

Airport Campus Redevelopment

Final Environmental Impact Statement (FEIS)

July 26, 2023

Lead Agency:	Town of North Castle Town Board Town Hall 1 Bedford Road Armonk, New York 10504 Contact: Adam Kaufman, Director of Planning 914-273-3000 x43
SEQRA Classification:	Type I Action
Project Location:	Town of North Castle 113 King Street, Armonk, New York, 10504 Tax Map: 118.02-1-1, 113.04-1-13, 113.04-1-14, and 113.04-1-20
Applicant/Petitioner:	Airport Campus I LLC, Airport Campus II LLC, Airport Campus III LLC, Airport Campus IV LLC, and Airport Campus V LLC Contact: Geoff Ringler Phone: 914-764-1000
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This document is the Final Environmental Impact Statement for the Airport Campus Redevelopment. Copies of the FEIS are available for review at the office of the Lead Agency, on the internet: <https://www.northcastleny.com/home/pages/airport-campus>, and at the North Castle Public Library.

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Wastewater Engineer:	Provident Design Engineering 7 Skyline Drive Hawthorne, NY 10532

Involved Agencies

Town of North Castle Town Board, Lead Agency
Town of North Castle Planning Board
Town of North Castle Architectural Review Board
Town of North Castle Engineering
Town of North Castle Water & Sewer Department
Town of North Castle Highway Department
Town of North Castle Building Department
Westchester County Department of Environmental Facilities
Westchester County Department of Health
Westchester County Department of Public Works
New York State Department of Environmental Conservation, Region 3
New York State Department of Transportation
New York State Office of Parks, Recreation and Historic Preservation
New York City Department of Environmental Protection

Interested Agencies

Armonk Fire Department
North Castle Police Department
Town of North Castle Conservation Board
Town of North Castle Open Space Committee
Town of North Castle Parks and Recreation Department
New York State Office of the Attorney General, Environmental Protection Bureau

Others

Byram Hills School District
Westchester County Planning Board
The Environmental Notice Bulletin (ENB), enb@gw.dec.state.ny.us

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1.A. INTRODUCTION

Airport Campus I LLC, Airport Campus II LLC, Airport Campus III LLC, Airport Campus IV LLC, and Airport Campus V LLC (collectively “the Applicant”) is seeking discretionary approvals, including a zoning map and text change (“Revised Proposed Zoning”), from the Town Board of the Town of North Castle (the “Town Board” or “Lead Agency”) in order to repurpose and redevelop approximately 38.8 acres of contiguous property known as “Airport Campus” located at 113 King Street (tax map parcels 118.02-1-1, 113.04-1-13, 113.04-1-14, and 113.04-1-20) in the Town of North Castle, Westchester County, New York (the “Project Site” or “Site”). The development of the Site as described below, together with the Revised Proposed Zoning, is referred to as the Proposed Action.

1.A.1. PROCEDURAL HISTORY

Pursuant to the rules and regulations of the State Environmental Quality Review Act (“SEQRA,” Article 8 of the Environmental Conservation Law, and its implementing regulations at 6 NYCRR 617), the Town Board, acting as SEQRA Lead Agency, determined that the Proposed Action has the potential to result in one or more significant adverse environmental impacts. To identify appropriate measures to mitigate potential impacts and allow the public the greatest opportunity to comment on the potential impacts of the Proposed Action, the Town Board adopted a Positive Declaration on September 12, 2018, requiring the preparation of an Environmental Impact Statement (EIS). Public scoping for the EIS took place over two sessions (September 26th and October 10th, 2018) at the North Castle Town Hall (15 Bedford Road, Armonk, New York). The public comment period on the Draft Scoping Document concluded on October 26, 2018. On March 13, 2019, the Town Board adopted the Final Scoping Document, which sets forth the analyses required in the EIS (see DEIS Appendix A-1).

Subsequent to the adoption of the Final Scoping Document, the Applicant prepared a DGEIS/DEIS, which was reviewed by Town staff and consultants, as well as reviewed and accepted as complete by the Lead Agency. On June 23, 2021, the Lead Agency issued a Notice of Completeness of the DGEIS/DEIS, beginning a public comment period. Three duly noticed public hearings were held by the Lead Agency on July 28, 2021, September 9, 2021, and September 22, 2021. During the public comment period, which was open from June 23, 2021 to September 30, 2021, written comments were received from the public, Town staff and consultants, and other Involved and Interested Agencies.

1.A.2. PURPOSE OF THE FEIS

This document is a Final EIS (FEIS), which has been prepared pursuant to the requirements of State Environmental Quality Review Act (“SEQRA”). The purpose of this FEIS is to provide the Lead Agency’s responses to the substantive comments (both

written and verbal) made on the DEIS during the public hearings and formal comment period. The full text of the comments received on the DEIS are presented in **Appendix A** and are summarized and responded to in Chapter 3, “Response to Comments.” The DEIS is hereby incorporated by reference into this FEIS. Any terms relating to the DEIS Project described in the DEIS are also used in this FEIS.

1.A.3. ADDITIONAL PROJECT ALTERNATIVE

Consistent with SEQRA regulations at §617.9, and in response to comments from the Lead Agency, Interested and Involved Agencies, and the public, the Applicant has developed an additional alternative for achieving the purpose and need described in the DEIS that avoids, reduces and further mitigates the potential adverse impacts associated with the original project proposed in the DEIS (the “DEIS Project”). This additional alternative is iterative of the Alternatives presented in the DEIS and, as described in Chapter 2 of this FEIS, does not result in an adverse environmental impact that was not considered in the DEIS. The new alternative consists of developing a portion of the Site with 125 townhomes and re-using the existing southern office building as a 50-unit, age-restricted multifamily housing building. Throughout this FEIS, this new alternative is referred to as the “Residential Housing Alternative” or “Preferred Alternative.” The other alternatives defined and analyzed in the DEIS, including the DEIS Project, remain unchanged.

The Applicant has amended its original petition (see **Appendix B**) to request that the Town Board map a portion of the Site around the office building slated for age-restricted multifamily reuse (“Senior Housing Portion”) within the Town’s existing R-MF-SCH Zoning District, and map the remaining portion of the Site (“Townhouse Portion”) within the Town’s existing R-MF-A Zoning District (collectively, the “Revised Proposed Zoning”). The Applicant is also requesting a minor zoning text amendment to the R-MF-SCH Residence District Regulations (Town Code §355-27(B)(2)).¹ 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).

This additional alternative was developed in response to both evolving market needs and the comments received on the DEIS. Such comments included those that opined that the DEIS Project was too intense for the Project Site and that the proposed 5-story multifamily building proposed in the DEIS Project was too large and would create adverse visual impacts. In response, the Applicant developed the Residential Housing Alternative, described in more detail below, which includes:

- The construction of approximately 125, fee simple, 2-story, 3-bedroom townhouses;

¹ The text amendment would add a fourth sentence to Section 355.27(B)(2), as follows: “...Any conversion of an existing office building to multifamily senior citizen use shall not have a required FAR in the R-MF-SCH zoning district and the Town Board shall set and determine the dimensional standards and design considerations for any such site at the time of rezoning and notwithstanding requirements set forth in other sections of the Zoning Code.”

- Removal of the Site’s existing 29-foot tall, two-story, approximately 316-space parking garage and the 37.5-foot tall, three-story, approximately 161,000 square foot northern office building;
- Repurposing the Site’s southern office building as approximately 50, two-bedroom dwelling units in a multifamily building, the occupancy of which would be age-restricted to those 55 years of age and older, as required by the Town’s R-MF-SCH Zoning District, and permitted by the U.S. Fair Housing Act;
- Construction of a new, 2-story, approximately 60-space parking structure north of the multifamily building, which is anticipated to be connected to the multifamily building with an enclosed pedestrian walkway;
- Construction of site amenities, including a clubhouse, pool, and mulched walking trails; and,
- Construction of internal driveways, stormwater management features, and a site-wide landscaping program.

1.A.4. DEFERRAL OF GEIS

The DEIS prepared by the Applicant, and accepted by the Lead Agency, included consideration of the potential, hypothetical, development of sites other than the Project Site that could theoretically be permitted by the DEIS Zoning. These potential impacts were analyzed in the “generic” portion of the document, also referred to as the Draft Generic Environmental Impact Statement (DGEIS). As the Applicant has requested that the Town Board defer further consideration of the previously proposed amendments to the DOB-20A zoning district (which would have directly affected sites other than the Project Site) while it considers the Revised Proposed Zoning, a Final Generic Environmental Impact Statement (FGEIS) is not required to, and has not, been prepared.

1.B. REQUIRED APPROVALS

To redevelop the Project Site with the Preferred Alternative, the Applicant has amended its original petition to request that the Town Board map the Senior Housing Portion of the Project Site within the Town’s existing R-MF-SCH Zoning District, and the Townhouse Portion within the Town’s existing R-MF-A Zoning District (see **Appendix B**).² A list of the approvals known to be or potentially required to construct the Preferred Alternative is below. The governmental agencies responsible for those approvals, identified in parentheses, are identified as “Involved Agencies” pursuant to SEQRA. Consideration of the Preferred Alternative does not introduce any additional “Involved Agencies” from those previously identified in the DEIS.

- Zoning Map Amendment (Town Board)
- Zoning Text Change (Town Board)
- Site Plan Approval (Planning Board, Town of North Castle)
- Subdivision Approval (Planning Board, Town of North Castle)
- Wetland Buffer Disturbance (Planning Board, Town of North Castle)

² The Town recently passed Local Law No. 4, adopted April 27, 2022, which changed the senior multifamily housing R-MF-SCH from a floating zone to a mapped district. As such, the district’s implementation requires a legislative determination and rezoning by the Town Board on a case-by-case basis.

