUCE	16"	GOOD	REMOVE
56	MAPLE	12"	GOOD	REMAIN	158	OAK	8"	GOOD	REMOVE	256	MAPLE	14"	FAIR	REMOVE	355	CEDAR	8"	FAIR	REMOVE
57	MAPLE	48"	GOOD	REMOVE	159	SPRUCE	14"	GOOD	REMOVE	257	MAPLE	12" 8" 6"	FAIR	REMAIN	356	APPLE	8"	FAIR	REMOVE
58	MAPLE	26"	FAIR	REMAIN	160	LOCUST	6"	GOOD	REMOVE	258	LOCUST	12"	GOOD	REMOVE	357	CEDAR	10"	GOOD	REMOVE
59	MAPLE	44"	POOR	REMOVE	161	PINE	8"	POOR	REMOVE	259	ASH	18"	GOOD	REMOVE	358	SPRUCE	10"	GOOD	REMOVE
60	MAPLE	8"	GOOD	REMAIN	162	PINE	8"	FAIR	REMOVE	260	MAPLE	8"	GOOD	REMOVE	359	DECIDUOUS	16"	GOOD	REMOVE
61	OAK	28"	GOOD	REMAIN	163	SPRUCE	10"	GOOD	REMAIN	261	SPRUCE	8"	FAIR	REMAIN	360	CEDAR	14"	FAIR	REMOVE
62	MAPLE	28"	GOOD	REMAIN	164	PINE	8"	FAIR	REMOVE	263	OAK	12"	GOOD	REMOVE	361	MAPLE	16"	GOOD	REMOVE
63	CHERRY	8"	FAIR	REMAIN	166	SPRUCE	8"	FAIR	REMAIN	264	SPRUCE	8"	GOOD	REMOVE	362	OAK	40"	GOOD	REMAIN
64	MAPLE	12"	GOOD	REMAIN	167	OAK	14"	GOOD	REMOVE	265	PINE	12"	FAIR	REMOVE	363	CEDAR	12"	FAIR	REMOVE
65	CHERRY	10"	FAIR	REMAIN	168	MAPLE	10"	GOOD	REMAIN	266	ASH	10"	GOOD	REMOVE	364	MAPLE	18"	GOOD	REMOVE
66	MAPLE	8"	GOOD	REMAIN	169	PEAR	21"	FAIR	REMOVE	268	SPRUCE	8"	FAIR	REMAIN	366	CEDAR	10"	FAIR	REMOVE
67	MAPLE	22"	FAIR	REMOVE	170	SPRUCE	8"	GOOD	REMOVE	269	SPRUCE	8"	GOOD	REMOVE	367	HM	18"	POOR	REMOVE
68	CHERRY	10"	GOOD	REMAIN	171	OAK	14"	FAIR	REMOVE	270	SPRUCE	8"	FAIR	REMOVE	368	CEDAR	14"	FAIR	REMOVE
69	MAPLE	12"	GOOD	REMOVE	172	OAK	20"	GOOD	REMOVE	271	SPRUCE	12"	POOR	REMAIN	369	APPLE	8"	FAIR	REMOVE
70	MAPLE	8"	GOOD	REMAIN	173	OAK	14"	GOOD	REMOVE	272	DOGWOOD	10"	POOR	REMOVE	370	APPLE	8"	GOOD	REMOVE
71	MAPLE	20" 12"	FAIR	REMAIN	174	MAPLE	12"	GOOD	REMOVE	273	PINE	20"	FAIR	REMOVE	371	SPRUCE	14"	GOOD	REMOVE
72	MAPLE	12"	GOOD	REMAIN	175	MAPLE	14"	GOOD	REMOVE	274	OAK	10"	GOOD	REMOVE	372	SYCAMORE	16"	FAIR	REMOVE
73	MAPLE	10"	GOOD	REMAIN	176	SPRUCE	8"	GOOD	REMOVE	275	SPRUCE	14"	POOR	REMAIN	373	CEDAR	12"	FAIR	REMOVE
74	ASH	24"	FAIR	REMAIN	177	SPRUCE	8"	FAIR	REMOVE	276	SPRUCE	8"	FAIR	REMOVE	374	HEMLOCK	8"	POOR	REMOVE
75	MAPLE	8"	GOOD	REMAIN	178	MAPLE	10"	GOOD	REMOVE	277	SM	24"	GOOD	REMAIN	375	MAPLE	12"	GOOD	REMOVE
76	MAPLE	12"	GOOD	REMOVE	179	SPRUCE	8"	FAIR	REMOVE	278	SPRUCE	16"	GOOD	REMAIN	376	HEMLOCK	8"	POOR	REMOVE
77	MAPLE	12"	GOOD	REMAIN	180	MAPLE	8"	GOOD	REMAIN	279	PINE	16"	FAIR	REMOVE	377	MAPLE	12"	POOR	REMOVE
78	MAPLE	10"	GOOD	REMAIN	181	SPRUCE	14"	GOOD	REMOVE	280	CEDAR	12"	GOOD	REMAIN	378	SPRUCE	14"	FAIR	REMOVE
79	MAPLE	8" 6"	GOOD	REMAIN	182	SPRUCE	14"	FAIR	REMOVE	281	MAPLE	16"	GOOD	REMOVE	380	MAPLE	12"	GOOD	REMAIN
80	SPRUCE	12"	FAIR	REMOVE	183	SPRUCE	12"	GOOD	REMOVE	282	PINE	10"	FAIR	REMAIN	381	BIRCHERRY	14"	GOOD	REMAIN
81	MAPLE	12"	GOOD	REMAIN	184	SPRUCE	14"	FAIR	REMOVE	283	SPRUCE	14"	POOR	REMAIN	382	BIRCHERRY	14"	GOOD	REMAIN
82	SPRUCE	12"	FAIR	REMOVE	185	SPRUCE	8"	FAIR	REMOVE	284	OAK	14"	GOOD	REMAIN	383	PINE	28"	FAIR	REMOVE
83	MAPLE	12"	GOOD	REMAIN	186	SPRUCE	8"	FAIR	REMOVE	285	SPRUCE	8"	GOOD	REMOVE	384	SPRUCE	20"	GOOD	REMOVE
84	MAPLE	12"	GOOD	REMOVE	187	SPRUCE	8"	FAIR	REMOVE	286	BIRCHERRY	12"	GOOD	REMAIN	385	APPLE	10"	GOOD	REMOVE
85	SPRUCE	14"	GOOD	REMOVE	188	SPRUCE	8"	FAIR	REMOVE	287	BIRCHERRY	8"	POOR	REMAIN	386	OAK	30"	GOOD	REMOVE
86	ASH	22"	POOR	REMAIN	189	MAPLE	10"	GOOD	REMOVE	288	SPRUCE	10"	POOR	REMAIN	387	HEMLOCK	8" TW	FAIR	REMOVE
87	MAPLE	12"	GOOD	REMAIN	190	MAPLE	10"	GOOD	REMAIN	289	MAPLE	12"	GOOD	REMAIN	388	OAK	12"	FAIR	REMOVE
88	DECIDUOUS	12"	FAIR	REMOVE	191	SPRUCE	8"	GOOD	REMOVE	290	PINE	12"	FAIR	REMOVE	389	APPLE	12" TR	POOR	REMOVE
89	SPRUCE	10"	FAIR	REMOVE	192	MAPLE	12"	GOOD	REMOVE	291	PINE	8"	FAIR	REMOVE	390	SPRUCE	14"	FAIR	REMOVE
90	MAPLE	8"	FAIR	REMAIN	193	SPRUCE	8"	GOOD	REMOVE	293	SPRUCE	12" TW	GOOD	REMAIN	391	MAPLE	34"	GOOD	REMOVE
91	MAPLE	8"	FAIR	REMAIN	194	SPRUCE	8"	FAIR	REMOVE	294	PINE	12"	FAIR	REMOVE	392	APPLE	10"	GOOD	REMOVE
92	BIRCHERRY	14" TR	GOOD	REMOVE	195	SPRUCE	8"	FAIR	REMOVE	295	PINE	10"	FAIR	REMOVE	393	APPLE	12"	GOOD	REMOVE
93	SPRUCE	8"	FAIR	REMOVE	196	PEAR	8"	GOOD	REMOVE	296	CEDAR	24" TW	FAIR	REMOVE	394	CHERRY	10"	POOR	REMOVE
94	MAPLE	12"	POOR	REMOVE	197	SPRUCE	8"	FAIR	REMOVE	297	ASH	16"	GOOD	REMOVE	395	ASH	16"	FAIR	REMOVE
95	PINE	10"	GOOD	REMOVE	198	SPRUCE	8"	GOOD	REMOVE	298	MAPLE	10"	GOOD	REMOVE	396	CHERRY	10"	POOR	REMOVE
96	PINE	8"	GOOD	REMOVE	199	SPRUCE	12"	FAIR	REMOVE	299	PINE	10"	FAIR	REMOVE	397	OAK	22"	FAIR	REMOVE
97	MAPLE	16"	GOOD	REMOVE											398	MAPLE	14"	FAIR	REMOVE
															399	OAK	28"	GOOD	REMOVE

