



**RESOLUTION SCHEDULING A PUBLIC HEARING OF THE TOWN BOARD OF THE TOWN OF GREENBURGH (LEAD AGENCY), FOR WEDNESDAY, JANUARY 13, 2016, AT 7:30 PM, FOR A DRAFT SCOPING DOCUMENT RELATED TO A DRAFT ENVIRONMENTAL IMPACT STATEMENT THAT WILL BE PREPARED BY JPI/TDI COMPANIES FOR THE SITE PLAN AND RELATED APPLICATIONS AT 2 LAWRENCE STREET (P.O. ARDSLEY)**

**WHEREAS**, on April 27, 2015, the Town Board received an application from Cuddy and Feder LLP, on behalf of JPI/TDI Companies (“Applicant”), for site plan (Town Board approval), steep slope permit (Planning Board approval), wetland/watercourse permit (Planning Board approval), special permit (Zoning Board of Appeals approval), area variance (Zoning Board of Appeals approval) and tree removal permit (Town Forestry Officer approval) application, affecting property designated on the Tax Assessment Map of the Town as Parcel ID: 8.370-265-1 thru 4, and situated on the north side of Lawrence Street, at the intersection of Saw Mill River Road (NYS Rt. 9A) and the Saw Mill River Parkway; and

**WHEREAS**, the property consists of approximately 469,192 sq. ft. (10.77 acres) and is located in the GI General Industrial District at 2 Lawrence Street (P.O. Ardsley); and

**WHEREAS**, the Applicant proposes construction of a new four (4) story 239,163 sq. ft., 272 unit multifamily residential building, off-street parking, landscaping and related amenities (collectively, the “proposed action”); and

**WHEREAS**, the application contains a full Environmental Assessment Form (the “EAF”) together with supplemental information in the form of an expanded EAF, including, but not limited to, a traffic study and stormwater pollution prevention plan; and

**WHEREAS**, pursuant to Section 617.6(a)(1) of the regulations of the State Environmental Quality Review Act (“SEQRA”), as soon as an agency receives an application for funding or approval of an action, it must, among other things, make a preliminary classification of the action under SEQRA; and

**WHEREAS**, pursuant to Section 617.4(b)(5)(iii) of the SEQRA regulations, in a city, town or village having a population of less than 150,000, proposals of at least 250 units to be connected (at the commencement of habitation) to existing community or public water and sewerage systems including sewage treatment works are Type I actions; and

**WHEREAS**, under SEQRA, the actions directly and indirectly proposed by the application, including a proposal of 272 multi-family residential units, were preliminarily classified as “Type I”; and

**WHEREAS**, pursuant to Section 617.6(b)(3) of the SEQRA regulations, when an agency proposes to fund or approve a Type I action, it must, as soon as possible, transmit Part 1 of the EAF and a copy of any application it has received to all potentially involved agencies and notify them that a Lead Agency must be agreed upon within 30 calendar days of the date the EAF and application is transmitted to them; and

**WHEREAS**, on September 29, 2015, the Town Board adopted Resolution CD-1 – 9/29/15 declaring its intent to act as the lead agency in connection with all processing, procedures, determinations and findings to be made or conducted with respect to the proposed action under Section 8-0101, et seq., of the Environmental Conservation Law (“SEQRA”) and the regulations promulgated by the New York State

Department of Environmental Conservation thereunder, which appear at 6 N.Y.C.R.R. Part 617 ("SEQRA Regulations"); and

**WHEREAS**, no potentially involved agencies objected to the Town Board of the Town of Greenburgh being designated as lead agency; and

**WHEREAS**, potentially significant adverse impacts were identified, including impacts to Land, Surface Water, Flooding, Aesthetic Resources, Critical Environmental Areas, Transportation, Energy, Human Health, Consistency with Community Plans, and Consistency with Community Character; and

**WHEREAS**, on October 28, 2015, the Town Board adopted Resolution CD-2 – 10/28/15 affirming its status as the SEQRA Lead Agency for review of the environmental impacts of the Proposed Action and in accordance with Article 8 of the Environmental Conservation Law issued a positive declaration of environmental significance in connection with the project pursuant to Section 617.6 of the SEQRA Regulations; and

**WHEREAS**, by adopted Resolution CD-2 – 10/28/15, the Town Board further resolved that a Draft Environmental Impact Statement ("DEIS") shall be prepared in connection with the Proposed Action, in accordance with all substantive and procedural requirements of the SEQRA regulations, including Section 617.14 thereof; and