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- Tree Removal (Planning Board, Town of North Castle)
- Municipal Separate Storm Sewer System (MS4) Approvals (Town Engineering Consultant)
- Connection to North Castle Sewer District #3 (Town of North Castle Water and Sewer Department; Westchester County)
- Driveway Permit (Town of North Castle Highway Department)
- Building Permit (Town of North Castle Building Department)
- Realty Subdivision (Westchester County Department of Health)
- Incorporation of Project Site within North Castle Water District # 8 (Town Board)
- Water Main Extension (Town of North Castle and Westchester County Department of Health)
- Sanitary Sewer Allocation (Westchester County Department of Environmental Facilities)
- State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity (New York State Department of Environmental Conservation [NYSDEC])
- Stormwater Pollution Prevention Plan Approval (New York City Department of Environmental Protection [NYCDEP] and the Town of North Castle)
- Sewerage Approval (Town of North Castle, NYCDEP, and Westchester County Department of Health)
- Section 14.09 Review (New York State Office of Parks, Recreation, and Historic Preservation)
- Building Permit Review, Westchester County Department of Public Works/Department of Transportation (§239-f of General Municipal Law)

In addition to the above approvals, pursuant to §277.61 of the Westchester County Administrative Code, the Revised Proposed Zoning must be referred to the Westchester County Planning Board prior to final action by the Town Board and the site plan must be referred at least 30 days prior to final action by the Planning Board.

Lastly, several “Interested Agencies” are participating in review of the Proposed Action under SEQRA, including:

- Town of North Castle Conservation Board;
- Town of North Castle Open Space Committee;
- Town of North Castle Parks and Recreation Department;
- New York State Office of the Attorney General – Charles Silver, Ph.D, Watershed Inspector General Scientist, Environmental Protection Bureau;
- New York State Department of Transportation
- Armonk Fire Department;
- North Castle Police Department;
- Byram Hills School District; and,
- Westchester County Planning Board.

1.C. PROJECT SITE DESCRIPTION

1.C.1. EXISTING IMPROVEMENTS

The Project Site is located at 113 King Street in the Town of North Castle, Westchester County, New York, and is generally bounded by Cooney Hill Road to the north, King Street to the east, and undeveloped forested areas bordering the Kensico Reservoir (owned by the City of New York under the jurisdiction of the NYCDEP) to the west and south. The Project Site is approximately 38.8 acres in size and consists of the following four tax parcels and associated addresses (see **Figure 1-1**):

- **118.02-1-1 (113 King Street):** Approximately 36 acres generally located on the west side of King Street between American Lane and Cooney Hill Road;
- **113.04-1-13 (formerly 3 Weber Place):** Approximately 1 acre on the south side of Cooney Hill Road (northwest corner of the Project Site);
- **113.04-1-14 (formerly 1 Weber Place):** Approximately 1 acre on the south side of Cooney Hill Road (northwest corner of the Project Site); and
- **113.04-1-20 (formerly 3 Cooney Hill Road³):** Approximately 1 acre at the northeast corner of the Project Site, south of Cooney Hill Road and approximately 200 feet west of King Street.

As shown in **Figure 1-1**, the southern portion of the Project Site is currently improved with what was previously MBIA's corporate headquarters and contains a vacant, three-story, approximately 100,000-sf office building in the southwest corner; a second vacant, three-story, approximately 161,000-sf office building immediately north of the 100,000-sf building; approximately 328 surface parking spaces (among two surface lots); a three-story parking structure containing approximately 316 parking spaces; a circa 1820s farmhouse and a modern accessory shed/barn (used for storage and maintenance purposes); a water feature/stormwater pond; and landscaping. The northern portion of the Project Site contains upland fields, landscaping, and private outdoor amenities for the uses described above, including paved tennis courts, a volleyball court, and walking paths.

1.C.2. FRONTAGE AND ACCESS

The Project Site has approximately 2,200 feet of frontage along King Street and approximately 900 feet of frontage along Cooney Hill Road. Existing vehicular and pedestrian access is provided through the signalized driveway intersection with King Street/NYS Route 120. Two curb cuts are currently provided into the Project Site from Cooney Hill Road.

1.C.3. SITE TOPOGRAPHY

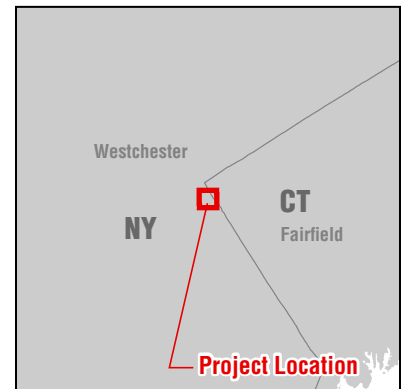
The topography of the currently developed (southern) portion of the Project Site ranges from a low of approximately 390 feet above mean sea level at the King Street entrance, to a high of approximately 430 feet along northerly portion. This currently developed portion of the Project Site generally slopes up from King Street to the northwest.

³ Tax parcel 113.04-1-20 was acquired by the Applicant subsequent to the DEIS and is incorporated into the Project Site in this FEIS.



0 500 FEET

- | | |
|---------------------|-----------------------|
| Project Site | Conservation Easement |
| Tax Parcel Boundary | Revocable Easement |
| | Irrevocable Easement |



Project Site Location, Tax Parcels, and Existing Conditions

The Cooney Hill area (northern extent) of the Project Site ranges in elevation from a high of approximately 470 feet above mean sea level at the Cooney Hill Road/King Street intersection, and generally slopes in a southwesterly direction to a low of approximately 390 feet.

The majority of slopes within the Preferred Alternative's limits of disturbance fall within the 0–15 percent category, and 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 Alternative's limits of disturbance are found along the King Street frontage of the Project Site.

Several bedrock outcrop (Precambrian-age gneiss) areas exist in the northwest portion of the Project Site, west of the former location of the Weber Place roadbed.

1.C.4. ON-SITE WETLANDS

As documented in the DEIS, one wetland segment of approximately 0.247 acres 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 is regulated by the U.S. Army Corps of Engineers (USACE) and the Town of North Castle by way of Chapter 137 of the Town Code. This wetland was delineated on July 10, 2018 in accordance with the Town of North Castle Town Code and the USACE Wetland Delineation Manual and Northeast Supplement. The Town of North Castle regulates a 100-foot wetland buffer resulting in approximately 1.81 acres of Town-regulated buffer on the Project Site. The total wetland and buffer area on the Project Site is 2.06 acres (5.4 percent of the Site).

1.C.5. CONSERVATION EASEMENT

As described in the DEIS, and pursuant to an agreement between the Site's previous owners (MBIA), the Natural Resources Defense Council (NRDC), and Riverkeeper, Inc., a conservation easement (the "Conservation Easement") between MBIA as grantor and the Westchester Land Trust, Inc. (WLT) as grantee was executed on January 11, 2006. A portion of the conservation easement area includes an irrevocable 50-foot-deep, approximately 1.95-acre strip of property immediately adjacent to the DEP's property. The balance of the conservation easement area (approximately 6 acres) granted to WLT is revocable under two conditions: (i) MBIA has not constructed the proposed office building and the associated parking structure (i.e., the Currently Approved Development Plan, described below, that allows for expansion of the current office use to approximately 499,000 square feet plus the construction of a five-story approximately 1,000 car garage); and (ii) MBIA sells the Cooney Hill lots to a third party for a stand-alone development. In the Applicant's opinion, the conditions allowing revocation have been satisfied and, as such, it is the Applicant's opinion that it may revoke that portion of the Conservation Easement. During site plan review, the Town will evaluate the plan with the Applicant in context with its zoning jurisdiction and any further comments from the Town Attorney and the Westchester Land Trust.

The Preferred Alternative proposes development in a portion of the approximately 6-acre revocable section of the Conservation Easement Areas that are revocable, which, in the Applicant's opinion, is permitted. A portion of a proposed stormwater management basin would be located in the 1.95-acre irrevocable area, similar in location to the basin included in the Currently Approved Plan and SWPPP. Stormwater improvements are expressly

permitted in the irrevocable Conservation Easement Areas as set forth in the WLT Conservation Easement.

1.D. SURROUNDING USES, FACILITIES, AND ZONING

Land uses in the vicinity of the Project Site consist of corporate office and conference centers and New York City water supply lands adjacent to the Kensico Reservoir (under jurisdiction of DEP) (see **Figure 1-2**). The Project Site is located approximately 500 feet west of the border between New York and Connecticut (Town of Greenwich, Connecticut) and benefits from convenient access to the local and regional roadway network, including access to NYS Route 22, NYS Route 128, and I-684.

The zoning districts within a ½-mile vicinity of the Project Site (see **Figure 1-3**) consist of a mix of DOB-20A, Single-Family Residence (R-2A), and Office Business (OB) zoning districts.

Notable corporate office park/conference facilities proximate to the Project Site include Swiss Re America, Citigroup Armonk Conference Center, IBM World Headquarters, and the Greenwich American Center. Immediately west of the Project Site, within NYC watershed land, is Shaft 17, a DEP-owned facility that controls water flow into the Kensico Reservoir. Shaft 17 is accessed from Cooney Hill Road. The Armonk Hamlet is located approximately 2 miles northeast of the Project Site and is the Town's primary central business district.

As depicted in **Figure 1-4**, the Project Site is located within the previously established Westchester County Airport 60 L_{dn} Noise Contour Critical Environmental Area (CEA) established by Westchester County and incorporated by NYSDEC. As shown in **Figure 1-4a**, the Project Site is located well outside the FAA's 65 L_{dn} noise contour, which is the federal threshold for significant noise. Based on the criteria in 14 CFR 77.9, the Preferred Alternative would not be required to notify the Federal Aviation Administration (FAA) of its construction (see **Appendix K**).