Source: JMC 2023

Preferred Alternative - Tree Protection Plans

1.31.23

TREE TABLE - PART B

1,091 TREES DESIGNATED HAVING A DIAMETER AT DBH OF 8" OR GREATER

TREE NO.	COMMON NAME	DIAM.	COND.	REMAIN OR REMOVE	TREE NO.	COMMON NAME	DIAM.	COND.	REMAIN OR REMOVE	TREE NO.	COMMON NAME	DIAM.	COND.	REMAIN OR REMOVE	TREE NO.	COMMON NAME	DIAM.	COND.	REMAIN OR REMOVE
400	SPRUCE	12"	POOR	REMOVE	500	CHERRY	20"	POOR	REMOVE	600	CHERRY	14"	POOR	REMOVE	700	APPLE	12"	DEAD	REMOVE
401	CHERRY	22"	POOR	REMOVE	501	DECIDUOUS	16"	FAIR	REMAIN	602	ASH	18"	POOR	REMOVE	702	ASH	14"	POOR	REMOVE
402	MAPLE	14"	GOOD	REMOVE	502	TREE OF HEAVEN	18"	FAIR	REMOVE	603	CHERRY	12"	POOR	REMOVE	703	SASSAFRAS	18"	FAIR	REMAIN
403	MAPLE	24"	FAIR	REMOVE	503	MAPLE	18"	GOOD	REMOVE	604	CHERRY	12"	DEAD	REMOVE	704	ASH	10"	FAIR	REMAIN
404	OAK	16"	FAIR	REMOVE	504	ASH	16"	FAIR	REMOVE	605	TREE OF HEAVEN	24" TW	FAIR	REMAIN	705	APPLE	28"	POOR	REMOVE
405	MAPLE	12"	GOOD	REMOVE	505	SYCAMORE	16"	GOOD	REMOVE	606	CHERRY	14"	POOR	REMOVE	707	PINE	48"	GOOD	REMOVE
406	MAPLE	22"	FAIR	REMOVE	506	MAPLE	16"	FAIR	REMAIN	607	MAPLE	16"	DEAD	REMOVE	709	MAPLE	50"	GOOD	REMOVE
407	CHERRY	10"	POOR	REMOVE	507	BIRCHERRY	8"	POOR	REMOVE	608	CHERRY	14"	POOR	REMOVE	710	MAPLE	18"	FAIR	REMOVE
408	SPRUCE	14"	FAIR	REMOVE	508	CHERRY	8"	GOOD	REMOVE	609	TREE OF HEAVEN	8" MU	FAIR	REMOVE	712	CHERRY	18"	FAIR	REMAIN
409	SPRUCE	10"	POOR	REMOVE	509	MAPLE	16"	GOOD	REMAIN	610	OAK	38"	GOOD	REMOVE	713	CHERRY	18"	FAIR	REMAIN
410	OAK	22"	GOOD	REMOVE	510	ASH	40"	POOR	REMAIN	611	ASH	12" TW	DEAD	REMOVE	715	MAPLE	48"	GOOD	REMAIN
411	OAK	24"	FAIR	REMOVE	511	CHERRY	10"	DEAD	REMOVE	612	ASH	20"	POOR	REMOVE	716	SASSAFRAS	18"	FAIR	REMAIN
412	CHERRY	18"	FAIR	REMOVE	512	APPLE	12"	DEAD	REMOVE	614	LOCUST	20"	POOR	REMOVE	717	ASH	18"	POOR	REMOVE
413	OAK	20"	GOOD	REMAIN	513	CHERRY	10"	FAIR	REMOVE	616	PINE	10"	DEAD	REMOVE	718	MAPLE	10"	FAIR	REMOVE
414	SPRUCE	10"	POOR	REMOVE	514	APPLE	16"	DEAD	REMOVE	617	WILLOW	60"	POOR	REMAIN	719	MAPLE	10" TW	FAIR	REMOVE
415	SPRUCE	12"	FAIR	REMOVE	515	LOCUST	14"	POOR	REMOVE	618	OAK	12"	FAIR	REMOVE	720	MAPLE	12" TW	FAIR	REMOVE
416	DECIDUOUS	16"	GOOD	REMAIN	516	CHERRY	16"	FAIR	REMOVE	619	CHERRY	8"	POOR	REMOVE	721	BIRCHERRY	14" TR	FAIR	REMAIN
417	DECIDUOUS	16"	GOOD	REMAIN	517	ASH	14"	POOR	REMOVE	620	CHESNUT	18" 6"	GOOD	REMOVE	722	TREE OF HEAVEN	16"	GOOD	REMAIN
419	SPRUCE	20"	FAIR	REMOVE	518	LOCUST	12"	DEAD	REMOVE	621	PINE	20"	GOOD	REMOVE	723	OAK	18"	FAIR	REMOVE
420	LINDEN	16"	GOOD	REMAIN	519	SPRUCE	24"	FAIR	REMAIN	622	PINE	10"	POOR	REMOVE	724	SASSAFRAS	18"	FAIR	REMAIN
421	SPRUCE	8"	FAIR	REMAIN	520	CHERRY	14"	DEAD	REMOVE	623	PINE	24"	FAIR	REMOVE	725	APPLE	16"	POOR	REMOVE
422	HEMLOCK	8"	FAIR	REMOVE	521	CHERRY	12"	FAIR	REMOVE	624	CHESNUT	32"	GOOD	REMOVE	726	OAK	20"	FAIR	REMOVE
423	APPLE	12"	GOOD	REMOVE	523	MAPLE	22" TW	FAIR	REMOVE	625	PINE	18"	FAIR	REMOVE	728	MAPLE	20"	FAIR	REMOVE
424	SPRUCE	10"	POOR	REMOVE	524	ASH	16"	POOR	REMOVE	626	SPRUCE	14"	POOR	REMOVE	729	CHERRY	8"	DEAD	REMOVE
425	OAK	8"	GOOD	REMOVE	525	CHERRY	10"	FAIR	REMOVE	627	CHESNUT	20"	FAIR	REMAIN	730	FIR	16"	POOR	REMOVE
426	SPRUCE	12"	FAIR	REMOVE	527	CHERRY	10"	FAIR	REMOVE	628	PINE	16"	FAIR	REMOVE	731	OAK	28"	FAIR	REMOVE
427	SPRUCE	8"	FAIR	REMAIN	528	CEDAR	10"	GOOD	REMOVE	629	OAK	26"	GOOD	REMOVE	732	MAPLE	32"	GOOD	REMOVE
428	APPLE	8"	FAIR	REMAIN	529	CEDAR	10" 8"	GOOD	REMOVE	630	APPLE	18" TR	POOR	REMOVE	733	CHERRY	16" TW	FAIR	REMOVE
429	OAK	12"	GOOD	REMOVE	530	MAPLE	28"	GOOD	REMOVE	631	OAK	22"	FAIR	REMOVE	735	SPRUCE	16"	GOOD	REMAIN
430	APPLE	8"	POOR	REMOVE	531	PINE	18"	POOR	REMOVE	632	OAK	20"	FAIR	REMOVE	736	MAGNOLIAB	16"	GOOD	REMOVE
431	SPRUCE	10"	GOOD	REMAIN	532	MAPLE	20"	FAIR	REMAIN	633	PINE	22"	POOR	REMOVE	737	SPRUCE	16"	GOOD	REMAIN
432	SPRUCE	12"	POOR	REMOVE	533	ASH	12"	FAIR	REMOVE	634	CHERRY	18"	FAIR	REMOVE	739	WALNUT	12"	GOOD	REMOVE
433	SPRUCE	12"	FAIR	REMAIN	535	PINE	16"	FAIR	REMOVE	635	MAPLE	16"	FAIR	REMOVE	740	HEMLOCK	12" 10"	GOOD	REMOVE
434	SPRUCE	14"	FAIR	REMAIN	536	CHERRY	12"	POOR	REMOVE	636	OAK	16"	GOOD	REMOVE	741	MAPLE	8" TR	POOR	REMOVE
435	OAK	22"	FAIR	REMOVE	537	CHERRY	10"	POOR	REMOVE	637	CHERRY	12"	FAIR	REMOVE	742	HEMLOCK	14"	GOOD	REMOVE
436	MAPLE	26"	GOOD	REMAIN	538	MAPLE	48"	POOR	REMOVE	638	PINE	18"	POOR	REMOVE	743	APPLE	24"	POOR	REMOVE
437	SPRUCE	12"	POOR	REMOVE	539	MAPLE	26"	FAIR	REMOVE	639	ASH	12"	POOR	REMOVE	744	PINE	22"	GOOD	REMOVE
438	BIRCHERRY	12" MU	FAIR	REMOVE	540	CHERRY	12"	POOR	REMOVE	641	ASH	24"	POOR	REMOVE	745	PINE	22"	GOOD	REMOVE
439	SPRUCE	12"	POOR	REMOVE	541	CHERRY	12"	FAIR	REMOVE	642	OAK	28"	FAIR	REMOVE	746	BIRCHERRY	22"	GOOD	REMOVE
440	BIRCHERRY	12" MU	FAIR	REMOVE	544	CHERRY	8"	FAIR	REMOVE	643	OAK	30"	FAIR	REMOVE	748	MAPLE	24" 8"	FAIR	REMOVE
441	BIRCHERRY	18" TR	FAIR	REMOVE	545	LOCUST	22"	POOR	REMOVE	644	ASH	12"	POOR	REMOVE	752	BIRCHERRY	10" 4"	GOOD	REMAIN
442	SPRUCE	10"	POOR	REMOVE	546	MAPLE	18"	FAIR	REMOVE	645	ASH	12"	POOR	REMOVE	753	SASSAFRAS	10"	GOOD	REMAIN
443	SPRUCE	10"	POOR	REMOVE	547	ASH	10" TW	POOR	REMOVE	646	PINE	16" MU	POOR	REMOVE	754	MAPLE	22" 14"	GOOD	REMAIN
444	MAPLE	14"	GOOD	REMOVE	548	PINE	12"	POOR	REMOVE	647	APPLE	20"	DEAD	REMOVE	755	SASSAFRAS	8"	GOOD	REMAIN
445	SPRUCE	8"	POOR	REMOVE	549	ASH	14"	POOR	REMOVE	648	PINE	16"	GOOD	REMOVE	756	OAK	28"	GOOD	REMAIN
446	HEMLOCK	8"	FAIR	REMOVE	550	BIRCHERRY	8"	GOOD	REMOVE	649	OAK	24"	FAIR	REMOVE	757	MAPLE	10"	GOOD	REMAIN
447	LOCUST	10"	FAIR	REMOVE	551	CHERRY	8"	DEAD	REMOVE	650	ASH	10"	POOR	REMOVE	758	DECIDUOUS	8"	POOR	REMOVE
448	CEDAR	10"	FAIR	REMOVE	552	SYCAMORE	8"	GOOD	REMAIN	651	ASH	8"	POOR	REMOVE	759	HICKORY	16"	GOOD	REMOVE
449	HEMLOCK	10"	POOR	REMOVE	553	PINE	16"	FAIR	REMOVE	652	OAK	16" TW	POOR	REMOVE	760	CHERRY	8"	POOR	REMOVE
451	HEMLOCK	12"	FAIR	REMOVE	554	CHERRY	18"	POOR	REMOVE	653	OAK	26"	GOOD	REMOVE	761	CHERRY	8"	POOR	REMAIN
452	SPRUCE	20"	POOR	REMOVE	555	APPLE	18"	DEAD	REMOVE	654	SPRUCE	24"	FAIR	REMOVE	762	MAPLE	8"	GOOD	REMAIN
454	CEDAR	10"	FAIR	REMOVE	556	WALNUT	16"	POOR	REMAIN	655	MAPLE	24"	FAIR	REMAIN	763	MAPLE	10" 6"	POOR	REMOVE
455	MAPLE	18"	FAIR	REMOVE	557	MAPLE	20"	FAIR	REMOVE	656	PINE	30" MU	FAIR	REMOVE	764	MAPLE	12"	GOOD	REMAIN
456	LOCUST	12"	DEAD	REMOVE	558	ASH	12"	DEAD	REMOVE	657	SPRUCE	10" MU	FAIR	REMAIN	765	MAPLE	8"	GOOD	REMAIN
457	CHERRY	20"	GOOD	REMOVE	560	LOCUST	20"	FAIR	REMOVE	658	PINE	22"	FAIR	REMOVE	766	ASH	22"	GOOD	REMOVE
458	MAPLE	10" MU	POOR	REMOVE	561	DOGWOOD	8"	FAIR	REMAIN	659	MAPLE	8"	FAIR	REMAIN	767	MAPLE	12"	GOOD	REMOVE
460	CEDAR	20"	POOR	REMOVE	562	CHERRY	10"	FAIR	REMOVE	660	SPRUCE	28"	FAIR	REMOVE	768	MAPLE	10"	GOOD	REMOVE
461	CHERRY	16"	FAIR	REMOVE	563	PINE	16"	DEAD	REMOVE	661	CHERRY	22"	POOR	REMOVE	770	HICKORY	26"	GOOD	REMOVE
465	MAPLE	8"	FAIR	REMOVE	564	ASH	10"	FAIR	REMAIN	662	CHERRY	14"	POOR	REMOVE	771	CHERRY	8"	POOR	REMOVE
466	MAPLE	18"	GOOD	REMOVE	565	LOCUST	18"	FAIR	REMOVE	663	PINE	20"	FAIR	REMOVE	772	LOCUST	10"	POOR	REMOVE
467	MAPLE	12"	FAIR	REMOVE	566	CHERRY	10"	FAIR	REMOVE	664	ASH	12"	POOR	REMAIN	773	BIRCHERRY	10"	POOR	REMOVE
470	OAK	24"	FAIR	REMOVE	567	LOCUST	18"	FAIR	REMOVE	665	MAPLE	14"	GOOD	REMAIN	774	SPRUCE	10"	FAIR	REMOVE
471	MAPLE	12"	GOOD	REMAIN	568	MAPLE	22" TW	FAIR	REMAIN	667	PINE	18"	FAIR	REMOVE	775	MAPLE	10"	FAIR	REMOVE
472	PINE	16"	FAIR	REMOVE	569	PINE	16"	POOR	REMOVE	668	SPRUCE	18"	GOOD	REMOVE	776	MAPLE	8"	FAIR	REMOVE
473	PINE	24"	FAIR	REMOVE	570	PINE	14"	POOR	REMOVE	669	BIRCHERRY	12"	FAIR	REMAIN	777	SPRUCE	10"	POOR	REMOVE
474	MAPLE	16"	FAIR	REMOVE	571	SPRUCE	18"	GOOD	REMAIN	671	MAPLE	10"	FAIR	REMAIN	778	SPRUCE	10"	POOR	REMOVE
475	OAK	14"	FAIR	REMOVE	572	LOCUST	14"	FAIR	REMOVE	672	PINE	20"	FAIR	REMOVE	779	DECIDUOUS	10"	DEAD	REMAIN
476	PINE	24"	FAIR	REMOVE	573	MAPLE	12"	FAIR	REMOVE	673	ASH	8"	FAIR	REMAIN	780	PINE	14"	DEAD	REMOVE
477	PINE	16"	FAIR	REMOVE	574	TREE OF HEAVEN	14"	FAIR	REMOVE	674	ASH	10"	POOR	REMAIN	781	HICKORY	14"	POOR	REMOVE
478	MAPLE	30"	POOR	REMOVE	575	CHERRY	10"	FAIR	REMOVE	675	MAPLE	50"	FAIR	REMAIN	782	OAK	38"	GOOD	REMOVE
479	PINE	16"	FAIR	REMOVE	576	CHERRY	14"	FAIR	REMOVE	676	HICKORY	10"	GOOD	REMAIN	783	DECIDUOUS	18"	DEAD	REMOVE
480	PINE	8"	DEAD	REMAIN	577	MAPLE	18"	FAIR	REMOVE	677	APPLE	12"	GOOD	REMOVE	784	DECIDUOUS	12"	POOR	REMOVE
481	MAPLE	10"	POOR	REMAIN	578	CHERRY	14"	POOR	REMOVE	678	MAPLE	24"	GOOD	REMOVE	785	MAPLE	10"	FAIR	REMOVE
482	MAPLE	10"	GOOD	REMAIN	579	CHERRY	16"	FAIR	REMOVE	679	MAPLE	12"	GOOD	REMAIN	786	MAPLE	10"	FAIR	REMOVE
483	PINE	28"	FAIR	REMOVE	580	HEMLOCK	8"	FAIR	REMOVE	680	ASH	10"	FAIR	REMAIN	787	DECIDUOUS	14"	POOR	REMOVE
484	MAPLE	12"	POOR	REMAIN	581	PINE	16"	DEAD	REMOVE	681	ASH	10"	FAIR	REMAIN	788	DECIDUOUS	14"	FAIR	REMAIN
485	MAPLE	18"	GOOD	REMAIN	582	ASH	20"	POOR	REMOVE	682	PINE	18"	GOOD	REMOVE	789	DECIDUOUS	22"	POOR	REMAIN
486	PINE	28"	FAIR	REMOVE	583	LOCUST	30"	FAIR	REMOVE	683	DECIDUOUS	8"	FAIR	REMAIN	790	OAK	24"	GOOD	REMAIN
487	PINE	8"	DEAD	REMOVE	584	ASH	16"	FAIR	REMOVE	684	ASH	8"	POOR	REMAIN	791	OAK	20"	GOOD	REMAIN
488	PINE	16"	FAIR	REMOVE	585	LOCUST	14"	FAIR	REMOVE	685	TREE OF HEAVEN	16"	GOOD	REMAIN	792	OAK	20"	FAIR	REMAIN
489	LOCUST	26"	POOR	REMAIN	586	BIRCHERRY	12"	POOR	REMOVE	690	MAPLE	10"	FAIR	REMAIN	793	DECIDUOUS	12"	DEAD	REMOVE
490	PINE	16"	FAIR	REMOVE	587	LOCUST	10"	FAIR	REMOVE	691	CEDAR	16"	FAIR	REMOVE	794	DECIDUOUS	8"	POOR	REMOVE
491	ASH	14"	POOR	REMOVE	588	BIRCHERRY	26"	POOR	REMOVE	692	PINE	16"	FAIR	REMOVE	795	DECIDUOUS	10"	POOR	REMOVE
492	CHERRY	12"	POOR	REMOVE	589	TREE OF HEAVEN	20"	GOOD	REMOVE	693	CEDAR	14" MU	FAIR	REMAIN	796	DECIDUOUS	10"	DEAD	REMOVE
493	ASH	12"	POOR	REMOVE	591	PINE	16"	POOR	REMOVE	697	ASH	16"	DEAD	REMOVE	797	DECIDUOUS	12" 10"	POOR	REMOVE
494	CHERRY	10"	POOR	REMOVE	592	MAPLE	30"	GOOD	REMOVE	698	WILLOW	50"	POOR	REMOVE	798	DECIDUOUS	10"	POOR	REMOVE
495	CHERRY	10"	POOR	REMOVE	593	CHERRY	14"	POOR	REMOVE	699	BIRCHERRY	16"	POOR	REMOVE	799	OAK	12"	GOOD	REMOVE
496	CHERRY	8"	FAIR	REMOVE	594	OAK	28"	FAIR	REMOVE										
497	LOCUST	14"	POOR	REMOVE	595	CHERRY	12"	POOR	REMOVE										
498	ELM	16"	GOOD	REMAIN	596	CHERRY	8"	GOOD	REMOVE										
499	MAPLE	10" TW	GOOD	REMAIN	598	ASH	18"	POOR	REMOVE										
					599	WALNUT	16"	FAIR	REMAIN										