**WHEREAS**, staff of the Department of Community Development and Conservation and the Town Board's review consultants for this project, Ferrandino & Associates Inc., was charged with preparing a draft Scoping Document to guide subsequent preparation of a Draft Environmental Impact Statement relative to the Proposed Action; and

**WHEREAS**, the Town Board, as the SEQRA lead agency, and the agency responsible for administering the project under SEQRA, seeks comments from involved and interested agencies, and the public on the draft Scoping Document for the DEIS for the Proposed Action in accordance with the requirements of SEQRA;

**NOW, THEREFORE BE IT RESOLVED**, by the Town Board of the Town of Greenburgh, that the Town Clerk shall set a public hearing for Wednesday, January 13, 2016, at 7:30 p.m. at Greenburgh Town Hall, 177 Hillside Avenue, Greenburgh, New York 10607, to conduct a public hearing on the draft Scoping Document for the JPI/TDI multifamily residential proposal; and

**BE IT FURTHER RESOLVED**, that the Town Board hereby authorizes the Commissioner of Community Development and Conservation to circulate a draft Scoping Document for the JPI/TDI Companies DEIS to all involved and interested agencies pursuant to SEQRA and to file and publish said Notice in accordance with Part 617 of the implementing regulations pertaining to Article 8 of the Environmental Conservation Law.



**DRAFT**

**DRAFT SCOPING DOCUMENT**

**THE JEFFERSON AT SAW MILL RIVER**

**DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)**

**Name of Project:** The Jefferson at Saw Mill River

**Applicant:** JPI/TDI Companies

**Project Location:** One Lawrence Street  
Town of Greenburgh  
Westchester County, NY

**Tax ID:** Section 8.370, Block  
265, Lots 1,2,3, & 4.

**SEQRA Classification:** Type I

**Lead Agency:** Town of Greenburgh Town Board  
177 Hillside Avenue  
White Plains, NY

**Lead Agency Contact:** Garrett Duquesne, AICP  
Commissioner, Department of  
Community Development and  
Conservation  
Town of Greenburgh  
(914) 989-1532

**Date of Scoping Meeting:** January 13, 2016 – 7:30pm

**Date of Final Scope Adoption:** TBD

## DESCRIPTION OF THE PROPOSED ACTION

The project sponsor, JPI, proposes the re-development of a property fronting on Lawrence Street and running northerly along Saw Mill River Road (NY 9A) in the Town of Greenburgh, NY. The proposed re-development includes the construction of one four-story residential apartment building that will include a total of 272 rental apartment units with 438 parking spaces, consisting of 122 surface parking spaces and 316 parking spaces within a 4-story parking structure with rooftop parking surrounded by the apartment building. Access to the site is proposed from Lawrence Street via a centrally located driveway. A secondary access/emergency egress will also be provided off of Western Avenue. Western Avenue is a Village of Dobbs Ferry public right-of-way which historically has provided access to the property. Also, 21 parking spaces are proposed along Western Avenue, to be used for South County Trailway parking in order to formalize this "informal" trailhead.

The combined tax lots comprise approximately 10.32 acres, plus an approximately 0.45 acre roadway right-of-way that is proposed to be de-mapped, for a total site acreage of approximately 10.77 acres. The site is bounded by Lawrence Street to the south, Saw Mill River Road (NY 9A) on the east, and the Saw Mill River Parkway to the west. The South County Trailway is adjacent to the west of the site. The Saw Mill River bifurcates to the north and flows around the property, with a westerly branch situated between the South County Trailway and the Saw Mill River Parkway, and the main branch flowing within the property to the north and east. The site contains FEMA designated floodplains and wetlands in addition to the Saw Mill River.

The site is within the Town of Greenburgh's GI ("General Industrial District") zone. The GI zone regulations provide as a Special Permit Use by the Zoning Board of Appeals in Section 285-33A(2)(b) "[a]ny use not specifically permitted and not otherwise prohibited by law." Thus, the development of such a multifamily residential use is a Special Permit Use by the Greenburgh Zoning Board of Appeals.

The following approvals are requested from the Town:

- Right-of-Way Acquisition of Danforth Avenue, Eastern Avenue, and Meadow Avenue from the Town Board;
- Site Plan Approval for a site over 5 acres from the Town Board for the redevelopment of the Subject Property with 272 rental apartment units
- Wetland Permit for disturbance of a Wetland Adjacent Area from the Planning Board
- Steep Slopes Permit from the Planning Board
- Structured Parking Permit from the Planning Board
- Special Permit from the Zoning Board of Appeals
- Area variances for building stories, building coverage, and building side yard setback from the Zoning Board of Appeals,
- NYSDEC Notice of Intent (NOI)/ Stormwater Pollution Prevention Plan (SWPPP) Approval from the Engineering Department
- Floodplain Development Permit from the Engineering Department, and
- Building permits from the Town Building Department.