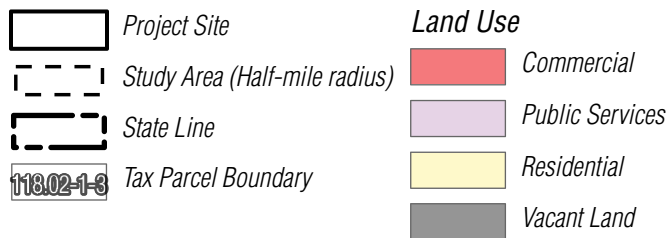
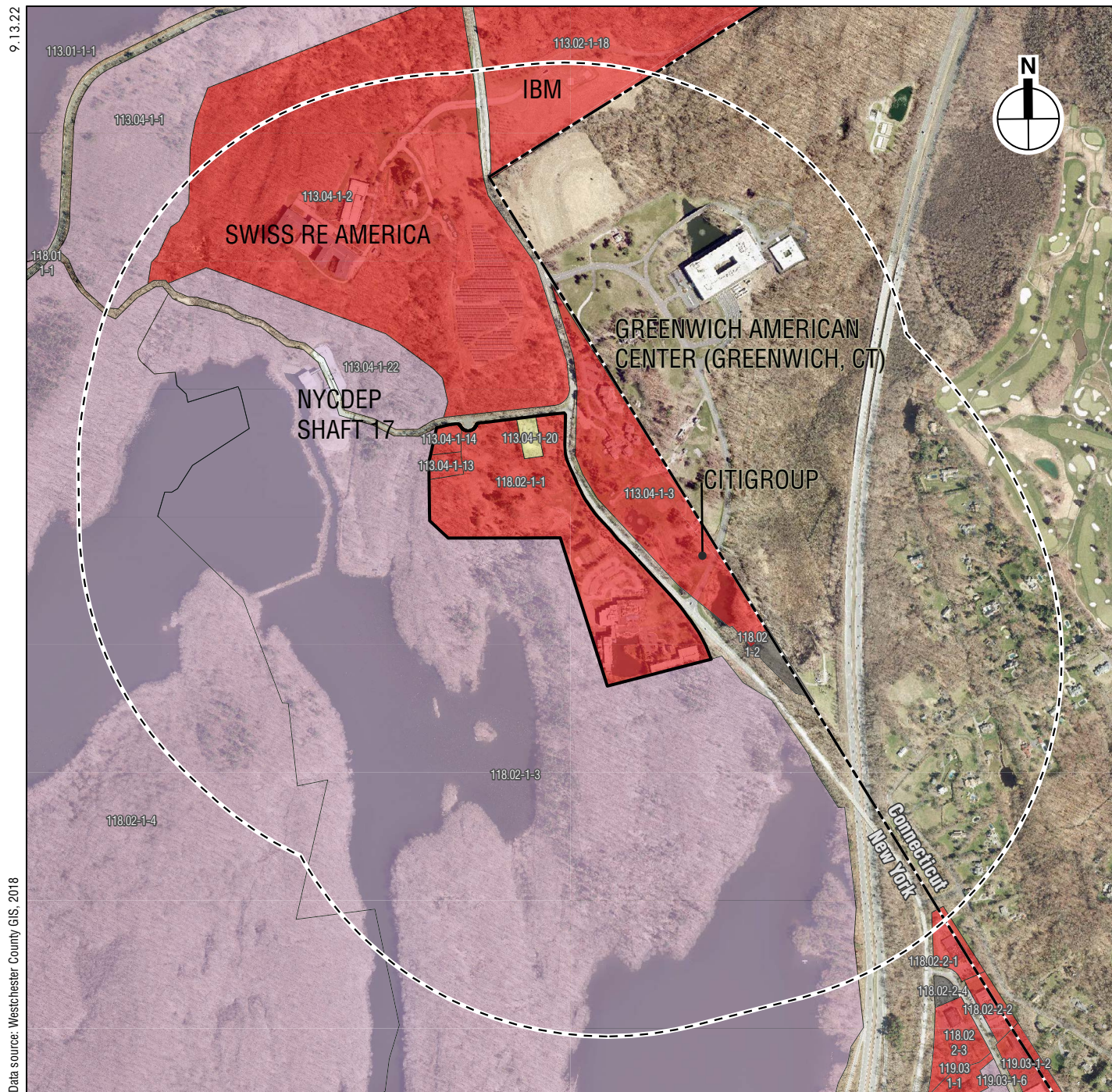
1.E. DETAILED DESCRIPTION OF PREFERRED ALTERNATIVE

As discussed above, consistent with SEQRA regulations at §617.9, and in response to comments from the Lead Agency, Interested and Involved Agencies, and the public, the Applicant has developed the Residential Housing Alternative for achieving the purpose and need described in the DEIS that avoids, reduces and further mitigates the potential adverse impacts associated with the DEIS Project. The Applicant has also amended its original petition to request that the Town Board consider mapping the Senior Housing Portion of the Site within the Town's existing R-MF-SCH Zoning District, and the Townhouse Portion of the Site within the Town's existing R-MF-A Zoning District.

1.E.1. BUILDINGS AND USES

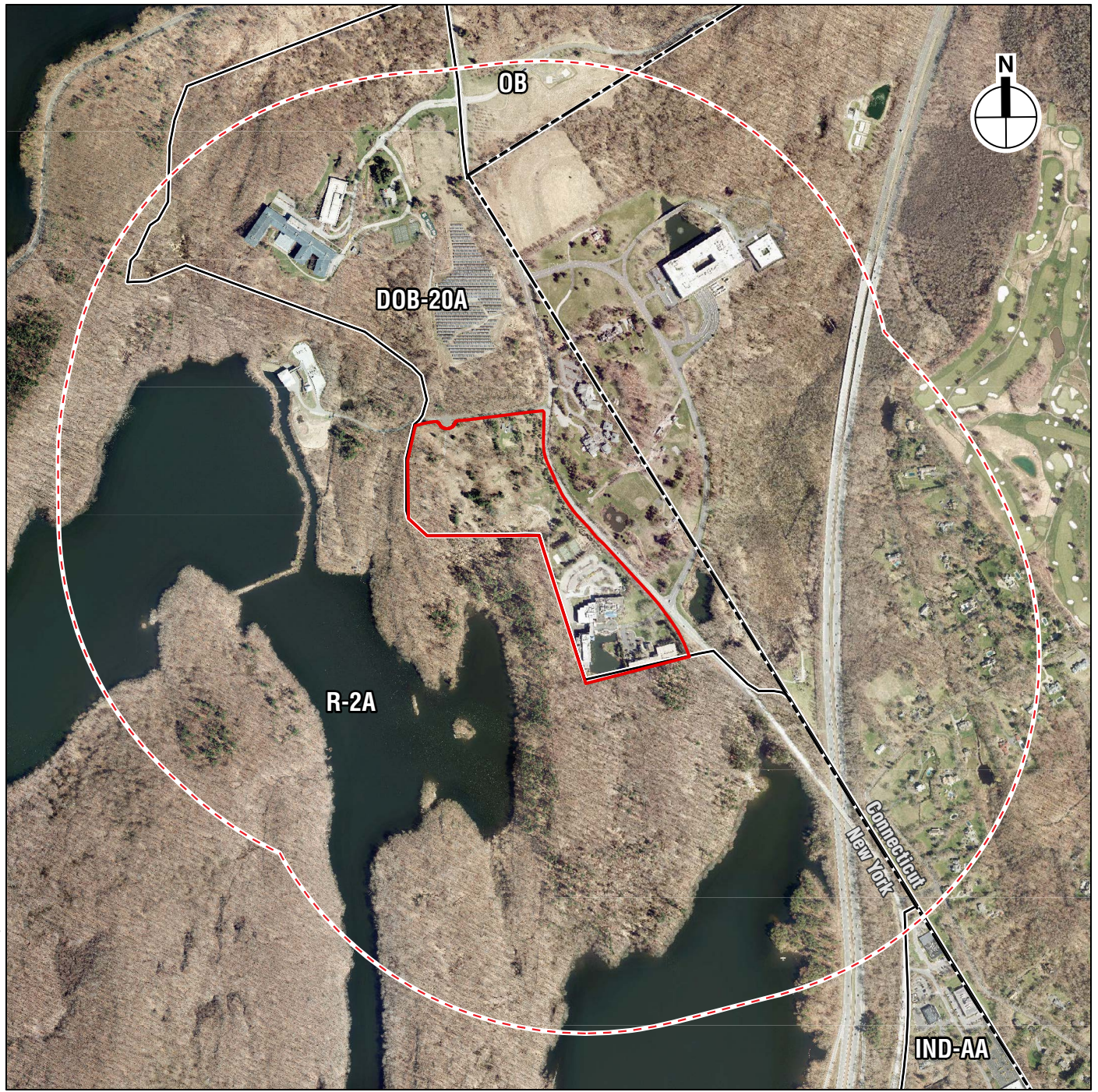
The Preferred Alternative proposes redevelopment of the Project Site as follows (see **Figure 1-5** and **Table 1-1**):





- Conversion of the approximately 100,000-sf office building in the southwest corner of the Project Site to a multifamily residential building with approximately 50, 2-bedroom units. The 3-story, approximately 37.5-foot-tall building with rooftop mechanicals would remain in its current location on the Project Site. The building would contain a residential lobby and amenity space. Parking for the multifamily building would be accommodated in a new, approximately 53-space surface parking



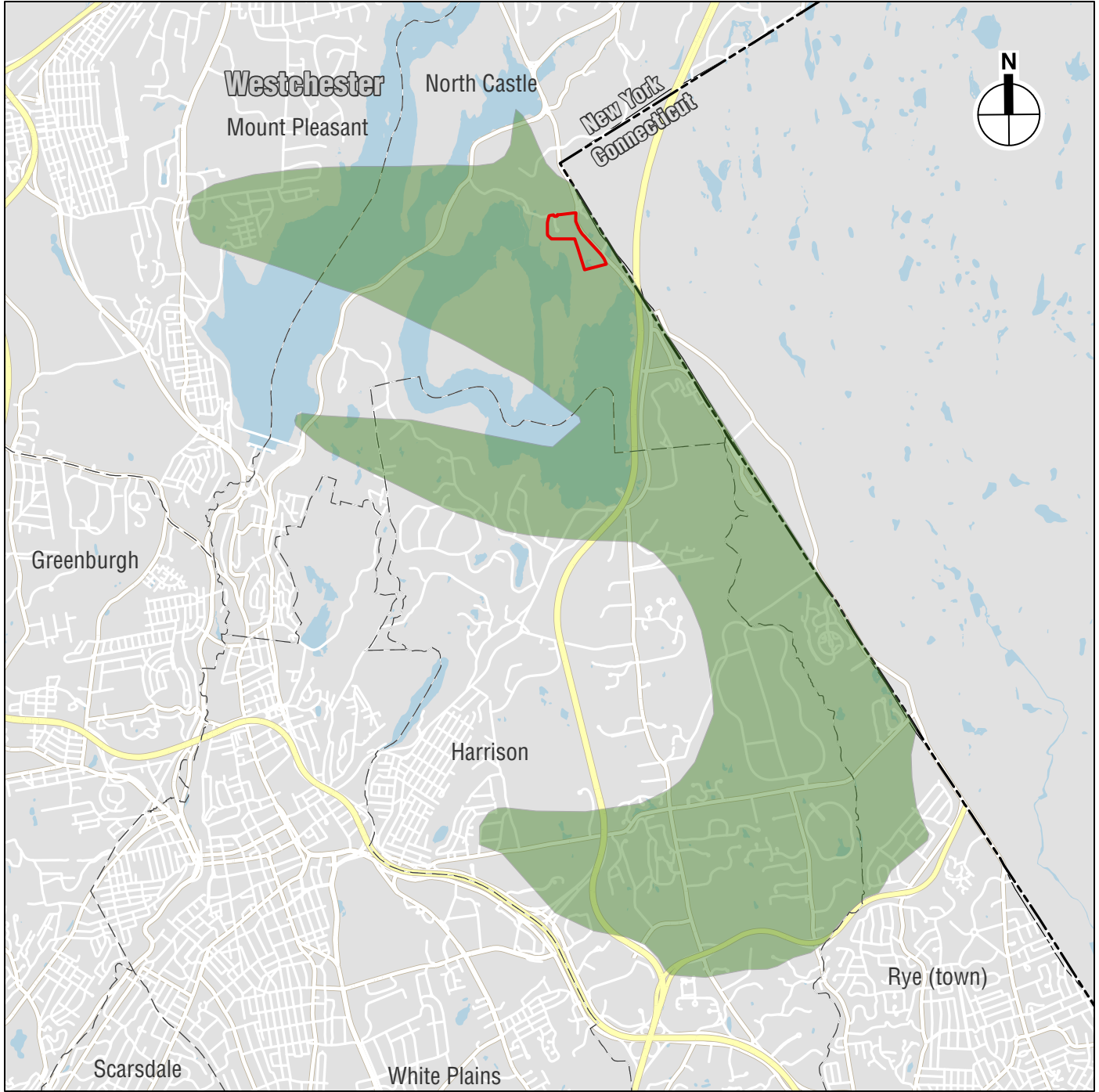
Existing Land Use - Project Site and 1/2 Mile