Source: JMC 2023

1.3.1.23

TREE TABLE - PART C

1,091 TREES DESIGNATED HAVING A DIAMETER AT DBH OF 8" OR GREATER

TREE NO.	COMMON NAME	DIAM.	COND.	REMAIN OR REMOVE	TREE NO.	COMMON NAME	DIAM.	COND.	REMAIN OR REMOVE	TREE NO.	COMMON NAME	DIAM.	COND.	REMAIN OR REMOVE	TREE NO.	COMMON NAME	DIAM.	COND.	REMAIN OR REMOVE
802	SPRUCE	18''	GOOD	REMOVE	900	MAPLE	12''	GOOD	REMOVE	997	OAK	28''	GOOD	REMOVE	1093	PINE	14''	GOOD	REMOVE
803	MAPLE	8''	GOOD	REMOVE	901	PINE	8''	GOOD	REMOVE	998	HICKORY	12''	GOOD	REMOVE	1094	PINE	14''	GOOD	REMOVE
804	MAPLE	10''	GOOD	REMOVE	902	MAPLE	12''	GOOD	REMOVE	999	OAK	16''	GOOD	REMOVE	1095	PINE	12''	GOOD	REMOVE
805	CEDAR	14''	GOOD	REMOVE	903	SPRUCE	8''	GOOD	REMOVE	1000	HEMLOCK	8''	GOOD	REMOVE	1096	PINE	18''	GOOD	REMOVE
806	PINE	10''	GOOD	REMOVE	904	MAPLE	8''	GOOD	REMOVE	1001	HEMLOCK	10''	GOOD	REMOVE	1097	SPRUCE	8''	GOOD	REMOVE
807	MAPLE	8''	GOOD	REMOVE	905	SPRUCE	8''	GOOD	REMOVE	1002	OAK	28''	GOOD	REMOVE	1098	SPRUCE	8''	GOOD	REMOVE
808	OAK	36''	GOOD	REMOVE	906	SPRUCE	14''	GOOD	REMOVE	1003	OAK	26'' 24''	GOOD	REMOVE	1099	SPRUCE	16''	GOOD	REMOVE
809	OAK	28''	GOOD	REMOVE	907	SPRUCE	10''	GOOD	REMOVE	1004	BIRCHERRY	14''	GOOD	REMAIN	1100	SPRUCE	12''	GOOD	REMAIN
810	PINE	28''	GOOD	REMOVE	908	SPRUCE	8''	GOOD	REMOVE	1005	OAK	26''	GOOD	REMAIN	1101	SPRUCE	12''	GOOD	REMOVE
811	MAPLE	26''	GOOD	REMOVE	909	MAPLE	16'' 24''	GOOD	REMOVE	1006	OAK	12''	GOOD	REMAIN	1102	SPRUCE	12''	GOOD	REMAIN
812	TU	30''	GOOD	REMOVE	910	MAPLE	8'' 12''	GOOD	REMOVE	1007	OAK	26''	GOOD	REMAIN	1103	OAK	12''	GOOD	REMAIN
813	SASSAFRAS	8''	GOOD	REMOVE	911	MAPLE	8''	GOOD	REMOVE	1008	BIRCHERRY	8''	GOOD	REMAIN	1104	SPRUCE	12''	GOOD	REMOVE
814	MAPLE	28''	GOOD	REMOVE	912	PINE	12''	GOOD	REMOVE	1009	MAPLE	16''	GOOD	REMAIN	1105	SPRUCE	8''	GOOD	REMOVE
815	DOGWOOD	8''	GOOD	REMOVE	913	PINE	8''	GOOD	REMOVE	1010	BIRCHERRY	8''	GOOD	REMAIN	1106	SPRUCE	12''	GOOD	REMAIN
816	HEMLOCK	28''	GOOD	REMOVE	914	PINE	12''	GOOD	REMOVE	1011	BIRCHERRY	16''	GOOD	REMOVE	1107	SPRUCE	10''	GOOD	REMAIN
817	HEMLOCK	16''	GOOD	REMOVE	915	TREE OF HEAVEN	16''	GOOD	REMOVE	1012	HICKORY	8''	GOOD	REMAIN	1108	SPRUCE	8''	GOOD	REMOVE
818	HEMLOCK	16''	GOOD	REMOVE	916	PINE	10''	GOOD	REMOVE	1013	OAK	30''	GOOD	REMAIN	1109	SPRUCE	12''	GOOD	REMAIN
819	HO	10''	GOOD	REMOVE	917	PINE	8''	GOOD	REMOVE	1014	OAK	24''	GOOD	REMOVE	1110	MAPLE	10''	GOOD	REMAIN
820	HEMLOCK	18''	GOOD	REMOVE	918	PINE	8''	GOOD	REMOVE	1015	OAK	22''	GOOD	REMOVE	1111	SPRUCE	12''	GOOD	REMAIN
821	HEMLOCK	14''	GOOD	REMOVE	919	PINE	8''	GOOD	REMOVE	1016	CHERRY	8''	FAIR	REMOVE	1112	FIR	10''	GOOD	REMAIN
822	HEMLOCK	18''	GOOD	REMOVE	920	SPRUCE	8''	GOOD	REMOVE	1017	OAK	16''	GOOD	REMOVE	1113	FIR	10''	GOOD	REMOVE
823	OAK	26''	GOOD	REMOVE	921	SPRUCE	10''	GOOD	REMOVE	1018	MAPLE	8''	GOOD	REMOVE	1114	SPRUCE	8''	GOOD	REMAIN
824	HEMLOCK	10''	GOOD	REMOVE	922	SPRUCE	8''	GOOD	REMOVE	1019	MAPLE	8''	GOOD	REMAIN	1115	PINE	8''	GOOD	REMAIN
825	OAK	30''	GOOD	REMOVE	923	SPRUCE	12''	GOOD	REMOVE	1020	MAPLE	8'' MU	GOOD	REMAIN	1116	SPRUCE	12''	GOOD	REMAIN
826	OAK	30''	GOOD	REMOVE	924	SPRUCE	8''	GOOD	REMOVE	1021	MAPLE	14''	GOOD	REMAIN	1117	FIR	12''	GOOD	REMAIN
827	OAK	36''	GOOD	REMOVE	925	SPRUCE	12''	GOOD	REMOVE	1022	MAPLE	8''	GOOD	REMAIN	1118	SPRUCE	8''	GOOD	REMAIN
828	OAK	34''	GOOD	REMOVE	926	SPRUCE	12''	GOOD	REMOVE	1023	OAK	34''	GOOD	REMAIN	1119	SPRUCE	8''	GOOD	REMAIN
829	HEMLOCK	8''	GOOD	REMOVE	927	PINE	14''	GOOD	REMOVE	1024	CHERRY	8''	FAIR	REMOVE	1120	SPRUCE	8''	GOOD	REMAIN
830	OAK	28''	GOOD	REMOVE	928	PINE	8''	GOOD	REMOVE	1025	BIRCHERRY	18''	GOOD	REMAIN	1121	OAK	16''	GOOD	REMAIN
831	HO	8''	GOOD	REMOVE	929	PINE	12''	GOOD	REMOVE	1026	OAK	22''	GOOD	REMOVE	1122	OAK	16''	GOOD	REMOVE
832	OAK	24''	GOOD	REMOVE	930	PINE	12''	GOOD	REMOVE	1027	OAK	18''	GOOD	REMOVE	1123	PINE	12''	GOOD	REMAIN
833	OAK	20''	GOOD	REMOVE	931	PINE	10''	GOOD	REMOVE	1028	MAPLE	12''	GOOD	REMOVE	1124	PINE	12''	GOOD	REMOVE
834	MAPLE	8''	GOOD	REMOVE	932	TREE OF HEAVEN	10'' 12''	FAIR	REMOVE	1029	OAK	34''	GOOD	REMOVE	1125	PINE	10''	GOOD	REMOVE
835	OAK	32''	GOOD	REMOVE	933	TREE OF HEAVEN	8'' 18''	FAIR	REMOVE	1030	MAPLE	12''	GOOD	REMOVE	1126	PINE	10''	GOOD	REMAIN
836	DOGWOOD	8''	GOOD	REMOVE	934	TREE OF HEAVEN	8''	FAIR	REMOVE	1031	MAPLE	12''	GOOD	REMOVE	1127	PINE	8''	GOOD	REMAIN
837	OAK	36''	GOOD	REMOVE	935	TREE OF HEAVEN	16''	FAIR	REMOVE	1032	MAPLE	14''	GOOD	REMOVE	1128	PINE	10''	GOOD	REMAIN
838	OAK	22''	GOOD	REMAIN	936	TREE OF HEAVEN	12''	FAIR	REMAIN	1033	HICKORY	10''	GOOD	REMOVE	1129	PINE	12''	GOOD	REMAIN
839	MAPLE	8''	GOOD	REMAIN	937	MAPLE	8''	GOOD	REMAIN	1034	BIRCHERRY	10''	GOOD	REMAIN	1130	PINE	12''	GOOD	REMAIN
840	MAPLE	12''	GOOD	REMOVE	938	MAPLE	8''	GOOD	REMAIN	1035	HICKORY	24''	GOOD	REMAIN	1131	PINE	14''	GOOD	REMAIN
841	MAPLE	10''	GOOD	REMOVE	939	OAK	14''	GOOD	REMAIN	1036	MAPLE	8''	GOOD	REMOVE	1132	DOGWOOD	8''	GOOD	REMAIN
842	CHERRY	8''	FAIR	REMOVE	940	OAK	28''	GOOD	REMAIN	1037	OAK	24''	GOOD	REMOVE	1133	SASSAFRAS	8'' MU	GOOD	REMAIN
843	CHERRY	8''	FAIR	REMOVE	941	MAPLE	8''	GOOD	REMAIN	1038	OAK	28''	GOOD	REMOVE	1134	DOGWOOD	8''	GOOD	REMAIN
844	DOGWOOD	12''	GOOD	REMOVE	942	OAK	28''	GOOD	REMAIN	1039	BEECH	8''	GOOD	REMAIN	1135	OAK	18''	GOOD	REMAIN
845	MAPLE	10''	GOOD	REMOVE	943	MAPLE	26''	GOOD	REMAIN	1040	BIRCHERRY	24''	GOOD	REMAIN	1136	PINE	8''	GOOD	REMAIN
846	HEMLOCK	20''	GOOD	REMOVE	944	OAK	38''	GOOD	REMOVE	1041	OAK	30''	GOOD	REMAIN	1137	PINE	10''	GOOD	REMAIN
847	MAPLE	16''	GOOD	REMAIN	945	OAK	20''	GOOD	REMOVE	1042	MAPLE	8''	GOOD	REMAIN	1138	HEMLOCK	8''	GOOD	REMAIN
848	MAGNOLIA	16''	GOOD	REMOVE	946	MAPLE	24''	GOOD	REMOVE	1043	MAPLE	14''	GOOD	REMOVE	1139	SPRUCE	10''	GOOD	REMAIN
849	HEMLOCK	20''	GOOD	REMAIN	947	MAPLE	8''	GOOD	REMOVE	1044	MAPLE	8 TW	GOOD	REMAIN	1140	SPRUCE	8''	GOOD	REMAIN
850	LOCUST	20''	POOR	REMOVE	948	HICKORY	22''	GOOD	REMOVE	1045	MAPLE	8''	GOOD	REMAIN	1141	SPRUCE	10''	GOOD	REMAIN
851	MAPLE	14''	GOOD	REMAIN	949	BIRCH	8''	GOOD	REMOVE	1046	FIR	12''	GOOD	REMAIN	1142	SPRUCE	8''	GOOD	REMAIN
852	MAPLE	26''	GOOD	REMOVE	950	OAK	36''	GOOD	REMOVE	1047	MAGNOLIA	14'' MU	GOOD	REMOVE	1143	SPRUCE	8''	GOOD	REMAIN
853	HO	8''	FAIR	REMOVE	951	OAK	24''	GOOD	REMOVE	1048	PINE	14''	GOOD	REMOVE	1144	SPRUCE	12''	GOOD	REMAIN
854	MAPLE	16''	GOOD	REMAIN	952	OAK	20''	GOOD	REMOVE	1049	PINE	16''	GOOD	REMOVE	1145	SPRUCE	8''	GOOD	REMAIN
856	MAPLE	16''	GOOD	REMOVE	953	MAPLE	8''	GOOD	REMOVE	1050	PINE	8''	GOOD	REMOVE	1146	SPRUCE	8''	GOOD	REMAIN
857	DECIDUOUS	12''	GOOD	REMOVE	954	MAPLE	8''	GOOD	REMAIN	1051	PINE	8''	GOOD	REMAIN	1147	SPRUCE	10''	GOOD	REMAIN
858	DECIDUOUS	10''	GOOD	REMOVE	955	OAK	20''	GOOD	REMOVE	1052	PINE	8''	GOOD	REMAIN	1148	SPRUCE	8''	GOOD	REMAIN
859	TREE OF HEAVEN	8''	FAIR	REMOVE	956	MAPLE	8''	GOOD	REMOVE	1053	SPRUCE	12''	GOOD	REMAIN	1149	SPRUCE	10''	GOOD	REMAIN
860	TREE OF HEAVEN	14''	FAIR	REMOVE	957	OAK	34''	GOOD	REMOVE	1054	SPRUCE	8''	GOOD	REMAIN	1150	SPRUCE	12''	GOOD	REMAIN
861	MAPLE	8''	GOOD	REMOVE	958	MAPLE	8''	GOOD	REMOVE	1055	SPRUCE	8''	GOOD	REMAIN	1151	SPRUCE	8''	GOOD	REMOVE
862	ASH	10''	POOR	REMOVE	960	MAPLE	8''	GOOD	REMOVE	1056	SPRUCE	8''	GOOD	REMAIN					
863	SYCAMORE	36''	GOOD	REMOVE	961	BIRCH	10''	GOOD	REMOVE	1057	MAPLE	14''	GOOD	REMAIN					
864	MAPLE	12''	GOOD	REMOVE	962	OAK	34''	GOOD	REMOVE	1058	SPRUCE	10''	GOOD	REMAIN					
865	LOCUST	28''	GOOD	REMOVE	963	BIRCH	14''	GOOD	REMAIN	1059	SPRUCE	8''	GOOD	REMAIN					
866	LOCUST	24''	GOOD	REMOVE	964	MAPLE	8''	GOOD	REMAIN	1060	MAPLE	14''	GOOD	REMAIN					
867	TREE OF HEAVEN	12''	FAIR	REMOVE	965	BIRCH	8''	GOOD	REMOVE	1061	SPRUCE	16''	GOOD	REMAIN					
868	MAPLE	16''	GOOD	REMOVE	966	MAPLE	8''	GOOD	REMOVE	1062	SPRUCE	16''	GOOD	REMAIN					
869	CHERRY	20''	FAIR	REMOVE	967	MAPLE	8''	GOOD	REMOVE	1063	SPRUCE	12''	GOOD	REMAIN					
870	MAPLE	24''	GOOD	REMOVE	968	OAK	20''	GOOD	REMAIN	1064	SPRUCE	12''	GOOD	REMOVE					
871	CHERRY	16''	FAIR	REMOVE	969	OAK	28''	GOOD	REMAIN	1065	SPRUCE	10''	GOOD	REMAIN					
872	MAPLE	26''	GOOD	REMOVE	970	HICKORY	8''	GOOD	REMAIN	1066	SPRUCE	12''	GOOD	REMOVE					
873	MAPLE	14''	GOOD	REMOVE	971	MAPLE	12''	GOOD	REMAIN	1067	SPRUCE	16''	GOOD	REMAIN					
874	ASH	12''	FAIR	REMOVE	972	OAK	16''	GOOD	REMAIN	1068	MAPLE	8''	GOOD	REMOVE					
875	MAPLE	22''	GOOD	REMOVE	973	OAK	22''	GOOD	REMAIN	1069	LOCUST	8'' TW	GOOD	REMAIN					
876	CHERRY	16''	FAIR	REMOVE	974	BIRCH	8''	GOOD	REMAIN	1070	SPRUCE	12''	GOOD	REMAIN					
877	MULBERRY	8''	GOOD	REMOVE	975	MAPLE	8''	GOOD	REMAIN	1071	SPRUCE	12''	GOOD	REMAIN					
878	MAPLE	16''	GOOD	REMOVE	976	DOGWOOD	8''	GOOD	REMOVE	1072	SPRUCE	14''	GOOD	REMAIN					
879	MAPLE	16''	GOOD	REMOVE	977	HICKORY	8''	GOOD	REMAIN	1073	MAPLE	14''	GOOD	REMAIN					
880	ASH	18''	FAIR	REMOVE	978	CH	8''	FAIR	REMAIN	1074	PINE	14''	GOOD	REMOVE					
881	ASH	14''	FAIR	REMOVE	979	CD	8''	GOOD	REMAIN	1075	PINE	16''	GOOD	REMOVE					
883	SPRUCE	8''	GOOD	REMOVE	980	MAPLE	12''	GOOD	REMOVE	1076	CEDAR	10'' TW	GOOD	REMOVE					
884	SPRUCE	8''	GOOD	REMOVE	981	MAPLE	16''	GOOD	REMAIN	1077	PINE	8''	GOOD	REMOVE					
885	SPRUCE	8''	GOOD	REMOVE	982	MAPLE	8''	GOOD	REMAIN	1078	PINE	16''	GOOD	REMOVE					
886	SPRUCE	8''	GOOD	REMOVE	983	BIRCH	14''	GOOD	REMAIN	1079	MAPLE	12''	GOOD	REMOVE					
887	PINE	12''	GOOD	REMOVE	984	MAPLE	24''	GOOD	REMAIN	1080	SPRUCE	8''	GOOD	REMOVE					
888	PINE	8''	GOOD	REMOVE	985	OAK	12''	GOOD	REMAIN	1081	SPRUCE	8''	GOOD	REMOVE					
889	SYCAMORE	10''	GOOD	REMOVE	986	TREE OF HEAVEN	8''	FAIR	REMOVE	1082	SPRUCE	8''	GOOD	REMOVE					
890	SYCAMORE	8''	GOOD	REMOVE	987	BEECH	10''	GOOD	REMOVE	1083	SPRUCE	8''	GOOD	REMOVE					
891	SYCAMORE	10''	GOOD	REMOVE	988	MAPLE	18''	GOOD	REMOVE	1084	SPRUCE	10''	GOOD	REMOVE					
892	PINE	10''	GOOD	REMOVE	989	MAPLE	8''	GOOD	REMOVE	1085	SPRUCE	12''	GOOD	REMOVE					
893	PINE	8''	GOOD	REMOVE	990	MAPLE	8''	GOOD	REMOVE	1086	MAPLE	12''	GOOD	REMOVE					
894	PINE	12''	GOOD	REMOVE	991	OAK	28''	GOOD	REMOVE	1087	MAPLE	12''	GOOD	REMOVE					
895	LOCUST	14''	GOOD	REMOVE	992	OAK	30''	GOOD	REMOVE	1088	PINE	22''	GOOD	REMOVE					
896	PINE	8''	GOOD	REMOVE	993	MAPLE	10''	GOOD	REMOVE	1089	HEMLOCK	14''	GOOD	REMOVE					
897	PINE	8''	GOOD	REMOVE	994	HICKORY	12''	GOOD	REMAIN	1090	HEMLOCK	8''	GOOD	REMOVE					
898	PINE	8''	GOOD	REMOVE	995	HICKORY	28''	GOOD	REMOVE	1091	HEMLOCK	12''	GOOD	REMOVE					
899	PINE	8''	GOOD	REMOVE	996	OAK	24''	GOOD	REMOVE	1092	OAK	14''	GOOD	REMOVE					

Source: JMC 2023

Source: JMC 2023

Preferred Alternative - Preliminary Landscaping Plan

AIRPORT CAMPUS FEIS

Figure 2-9a

Source: JMC 2023

Preferred Alternative - Preliminary Landscaping Plan

Figure 2-9b

Site ranges from a low of approximately 390 feet above mean sea level at the King Street entrance to a high of approximately 430 feet along the northerly portion. The majority of the Project Site is fairly level with a gradual slope. The Project Site has been previously developed with commercial office buildings, single-family residential dwellings, and landscaped areas. The single-family residential subdivision was removed from the northern portion of the Project Site several years ago (with the exception of the 3 Cooney Hill Road property, which was recently purchased by the Applicant), and the area that contained landscaping and lawns was allowed to revert to scrub/shrub and mixed forest, creating an upland field-like environment with interspersed upland forest vegetation. Due to previous disturbance on the Project Site, as well the nature of topography in the area, the likelihood of erosion from removal of vegetation is minimal. The steepest slopes on the Project Site are located on the western portions, which begin to slope downward toward the reservoir. No future disturbance is proposed in these areas, a portion of which is within the conservation easement. To ensure minimal impacts related to storm water runoff and erosion both on- and off-site, including the reservoir, erosion and sediment controls have been incorporated into the SWPPP.

2.B.4.b. Potential Impacts on Wildlife

2.B.4.b.(i) Threatened and Endangered Species

The proposed work area on the Project Site is more than 0.5 miles from the known bald eagle nest location described in DEIS Chapter 6, "Vegetation and Wildlife." Bald eagle nesting season in New York occurs from January 1 to September 30.

The construction activity that generally creates the highest levels of construction period noise is excavation/grading activities. Based on the preliminary evaluation by the Applicant's Engineer, construction of the Preferred Alternative may require limited rock removal by blasting or hammering activities in the northwestern portion of the proposed townhouse development area, which may have an isolated area extending up to 8 feet into bedrock. In addition, there will be limited rock removal for some of the townhouse basements in the northern portion of the Site, which may have an isolated area extending up to 16 feet into bedrock. Final determination of whether blasting needs to occur and, if so, to what extent would be made by the Applicant's contractor, in coordination with the Applicant's Engineer.

There is no other potential rock removal or rock crushing anticipated as part of construction. If blasting is required, it would occur more than 0.5 miles from the known nesting site and would be performed in accordance with a blasting protocol prepared pursuant to Town Code requirements. However, as per the Northeast Bald Eagle Project Screening Form[6] (completed and attached as **Appendix E**), the Applicant meets all the requested guidelines since the areas of potential blasting are more than 0.5 miles from the known bald eagle nest and no other mitigation is required.

[6] https://www.fws.gov/media/northeast-bald-eagle-project-screening-form

Following construction activities, the structures on the Project Site, in addition to the wooded buffer that already exists between the Project Site and the reservoir, would serve to adequately buffer operational noise from the Preferred Alternative. Operational noise would predominately consist of noise related to vehicular traffic and building mechanical systems and would not rise to a level of a significant adverse impact.

With regard to the Indiana bat and northern long-eared bat, as described in DEIS Chapter 6, "Vegetation and Wildlife," neither of these species and associated hibernacula were observed on the Project Site during fieldwork. As a precautionary measure, the Applicant could further conduct tree-clearing activities between October 1 and March 31, to the maximum extent practicable, to avoid any potential impacts to bats during construction. In addition, as recommended by the USFWS, the Applicant will ensure that no artificial dyes, coloring, insecticide, or algaecide such as copper sulfate, will be placed in stormwater control structures on the site.

2.B.4.b.(ii) Habitat Displacement/Fragmentation and Migration Patterns

Direct impacts to wildlife biodiversity from the Preferred Alternative will primarily be limited displacement and some direct loss, especially to species that spend a large percentage of their life cycle underground. Most species found on the Project Site are typically found in suburban settings, especially in North Castle and may have already adapted to proximal human habitation. These species will remain on the developed portion of the site, though possibly in fewer numbers.

Habitat fragmentation is defined as the separation and isolation of habitats and wildlife populations by placing impenetrable barriers between habitats that prevent mixing formerly connected or adjacent wildlife populations creating "habitat islands." The northern portion of the Project Site contains open canopy mixed forest/field areas resulting from previous disturbance, which would be cleared to facilitate the Preferred Alternative. The densely forested areas within the Project Site's conservation easement would be preserved, leaving protection for forest interior species. The clearing of the mixed forest/field habitat on the Project Site is not anticipated to alter site biodiversity since the forest area is already fragmented from previous site disturbance.

The Preferred Alternative will not significantly affect large mammal or migratory bird species movements since these species are highly mobile and not typically confined to small corridors. The Preferred Alternative will disturb approximately 28 acres of the Project Site, with the largest impact associated with the previously disturbed mixed forest/upland field habitat in the northern portion (14.94 acres). The regulated wetland on the Project Site will be left intact and is considered the most likely migratory corridors for wildlife species on the site, especially the more sensitive species of amphibians and reptiles. The prime migratory corridors and wildlife destinations for breeding found in the regulated wetland will remain.

2.B.4.b.(iii) Impacts of Chemical Use on Site

Fertilizer and pesticide use, when applied in accordance with the manufacturer's guidelines, is not anticipated to have an impact on wildlife beyond that of the Project Site's existing conditions. According to the Applicant, the integrated pest management plan (IPM) currently in place for the Project Site's existing office uses would be expected to remain in the future with the Preferred Alternative. Only reputable professionals, licensed and certified by the NYSDEC for the storage and application of these chemicals, will be contracted for landscaping services.

2.B.4.c. Mitigation Measures for the Preferred Alternative

Similar to the DEIS Project, the following mitigation measures are proposed to minimize the potential for impacts to vegetation and wildlife in connection with the Preferred Alternative:

- Proposed site disturbance would occur in areas of the Project Site that have been previously disturbed for office, surface parking, and single-family residential uses;
- The Applicant will minimize impacts by establishing undisturbed, naturally vegetated zones demarcated in the field by orange construction fencing and by clearing only necessary areas within the limit of disturbance area or within building envelopes;
- The Applicant's schematic landscaping plan includes retaining and revegetating areas within the development with native plant species. The landscaping plans propose trees and other plantings along the perimeter of the development, parking lots, mulched walking paths, and undisturbed wetland area, to buffer any potential noise emanating from normal use of the site. A total of 898 new trees are proposed to be planted throughout the site;
- Select trees would be removed only within the proposed limits of site disturbance. Prior to removal of the approximately 744 trees identified for removal in the Applicant's tree survey, a permit from the Town's Building Inspector would be obtained in accordance with Chapter 308 of the Town Code. No unique trees were observed on the Project Site;
- While no Indiana bats or northern long-eared bats were observed on the Project Site during fieldwork, to avoid the potential for any direct impacts to these bats potentially utilizing the site, to the maximum extent practicable, tree clearing activities would be limited to the October 1 to March 31 time period; unless the Applicant receives approval during Site Plan review from NYSDEC and the Planning Board that tree clearing can occur outside this time period;
- Any required blasting during construction would occur more than 0.5 miles from the known Bald Eagle nesting site described in DEIS Chapter 6, "Vegetation and Wildlife." However, any required rock blasting activities would be confined to the period of October 1 through December 1 in order to avoid adverse impacts to protected species if, during Site Plan review, such restrictions are deemed necessary by the NYSDEC based on current guidance;

- A Town-approved SWPPP would be implemented to mitigate erosion potential into the regulated on-site wetland area;
- Minimization of fertilizer, pesticide, herbicide, fungicide and other chemical concentrations through avoidance and containment, respectively; and
- Once final grading and proposed clearing/grading limit lines have been established for the Preferred Alternative, these boundaries would be surveyed and accurately demarcated in the field prior to any tree clearing or site disturbance of any kind. The clearing/grading limit lines would be identified by metes and bounds and documented on the final plans.