Figure 1-2



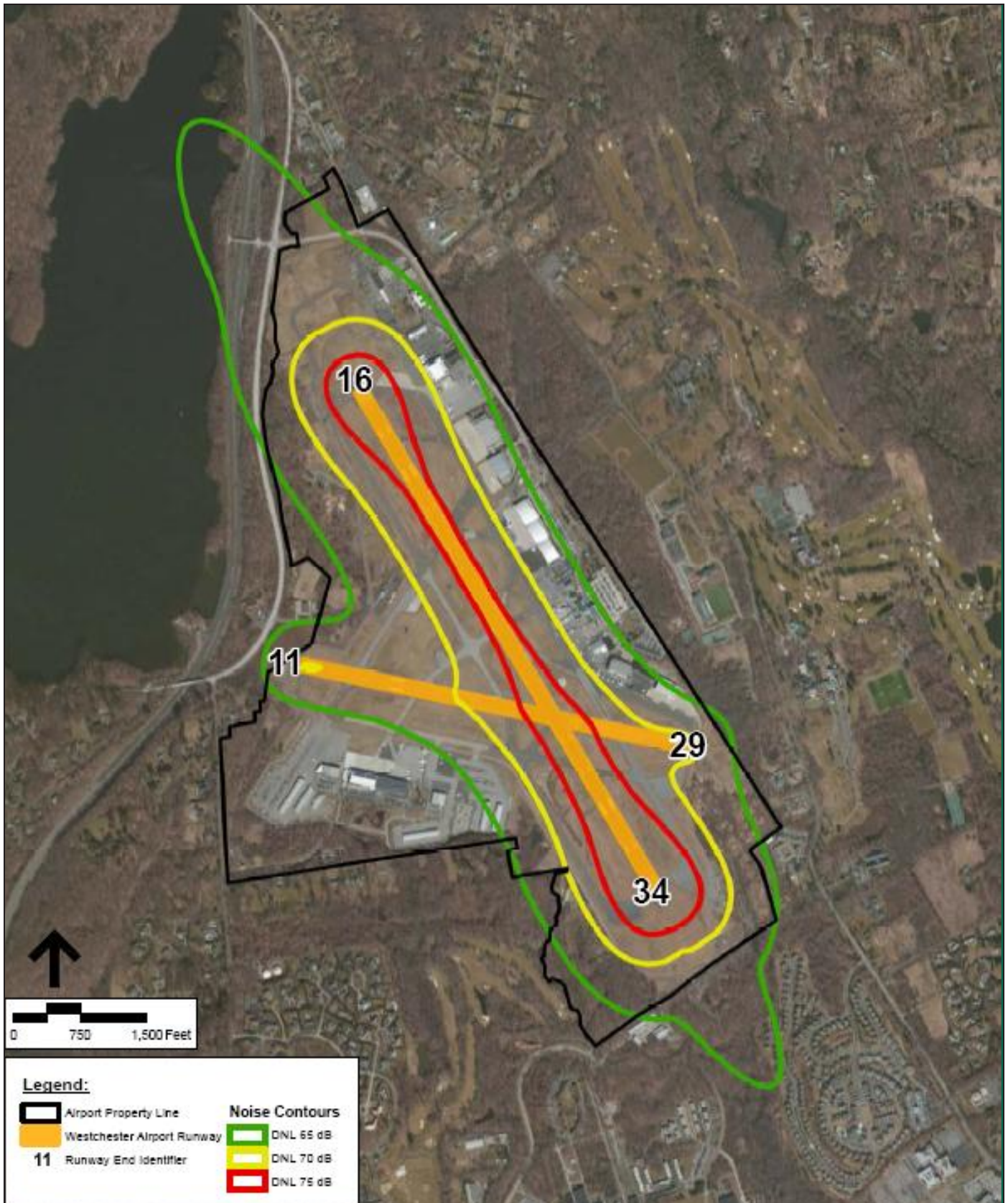
-  *Project Site*
-  *Study Area (Half-mile radius)*
-  *State Line*
-  *Zoning District*

Existing Zoning - Project Site and 1/2 Mile
Figure 1-3



-  *Project Site*
-  *Airport CEA*
-  *State Line*
-  *City or Town Boundary*

Westchester County Airport CEA
Figure 1-4



Westchester Airport
Average Annual Day Noise Contours
Figure 1-4a



Preferred Alternative Site Plan
Figure 1-5

lot and a new, 2-story, approximately 60-space parking structure north of the building. The parking structure is anticipated to be connected to the multifamily building with an enclosed pedestrian bridge/walkway.

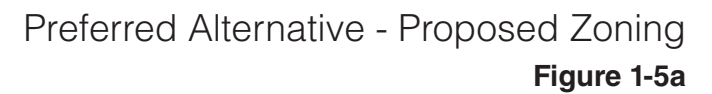
- The multifamily units would be age-restricted to those 55 years of age and older, as required by the Town's R-MF-SCH Zoning District and permitted by the U.S. Fair Housing Act. Attached as **Appendix C** is representative language that the Applicant plans to utilize in a rental agreement governing use of the Site.
- Construction of approximately 125, 2-story townhouses, throughout the Project Site. Three separate models of townhouse are envisioned, each with three bedrooms and a two-car garage. The townhouses would be constructed in attached groups of two, three, or four units and would range in size from approximately 2,800 gsf to 3,600 gsf, which includes the approximately 360 gsf to 410 gsf two-car garage. The total aggregate gross floor area of the 125 townhouses would be approximately 377,228 gsf.
- Demolition of the Site's existing 29-foot tall, two-story, approximately 316-space parking garage and the 36-foot tall, three-story, approximately 161,000 square foot northern office building.

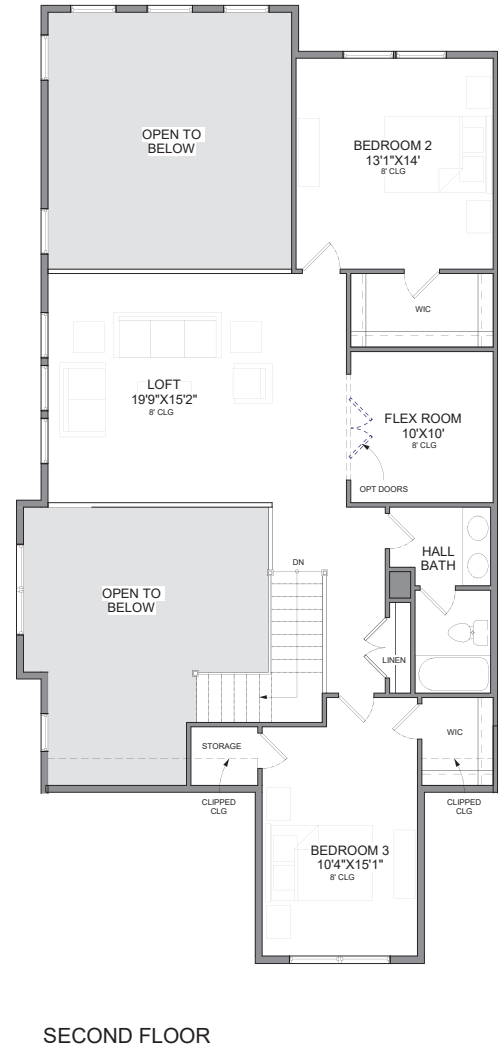
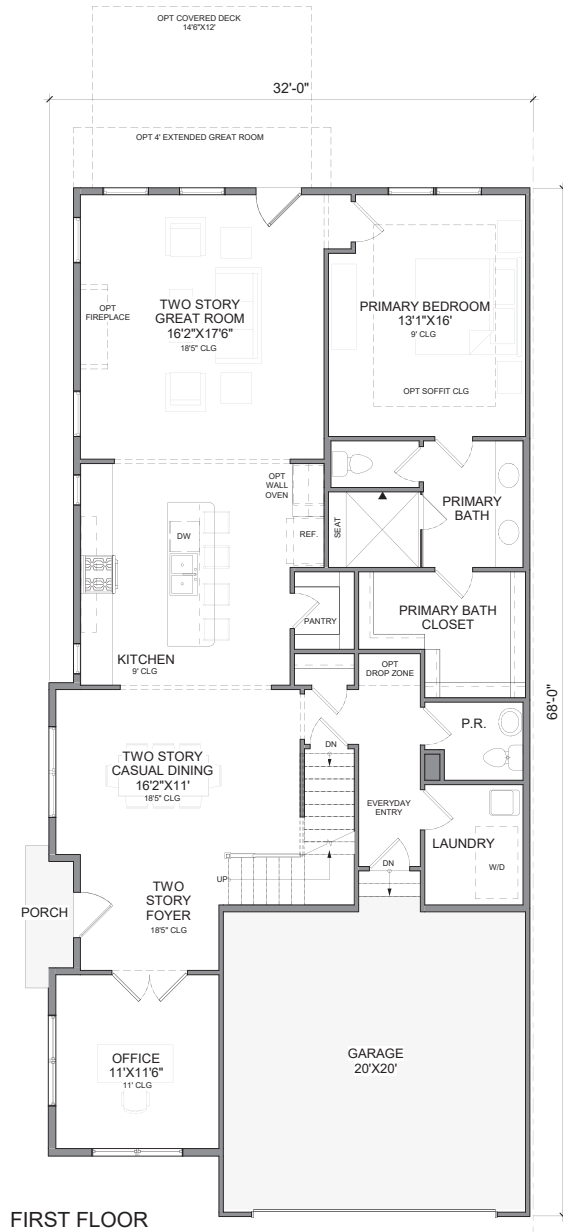
In order to facilitate the Residential Housing Alternative, as well as allow for the proposed townhouses to be owned as fee-simple parcels, the Applicant proposes to subdivide the Project Site (see **Figure 1-5a**). The Senior Housing Portion of the Site is proposed to become a separate tax parcel that benefits from access easements to King Street and Cooney Hill Road over the newly created private roads within the subdivision. The Townhouse Portion of the Site is proposed to be subdivided into separate tax lots for each townhouse, as well as one or more commonly owned lots on which the Site's roads, open spaces, and infrastructure (e.g., stormwater management, etc.) would be located.

Figure 1-6 provides conceptual floor plans for the proposed townhouses. Conceptual architectural designs for the townhouses proposed in the northern portion of the Site are shown on **Figure 1-7**. The architecture of the proposed multifamily building has not yet been finalized; however, the Applicant does not anticipate significant changes to the existing southern office building's façade as part of the repurposing.

Accessory uses and amenities for the Preferred Alternative are subject to change and future site plan approvals, but may include:

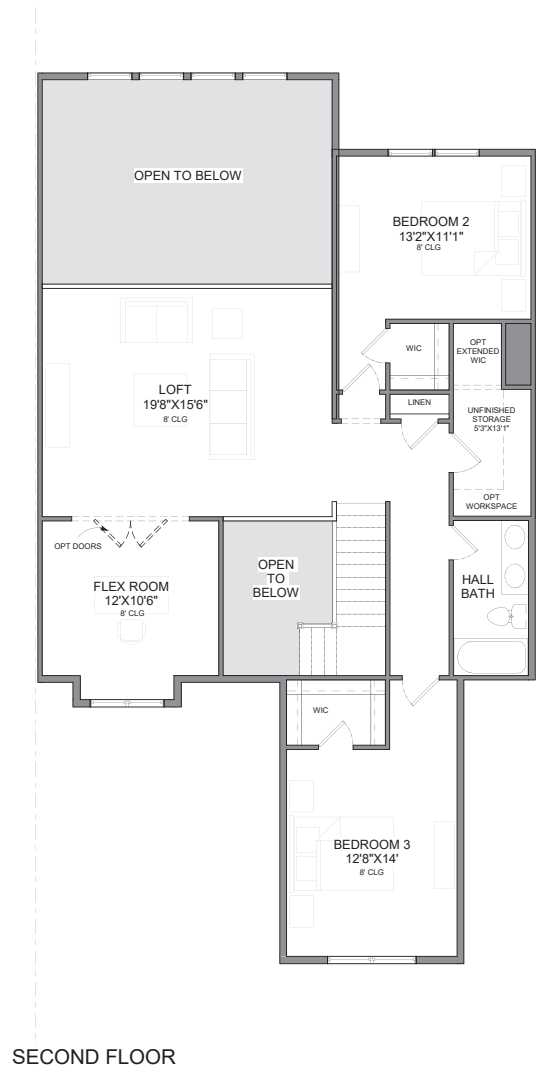
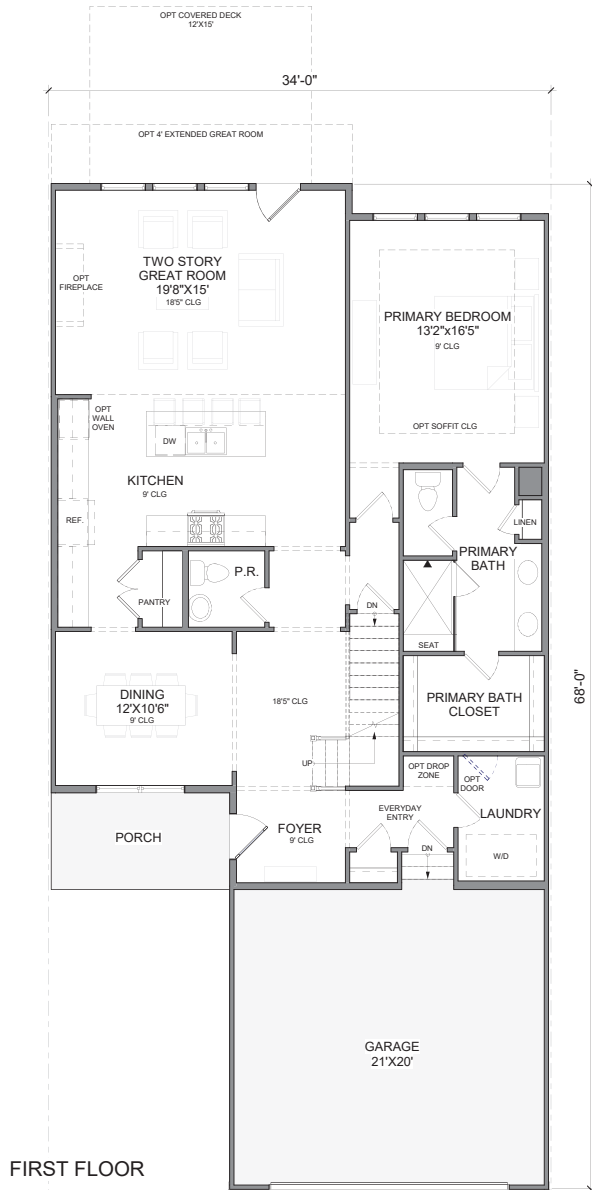
- Clubhouse and outdoor swimming pool; and,
- Landscaped outdoor recreation spaces, including mulched walking trails.





NOTE: This conceptual floorplan shows a master-down layout, but it will be optional

Conceptual Floor Plans - Townhouses - Dover
Figure 1-6a



NOTE: This conceptual floorplan shows a master-down layout, but it will be optional



NOTE: This conceptual floorplan shows a master-down layout, but it will be optional

Conceptual Floor Plans - Townhouses - Hopkinton
Figure 1-6c



Table 1-1
Preferred Alternative
Gross Floor Area and Building Footprint Summary

Building ID	Existing Total Floor Area (gsf)	Proposed Total Floor Area (gsf)	Existing/Proposed Building Footprints (gsf)	Dwelling Units
Demolition of Existing Parking Garage	Approx. 101,400			
Demolition of Northern Office Building	Approx. 161,000	-		
Existing Southern Office Building (to become multifamily residential)	Approx. 100,000	Approx. 100,000	25,468	50
Proposed Townhouses	N/A	377,228	275,127	125
Proposed 2-Story Parking Garage	N/A	-	9,240	N/A
Proposed 2-story Parking Garage Pedestrian Bridge	N/A	2,259	2,259	N/A
Proposed Clubhouse	N/A	2,153	2,153	N/A
Total	389,400	481,640	314,247	175 units
Note: gsf = gross square feet				
Source: JMC				

1.E.2. ZONING CONFORMANCE

The Revised Proposed Zoning (i.e., mapping the Senior Housing Portion of the Site within the R-MF-SCH District and the Townhouse Portion of the Site within the R-MF-A District) would allow the Applicant to develop a partially age-restricted (55+) residential community, without requiring the extensive text changes to the Zoning Code's DOB-20A District as contemplated by the DEIS Zoning.⁴

The Preferred Alternative will conform to the design considerations required in multifamily residence districts pursuant to §355-24G of the Town's Zoning Code (see **Tables 1-2 and 1-2a**). 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.

Visual Privacy will be preserved for residents through new and existing landscaping throughout the Project Site and the landscaped buffer along King Street, 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)).

⁴ The application of the R-MF-SCH and R-MF-A Zoning Districts is a Town Board legislative act, and the Lead Agency will determine whether the proposed zoning map and text amendments are acceptable.

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

Table 1-2
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	-- ¹	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	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				

Table 1-2a

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%	7.0%	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 FAR	0.16 FAR	105.2 density units permitted ¹	83.33 density units ¹
Residential Unit Size (per §355-24)				
Bedrooms	N/A	N/A	- ²	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) ³
Notes: ¹ See FEIS Chapter 2, Section 2.B.1.b(ii), for the calculation of density units permitted and proposed on the Townhouse Portion of the Site. ² 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." ³ Each townhouse would 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 only spaces that could be continuously accessible can be counted towards 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				

1.E.3. SITE ACCESS AND CIRCULATION

The Preferred Alternative includes two vehicular access points to the Project Site, and the internal roadways have been designed to efficiently provide for passenger, emergency, sanitation, and delivery vehicle access (see **Figure 1-8**). Primary vehicular access to the Project Site would remain at the existing signalized driveway on King Street at American Lane. A secondary vehicular access to the Project Site would be provided from Cooney Hill Road in the approximate location of the former Weber Drive. The Cooney Hill Road access would be one-way, permitting traffic into the Project Site. Vehicles departing the Project Site would be required to use the King Street access.

Circulation within the Project Site would include the main east-west oriented two-way entrance driveway from King Street providing direct access to the multifamily building and parking garage. A north-south oriented two-way drive would provide access to townhouses to the north and south of the King Street entrance drive, connecting to Cooney Hill Road.