2.B.5. WETLANDS

This section addresses the potential impacts of the Preferred Alternative on the Project Site's existing surface water and wetland features. It then identifies proposed mitigation measures to minimize the potential for impacts. As discussed below, the Preferred Alternative would have no direct impacts to the on-site delineated wetland.

2.B.5.a. Potential Impacts of the Preferred Alternative

As described in DEIS Chapter 7, "Wetlands," the Project Site contains 0.25 acres of delineated wetland area that is located at the western corner of the Project Site, abutting the east/west-oriented site boundary to the south of the former Weber Place. The wetland on the Project Site described above is regulated by the U.S. Army Corps of Engineers (USACE) and the Town of North Castle via Chapter 137 of the Town Code. The Preferred Alternative would have no direct impacts to the on-site delineated wetland. As depicted in **Figure 2-10**, the closest components of the Preferred Alternative to the wetland are the clubhouse/pool for the townhouse portion of the Preferred Alternative, a cluster of four attached townhouses, and the two stormwater infiltration basins proposed in the northwestern portion of the Project Site. The new construction will necessitate some limited grading within the Town-regulated 100-foot wetland buffer, which will impact approximately 0.18 acres (7,696 sf) of the 100-foot Town regulated buffer, a slightly smaller disturbance to the buffer when compared to the DEIS Project (0.19 acres). Disturbance within the 100-foot buffer area described above would generally occur in previously disturbed areas. Unlike the DEIS Project, which included a portion of an impervious emergency access drive within the 100-foot wetland buffer, the Preferred Alternative does not propose any new impervious areas within the 100-foot wetland buffer following grading and construction activities. Similar to the DEIS Project, the proposed construction activities have the potential for increased sedimentation during the construction period. Erosion and sediment controls would be put in place to minimize/avoid sedimentation impacts to the wetland.

According to the Applicant, the integrated pest management plan (IPM) currently in place for the Project Site's existing office uses would be expected to remain after construction of the Preferred Alternative. Fertilizer, pesticides, and other lawn care or landscaping products must be handled, stored, and applied in strict conformance with the manufacturer's guidelines. Only

Source: JMC 2023

Project Site Delineated Wetlands and Buffers

reputable professionals, licensed and certified by the NYSDEC for the storage and application of these chemicals, will be used for landscaping services.

Pollutant loading has been analyzed as part of the SWPPP, and the SWPPP pollutant loading analysis model accounts for pollutants sourcing from fertilizer usage on areas such as managed turf/lawn. Regarding the limited pesticide usage anticipated for limited areas of the Project Site, the proposed biofiltration of the on-site stormwater management ponds would serve to mitigate any potential impacts.

According to DEIS Chapter 7, "Wetlands," and the Wetlands Report appended to the DEIS, the northern portion of the Project Site appears to drain to the delineated on-site wetland, where drainage enters a swale in the wetland and discharges west of the Project Site toward the Kensico Reservoir (Weber's Cove). Off-site drainage swales also appear to collect overland runoff from precipitation that falls on the Project Site, which also drains to Weber's Cove. No alteration to this existing drainage pattern is proposed under the Preferred Alternative. Drainage introduced by new impervious surfaces on the Project Site will be handled through permanent on-site stormwater retention ponds in accordance with the SWPPP. The wetland area is not anticipated to be impacted by the construction of these retention ponds or their function throughout the life of the project. The Preferred Alternative's development in any regulated on-site wetland buffer areas will require approval from the Planning Board of the Town of North Castle.

2.B.5.b. Mitigation Measures for the Preferred Alternative

Similar to the DEIS Project, the following mitigation measures are proposed to minimize the potential for impacts to the wetland buffer area from the Preferred Alternative:

- The Preferred Alternative's impact on the on-site wetland buffer area identified above will require a permit from the Planning Board of the Town of North Castle. Mitigation measures may be required following the Town Engineer's review. Such measures could include, but are not limited to, remediating activities that limit environmental damage, wetlands construction, mitigation plantings, wetland maintenance, establishment of no-mow zones, removal of invasive species, and wetland buffer enhancement;
- Implementation of a Town-approved SWPPP will mitigate erosion potential into the regulated area;
- The addition of native plantings between developed areas and the wetland, will increase the functional capacity of the buffer and better protect the wetland over current conditions;
- Aside from limited grading in connection with the installation of a proposed stormwater infiltration basin, the Preferred Alternative does not include development within the Site's irrevocable conservation easement adjacent to the DEP property; and
- The Applicant would prohibit the use of any chemicals (fertilizers, pesticides, herbicides, fungicides, etc.) within the Project Site's identified wetland/watercourse proper and within 100 feet of this

wetland/watercourse. In addition, no chemicals would be applied within 100 feet of any existing or proposed stormwater management pond or basin which permanently or periodically retains/detains stormwater.

2.B.6. STORMWATER MANAGEMENT

This section addresses the potential impacts of the Preferred Alternative on stormwater and identifies proposed mitigation measures to minimize the potential for impacts.

2.B.6.a. Potential Impacts of the Preferred Alternative

2.B.6.a.(i) Impervious Area

The Preferred Alternative would construct several new improvements, including new townhouses, and associated site infrastructure, including roads, surface parking areas, a parking structure, and clubhouse/pool area. The Applicant has developed a SWPPP for the Preferred Alternative (the "2023 SWPPP" – see **Appendix D**). To calculate the amount of new impervious land coverage that would result, it is important to briefly outline the Project Site's previous project and stormwater approvals history. As described in DEIS Chapter 2, "Project Description" and DEIS Chapter 8, "Stormwater," the Project Site has received two separate but related SWPPP and site plan approvals from the Town since 2005, both of which remain in full effect. The first approval was granted for the Project Site's currently approved development plan (MBIA office expansion). Subsequent site plan and SWPPP approvals were granted by the Town for the expansion of the existing 43-space parking area located adjacent to the farmhouse in the southern portion of the Project Site.

As shown in **Table 2-8**, the currently approved site plans and SWPPPs allow for 10.51 acres of impervious surface on the Project Site. The Preferred Alternative would result in 13.42 acres of impervious surface on the Project Site. As such, the Preferred Alternative would only result in a nominal increase in impervious surface when compared to the currently approved site plans.

Table 2-8
Gross Land Coverage Comparison

Project Site Condition	Total Gross Impervious Land Coverage (acres)
Currently Approved Development Plan (MBIA Expansion)	9.93*
Currently Approved Southern Surface Parking Lot Expansion	0.58*
Total Currently Approved Impervious Areas	**10.51**
Preferred Alternative	**13.42**

Notes:
Total Project Site area = 38.8 acres.
Total gross land coverage includes buildings (including parking structures), roads, parking lots, sidewalks, and patios.
* Separate SWPPP and site plan approvals are currently in place with the Town of North Castle for the MBIA expansion and parking lot expansion.
Source: JMC Engineering

2.B.6.a.(ii) Stormwater Permits Required

The 2023 SWPPP has been designed to ensure that the quantity and quality of stormwater runoff during and after development are not substantially altered from pre-development conditions. As a result of its implementation, and as discussed more thoroughly below, it is expected that there will be no significant adverse impact on downstream properties and watercourses, including the adjacent New York City watershed lands, the Kensico Reservoir, and its floodplain and related wetlands.

The following permits/approvals related to stormwater management would be required in connection with the Preferred Alternative:

- State Pollution Discharge Elimination System (SPDES) General Permit from NYSDEC;
- Water Withdrawal Permit from NYSDEC; and
- SWPPP approval from NYCDEP and the Town of North Castle.

2.B.6.a.(iii) Runoff Rates and Volumes

The 2023 SWPPP for the project is designed to control the rate of runoff from the project area and thus eliminate any adverse downstream impacts. Stormwater management practices will reduce the peak rates of runoff from the developed Site to a rate of flow as not to exceed that which presently runs off the project area in its present condition. Eight stormwater management practices are proposed: two infiltration basins, one subsurface infiltration system, three bioretention areas and two detention areas. The existing wet pond will continue to be utilized for stormwater management. Existing peak rates of runoff to the four design points/lines for each storm are shown in **Table 2-9**. Proposed peak rates of runoff are shown in **Table 2-10**. The percent reductions in peak rates of runoff from proposed to existing conditions are shown in **Table 2-11**.

Table 2-9
Summary of Existing Peak Rates of Runoff

Storm Recurrence Interval	DP-1	DL-2	DL-3	DP-4
1 year	5.82	9.92	0.67	0.11
2 year	8.69	15.86	1.42	0.29
5 year	13.51	26.36	2.92	0.65
10 year	18.18	36.58	4.48	1.05
25 year	26.42	55.08	7.44	1.82
50 year	33.70	71.85	10.22	2.55
100 year	45.05	93.30	13.87	3.51

Note: All flows are in cubic feet per second
Source: JMC Engineering

Table 2-10
Summary of Proposed Peak Rates of Runoff

Storm Recurrence Interval	DP-1	DL-2	DL-3	DP-4
1 year	4.61	2.08	0.30	0.07
2 year	6.85	3.42	0.70	0.21
5 year	10.61	5.98	1.54	0.46
10 year	14.79	8.49	2.45	0.74
25 year	22.17	13.53	4.20	1.28
50 year	28.49	29.26	5.86	1.79
100 year	38.65	49.23	8.06	2.47

Note: All flows are in cubic feet per second
Source: JMC Engineering

Table 2-11
Percent Reduction in Peak Rates of Runoff

Storm Recurrence Interval	DP-1	DL-2	DL-3	DP-4
1 year	20.8%	79.0%	55.2%	36.4%
2 year	21.2%	78.4%	50.7%	27.6%
5 year	21.5%	77.3%	47.3%	29.2%
10 year	18.6%	76.8%	45.3%	29.5%
25 year	16.1%	75.4%	43.5%	29.7%
50 year	15.5%	59.3%	42.7%	29.8%
100 year	14.2%	47.2%	41.9%	29.6%

Source: JMC Engineering

Existing peak volumes of runoff to the four design points/lines for each storm are shown in **Table 2-12**. Proposed peak volumes of runoff to the four design points/lines for each storm are shown in **Table 2-13**. The percent reductions in peak runoff volumes from proposed to existing conditions are shown in **Table 2-14**.

Table 2-12
Summary of Existing Peak Runoff Volumes

Storm Recurrence Interval	DP-1	DL-2	DL-3	DP-4
1 year	68,146	45,735	4,515	785
2 year	102,295	69,455	7,757	1,435
5 year	161,991	111,065	13,852	2,697
10 year	222,515	151,834	20,130	4,026
25 year	339,710	226,854	32,167	6,623
50 year	450,922	296,058	43,632	9,132
100 year	604,131	386,088	58,885	12,504

Note: All volumes are in cubic feet
Source: JMC Engineering

Table 2-13
Summary of Proposed Peak Runoff Volumes

Storm Recurrence Interval	DP-1	DL-2	DL-3	DP-4
1 year	31,312	12,869	2,328	553
2 year	58,837	28,686	4,162	1,010
5 year	100,778	65,784	7,684	1,898
10 year	162,054	94,671	11,366	2,833
25 year	289,152	163,408	18,512	4,661
50 year	407,414	229,135	25,383	6,426
100 year	569,767	314,549	34,587	8,799

Note: All volumes are in cubic feet
Source: JMC Engineering

Table 2-14
Percent Reductions in Peak Runoff Volumes

Storm Recurrence Interval	DP-1	DL-2	DL-3	DP-4
1 year	54.1%	71.9%	48.4%	29.6%
2 year	42.5%	58.7%	46.3%	29.6%
5 year	37.8%	40.8%	44.5%	29.6%
10 year	27.2%	37.6%	43.5%	29.6%
25 year	14.9%	28.0%	42.5%	29.6%
50 year	9.6%	22.6%	41.8%	29.6%
100 year	5.7%	18.5%	41.3%	29.6%

Source: JMC Engineering

2.B.6.a.(iv) Pollutant Loading Analysis

A stormwater pollutant loading analysis was performed for each drainage area under existing and proposed conditions. The pollutants analyzed were total phosphorus (TP) and fecal coliform (FC). Pollutant loading rates and removal efficiencies from the East of Hudson Watershed Corporation publication "Stormwater Retrofit Project Design Manual Project Years 6-10" were utilized to calculate the estimated loads of P in kilograms (kg) per year. Pollutant loading rates from Table 2.6 of the publication "Fundamentals of Urban Runoff Management" dated August 1994 were utilized to calculate the estimated number of FC per year. Removal efficiencies from Figure 15 of "Reducing the Impacts of Stormwater Runoff from New Development" were utilized in the FC pollutant loading calculations. The estimated annual load from each of the existing drainage areas is shown in **Table 2-15**. The estimated annual load from each of the proposed drainage areas is shown in **Table 2-16**. The estimated percent change in annual stormwater pollutant loading is shown in **Table 2-17**.

Table 2-15
Stormwater Pollutant Summary - Existing Conditions

Drainage Area Existing Conditions	Pollutant	
	TP (kg/yr.)	FC (no./yr.)
DP-1	10.82	2.2 E+11
DL-2	2.26	6.0 E+11
DL-3	0.35	7.4 E+10
DP-4	0.11	2.8 E+10
Source: JMC Engineering		

Table 2-16
Stormwater Pollutant Summary - Proposed Conditions

Drainage Area Proposed Conditions	Pollutant	
	TP (kg/yr.)	FC (no./yr.)
DP-1	9.41	2.3 E+11
DL-2	7.01	2.5 E+11
DL-3	0.23	4.2 E+10
DP-4	0.11	2.8 E+10
Source: JMC Engineering		

Table 2-17
Percent Change in Annual Stormwater Pollutant Loading

	Pollutant	
	TP	FC
DP-1	-13.0%	+4.5%
DL-2	+210.2%	-58.3%
DL-3	-34.3%	-43.2%
DP-4	0%	0%
Source: JMC Engineering		

2.B.6.a.(v) Potential Construction Period Stormwater Impacts

Potential impacts associated with construction activities include sediment deposition and erosion and the potential for causing turbidity within receiving waterbodies, specifically the Kensico Reservoir which is part of the New York City watershed and regulated by NYCDEP. To avoid an adverse impact from soil erosion, the Applicant's Engineer has designed mitigation measures that would conform to the requirements of NYSDEC State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater Discharges Associated with Construction Activity Permit No. GP-0-20-001, the "New York State Standards and Specifications for Erosion and Sediment Control," dated November 2016, and Chapter 267, "Stormwater Management," of the Town Code. The permit requires that projects disturbing more than 1 acre of land develop a SWPPP containing both temporary erosion control measures during construction and post-construction stormwater management practices to avoid flooding and water quality impacts in the long term.

2.B.6.b. Mitigation Measures for the Preferred Alternative

As presented in detail in the 2023 SWPPP, the Preferred Alternative utilizes a variety of practices to enhance stormwater quality and reduce peak rates of runoff associated with the Preferred Alternative. With the implementation of the 2023 SWPPP and proposed stormwater management facilities described above, runoff rates would be reduced in all the analyzed storms from the existing condition.

The integrated pest management plan currently in place for the Project Site's existing office uses would be expected to remain with the Preferred Alternative. Through the SWPPP, any increases in pollutant concentrations resulting from the use of fertilizers, pesticides, herbicides, fungicides, and other chemicals are not considered significant and would be appropriately handled on-site. Furthermore, the Applicant would prohibit the use of any chemicals (fertilizers, pesticides, herbicides, fungicides, etc.) within the Project Site's identified wetland watercourse proper and within 100 feet of this wetland/watercourse. In addition, no chemicals would be applied within 100 feet of any existing or proposed stormwater management pond or basin which permanently or periodically retains/detains stormwater.

To the extent feasible and practicable, enhanced treatment and green infrastructure practices would be employed at the Project Site in conjunction with the SWPPP.

The Applicant agrees to pay the customary Engineering Inspection Fee to cover the cost of the Town's Consulting Engineer's inspections. It should be noted that since the Preferred Alternative is within the New York City East of Hudson Watershed, NYCDEP approval of the SWPPP will be required, and as such, erosion and sediment control inspections will be required twice per week. This will further ensure that potential erosion and sediment control issues are identified and addressed in a timely manner.

A construction bond will be posted by the Applicant to cover the cost of all stormwater infrastructure improvements including but not limited to drainage structures, water quality structures, piping, and stormwater management areas. The Applicant will be party to a maintenance agreement which will cover post construction stormwater management practices in perpetuity.

Implementation of the above measures would provide water quantity and quality enhancements that exceed the regulatory requirements, and therefore stormwater runoff from the Preferred Alternative is not anticipated to have a significant adverse impact to the Project Site or downstream areas.

2.B.7. UTILITIES

This section addresses the potential impacts of the Preferred Alternative on water supply and sanitary wastewater. It also identifies proposed mitigation measures to further minimize the potential for impacts.

2.B.7.a. Potential Impacts on Water Supply

The Preferred Alternative is anticipated to generate approximately 53,810 gallons per day (gpd) of water demand (including potable water and sanitary wastewater) (see **Table 2-18**), approximately 27,710 gpd more than what

would be generated by the full occupancy of the Project Site's existing office buildings (26,100 gpd), and approximately 4,790 gpd less than the 58,600 gpd that was calculated for the DEIS Project. In addition, the water demand of the Preferred Alternative would be approximately 17,090 gpd less than the Currently Approved Plan's water demand of 70,900 gpd. Water for on-Site irrigation would continue to be sourced from the existing on-site pond and, if permitted by the County, from one or more of the existing on-site wells. It is conservatively estimated that 65,000 gpd would be used to irrigate the existing and proposed lawn and landscaped areas.

Table 2-18
Total Daily Water Usage

Use	Patrons	Units	Bedrooms	Usage Rate (gpd/unit)	Usage (gpd)
Office Conversion to Multifamily	n/a	50	2	220	11,000
Townhouses	n/a	125	3	330	41,250
Pool	156	n/a	n/a	10	1,560
					53,810

Notes: GPD = gallons per day; Projected flow rates are based upon expected hydraulic loading rates, assuming 100 percent occupancy, provided in "New York State Design Standards for Intermediate Sized Wastewater Treatment Systems," 2014.
Sources: JMC Engineering

The Applicant will petition the Town of North Castle to include the Project Site within the North Castle Water District #8. As a component of the Preferred Alternative, the municipal water system would be extended from its currently proposed northern terminus of New King Street to the Project Site, adequately sized to supply the Project Site as well as further extension to the Town. On the Project Site, the Applicant would construct up to a 300,000-gallon storage water storage tank, to provide both domestic and fire water, as required by the Fire Code for the Preferred Alternative's supply requirements. The tank would be placed behind the proposed parking structure near the converted apartment building on the Site. In addition, the Applicant would construct a water booster pump station adjacent to the water storage tank in order to provide adequate water pressure and flow to the Project. As such, the Project Site would be served with municipal water that has the capacity to meet the anticipated demand of the Preferred Alternative.