Site Access and Circulation - South - Sanitation Truck

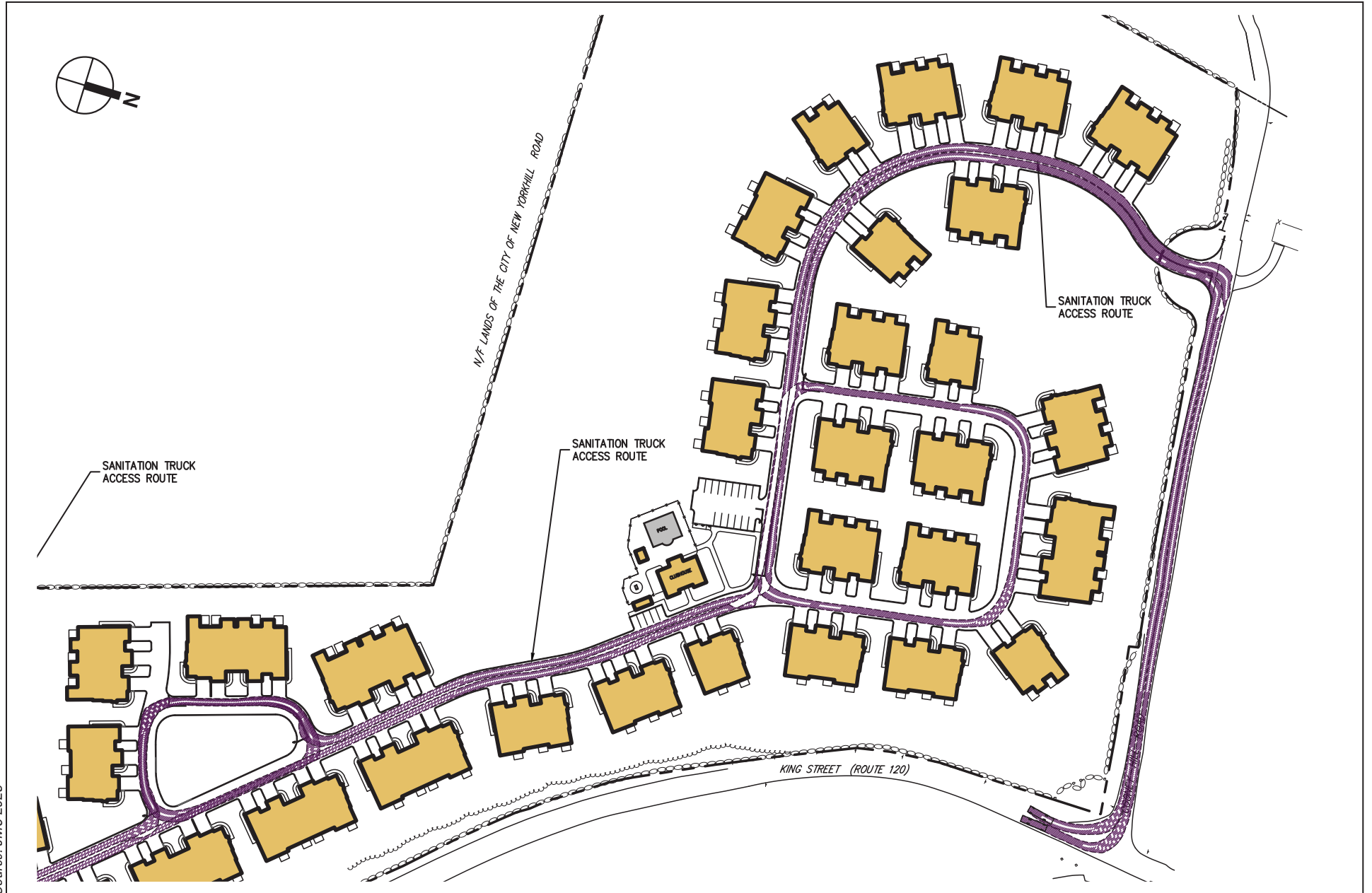
Figure 1-8a



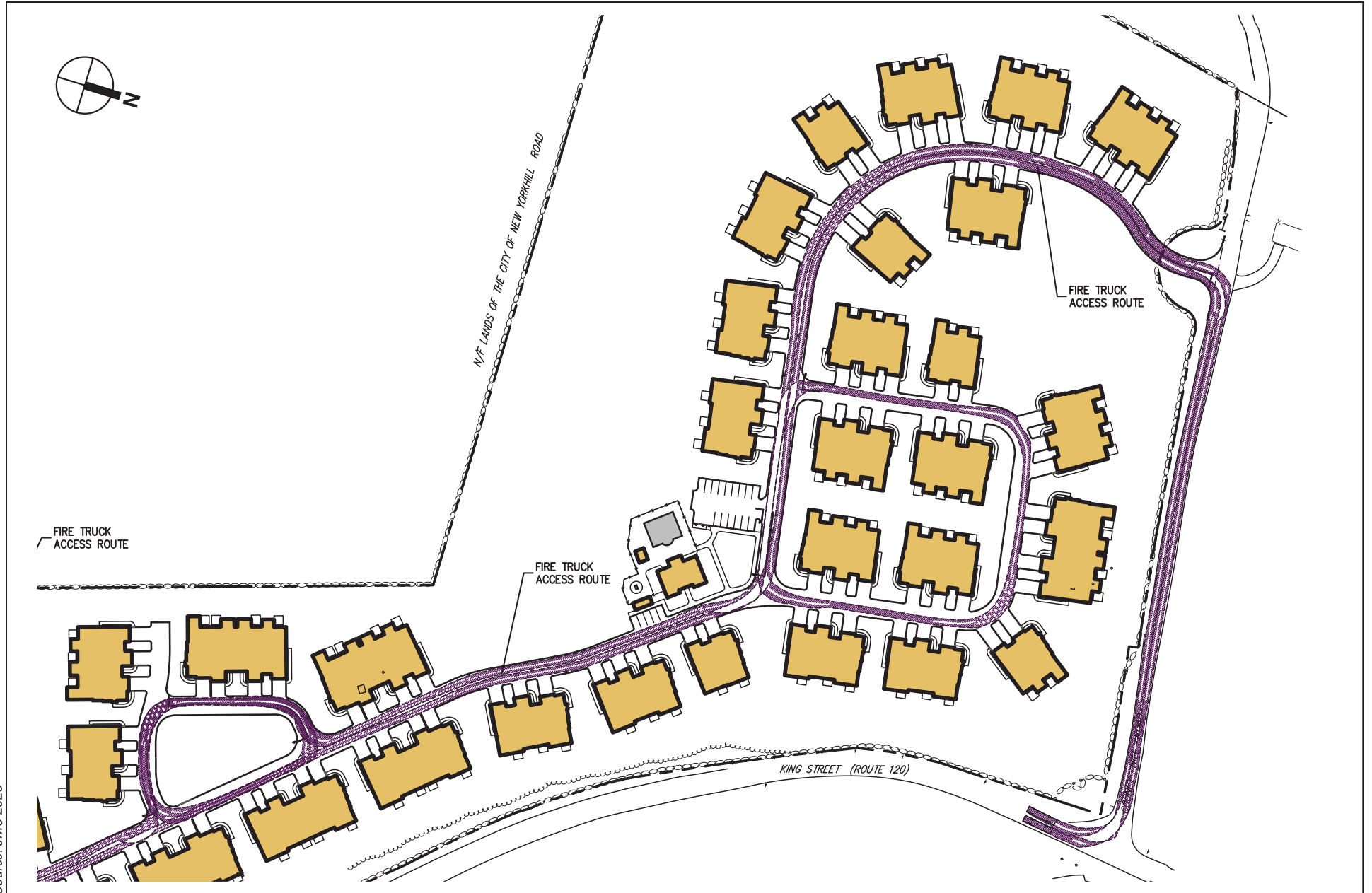
Site Access and Circulation - South - Delivery Truck
Figure 1-8b



Site Access and Circulation - South - Fire Truck
Figure 1-8c



Site Access and Circulation - North - Sanitation Truck



Site Access and Circulation - North - Fire Truck
Figure 1-8e

Parking for residents of the multifamily residential building would be provided by way of a surface lot including approximately 53 parking spaces, as well as a 2-story parking garage with approximately 60 parking spaces. Each townhouse would have two off-street parking spaces within an enclosed garage. Each townhouse driveway could also accommodate another two vehicles. In addition, there will be approximately 22 guest parking spaces within the townhouse area, near the proposed clubhouse.

1.E.4. SIGNAGE

Existing signage on the Project Site consists of ornamental address identification signage flanking the signalized main entrance to the Site from King Street, which reads “113 King Street.” The Preferred Alternative would modify these signs but likely retain the locations. Entrance signage would also be provided at the Cooney Hill Road entrance. Internal wayfinding and branding signage is also likely to be installed. Detailed signage plans would be developed and subject to review by the Town as part of future site plan approvals.

1.E.5. LIGHTING, OPEN SPACE, AND LANDSCAPING

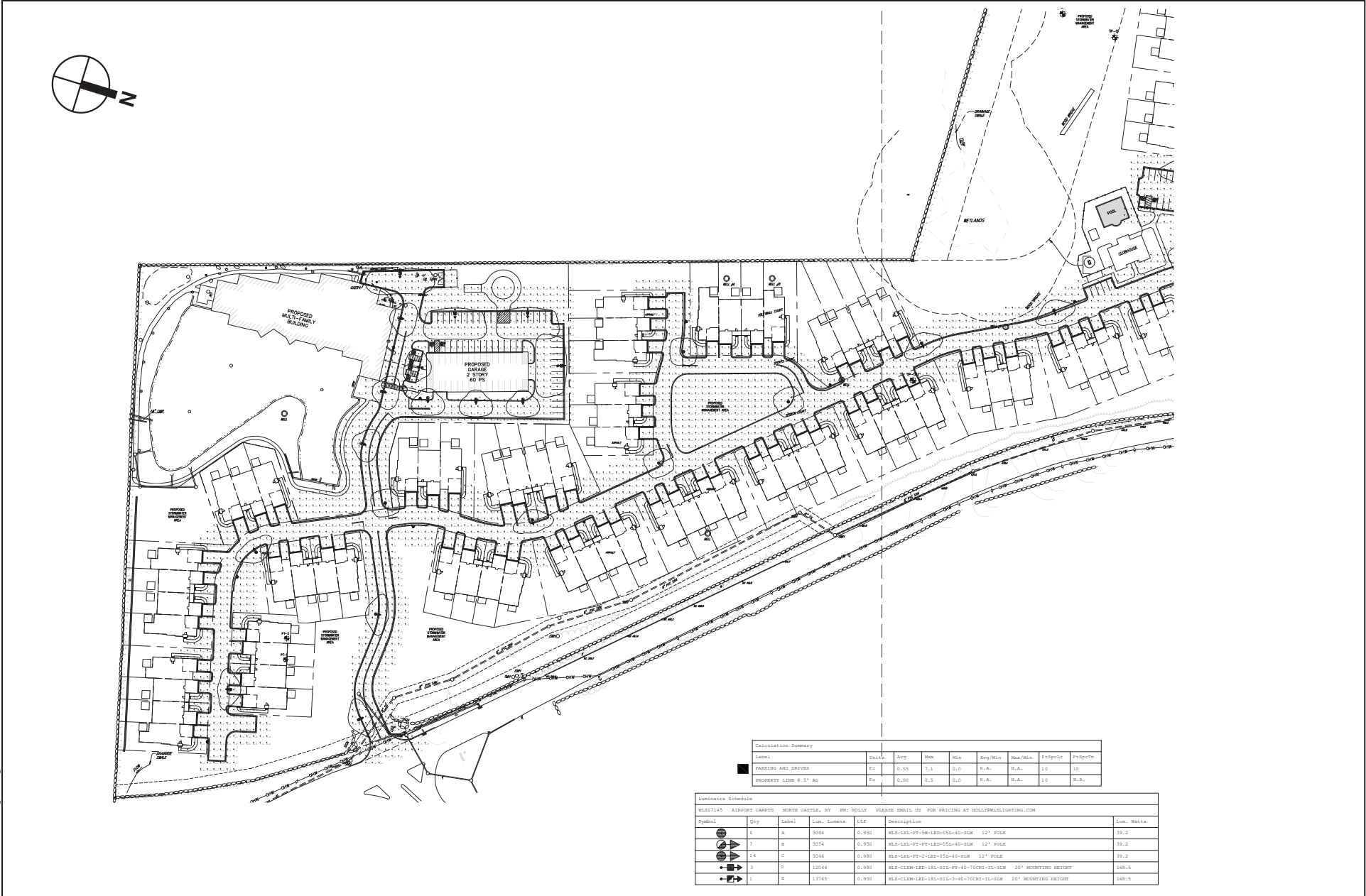
The Project Site currently has exterior lighting on its driveways, walkways, and parking areas. Similar to the existing condition, the Preferred Alternative would incorporate Site lighting along proposed driveways, parking areas, and certain mulched walking paths. The lighting design would be compliant 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 have not been finalized; however, **Figures 1-9a and 1-9b** include preliminary information on the approximate quantity, wattage, and height of fixtures to be considered for each lighting zone on the Project Site.

Regarding open space, as shown in **Figure 1-10**, following construction of the Preferred Alternative approximately 65.4 percent of the Project Site’s total area (which equates to approximately 25.36 acres) would consist of either undisturbed (wetland area, steep slopes, forest, conservation easement area) or landscaped open space. This is approximately 2.45 acres less than were proposed with the DEIS Project (i.e., 28 acres).

The plans included as **Figures 1-11a and 1-11b** depict the preliminary landscaping plan for the Preferred Alternative, including the location, size, and quantity of proposed trees, shrubs, and ground cover. As noted on the plans, approximately 898 new trees (a mix of deciduous and evergreen) would be planted on the Project Site. This is approximately 447 more trees than were proposed to be planted with the DEIS Project (i.e., 451). Methods of installation would conform to the American Nursery and Landscape Association, American Standard for Nursery Stock (latest edition). All areas of the Project Site not occupied by buildings or pavement and not specified as being planted with trees, shrubs, or manicured lawn would remain in its current natural state. 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 place with the Preferred Alternative.

1.E.6. GRADING, LIMITS OF DISTURBANCE, AND TREE REMOVAL

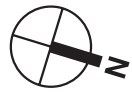
Grading would be limited to the proposed limits of disturbance on the Project Site, i.e., those areas where new buildings, internal circulation driveways/parking lots, and



Source: WLS Lighting 2023



Preferred Alternative - Lighting Plans
Figure 1-9b





Preferred Alternative - Preliminary Landscaping Plan
Figure 1-11a



LEGEND

---	EXISTING PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING ROADWAY
---	EXISTING WETLAND LINE AND DELINEATION
---	EXISTING BUILDING OVERLAP
---	EXISTING BUILDING EDGE
---	EXISTING PAVEMENT EDGE
---	EXISTING CURB LINE
---	EXISTING STONE WALL
---	EXISTING RETAINING WALL
---	EXISTING GRADE RAIL
---	EXISTING FENCE
---	EXISTING TREE AND DELINEATION
---	EXISTING TREE LINE
---	EXISTING SECTIONAL MARKING
---	EXISTING FORT
---	EXISTING UTILITY POLE
---	EXISTING LIGHT POLE
---	EXISTING SIGN
---	PROPOSED BUILDING LINE
---	PROPOSED CONCRETE CURB
---	PROPOSED SIDEWALK LINE
---	PROPOSED CONCRETE SIDEWALK
---	PROPOSED WALKING CONCRETE SIDEWALK & CURB
---	PROPOSED DRIP CURB AND RAMP
---	PROPOSED HEAVY DUTY PAVEMENT
---	PROPOSED PERVIOUS PAVEMENT
---	PROPOSED CONCRETE WHISK
---	PROPOSED BRICK TRAIL
---	PROPOSED RETAINING WALL DESIGN BY OTHERS
---	PROPOSED FENCE
---	PROPOSED POSTING AND LIGHTING STANDARD DESIGN BY OTHERS
---	PROPOSED FENCE AND LIGHTING STANDARD DESIGN BY OTHERS
---	3'-4" MAX YELLOW LINE 8" S.C.
---	12" MAX WHITE STOP LINE
---	TRAFFIC SIGN LOCATION & DELINEATION
---	PROPOSED SHADE TREE
---	PROPOSED FLOWERING TREE
---	PROPOSED CONIFEROUS TREE
---	PROPOSED SHRUBS
---	PROPOSED SHRUB MATING
---	EXISTING FEATURE TO BE REMOVED

- NOTES**
1. ALL PLANT MATERIAL SHALL BE FIRST QUALITY STOCK, PLANTED MATERIAL, AND METHOD OF INSTALLATION SHALL CONFORM TO THE CURRENT MICHIGAN LATEST EDITION.
 2. ALL TREES OF THE SITE NOT COVERED BY BUILDING OR PAVEMENT ARE NOT TO BE REMOVED. ALL TREES PLANTED WITH TREES, SHRUBS OR GRASSES SHALL BE PLANTED.
 3. ALL PLANTING BEDS SHALL BE BUILT WITH 12" OF BROWN MAULD WOODS SHALL BE CLEAN AND FREE FROM WEEDS, GRASSES, AND OTHERS.
 4. PLANT MATERIALS AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE WATERED DURING AND AFTER THE PLANTING. THE PLANTING SHALL BE COMPLETED BY THE END OF THE PLANTING SEASON. THE PLANTING SHALL BE COMPLETED BY THE END OF THE PLANTING SEASON. THE PLANTING SHALL BE COMPLETED BY THE END OF THE PLANTING SEASON.
 5. ALL LANDSCAPING SHALL CONFORM TO THE MICHIGAN LATEST EDITION. THE PLANTING SHALL BE COMPLETED BY THE END OF THE PLANTING SEASON. THE PLANTING SHALL BE COMPLETED BY THE END OF THE PLANTING SEASON.
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 7. PLANTING STOCK SHALL BE WELL-ROOTED AND WELL-FORMED. TREES, SHRUBS, AND GRASSES SHALL BE PLANTED IN THE MICHIGAN LATEST EDITION. THE PLANTING SHALL BE COMPLETED BY THE END OF THE PLANTING SEASON. THE PLANTING SHALL BE COMPLETED BY THE END OF THE PLANTING SEASON.
 8. ALL STOCK SHALL BE PLANTED IN THE MICHIGAN LATEST EDITION. THE PLANTING SHALL BE COMPLETED BY THE END OF THE PLANTING SEASON. THE PLANTING SHALL BE COMPLETED BY THE END OF THE PLANTING SEASON.
 9. ALL PLANTING BEDS, LANDS, AND LANDSCAPED AREAS SHALL RECEIVE A MINIMUM 4" TOP LAYER OF TOPSOIL, UNLESS OTHERWISE SPECIFIED.

PLANT SCHEDULE

PLANT	PLANT NAME	PLANT NAME	PLANT NAME	PLANT NAME	PLANT NAME
1	Red maple	Red maple	Red maple	Red maple	Red maple
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94	White oak	White oak	White oak	White oak	White oak
95	Black oak	Black oak	Black oak	Black oak	Black oak
96	White oak	White oak	White oak	White oak	White oak
97	Black oak	Black oak	Black oak	Black oak	Black oak
98	White oak	White oak	White oak	White oak	White oak
99	Black oak	Black oak	Black oak	Black oak	Black oak
100	White oak	White oak	White oak	White oak	White oak



Preferred Alternative - Preliminary Landscaping Plan
Figure 1-11b

stormwater management facilities are proposed. The existing grades associated with the existing southern office building / water feature and identified wetland area will remain undisturbed. In total, the Preferred Alternative would involve approximately 28 acres of disturbance (approximately 72 percent of the Project Site's total acreage) (see **Figure 1-12**). This is approximately 10.5 acres more than were estimated to be disturbed by the DEIS Project (i.e., 17.5 acres), including the approximately 3 acres of disturbance required to demolish the existing parking structure and existing northern office building.

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 breast 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 (see **Figure 1-13**). Additional details on the Project Site's vegetation, including the measures to mitigate the proposed tree removal, can be found in Chapter 2, "Environmental Analyses."

1.E.7. STORMWATER MANAGEMENT AND EROSION CONTROL

The Preferred Alternative includes a Stormwater Pollution Prevention Plan (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.

Eight stormwater management practices are proposed for the Preferred Alternative: Two infiltration basins, one subsurface infiltration system, three bioretention areas and two detention areas. The Preferred Alternative's 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 in Chapter 2, "Environmental Analyses," 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. In fact, the Preferred Alternative would reduce both the rate and volume of stormwater runoff from the Project Site from the existing condition.

The Applicant's engineer has also developed an Erosion and Sediment Control Plan (ESCP) that depicts the measures that would be implemented to control erosion during construction and reduce the potential for sediment to leave the Site. These measures 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.