The water distribution system for the Preferred Alternative would require approval from the Westchester County Department of Health. The Applicant would seek this approval during the site plan and building permit stages of approvals. On-Site soil disturbance would be required to install the distribution lines.

The existing on-site pond and one or more of the existing on-Site wells may still be utilized for irrigation purposes, to the extent feasible and permitted by the County. The preliminary utility plan for the Preferred Alternative is provided in **Figure 2-11**.

No significant adverse impacts related to water supply are anticipated as a result of the Preferred Alternative. As shown above, the demand for water (in gpd) is estimated to be less than the demand calculated for the DEIS Project. Adequate water capacity for fire protection would be provided based on the

Source: JMC 2023

Preferred Alternative - Preliminary Utilities Plan

Source: JMC 2023

Preferred Alternative - Preliminary Utilities Plan

final site plan and final building designs. These features will likely include water storage and potentially booster pumps and would be subject to the review and approval of the Town as part of a final site plan approval.

2.B.7.b. Potential Impacts on Sanitary Sewer

Sanitary sewage would connect to the existing 8-inch public sewer main on the Project Site, which drains to the southwest. The design of the water and sewer systems would be subject to the review and approval of the Town of North Castle Engineering Department and WCDH, and the New York City Department of Environmental Protection (NYCDEP) for the proposed sanitary system improvements.

The Preferred Alternative would connect into the existing sanitary sewer mains located within King Street, as does the existing site development. No easements or agreements with adjacent properties would be needed to connect into the system. Some soil disturbance would be required to install the Preferred Alternative's sanitary sewer lines. No impacts are anticipated related to the construction of the proposed sanitary sewer infrastructure within the Project Site, including connections to the existing sanitary sewer mains. No significant adverse impacts related to sanitary sewers are anticipated as a result of the Preferred Alternative. As shown above, the Preferred Alternative's wastewater generation (in gpd) is estimated to be less than what was calculated for the DEIS Project.

2.B.7.c. Mitigation Measures for the Preferred Alternative

The Preferred Alternative will connect to the North Castle Water District. As such, the Project Site would be served with municipal water that has the capacity to meet the anticipated demand of the Preferred Alternative. If municipal water was unavailable, the Applicant would utilize the existing on-site groundwater supply as part of creating a community water system to meet the domestic demand of the Site

As described in the DEIS, no modifications to either the Town or County collection system piping will be required to serve the anticipated demand of the Preferred Alternative, which has a lower demand than the DEIS Project. However, as described in the DEIS, the public sewer system's existing Pump Stations 2 and 3 require minor modifications to correct an existing condition (irrespective of the re-development of the Project Site).

2.B.8. TRAFFIC AND TRANSPORTATION

This section summarizes the potential traffic and transportation impacts of the Preferred Alternative and its potential effects on vehicular safety and circulation conditions of the Study Area. It then identifies proposed mitigation measures to minimize the potential for impacts.

2.B.8.a. Potential Impacts of Preferred Alternative

2.B.8.a.(i) Trip Generation and Updated Traffic Study

The Preferred Alternative would generate significantly less traffic when compared to the DEIS Project as well as a scenario of the Project Site's existing office buildings being re-occupied with office uses.

As shown in **Table 2-20** below, the Preferred Alternative would generate a total of 82 trips (20 entering trips and 62 exiting trips) during the Weekday Peak AM Hour, a total of 46 trips (23 entering trips and 23 exiting trips) during the Weekday Peak Midday Hour, and a total of 99 trips (62 entering trips and 37 existing trips) during the Weekday Peak PM Hour. In order to be conservative, it should be noted that no credit (reduction in peak hour trips) has been taken to account for the age-restricted multifamily housing proposed. Trip generation estimates (provided below) were based on the Institute of Transportation Engineers (ITE) land use code 220 (multifamily housing).

As shown in **Tables 2-19 and 2-20**, the Preferred Alternative would generate significantly less traffic than both the DEIS No-Build Condition (with the re-occupancy of the two existing office buildings) and the DEIS Build Condition for the DEIS Project.

When compared to the re-occupancy of the two existing office buildings, the Preferred Alternative would result in 221 fewer total trips during the Weekday Peak AM Hour, 106 fewer total trips during the Weekday Peak Midday Hour, and 201 fewer total trips during the Weekday Peak PM Hour.

When compared to the DEIS Project, the Preferred Alternative would result in 171 fewer total trips during the Weekday Peak AM Hour, 90 fewer total trips during the Weekday Peak Midday Hour, and 186 fewer total trips during the Weekday Peak PM Hour.

Table 2-19
Site Generated Traffic Volume Comparison – DEIS Project

	Re-Occupancy of On-Site Office Buildings for Office Use			DEIS Project		
Peak Hour	Entry Volume	Exit Volume	Total Volume	Entry Volume	Exit Volume	Total Volume
Weekday Peak AM	261	42	**303**	153	100	**253**
Weekday Peak Midday	76	76	**152**	68	68	**136**
Weekday Peak PM	47	253	**300**	117	168	**285**
Source: Colliers Engineering & Design (previously Maser Consulting)						

Table 2-20
Site Generated Traffic Volume Comparison – Preferred Alternative

	Re-Occupancy of On-Site Office Buildings for Office Use			Preferred Alternative		
Peak Hour	Entry Volume	Exit Volume	Total Volume	Entry Volume	Exit Volume	Total Volume
Weekday Peak AM	261	42	**303**	20	62	**82**
Weekday Peak Midday	76	76	**152**	23	23	**46**
Weekday Peak PM	47	253	**300**	62	37	**99**
Source: Colliers Engineering & Design (previously Maser Consulting)						

Appendix F contains an updated traffic evaluation for the Preferred Alternative completed by Colliers Engineering & Design (the Applicant's traffic engineer) which provides trip generation, arrival/departure distributions for the proposed apartments and townhouses, and the resulting

traffic volumes and levels of service analyses for several study area intersections.

Based on the results of the updated Synchro analysis, improved Levels of Service and fewer delays will be experienced from what was previously analyzed for the DEIS Project.

2.B.8.b. Mitigation Measures for the Preferred Alternative

The Preferred Alternative, when compared to the DEIS Project, the scenario of the Project Site's existing office buildings being reoccupied for office uses, and the Currently Approved Development Plan, would not have a significant adverse impact on the area roadways. Therefore, no additional mitigation measures are required.

The Cooney Hill Road site access is proposed to be one-way, allowing arriving vehicles only. Vehicles departing the Project Site would use the King Street access.

2.B.9. VISUAL RESOURCES AND COMMUNITY CHARACTER

This section addresses the potential impacts of the Preferred Alternative on the character of the community surrounding the Project Site and the potential for the Preferred Alternative to create a significant adverse visual impact. It then identifies measures included as part of the Preferred Alternative to minimize the potential for impacts. Based on the following analysis, the Preferred Alternative would not result in significant adverse impacts to visual resources.

2.B.9.a. Potential Visibility Impacts of the Preferred Alternative

Conceptual renderings of the proposed townhouses are included in **Figure 2-12**.

The Preferred Alternative would not result in an adverse impact to visual resources or community character. Furthermore, the scale of the new structures proposed to be built under the Preferred Alternative would be notably less than those proposed with the DEIS Project. For example, rather than proposing a new five-story multifamily building near the center of the site at a height of approximately 78 feet above average grade, an existing office building would be repurposed for multifamily use instead. In addition, the townhouses proposed as part of the DEIS Project were analyzed at a height of 32 feet above average grade. The average height of the townhouses (above average grade) has been reduced to meet the 30-foot height requirement of the R-MF-A zoning (estimated to be 29.0 feet above average grade).

The Preferred Alternative, inclusive of the building designs (e.g., articulation, façade materials, height, roof line), siting locations, and the grading/landscaping proposed would not significantly impact the visual character of the Project Site. The Preferred Alternative would result in less visual impact than both the DEIS Project, as noted above, and the Currently Approved Development Plan, which included a five-story, 1,000-space parking garage in excess of 300,000 sf. The appearance of the new townhouses proposed would be consistent with other recent townhouse

Source: Toll Brothers 2022

Conceptual Architectural Designs - Townhouses

developments in North Castle and would be constructed within height limits established by zoning. The Preferred Alternative would also return the Site to active use, which is consistent with the goals of the Town's Comprehensive Plan, while re-purposing an existing office building (and associated pond/water feature) that are already sited at a considerable distance from King Street.

2.B.9.b. Potential Impacts from Proposed Lighting Plan

The Project Site currently has exterior lighting on its driveways, walkways, and parking areas. Similar to the existing condition and the DEIS Project, the Preferred Alternative would incorporate Site lighting along proposed driveways, parking areas, and certain mulched walking paths. The lighting design would be compliant with Section 355-45(M) of the Town Code, which requires that the source of light not be visible from adjoining streets or residential properties and would not provide objectionable glare. The exact lighting fixtures that would be used for the Preferred Alternative will be finalized at the site plan stage and the lighting plan provided in **Figure 2-13** includes preliminary information on the approximate quantity, wattage, and height of fixtures to be considered for each lighting zone on the Project Site.

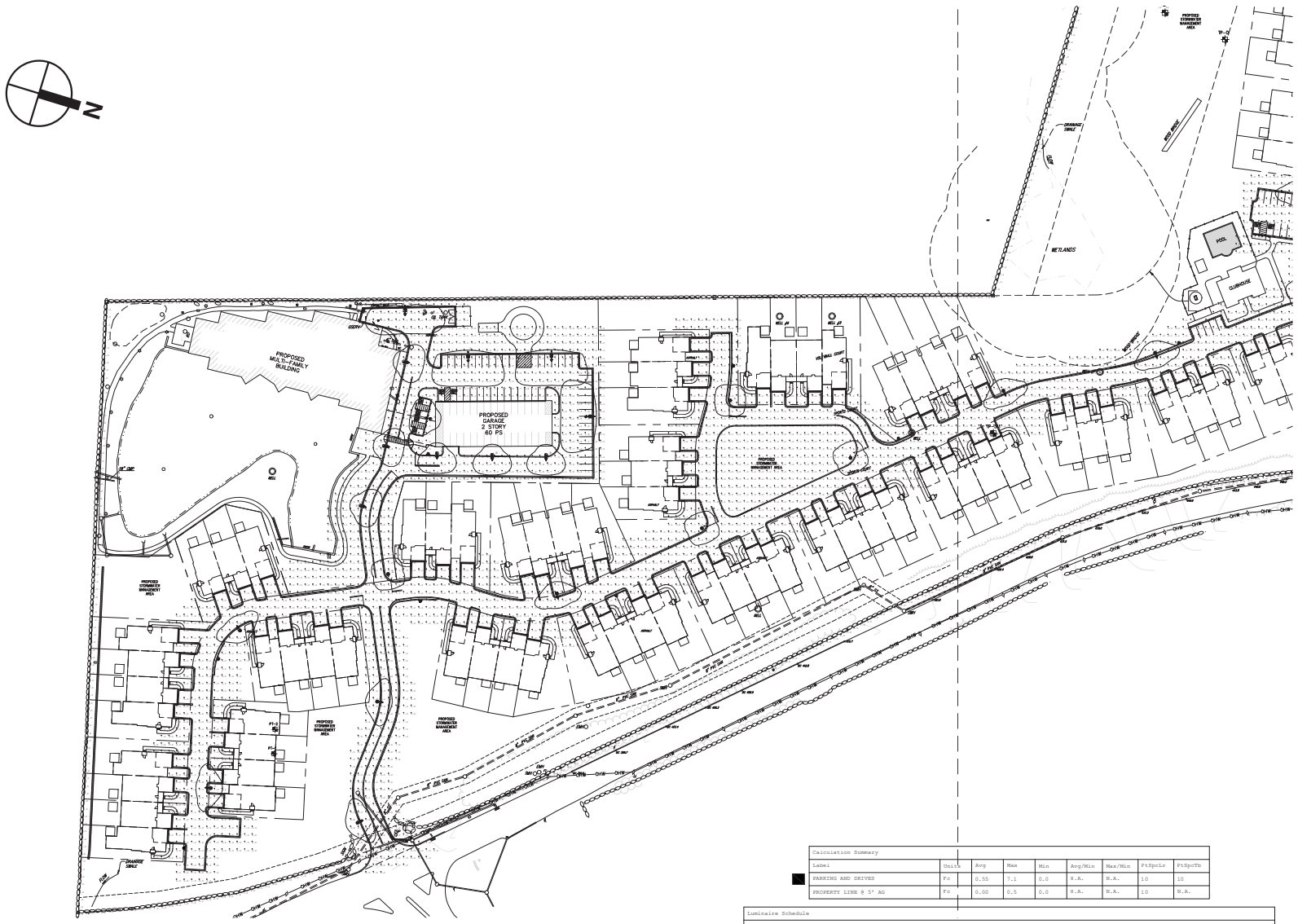
In addition to the Project Site's existing lighting program supporting the existing office building to remain, the lighting plan for the Preferred Alternative consists of two additional lighting zones, one in the area of the proposed parking garage and associated surface parking for the multifamily senior housing building, and another for the townhouses. In these new lighting zones, the average lighting level at the ground surface would be approximately 0.55-foot candles (fc).

New fixtures would utilize cut-off luminaires, be Dark-Sky compliant, and the distribution patterns would prevent light spillover onto adjacent properties to the maximum extent practicable. The final lighting design will adhere to the best current practice in specifying light sources, spectra, glare reduction, and cut-off fixtures in order to reduce the effect of lighting on Site occupants and neighbors while meeting safety, security, and energy efficiency requirements.

2.B.9.c. Mitigation Measures for the Preferred Alternative

Several measures have been incorporated into the Preferred Alternative's design and layout to avoid, minimize, and mitigate potential impacts to visual resources and community character, including the following:

- The multifamily building is repurposing an existing building that is significantly shorter than the multifamily building proposed as part of the DEIS Project;
- The multifamily building and townhouses would be designed to appropriately relate to the character of the area surrounding the Project Site, and would be reflective of other residential development in the Town;
- The proposed multifamily building and townhouses have been sited to take advantage of the Project Site's topography. The proposed building placement also allows for the preservation of existing visual screenings



Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
PARKING AND DRIVES	Fc	0.55	7.1	0.0	N.A.	N.A.	10	10
PROPERTY LINE @ 5' AG	Fc	0.00	0.5	0.0	N.A.	N.A.	10	N.A.

Luminaire Schedule

WLS17145 AIRPORT CAMPUS NORTH CASTLE, NY PM: HOLLY PLEASE EMAIL US FOR PRICING AT HOLLY@WLSLIGHTING.COM

Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts
	6	A	5084	0.950	WLS-LXL-PT-5W-LED-05L-40-SLW 12' POLE	39.2
	7	B	5054	0.950	WLS-LXL-PT-FT-LED-05L-40-SLW 12' POLE	39.2
	14	C	5046	0.980	WLS-LXL-PT-2-LED-05L-40-SLW 12' POLE	39.2
	3	D	12044	0.980	WLS-CLMM-LED-18L-SIL-PT-40-70CRI-IL-SLW 20' MOUNTING HEIGHT	148.5
	1	E	13765	0.950	WLS-CLMM-LED-18L-SIL-3-40-70CRI-IL-SLW 20' MOUNTING HEIGHT	148.5

Source: WLS Lighting 2023

Preferred Alternative - Lighting Plans

Source: WLS Lighting 2023

Preferred Alternative - Lighting Plans

and buffers along the perimeter of the Project Site, which include existing landscaped berms, stone walls, and evergreen trees to remain undisturbed and in certain locations, enhanced;

- The minimum front yard setback of 64 feet for the townhouses, when considered together with the existing and enhanced berm and landscaping along King Street (to be preserved/enhanced), serves to mitigate potential visual impacts along the traveled way; and
- Demolition and removal of approximately 262,400 sf of existing buildings (i.e., the northern office building and the 316-space parking garage).

While the amount of building area on the Project Site would increase with the Preferred Alternative, that increase is significantly mitigated through the removal of existing on-site buildings. In addition, a significant amount of open space and landscaped perimeter berms would remain undisturbed (and in certain locations, enhanced), which is consistent with the King Street frontages of neighboring properties. The proposed enhancement of the existing perimeter screening along King Street and Cooney Hill Road is an important visual and community benefit of the Preferred Alternative.

In the Applicant's opinion, the character of the surrounding community would not be adversely affected by other potential impacts of the Preferred Alternative. The Preferred Alternative would generate significantly lower levels of vehicle trips than the full occupancy of the existing office buildings on the Site, as well as the Project Site's currently approved but not constructed office expansion plan.

Therefore, no significant adverse impacts related to visual resources or community character are anticipated, and no additional mitigation measures are required.

2.B.10. COMMUNITY FACILITIES AND SERVICES

This section addresses the potential impacts of the Preferred Alternative on community facilities and services, including public schools, police protection services, fire protection services, and emergency medical services (EMS). As discussed below, it is the Applicant's opinion that the Preferred Alternative would not have a significant adverse impact on the provision of community services or on community facilities, as the Preferred Alternative's intensity of use is less than that proposed under the DEIS Project (which included a multifamily building, hotel, townhomes and offices).

2.B.10.a. Potential Impacts on Public Schools

The Preferred Alternative's residential uses would consist of an approximately 50-unit multifamily building, which would be age-restricted (55+), and approximately 125 townhouses. As such, the Preferred Alternative would include public school-age children ("PSAC").[7] The Preferred Alternative will also yield new property tax revenues, a large portion of which

[7] Age-restricted housing is permitted by the US Fair Housing Act, which allows a project to lawfully refuse to rent or sell dwellings to families with minor children. Research on age-restricted residential communities in the region indicates that these communities do not contribute children to the local school district.

the Byram Hills Central School District ("BHCSD" or "District") would receive. As demonstrated below, the additional cost associated with PSAC from the Preferred Alternative would be more than offset by the additional property tax revenues generated for the school district (see Section 2.B.11). As discussed below, this conclusion is supported by the school district, which noted in correspondence to the Town Board that, "the estimated taxes of approximately two million dollars annually toward school taxes should cover variable costs" (see **Appendix I**). It is also noted that enrollment in the school district declined from a peak of 2,818 students in the 2007–2008 school year to 2,333 students in the 2022–2023 school year, indicating sufficient physical capacity within the District to serve the Preferred Alternative.

2.B.10.a.(i) Estimated Number of Public School-Age Children

To estimate the number of PSAC that could be anticipated to live in the Preferred Alternative, this FEIS utilizes a "multiplier" approach. As defined in the DEIS, a multiplier approach estimates the number of PSAC per housing unit based on US Census data and is specific to housing type, size, and value. The most recently updated, and widely utilized, multiplier study was prepared by Rutgers University's Center for Urban Policy Research (CUPR) in 2018 and analyzed recently constructed housing within the entire state of New Jersey. CUPR concluded that newly constructed townhomes with three bedrooms that had sale prices above the median for that product type, had an average of 0.403 school age children ("SAC") per unit. Using this multiplier, the Preferred Alternative could be anticipated to have 51 school age children living in the proposed 125 townhomes (see **Table 2-21**). Spread out over 12 grades, that is 4.25 students per grade. It should also be noted that this analysis calculated the potential number of *all* school age children (as compared to only *public* school age children). This is a more conservative estimate, in that it assumes all school age children residing at the Preferred Alternative would attend the Town's public schools.

Table 2-21
Anticipated Number of School Age Children (SAC)

Type of Unit	Number of Townhome Units	Multiplier	Number SAC
3-BR Single-Family Attached above median housing value (New Jersey 2018)	125	0.403	50.375

Note: BR = Bedroom
Sources: 2018 Rutgers Updated New Jersey Demographic Multipliers (Table II.A-5) All School-Age Children, Single-Family Attached (Own/Rent), 3 BR

To augment the use of the Rutgers multipliers, and to validate the CUPR data with recent, local experience, enrollment data for three townhouse developments in BHCSD was obtained. **Table 2-22** presents the PSAC multipliers derived from this sample of townhouse developments in North Castle. Based on the ratio of PSAC to townhouse units in these developments, 65 PSAC could be anticipated to live within the Proposed Project.

Table 2-22
Case Study of North Castle Attached Townhouse Developments

Development	Number of Townhouse Units	Number of PSAC	PSAC Multiplier
Whippoorwill Hills	64	43	0.672
Whippoorwill Ridge	26	4	0.154
Cider Mill	11	5	0.455
Total	**101**	**52**	**0.515**

Notes: Based on enrollment from 2021-2022 school year.
Sources: School District Correspondence (see Appendix I)

2.B.10.a.(ii) School District Budget and Programmatic Cost

The total BHCSD 2022–2023 budget is $96,939,314.[8] For the 2022–2023 school year, the District expects to receive approximately $4,125,619 in state aid, which is approximately 4.3 percent of the 2022–2023 estimated revenue. Approximately 88.8 percent of the 2022–2023 estimated revenue is raised from the Tax Levy, and approximately 2.7 percent is raised from Payment in Lieu of Taxes (PILOT) payments (see **Table 2-23**).

Table 2-23
2022–2023 Byram Hills Central School District Budget Detail

	Source/Use	Budget	Percentage of Total
Expenses	Administrative	$11,301,722	11.7%
	Program (Instructional)	$70,117,974	72.3%
	Capital	$15,519,617	16.0%
	Total Expense	**$96,939,314**	**--**
Revenue	Tax Levy	$86,044,094	88.8%
	State Aid	$4,125,619	4.3%
	Reserve/Fund Balance	$3,252,277	3.4%
	Payment in Lieu of Taxes (PILOT)	$2,528,029	2.7%
	Miscellaneous	$965,000	1.0%
	Total Revenue	**$96,939,314**	**--**

Source: BHCSD 2022–2023 Budget Statement

The District groups their expenditures into three parts: administrative, program, and capital. For the 2022–2023 budget, the District allocated $70,117,974, or 72.3 percent, for its program budget, which includes instructional, programmatic, transportation, athletics, health services costs, and employee benefits for non-administrative employees. Based on the 2022–2023 projected school year enrollment of 2,333 students,[9] this equates to a per student programmatic cost of approximately $30,055, of

[8] Byram Hills Central School District 2022–2023 Budget Statement: https://www.byramhills.org/uploaded/BOE/2022-23_Budget/OFFICIAL%20BUDGET%20STATEMENT%202022-23.pdf

[9] *See* page 30 of the *Byram Hills Central School District 2022–2023 Budget Statement* – https://www.byramhills.org/uploaded/BOE/2022-23_Budget/OFFICIAL%20BUDGET%20STATEMENT%202022-23.pdf.

which $27,500 (or 91.5 percent) would be funded by property tax and PILOT payments.

Applying the per pupil programmatic cost (net of state aid and other revenues) of $27,500[10] to the new students projected (51 from the Rutgers multiplier method, and 65 from the Case Study method) results in a potential annual additional cost to the District of $1,402,500 (Rutgers method) to $1,787,500 (Case Study method). These potential costs would be wholly covered by the estimated $2.25 million in annual tax revenue that the District would receive annually from the Preferred Alternative (see Section 2.B.11.a.(iii), below). Accordingly, it is the Applicant's opinion that the Preferred Alternative would not have a significant adverse impact on the District.

In correspondence dated December 16, 2022, from the school district to the North Castle Town Board, the Superintendent indicated that it was her opinion that there would likely be more than 51 students living in the Preferred Alternative and attending BHCSD. However, the district also noted that, "the estimated taxes of approximately 2 million dollars annually toward school taxes should cover variable costs" (see **Appendix I**). As such, it is the opinion of the BHCSD that the tax revenue generated would be sufficient to cover the costs associated with those students.

2.B.10.b. Potential Impacts on Police, Fire, and EMS

The Project Site is served by the Armonk/Banksville EMS, the Town of North Castle Police Department (NCPD), and the North Castle Fire District No. 2, otherwise known as the Armonk Fire Department (AFD).

POLICE SERVICES

As discussed in DEIS Chapter 12, "Community Facilities and Services," the NCPD operates at an efficient level with the Town's existing population. As shown in the **Table 2-24** below, the 50 multifamily units and 125 townhouses would have a population of approximately 389 residents, which is equal to approximately 3 percent of the Town's 2020 population of 12,408.[11] The anticipated residential population of the Preferred Alternative (389 residents) is comparable to that of the DEIS Project's residential population (375 residents), but significantly less than the DEIS Project's overall population, which included guests at the hotel as well as employees at an approximately 100,000 sf office building.

[10] It is noted that this "average" cost is likely more than the incremental, or, "marginal" cost of additional students.

[11] U.S. Census Bureau, Decennial Census 2020.

Table 2-24
Preferred Alternative – Resident Population Projections

Residence Type	Number of Units	Multiplier	Projected Population
2-Bedroom Apartment (age-restricted)	50	1.20	60
3-Bedroom Townhouse	125	2.63	329
Total			**389**

Sources: *New Jersey Demographic Multipliers, The Profile of Occupants of Residential and Nonresidential Development*, Rutgers University, Center for Urban Policy Research, 2006.

The volume of calls from the Preferred Alternative would not be significantly higher than the volume of calls if the Project Site were to be fully re-occupied with office uses.

To quantify the proportional increase in the potential demand for police services, the standards found in the Urban Land Institute's (ULI) Development Assessment Handbook were used.[12] The standards correspond to increases in the residential population of new developments. The projected quantities of police personnel, equipment, and facilities attributable to the Preferred Alternative's population (conservatively not taking into account the existing demand of the Site) is presented in **Table 2-25**. These quantities are less than those projected for the DEIS project, owing to the reduced intensity of the Preferred Alternative.

Table 2-25
Preferred Alternative – Projected Police Service Level

Police Service	Multiplier	Estimated Population	Projected Service Level
Personnel	2/1,000 population	389	0.78 police personnel
Vehicles	0.6/1,000 population	389	0.23 vehicles
Facilities	200 sf/1,000 population	389	77.8 sf of facility space

Sources: Model Factors for Social Impact Analysis (Police), Development Impact Assessment Handbook, ULI, 1994.

FIRE AND EMS SERVICES

As detailed in DEIS Chapter 12, "Community Facilities and Services," the AFD stated that they respond to approximately 1,100 medical and fire calls annually throughout Armonk, Banksville, and surrounding communities (see DEIS Appendix H, November 2019 AFD correspondence). The AFD also provided a detailed estimate of the number of annual fire and EMS calls that the AFD believed it would expect from each component of the DEIS Project, based on then-current and similar developments and call volumes over the preceding two years (see **Table 2-26**).

[12] Model Factors for Social Impact Analysis (Police), Development Impact Assessment Handbook, Urban Land Institute, 1994.

Table 2-26
DEIS Project – Estimated Annual Fire and EMS Calls

Project Component	Estimated Fire Calls	Estimated EMS Calls	Total Calls
Hotel	6	9	15
Hotel Restaurant/Bar	9	5	14
Southern Office Building	5	10	15
149-unit Multifamily Building (including fitness center/pool)	32	14	46
22 Townhouses	6	3	9
Total Net New (DEIS Project)*	**38**	**17**	**55**
Existing Annual Calls**	**--**	**--**	**1,100**
Net New – Percent of Total	**--**	**--**	**5%**

Notes:
* Estimated calls for Preferred Alternative's multifamily and townhouse uses are categorized as net new calls. The southern office building, and hotel calls were not considered net new.
** AFD responds to approximately 1,100 medical and fire alarms annually, but a specific breakdown of fire vs. EMS was not provided.
Source: Armonk Fire Department, 2019

Based on **Table 2-26** above, for the DEIS Project the AFD anticipated 6 fire calls and 3 EMS calls for 22 townhouses, and 32 fire calls and 14 EMS calls for the 149-unit multifamily building. Those same ratios were applied to the Preferred Alternative's programming, and the results are presented below in **Table 2-27**.

Table 2-27
Preferred Alternative – Estimated Annual Fire and EMS Calls

Project Component	Estimated Fire Calls	Estimated EMS Calls	Total Calls
Southern Office Building (Existing to be converted)	(5)	(10)	(15)
Northern Office Building (Existing to be removed)**	(8)	(16)	(24)
50-unit Multifamily Building	11	5	16
125 two-story Townhouses	34	17	51
Total Net New Calls	**32**	**(4)**	**28**
Total District-Wide Annual Calls*	**--**	**--**	**1,100**
Net New – Percent of Total	**--**	**--**	**2.5%**

Notes:
* AFD responds to approximately 1,100 medical and fire alarms annually, but a specific breakdown of fire vs. EMS was not provided.
** Increased proportionally based on AFD-provided estimate for southern office building.
Source: AKRF, based on Armonk Fire Department, 2019

Based on the above, the Preferred Alternative could result in 28 net new calls annually, representing a 2.5 percent increase over the existing condition and nearly a 50 percent decrease in net new annual calls when compared to the DEIS Project.

2.B.10.c. Mitigation Measures for the Preferred Alternative

The Preferred Alternative will have less of an impact on the Town's police, fire and EMS services than would the DEIS Project. The Preferred Alternative will introduce housing at a similar scale to its presence in other areas of the Town, and on a site that had been previously developed with

residential use. In addition, two three-story structures (office building and parking structure) are being removed from the site and two-story townhouses are being constructed.

To the extent the Preferred Alternative results in any *de minimis* increase in emergency service calls to the Project Site (as compared to the calls made to the now vacant office campus, or the calls made when the office campus was at full occupancy), the Preferred Alternative will generate $541,705 per year in tax revenue for the Town and $60,403 for the Fire District (see Section 2.B.11.a.(iii) of this FEIS). That tax revenue could be utilized to offset any *de minimis* impacts of the Preferred Alternative on the Town's emergency service resources.

2.B.11. FISCAL AND ECONOMIC IMPACTS

The section considers the potential impacts of the Preferred Alternative on fiscal conditions of the affected property taxing jurisdictions. The fiscal conditions analyzed in this section include the estimated tax revenues of the Preferred Alternative as compared to the estimated municipal costs of the Preferred Alternative. As discussed below, the Preferred Alternative would not have a significant adverse impact on the fiscal conditions of the Town of North Castle or the Byram Hills Central School District and would instead serve as a net positive revenue source. (Note that this section does not analyze the positive construction-period benefits (employment, building permit fees, etc.) nor the indirect benefits of increased resident spending power. Instead, if focuses on direct fiscal impacts to the Town.)

2.B.11.a. Fiscal Revenue Analysis

2.B.11.a.(i) Existing Tax Revenue

The Project Site has a current assessed value of $1,158,800, which is based on the prior (MBIA) owner-occupied status of the Site. In 2022, the Project Site generated approximately $1,253,450 in total property taxes for the Town of North Castle, the Byram Hills Central School District, Westchester County, and various local taxing districts (see **Table 2-28**). The Project Site generated approximately $200,664 for the Town and $833,492 for the School District. The existing office buildings on the Project Site are currently vacant and have been for approximately the past eight years. Despite this, the Project Site has not been reassessed and, therefore, the assessed value and property tax revenue generated by the Site would likely decrease in the future absent the Preferred Alternative.

Table 2-28
Project Site Existing Property Tax Revenues

Taxing Jurisdictions	Taxable Assessed Value of Units	Tax Rate per $1000 of Assessed Value (Mill Rate)	Estimated Amount Raised by Taxation
Westchester County	$1,158,800	$128.35	$148,727
Town Tax (Including Police)	$1,158,800	$173.17	$200,664
Ambulance District #2 (ALS)	$1,153,500	$2.45	$2,821
Blind Brook Sewer District	$1,158,800	$22.07	$25,570
Fire District #2	$1,158,800	$19.31	$22,375
Sewer District #3	42*	$471.45	$19,801
Byram Hills Central School District	$1,158,800	$719.27	$833,492
TOTAL			**$1,253,450**

Notes: Sums may not total due to rounding.
***** Sewer District #3 is a unit-based tax that is not calculated using assessed value and mill rates.
Source: 2022 Town of North Castle Tax Bill; 2022–2023 Byram Hills Central School District Tax Bill

2.B.11.a.(ii) Inputs and Assumptions

The Preferred Alternative includes approximately 50 multifamily age-restricted units and approximately 125 townhouses, with 10 percent of all units set aside for households with incomes at or below 80 percent of the Area Median Income (AMI) for the townhouses (owner-occupied) and at or below 60 percent of AMI for the rental multifamily units.

The market and assessed values of the Preferred Alternative were estimated for the townhouses using a market value comparison approach, and information from the Applicant. The multifamily units were valued using an income-based approach. The estimated real market value was valued at $17.35 million for the entire multifamily building, and $1.25 million for each townhouse. The affordable multifamily units would have a rent based on an AMI of 60 percent, and the affordable townhouse units would have an estimated real market value of $300,000 based on an AMI of 80 percent, using the "Westchester County 2022 Income and Rent Guidelines, Area Media Income (AMI), Sales and Rent Limits."[13]

2.B.11.a.(iii) Preferred Alternative – Tax Revenue

Based on the tax rates and assessed values above, the Preferred Alternative would generate approximately $3.33 million in annual property tax revenue to the various taxing jurisdictions (see **Table 2-29** below). This includes approximately $541,705 for the Town of North Castle and $2.25 million for the District. This is an increase of approximately $1.80 million per year for these two districts from the current condition of the Project Site, which is based on a fully owner-occupied assessment of the Project Site.

[13] Assumes a 2-person household for a 2-bedroom unit paying no more than 30 percent of household income on housing costs including rent and utilities (for the multifamily building), and mortgage, maintenance fees, and insurance (for the townhouses). Westchester County 2022 Income & Rent Limits Program Guidelines (westchestergov.com). Affordable sales prices and rents would be set at the time of sale or lease in coordination with Westchester County and in accordance with the income and rent guidelines in that year.

Table 2-29
Preferred Alternative Tax Revenues

Taxing Jurisdictions	Taxable Assessed Value of Units	Tax Rate per $1000 of Assessed Value (Mill Rate)	Approximate Amount Raised by Taxation
Westchester County	$3,128,250	$128.35	$401,498
Town Tax (Including Police)	$3,128,250	$173.17	$541,705
Ambulance District #2 (ALS)	$3,128,250	$2.45	$7,652
Blind Brook Sewer District	$3,128,250	$22.07	$69,029
Fire District #2	$3,128,250	$19.31	$60,403
Byram Hills Central School District	$3,128,250	$719.27	$2,250,063
TOTAL			**$3,330,350**

Notes: Sums may not total due to rounding.
* Sewer District #3 is a unit-based tax that is not calculated using assessed value and mill rates, and thus was not included in this table.
Source: 2022 Town of North Castle Tax Bill; 2022–2023 Byram Hills Central School District Tax Bill

In addition to the revenue generated by property taxes, the Preferred Alternative would create revenue through various Town of North Castle building permit fees and other taxes including the mortgage recording tax. Though these additional sources of revenue are not to be incurred on an annual basis, they provide a notable amount of revenue to the Town upon completion of the Preferred Alternative. The Town of North Castle recreation fees amount to $3,000 per unit for a multifamily or residential development and $1,000 per affordable unit, totaling $489,000 for the Preferred Alternative.[14]

Upon sale of a dwelling unit, a mortgage recording tax is paid to Westchester County on behalf of New York State. The mortgage recording tax totals $1.30 per $100 of mortgage debt, and $0.50 is reinstated to the Town. Upon full build out, the Preferred Alternative's townhome units would generate approximately $768,560 from the mortgage recording tax. Of this total approximately $295,600 would be paid to the Town and $147,800 to Westchester County.[15] Assuming some turnover in residents over the years, a smaller portion of tax revenue would be generated for the Town upon each sale of property, as occurs with the current housing stock.

2.B.11.b. Fiscal Cost Analysis

The Preferred Alternative would generate additional demand for services provided by the Town of North Castle, such as emergency services, building department services, library services, etc. In addition to the added demand for Town services, the townhomes under the Preferred Alternative would

[14] Recreation fees are subject to a finding by the Planning Board that suitable on-site recreation areas and amenities are not practical for the Project Site. (TC Chapter 225) Certain on-site recreation amenities are proposed by the Applicant. The Town of North Castle may collect recreation fees that amount to $3,000 per unit for a multifamily or residential development and $1,000 per affordable unit upon the requisite finding.

[15] Assumes 50 percent of market-rate townhome buyers and all affordable townhome buyers would mortgage their unit at an 80 percent loan-to-value ratio. Multifamily units are conservatively excluded from this estimate.

generate demand to the Byram Hills Central School District.[16] It can reasonably be assumed that these increases in demand would result in increased costs to provide those services. This section provides an estimate of the increase in municipal expenditures that could be anticipated as a result of the Preferred Alternative.