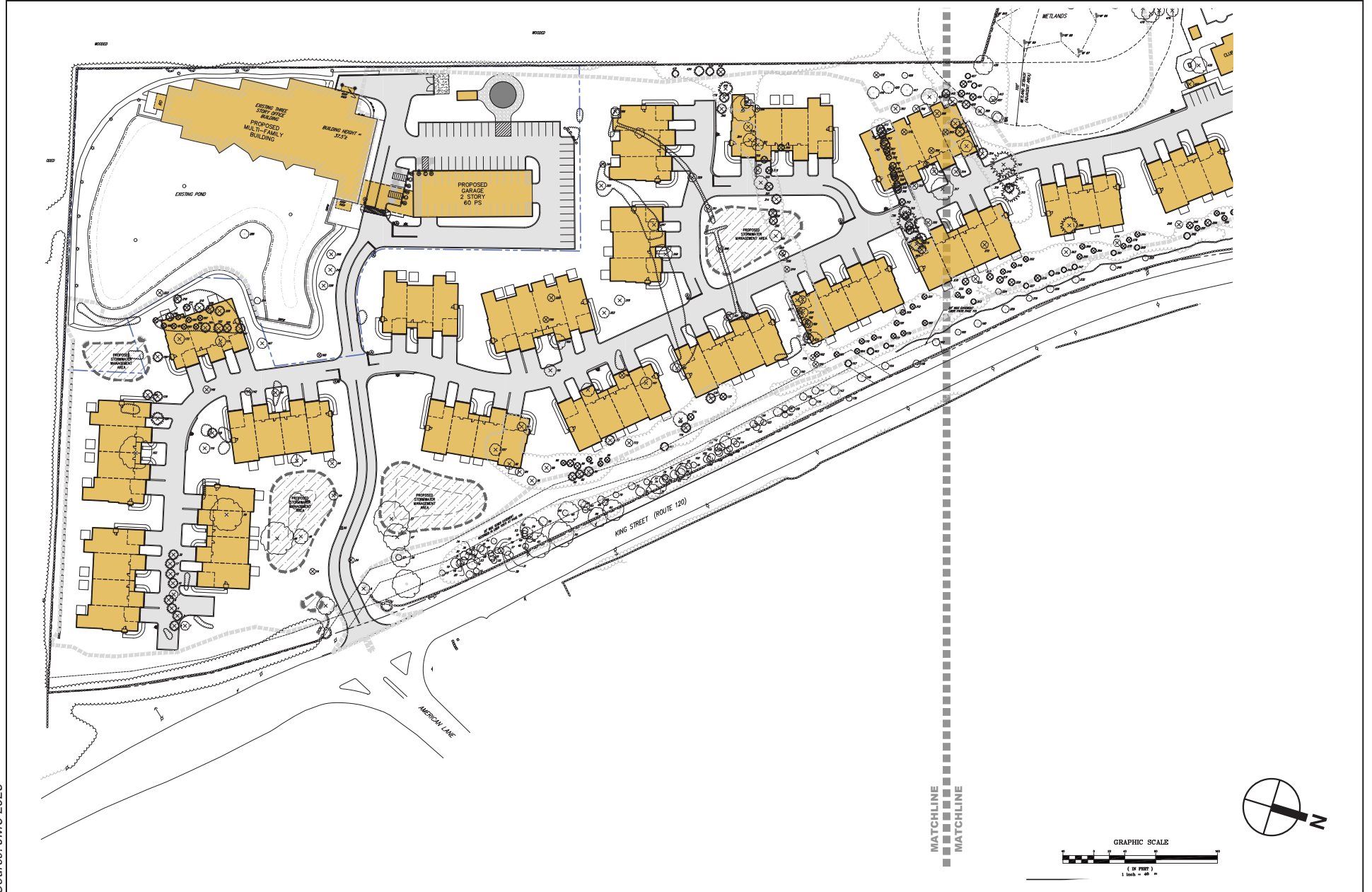
1.E.8. ON- AND OFF-SITE UTILITIES

Concurrent with this FEIS, the Applicant has petitioned 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 Applicant would extend the public water system from its currently proposed northern terminus of New King Street to the Project Site adequately



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%

Preferred Alternative - Disturbance by Soil Type
Figure 1-12





Preferred Alternative - Tree Protection Plans
Figure 1-13b

Preferred Alternative - Tree Protection Plans

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	REMAIN	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"</												

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"																	

sized to supply the Project Site as well as further extension to the Town (see **Figure 1-14**). On the Project Site, the Applicant would construct up to a 300,000-gallon 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 multifamily 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. One or more of the existing on-Site wells may be utilized for irrigation purposes, in addition to using the existing pond for that purpose, to the extent feasible and permitted by the County.

As described in the DEIS, no modifications to either the Town or County sewer collection system piping would be required to serve the anticipated demand of the Preferred Alternative, which has a lower daily demand than the DEIS Project. 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 re-development of the Project Site), as further explained in Section 2.9, "Utilities."

1.E.9. OTHER OFF-SITE IMPROVEMENTS

But for the water line extension and pump station modifications described above, the Preferred Alternative, like the DEIS Project, does not require other off-site utility improvements.

1.E.10. CONSTRUCTION PHASING

The construction program for the Preferred Alternative is anticipated to occur in two major phases, as described below (see **Figure 1-15**). 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.

1.E.10.a. 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, two-story, approximately 316-space parking garage and the 36-foot tall, three-story, approximately 161,000 square foot 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.



Preferred Alternative - Preliminary Utilities Plan
Figure 1-14a





Preferred Alternative - Conceptual Construction Phasing
Figure 1-15

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.

It is anticipated that approximately 75 construction workers would be on-Site for Phase 1 of construction.

1.E.10.b. 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.

It is anticipated that approximately 50 construction workers would be on-Site for Phase 2 of construction.

1.E.11. SITE LIMITATIONS AND CONSTRAINTS

As was the case with the DEIS Project, the Preferred Alternative has been designed to complement the currently developed portion of the Project Site while avoiding certain site limitations and constraints, including development in the aforementioned Conservation Easement area and the Town-regulated wetland buffer. 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.” 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 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 Lead Agency will determine whether the amount of proposed steep slope disturbance is acceptable.

1.E.12. DESCRIPTION OF THE PROPOSED ZONING

To redevelop the Project Site as proposed, the Applicant has petitioned the Town Board to map the Senior Housing Portion of the Site within the Town’s existing R-MF-SCH

Zoning District. The Zoning District was established by the Town “for the purpose of furthering the goals of the North Castle Comprehensive Plan by providing a multifamily residence district specifically designed for, and limited in occupancy to, senior citizens.”⁵ Further, the 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.”⁶ The conformance of the Senior Housing Portion of the Preferred Alternative with the Revised Proposed Zoning is presented in **Table 1-2**, above, and discussed in more detail in Section 2.B.1 of this FEIS.

The Applicant has also petitioned the Town Board to map the Townhouse Portion of the Site within the Town’s existing R-MF-A Zoning District. The Zoning District was established by the Town “in order to further and promote the goals and purposes of the Multifamily R-MF Zone⁷ 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].”⁸ The conformance of the Townhouse Portion of the Preferred Alternative with the Revised Proposed Zoning is presented in **Table 1-2a**, above, and discussed in more detail in Section 2.B.1 of this FEIS.

Finally, the Applicant has 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 to approve conversion of existing office space to multifamily residential use (as is the case here) as part of remapping a site. 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 proposed subdivision line results in the Townhouse Portion of the Site being larger than it needs to be to accommodate the proposed 125 townhomes and the lot area of the Senior Housing Portion being smaller than would allow conformance with the FAR envelope of the R-MF-SCH zoning. 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 for the R-MF-SCH site density to accommodate reuse of the existing office building which is an environmental policy preference in New York State.

1.F. CURRENTLY APPROVED DEVELOPMENT PLAN

On October 8, 2003, the Town Board adopted a SEQRA Findings Statement and approved the necessary zoning amendments, including an amended Preliminary Development Concept Plan (PDCP), to permit an additional office expansion on the Project Site. Subsequently, the Town Board granted special permit approval and the Planning Board granted amended site plan approval to permit the Site’s previous owner, MBIA, to develop an additional 238,000 sf of office and

⁵ Section 355-27(A) of the North Castle Zoning Code.

⁶ Ibid.

⁷ The intent of the R-MF Multifamily District is “to increase the supply of dwelling units for smaller families or individuals.” See Section 355-24 of the North Castle Zoning Code.

⁸ Section 355-25(A) of the North Castle Zoning Code.

related amenity space, including a 20,000-sf meeting house. These approvals allow for an increase of office space on the Project Site from approximately 261,000 sf of office and related amenity space that exists today to approximately 499,000 sf of office and related amenity space, including the proposed meeting house. This approval also provided for the construction of a five-story parking structure in excess of 300,000 sf containing approximately 1,000 parking spaces.

A site plan delineating the currently approved development plan is shown in **Figure 1-16**. While the most recent approvals for the additional expansion have been granted extensions by the Town and remain in full force and effect today, no new structures contemplated by those approvals have been built. In addition, subsequent site plan and Stormwater Pollution Prevention Plan (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. The site plan and SWPPP approvals currently in place with the Town, which have not been constructed, allow for a parking expansion of 94 spaces (for a total of 137 spaces), with associated curbing, utility, and stormwater management improvements.

1.G. STATEMENT OF PURPOSE AND NEED

As described by the Applicant, the downturn in the economy precluded MBIA from undertaking the approved office expansion. Ultimately, MBIA moved out of its corporate headquarters and sold the property to the Applicant. Changing market conditions have put significant pressure on large office campus parcels. Since its acquisition of the property in 2015, the Applicant has been marketing the property to potential tenants, to date without success. The purpose of the Proposed Action is to provide a solution to these challenges with respect to the Project Site, consistent with the Town's recently updated Comprehensive Plan and in a way that minimizes the impacts and maximizes the benefits to the Town.

The Town of North Castle recently completed the process of updating and revising its 1996 Comprehensive Plan. The new Comprehensive Plan was adopted 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 a mix of 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:

“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 as two zoning districts—a senior multifamily housing district, R-MF-SCH (for the multifamily building), and a multifamily housing district, R-MF-A (for the townhomes)—would increase the economic viability of the Project Site. *