2.B.11.b.(i) Existing Town Budget

The fiscal impact analysis uses the Town of North Castle 2022 Budget to project the direct costs of the Preferred Alternative to the Town. The Town of North Castle 2022 Budget totaled $38 million, with approximately $24 million in property tax levies.

2.B.11.b.(ii) Methodologies and Assumptions

The municipal costs of the Preferred Alternative are estimated through an analysis of the Town Budget using a combination of industry-standard methods, including Proportional Valuation, Per Capita, and Marginal Costing. First, a marginal costing methodology was applied to the Town budget to eliminate fixed-fee items from consideration. Marginal costing acknowledges that not all costs in the budget would increase with new development, such as salary and wages for certain positions such as Town Board members, or certain costs that wouldn't be affected by the Project, like highways. The methodology seeks to determine the incremental cost of a new development to the Town. Next, the Proportional Valuation Method was applied, which employs a two-step process to assign a share of municipal costs to commercial and industrial uses. First, a share of total municipal cost is given to all non-residential (i.e., commercial or industrial) uses. The remaining share of total municipal cost is assigned to residential uses and is the basis for a per capita estimate of incremental Town costs for new residents.

2.B.11.b.(iii) Marginal Costing

The Town of North Castle 2022 budget amounted to $38 million, including the General, Highway, and Library funds, and other taxing districts, such as fire protection and sewer districts. For the purposes of this analysis, only General and Library Funds were assessed. The Highway Fund was excluded from the cost estimate as the Preferred Alternative would not result in the creation of new public roads nor would it cause a measurable increase in the wear or usage of existing highway infrastructure; in fact, it would result in a decrease in traffic from the condition if the existing office buildings were occupied, or if the Currently Approved Plan were constructed. The Library Fund was included in its entirety. Marginal costing was then applied to the General Fund to isolate the costs within the budget that would not increase with new development, such as certain wage and salary costs. For example, the Preferred Alternative would not result in the need for hiring of new Town staff, such as an additional Town Clerk or Town Supervisor or Town Attorney. The budgets for Police, senior programs, and recreation programs

[16] An analysis of the potential impacts to the Byram Hills Central School District is provided in Section 2.B.10.a.

were included in their entirety. Based on this exercise, approximately 72 percent of the Town General Fund was considered to have the potential of being impacted by new development. In total, the amount of the budget raised by taxes for the General Fund and the Library Fund that has the potential of being impacted by new development totals $10.18 million.

2.B.11.b.(iv) Proportional Valuation and Per Capita Cost

To determine the incremental cost of new residents, the proportional valuation method was used to assign a share of the affected budgets ($10.18 million as determined above) to residential uses (see **Appendix G**). Based on this analysis, which considers the relative valuation of commercial and residential properties, as well as the number of such properties, 81 percent, or $8.19 million, of the affected budget can be attributed to residential uses in the Town. Using the per capita method and dividing that cost by the existing residential population of the Town of North Castle of 12,408, the per capita municipal cost for residents is estimated to be $660 per resident.

2.B.11.b.(v) Preferred Alternative – Costs

The Preferred Alternative consists of age-restricted multifamily housing units, and townhouses that are not age-restricted. As such, an average household size of 1.2 persons per household was assumed for multifamily units and an average of 2.63 persons per household was assumed for townhouse units.[17] The Preferred Alternative is anticipated to increase the Town of North Castle total population by an estimated 389 new residents. Given this, and a per capita cost of approximately $660, the estimated annual municipal cost of the Preferred Alternative is $256,740. As shown in **Table 2-30**, the total cost to the Town would be lower than the property tax revenue that is estimated to be generated by the Preferred Alternative.

Table 2-30
Preferred Alternative Projected Town Costs and Revenues

Jurisdiction	Costs	Revenue	Net
Town of North Castle	$256,740	$541,705	$284,965
Source: AKRF, Inc.			

2.B.11.c. Conclusions

Based on the above analysis, the Preferred Alternative would have a beneficial fiscal impact on the Town. As detailed above, even when considering the tax revenue generated by the current, overvalued, assessment, the Preferred Alternative would increase the tax revenue generated by the Site. In addition, the Preferred Alternative would stabilize the tax revenue generated by the Site by introducing a stable, in-demand, consistent tax-generating use. Finally, the Preferred Alternative would more than cover the potential increase in Town costs associated with the development, consistent with the low-impact nature of the use proposed.

[17] *The Profile of Occupants of Residential and Nonresidential Development*, Rutgers University, Center for Urban Policy Research, 2006. Data from 2003 American Housing Survey of all Northeast States.

2.B.12. HISTORIC, ARCHAEOLOGICAL, AND CULTURAL RESOURCES

The section considers the potential impacts of the Preferred Alternative on cultural resources, including architectural and archaeological resources, on the Project Site and in the surrounding area.

2.B.12.a. Potential Impacts on Historic Architectural Resources

The Project Site contains a farmhouse that was constructed in the early- to mid-19th century, but as detailed in DEIS Chapter 14, "Historic Resources," the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) determined that the farmhouse is not eligible for listing on the State or National Register (S/NR) of Historic Places due to significant loss of integrity. As there are no properties that are listed on or determined eligible for listing on the S/NR on the Project Site or in the study area (see DEIS Chapter 14, "Historic Resources"), the Preferred Alternative would have no adverse impacts on historic architectural resources. With the Preferred Alternative, the farmhouse would not remain in its current location. Given the "significant loss of integrity, most notably the setting, design, feeling and association,"[18] the Applicant would coordinate with the Town on whether demolition or other options the Town or community may undertake for the farmhouse's relocation off-site were appropriate.

Similar to the DEIS Project, the stone walls at the perimeter of the Project Site, including along King Street, Cooney Hill Road, and on the south and west sides of the Project Site would not be affected by the Preferred Alternative. It is anticipated that portions of the stone walls at the locations of the existing tennis courts, and if existing on the former residential properties at the north end of the Project Site, would need to be removed. The stone from these walls would be salvaged and reused elsewhere on the Project Site to repair the perimeter stone walls or would be utilized elsewhere in the landscaping plan.

2.B.12.b. Potential Impacts on Archaeological Resources

As discussed in DEIS Chapter 14, "Historic Resources," the Phase 1A Study recommended Phase 1B archaeological testing in the northern portion of the Project Site. See DEIS Figure 14-1. Phase 1B archaeological testing includes conducting test pits within areas of potential disturbance to determine the presence or absence of significant archaeological resources. This analysis is only required to be conducted in areas within which a specific construction program could disturb potential resources; it is not conducted to proactively identify potential resources.

It was recommended that the Phase 1B testing be implemented in the northern portion of the Project Site once the Applicant is prepared to seek site plan approval from the Town and the project design and limits of disturbance are finalized. This would allow testing locations to be determined based on the location of project impacts as compared to areas of known disturbance. No testing was proposed in the vicinity of the existing farmhouse. However, the

[18] August 7, 2019 letter from the New York State Historic Preservation Office (SHPO) determining that the farmhouse was not eligible for listing on the National Register of Historic Places. See DEIS Appendix J-2.

DEIS noted that if project plans change, specifically if more substantial disturbance is proposed (e.g., greater than 1.5 to 2 feet below the existing ground surface) to the areas in immediate proximity of the farmhouse, archaeological testing might also be needed in this area, in consultation with OPRHP.

Consistent with this recommendation, the Applicant's consultant conducted subsurface testing across the remaining portion of the property determined to be sensitive for precontact resources, completing the fieldwork portion of the Phase 1B Archaeological Investigation (see **Appendix J**).

Fieldwork consisted of the excavation of 136 shovel test pits (STPs). 120 of these STPs were established along linear transects at a 50-foot interval or in 50-foot-interval grids in eight test areas spread across the project site. The location and boundaries of these test areas were loosely based on the natural topography, visible surface conditions, and the known locations of previous structures. No STPs were excavated on slopes of greater than 10 percent, in areas with water-saturated soils, or in clearly disturbed areas. Assorted modern refuse and small quantities of architectural debris such as brick, window glass, and nails were recovered from several test pits. These artifacts are likely associated with recent residential activity and have no archaeological value. Only two artifacts were collected that are potentially evidence of precontact activity, two fragments of stone that appear to have been created during the process of stone tool manufacturing or use. The remaining 16 of the 136 STPs were excavated at a tighter interval around the two locations where these potential precontact artifacts were discovered. This tighter interval testing failed to identify any archaeological resources, leading to the conclusion that if the two finds are precontact artifacts, they represent isolated finds and do not constitute archaeological sites. Based on these results, the Applicant's archaeological consultant concluded that no archaeological resources will be affected by the Preferred Alternative and that no further testing is necessary. The results of the fieldwork will be incorporated into a formal Phase 1B report, which will be submitted to OPRHP.

The Preferred Alternative, similar to the DEIS Project, would not result in an adverse impact to archaeological resources.

2.B.12.c. Mitigation Measures for the Preferred Alternative

As the Preferred Alternative would have no adverse impact on historic architectural resources, no mitigation measures would be required. Under the Preferred Alternative, the farmhouse would not remain in its current location. Given the "significant loss of integrity, most notably the setting, design, feeling and association,"[19] the Applicant would coordinate with the Town on whether demolition or other options the Town or community may undertake for the farmhouse's relocation off-site were appropriate.

[19] August 7, 2019 letter from the New York State Historic Preservation Office (SHPO) determining that the farmhouse was not eligible for listing on the National Register of Historic Places. See DEIS Appendix J-2.

2.B.13. AIR QUALITY

This section analyzes the potential for the Preferred Alternative to impact ambient air quality from stationary sources (e.g., fossil fuel-fired equipment) and from mobile sources (i.e., project-generated traffic). As discussed below, the Preferred Alternative would not have a significant adverse impact on air quality.

2.B.13.a. Mobile sources

As described above, the Preferred Alternative would not result in an increase in traffic compared to the DEIS Project. Additionally, the Preferred Alternative would result in a decrease in on-site parking as compared to the DEIS due to the decreased project generated traffic. Therefore, the Preferred Alternative would not result in any significant adverse mobile source air quality impacts at intersections in the traffic study area not previously identified and addressed in the DEIS.

2.B.13.b. Stationary sources

The DEIS Project included the new construction of a five-story, approximately 149-unit multifamily building and approximately 22 three-story townhouses, and conservatively assumed that all new construction would utilize distillate fuel oil-fired HVAC systems to provide space heating, air conditioning, and domestic hot water. However, the proposed new construction under the Preferred Alternative would include approximately 125 two-story, three-bedroom townhouses. The new construction of dwelling units under the Preferred Alternative (125 units) would be a reduction when compared to the new construction proposed under the DEIS Project (171 units). Similar to the DEIS Project, the southernmost office building would be repurposed, but for residential use (50 apartments) rather than office use. As noted in DEIS Chapter 15, "Air Quality," impacts from the existing office buildings on the Project Site, which were previously proposed to be re-used as office and hotel uses under the DEIS Project, were excluded from the DEIS stationary source air quality analysis as their emissions would not be new sources; rather, they would be a continuation of existing sources. For similar reasons, the re-use of the southernmost office building can be excluded from analysis in the FEIS. Consequently, new sources of on-site emissions associated with the HVAC systems for the Preferred Alternative would be decreased when compared to the DEIS Project, and emissions would be more dispersed when leaving the site. Therefore, concentrations are anticipated to be less than those predicted for the DEIS Project.

Additionally, the nearest off-site sensitive receptor considered in the DEIS was an existing residence located along Cooney Hill Road (3 Cooney Hill Road). However, this parcel was acquired by the Applicant subsequent to publication of the DEIS and is incorporated into the Preferred Alternative. Therefore, this parcel is no longer considered a sensitive off-site receptor for the purpose of the stationary source analysis. Under the Preferred Alternative, the nearest off-site sensitive receptor is located beyond 1,000 feet from the Project Site.

Overall, since the fossil fuel emissions associated with the Preferred Alternative would be less intensive and the distance to the nearest sensitive receptor would be much greater, pollutant concentrations would be below those predicted in for the DEIS Project. Consequently, the Preferred Alternative would not result in potential significant adverse air quality impacts from stationary sources or mobile sources. Therefore, the Preferred Alternative would not have significant adverse air quality impacts, and no mitigation measures are required.

2.B.14. NOISE

This section considers the potential for the Preferred Alternative to result in significant adverse noise impacts by summarizing the results of the noise analysis completed for the DEIS and its applicability to the Preferred Alternative. As discussed below, the Preferred Alternative would not result in any significant adverse noise impacts. Noise associated with the Preferred Alternative would be in compliance with the Town of North Castle's restrictions on noise, and noise levels at the buildings included in the Preferred Alternative would be considered acceptable for residential use according to NYSDEC guidance.

2.B.14.a. Mobile Sources

Since the Preferred Alternative would involve a reduced mix of uses and less overall development than the DEIS Project, it would be expected to result in traffic volumes less than or comparable to those analyzed in for the DEIS Project. Consequently, as with the DEIS Project, traffic resulting from the Preferred Alternative would be small compared to existing volumes such that those changes would not appreciably affect noise levels at nearby noise receptors.

2.B.14.b. Stationary Sources

Additionally, as with the DEIS Project, it is assumed that the building mechanical systems (i.e., HVAC systems) associated with the Preferred Alternative would be appropriately screened and designed to meet all applicable noise regulations and avoid producing noise levels that would result in any significant increase in ambient noise levels at nearby noise receptors. Consequently, the Preferred Alternative would not result in a significant adverse noise impact.

2.B.14.c. Maximum Predicted Noise Levels

As shown in **Figure 1-4a**, the Project Site is not located within the FAA's 65 L_{dn} noise contour for the nearby Westchester County Airport, which is the federal threshold for significant noise. As discussed in the DEIS, maximum measured and predicted noise levels from all sources (including aircraft) would be between 65 and 70 dBA, which are up to 5 dBA greater than the NYSDEC noise evaluation criteria of 65 dBA for residential areas. The proposed residential uses in the Preferred Alternative would include setbacks from King Street of at least 64 feet, thereby resulting in lower noise exposure from vehicular traffic at the residences compared to the measured noise levels immediately adjacent to the roadway. Furthermore, the proposed residential buildings would utilize standard façade construction practices, resulting in at least 20 dBA of building façade attenuation such than interior noise levels in the residences would be less than 45 dBA, which is generally considered an acceptable level for residential use. Based on the available information in the environmental record, including the DEIS, FEIS, and public and agency comments, the Lead Agency may require additional mitigation, such as "notice to purchasers" or enhanced façade attenuation, to further reduce noise impacts based on the Project's Site location proximate to the County Airport.

2.B.15. CONSTRUCTION IMPACTS

This section addresses the potential impacts of construction of the Preferred Alternative to the Project Site and surrounding areas. It then identifies proposed mitigation measures to minimize the potential for impacts.

2.B.15.a. Phasing Summary

The construction program for the Preferred Alternative is anticipated to occur in two major phases, as described below (**see Figure 2-14**). The duration and timing of the construction phases are estimates, and overlaps would occur among the various construction phases. The sequencing is also subject to change and is dependent on market demand. Regardless, the method for performing each activity would meet industry standards for construction and comply with the Town of North Castle's regulations. These phases may occur consecutively or completely or partially concurrently. Similarly, they may occur in a different order.

2.B.15.a.(i) Phase 1

Phase 1 of construction for the Preferred Alternative involves the conversion of the existing southern office building to an approximately 50-unit multifamily building and the construction of a 2-story parking garage, the southernmost 68 townhouses, the clubhouse/amenity area and related infrastructure improvements. This phase would also likely include demolition of the Site's existing 29-foot tall, three-story, approximately 316-space parking garage and the 36-foot tall, three-story, approximately 161,000-sf northern office building. This phase would also include the construction of four temporary stormwater sediment basins for erosion and sediment control purposes. The temporary basins would be converted to permanent stormwater management practices at the end of this phase. This phase is estimated to last 24 months.

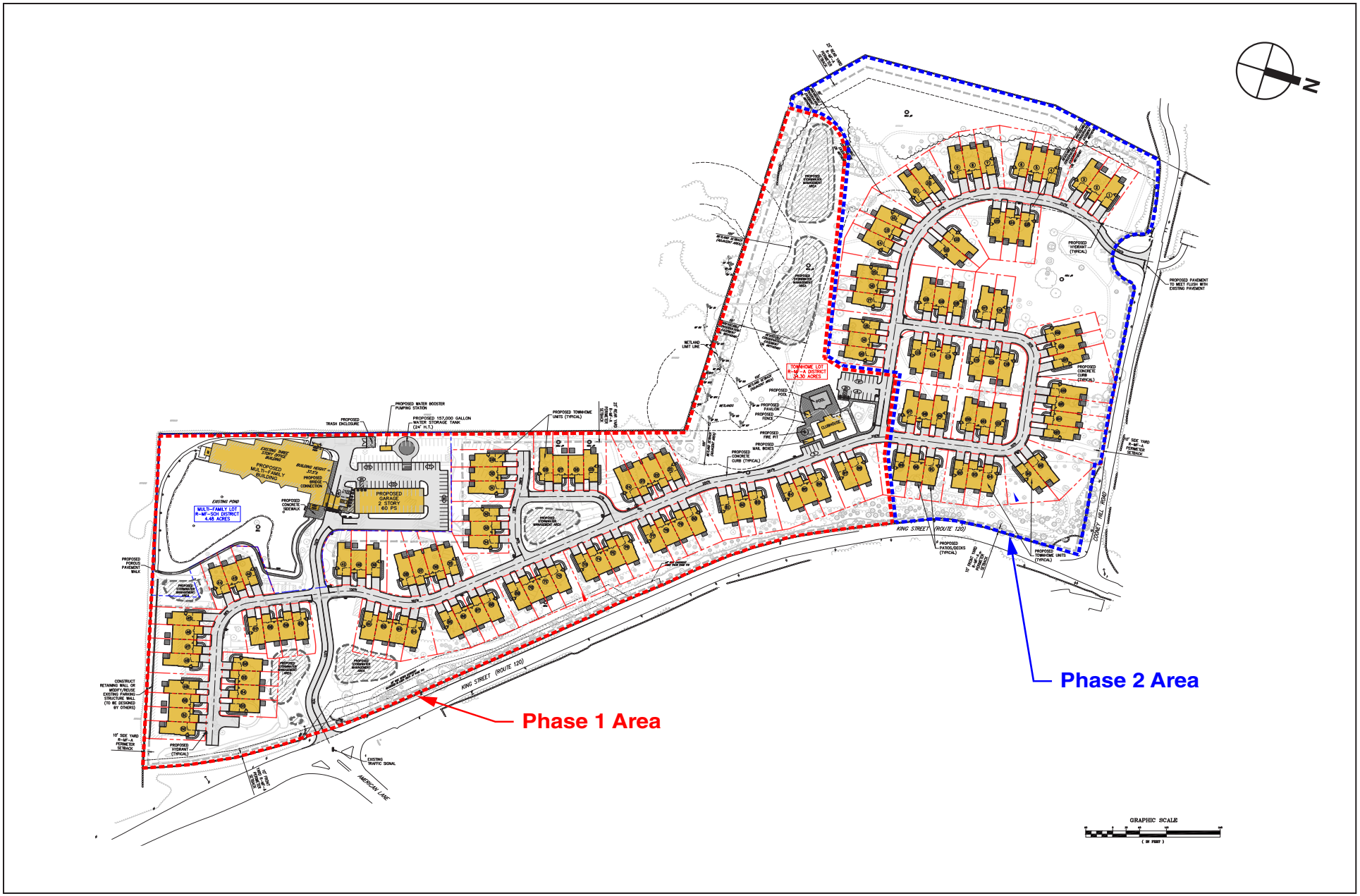
Since the majority of work associated with the office building conversion consists of interior and exterior building renovations, any necessary site work would be very limited and would likely consist of restoration work following the façade upgrades. It is anticipated that existing utility services would be adequate to serve the building. The interior renovation last approximately 8 to 12 months, with the building façade upgrades occurring during the final 4 to 6 months of the interior renovation timeframe.

It is anticipated that the construction process for the 68 townhouses would begin with clearing, grading and road construction lasting up to 12 months, and construction of the residential units lasting 12 months.

2.B.15.a.(ii) Phase 2

Phase 2 of construction for the Preferred Alternative would involve the construction of 57 townhouses on the northern portion of the Project Site, along with the access road from Cooney Hill Road and installation of related infrastructure and utilities. This phase would include the construction of a temporary stormwater sediment basin on the southwest side of the proposed townhouses for erosion and sediment control purposes. The temporary basin would be converted to a permanent stormwater pond at the end of this phase for stormwater management. This phase is estimated to last 24 months.

It is anticipated that the construction process for this phase would begin with clearing, grading and road construction lasting up to 12 months and construction of the residential units lasting 12 months.



Source: JMC 2023

Preferred Alternative - Conceptual Construction Phasing

2.B.15.b. Construction Workers

Construction of the Preferred Alternative would generate vehicular trips from workers traveling to and from the Project Site, as well as the movement of goods and equipment. The estimated average number of construction workers on-site at any one time would vary depending on the phase of construction.

It is anticipated that approximately 75 construction workers would be on-Site for Phase 1 of construction, and approximately 50 construction workers would be on-Site for Phase 2. Over the life of the project, it is estimated that a total of approximately 125 construction workers would be utilized (compared to 155 to 220 for the DEIS Project).

Work on weekdays would generally begin at 7:30 AM and conclude at 5:30 PM with the major construction activity ending at 4:30 PM allowing the last hour of the work day for site clean-up activities. There is the potential that work may occur on Saturdays, and any such work would be performed in accordance with Chapter 210 of the Town Code. While the number of workers at the site at any one time would vary based on the phase of construction, it is anticipated the maximum number of workers at any one time would be approximately 50 (compared to approximately 75 for the DEIS Project).

2.B.15.c. Construction Staging and Parking

While placement of individual equipment will not be determined until a detailed schedule has been completed (likely at the point of Site Plan approval), it is currently anticipated that all staging and parking areas for construction activities/workers would be fully accommodated through utilizing a combination of the Project Site's existing paved parking lot areas and other site areas within the Preferred Alternative's limit of disturbance.

2.B.15.d. Potential Construction Impacts – Preferred Alternative

2.B.15.d.(i) Construction Period Traffic

Construction of the Preferred Alternative would create daily construction-related traffic to and from the Project Site, including construction workers and the delivery of materials and equipment. The numbers and types of vehicles would vary depending on the phase of construction, as described above. All construction equipment, materials, deliveries, and worker parking would be accommodated on-Site and would generally occur during off-peak hours.

As discussed above, while the number of workers at the Project Site at any one time would vary based on the phase of construction, it is anticipated that the maximum number of workers at any one time would be approximately 50 (compared to approximately 75 for the DEIS Project).

Construction truck movements would be spread throughout the day and would generally occur between the hours of 7:30 AM and 4:30 PM, depending on the period of construction. Heavy construction equipment is typically brought to the Site at the beginning of the project and kept on-Site for the duration of the project, thereby minimizing trips.

While the overall number of delivery trucks would be reduced from the DEIS Project, it is anticipated that a similar maximum number of trucks per day (i.e., 10) would occur with the Preferred Alternative. Regarding earthwork operations, as noted above under "Geology and Soils," it is anticipated that some 12,306 cubic yards of soil will need to be exported from the site (less than the 13,324 cubic yards estimated for the DEIS Project). This would require approximately 615 20-yard trucks (compared to 666 with the DEIS Project). Similar to the DEIS Project, assuming 20 trucks a day, this would result in about 31days of trucking, or 6.2 weeks based on a 5-day work week.

Based on the anticipated construction phasing and duration schedule outlined above, Site-generated traffic during construction of the site would be less than both the No-Build Condition (with the re-occupancy of the two office buildings) and the Build Condition with the Preferred Alternative during the weekday peak AM, weekday peak midday, and weekday peak PM hour. Therefore, the traffic analysis included for the operation of the Preferred Alternative would more than account for the temporary construction period traffic volume.

2.B.15.d.(ii) Construction Period Erosion and Sediment Control

Similar to the DEIS Project, in order to avoid and mitigate the potential for adverse erosion and sediment impacts, the Applicant's engineer developed an ESCP (see **Appendix D**) that depicts the measures that will be implemented to control erosion during construction and reduce the potential for sediment to leave the Site. These measures, described above under "Geology and Soils" include stabilized construction accesses (SCAs), the limit of disturbance beyond which no soil disturbance is to occur, the installation of silt fencing, temporary sediment basins, inlet protection and other measures, which would be used throughout the construction period to minimize the potential for erosion and sedimentation impacts from construction of the Preferred Alternative.

2.B.15.d.(iii) Construction Period Air Quality

Air quality impacts associated with construction activities are typically the result of fugitive dust or emissions from vehicles or equipment—primarily during excavation and foundation construction tasks when pollutant emission levels would be greatest. The approach and procedures for constructing the Preferred Alternative would be similar to those identified for the DEIS Project and would be typical of the methods utilized in other building construction projects throughout the region and therefore would not be considered out of the ordinary in terms of intensity. The air pollutant emission levels associated with construction of the Preferred Alternative are typical of ground-up building construction in the region that would require excavation and foundation construction (where large equipment such as excavators and loaders would be employed).

Fugitive dust can result from earth moving, including grading and excavation, and from driving construction vehicles over dry, unpaved surfaces. While a large proportion of fugitive dust would be of relatively large particle size and would be expected to settle within a short distance of being generated and

thus not affect off-Site receptors, measures to minimize and avoid this potential impact to the maximum extent practicable would be incorporated into the Preferred Alternative and would be included in the Construction Management Plan (CMP) which would be reviewed and approved by the Town during Site Plan approvals.

Vehicle emissions from construction vehicles and equipment have the potential to result in elevated levels of nitrogen oxides (NOx), particulate matter (PM), and CO. The greatest potential for impact is typically associated with heavy duty equipment that is used for short durations. For the Preferred Alternative, the period of greatest potential for emissions would likely occur during the excavation and foundation tasks of the townhouses. During construction of the townhouses, the greatest number of construction equipment would be operating simultaneously in short durations and would include the greatest potential for fugitive dust emissions due to earth moving, including grading and excavation activities. Repurposing of the southern office building for residential use would not include excavation or foundation tasks. Emissions from other less intensive construction activities (i.e., superstructure, interior and exterior fit-out, and building renovations) would have less potential for adverse impacts. As was proposed for the DEIS Project, measures to minimize and avoid (to the maximum extent practicable) impacts from construction vehicle and equipment emissions would be incorporated into the CMP, which would be reviewed and approved by the Town during Site Plan approvals.

2.B.15.d.(iv) Construction Period Noise

Construction of the Preferred Alternative would generate noise and vibration from construction equipment, construction vehicles, and delivery vehicles traveling to and from the Project Site. As discussed in the DEIS, noise levels caused by construction activities would vary widely, depending on the phase of construction and the specific task being undertaken. Local, state, and federal requirements mandate that certain classifications of construction equipment and motor vehicles be used to minimize adverse impacts. Thus, construction equipment would meet specific noise emission standards (see DEIS Table 17-1).

As discussed in the DEIS, significant noise levels typically occur nearest the construction activities, and may reach as high as 90 A-weighted decibels (dBA) under worst-case conditions. The level of noise at local receptors would depend on the construction activities involved, the noise emission of the involved equipment, the location of the equipment, and the hours of operation. Noise levels would decrease with distance from the construction site. Increased noise levels due to construction activity would be highest during the early construction phases such as grading, excavation, and foundation work. These phases would be relatively short in duration and noise generated would be intermittent based on the equipment in use and the work being done. While the exact numbers of construction equipment that would be utilized has not been finalized, it is known that certain equipment including excavators, bulldozers, backhoes, graders, cranes, and dump trucks would be required. Construction operations, for some limited time periods, would result

in increased noise levels that may be intrusive and annoying and may significantly increase ambient noise levels in the immediate vicinity of the Project Site.

It should be noted that for the DEIS Project, the nearest off-site sensitive receptor considered was an existing residence located along Cooney Hill Road (3 Cooney Hill Road). However, this parcel was acquired by the Applicant subsequent to publication of the DEIS and is now incorporated into the Preferred Alternative. Therefore, this parcel is no longer considered a sensitive off-site receptor in terms of proximity to construction noise. With the acquisition of the 3 Cooney Hill Road parcel, the nearest off-site sensitive receptor from the Preferred Alternative is now located beyond 1,000 feet from the Project Site.

Construction activities would comply with the hour limitations set forth in Chapter 210 of the Town Code, to minimize noise intrusion from construction activities during weekends and nights when most families are at home. In addition, construction equipment utilized would incorporate sound attenuation practices to further reduce the potential impact to sensitive receptors. Based on the temporary and intermittent nature of construction noise incident at surrounding noise receptors, together with the fact that the construction activities with the most potential to create a significant noise impact would occur over 1,000 feet away from the nearest off-site sensitive receptor, it is the Applicant's belief that the potential noise generated by construction of the Preferred Alternative would not create a significant adverse noise impact to off-Site receptors.

2.B.15.d.(v) Construction Period Blasting

Based on the preliminary evaluation by the Applicant's Engineer, construction of the Preferred Alternative may require limited rock removal by blasting or hammering activities in the northwestern portion of the proposed townhouse development area, which may have an isolated area extending up to 8 feet into bedrock. In addition, there will be limited rock removal for some of the townhouses in the northern portion of the Site, which may have an isolated area extending up to 16 feet into bedrock. There is no other potential rock removal or rock crushing anticipated as part of construction. Final determination of whether blasting needs to occur and, if so, to what extent would be made by the Applicant's contractor, in coordination with the Applicant's Engineer. While a single blast would create an instantaneous noise level that is greater than other excavation methods, such as rock hammering, it would only last a moment. As such, if required, blasting would reduce the duration of excavation activities and the duration of attendant increases in noise levels.

Blasting during the construction of the Preferred Alternative would be done in accordance with the Town of North Castle's Blasting Protocol (Town Code Chapter 122, "Blasting and Explosives"). The site-specific blasting protocol, which would be finalized during Site Plan Review based on the final site design and updated geotechnical investigations, would ensure that all blasting activities would be protective of public health and safety to the maximum extent practicable.

2.B.15.d.(vi) Construction Period Hazardous Materials

The findings of a Phase I Environmental Site Assessment for the Project Site are included in DEIS Chapter 17, "Construction."

Under the Preferred Alternative, development on the Project Site would involve renovation of one of the existing office building as well as excavation for the proposed construction of the townhouses.

The existing office buildings on the Project Site, along with associated parking structures, were constructed between the early 1980s and the early part of the 21st century. Due to the age of the buildings, the presence of lead-based paint (LBP) and asbestos containing materials (ACM) cannot be ruled out. Standard measures, including building surveys and adherence to applicable Occupational Safety and Health Administration (OSHA) regulations prior to and during demolition and renovations, would address these potential conditions. This includes completion of surveys that are required as part of the building permit approval process with the Town.

Construction of the proposed townhouses would involve demolition of paved surfaces (tennis courts and parking), excavation, and grading. As discussed in detail in DEIS Chapter 17, "Construction," the Phase I ESA for the Project Site identified a recognized environmental condition (REC) in connection with missing information on residential fuel oil tank removal/regulatory closure as it relates to the former residential subdivision in the northern area of the Project Site. In the absence of available subsurface (Phase II) testing, the environmental characteristics of the Project Site's subsurface soil and groundwater are currently unknown. Therefore, during subsurface disturbance associated with construction of the new townhouses, the potential exists for exposure to hazardous materials as a result of unexpected discoveries. The Preferred Alternative, however, would incorporate standard and appropriate controls, as described in the DEIS, to avoid the potential for adverse impacts to construction workers and community members.

2.B.15.e. Mitigation Measures for the Preferred Alternative

Similar to the DEIS Project, adverse impacts from the construction of the Preferred Alternative would be avoided and minimized through the implementation of a detailed Construction Management Plan (CMP) prepared during Site Plan approval. The CMP would be prepared in close coordination with Town staff and consultants, and would be approved as part of the final Site Plan approval and be made a condition thereof. The Town would therefore be able to enforce the provisions of the CMP throughout the construction process. The CMP would provide for implementation of the SWPPP and ESCP, as well as the measures identified in the DEIS to avoid impacts related to traffic, air quality, noise, blasting (if necessary), and hazardous materials. With these measures in place, similar to the DEIS Project, potential impacts from construction of the Preferred Alternative would be mitigated to the maximum extent practicable.

2.B.16. UNAVOIDABLE ADVERSE IMPACTS

The Preferred Alternative is likely to result in physical changes to, and new construction and uses within, the Project Site. These changes will result in impacts to various

environmental resources, as described throughout the DEIS and this FEIS, however these potential impacts would not be significant. The design of the Preferred Alternative avoids certain impacts that would have occurred with the DEIS Project or the Currently Approved Plan, and mitigates other potential impacts to levels that are not considered significant. The Preferred Alternative proposes less intense development and a less intense mix of land uses on the Project Site when compared to the DEIS Project.

2.B.17. OTHER REQUIRED ANALYSES

This section considers the potential impacts of the Preferred Alternative on (i) the commitment of resources, (ii) the use and conservation of energy, (iii) growth inducing aspects of new development, and (iv) cumulative impacts.

2.B.17.a. Irreversible and Irretrievable Commitment of Resources

Certain resources, both natural and human-made, would be expended in the construction and operation of the Preferred Alternative. These resources include use of the land, building materials, energy, and human effort (time and labor) required to develop, construct, and operate the Preferred Alternative. These resources are considered irretrievably committed because their reuse for some purpose other than the Preferred Alternative would be highly unlikely.

The land that makes up the Project Site is the most basic resource irretrievably committed. Should the Preferred Alternative be constructed, one existing office building on the Project Site would be reoccupied for residential use, and the previously developed portion of the Project Site would be redeveloped with residential uses and would not be available for another future use for some period of time. Given that the southern portion of the Project Site is already developed, and the northern portion was previously developed, the redevelopment of the Site for the Preferred Alternative is not considered a significant or an adverse impact.

The actual building materials used in the construction of the Preferred Alternative (e.g., wood, steel, concrete, and glass) and energy, in the form of gas, diesel, and electricity, consumed during the construction and operation of the Preferred Alternative by construction equipment and the various mechanical systems (heating, hot water, and air conditioning) would be irretrievably committed. None of these impacts are considered significant.

2.B.17.b. Impacts on the Use and Conservation of Energy

Electricity and gas service to the Project Site is provided by Con Edison. Electric and gas service is available along King Street via underground transmission lines and pressurized gas mains. The Project Site currently utilizes a minimal amount of energy as the existing office buildings are vacant.

The Preferred Alternative would require electricity and gas to power building systems. Con Edison would continue to provide electric service to the Project Site, which would be fed through underground service originating from King Street. This existing service would be tapped by the uses on the Project Site through a series of pad-mounted utility transformers. It is anticipated that the existing electric service will accommodate the Preferred Alternative. At the

time of site plan approval, confirmation of adequate electrical service from Con Edison will be required.

The Preferred Alternative would be expected to be connected to the existing natural gas service along King Street. It is anticipated that the existing natural gas service would accommodate the Preferred Alternative. At the time of site plan approval, confirmation of adequate electrical service from Con Edison will be required.

The Preferred Alternative would also incorporate energy-efficient features, including light fixtures and HVAC and mechanical systems. The use of energy-efficient features would reduce the Project Site's energy consumption, which would also reduce the greenhouse gas emissions attributable to the Preferred Alternative. The specific energy-saving features of the Preferred Alternative would be dependent on the final site plan proposed.

The townhouse component of the Preferred Alternative would be constructed to exceed the requirements of the 2020 International Energy Conservation Code of New York State.

2.B.17.c. Growth Inducing Aspects of the Preferred Alternative

The Preferred Alternative would not be expected to induce growth elsewhere in the Town of North Castle or surrounding region, as the Preferred Alternative is being proposed to serve a current and existing need, one that has been identified in the Town's Comprehensive Plan. Westchester County and the Town of North Castle have recognized that there has been a decreased demand for corporate office park development and increased demand for mixed-use infill development.

While the Preferred Alternative would introduce 175 residential units (50 of which would be age-restricted), this population would not be expected to create significant new commercial development pressure in the region. The Preferred Alternative would include on-Site amenities for residents including indoor/outdoor exercise and fitness options, a swimming pool, and mulched walking paths. The off-Site spending of the Preferred Alternative's residents would therefore be expected to increase the patronage of existing regional businesses, and not create the demand for new development. In addition, the Preferred Alternative would involve removal of the Site's existing three-story, approximately 316-space parking garage and the three-story, approximately 161,000-sf northern office building.

2.B.17.d. Cumulative Impacts

As noted in Chapter 1, "Project Description," the DEIS included consideration of the potential, hypothetical, development of sites other than the Project Site that could theoretically be permitted by the DOB-20A zoning amendments previously proposed in connection with the DEIS Project. The Applicant has since requested that the Town Board defer further consideration of zoning amendments that directly affect sites other than the Project Site while it considers the Revised Proposed Zoning. Since the Preferred Alternative would only result in the redevelopment of the Project

Site, an analysis of potential cumulative impacts of the Preferred Alternative has been excluded from the FEIS. ✷