## **PURPOSE OF SCOPING**

This draft Scoping Document is intended to serve as the foundation for the identification and evaluation of all potentially significant adverse impacts that are pertinent to the Proposed Action, and to identify appropriate mitigation measures. It is also intended to eliminate consideration of any impacts that are irrelevant or non-significant.

## **GENERAL SCOPING GUIDELINES**

The Applicant will prepare a Draft Environmental Impact Statement (DEIS) addressing all items identified in the Scoping Document. The Applicant will incorporate information from other developments underway or proposed in the local area and include, where appropriate, discussions on cumulative adverse impacts.

The Applicant will follow the SEQR regulations (6 NYCRR 617) for direction on the required content of a DEIS. The DEIS will assemble relevant and material facts and evaluate reasonable alternatives. Any assumptions that are not “worst case” assumptions will be clearly identified and the rationale for not incorporating the “worst case” assumption(s) will be provided.

It will be clearly and concisely written in plain language that can be easily read and understood by the public. Highly technical material will be summarized and, if it must be included in its entirety, it will be referenced in the DEIS and included as an appendix.

Narrative discussion will be accompanied, to the greatest extent possible, by illustrative tables and graphics. All graphics will clearly identify the project area. The DEIS will identify each impact topic, describing existing conditions, anticipated impacts and proposed mitigation to permit more efficient review.

Discussion of mitigation measures will clearly indicate which measures have been incorporated into the Proposed Action, versus measures that have not been incorporated into the Proposed Action plans. Those mitigation measures not incorporated into the Proposed Action, and not believed to be practicable, will be explained.

The full DEIS will be made available to the Lead Agency in both hard copy and electronic formats. The electronic format will be in Adobe Acrobat (.pdf) file on CD-ROM. When the DEIS is accepted for public review by the Lead Agency, sufficient hard copies will be provided to allow placement of a copy at the Greenburgh library and Town Hall for public review during normal business hours. In addition, the full DEIS will be posted on the Town website for public review in accordance with the SEQR law.



## ENVIRONMENTAL IMPACT STATEMENT CONTENT

### I. INTRODUCTION MATERIAL

#### A. Cover Sheet

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

1. Title of the document: Draft Environmental Impact Statement
2. Title of the Proposed Action: The Jefferson at Saw Mill River
3. Location: 1 Lawrence Street, Town of Greenburgh, Westchester County, New York
4. Name, address and phone number of the Lead Agency, and name of contact person:

Lead Agency: Town of Greenburgh Town Board

Contact Person: Garret Duquesne, AICP  
Commissioner of Community Development & Conservation  
177 Hillside Avenue  
Greenburgh, NY 10607  
Telephone (914) 989-1532

5. The name and address of the Project Sponsor (a/k/a “the Applicant”) and the name and telephone number of a contact person representing the Applicant: JPI Companies, Mr. Tom Moran, (212) 660-0250
6. The name and address of the primary preparer(s) of the DEIS, and the name and telephone number of a contact person representing the preparer(s): James A. Ryan, RLA, JMC, (914) 273-5225
7. Date of acceptance of the DEIS: [Note: Specific calendar date to be inserted later]
8. Deadline by which comments on the DEIS are due: [Note: Specific calendar date to be inserted later]

#### B. List of Consultants Involved With the Project

The names, addresses, contact information, and project responsibilities of all consultants involved with the project, including the Town’s review consultants, will be listed.

Applicant's Consultants:

*Lead Consultant,*  
*DEIS Preparation, Civil & Traffic Engineering & Landscape Architecture*  
JMC Planning, Engineering, Landscape Architecture  
& Land Surveying, PLLC  
120 Bedford Road  
Armonk, NY 10504  
Telephone (914) 273-5225

*Project Architect:*  
Niles Bolton Associates  
3060 Peachtree Road NW, Suite 600  
Atlanta, GA 30305  
Telephone (404) 365-7600

*Wetlands Consultant:*  
Evans Associates Environmental Consulting, Inc.  
205 Amity Road  
Bethany, CT 06524  
Telephone (203) 393-0196

*Geotechnical & Environmental Consultant:*  
The Vertex Companies, Inc.  
3322 Route 22W, Suite 907  
Branchburgh, NJ 08876  
Telephone (908) 333-4312

*Project Attorney:*  
Cuddy & Feder, LLP  
445 Hamilton Avenue, 14<sup>th</sup> Floor  
White Plains, NY 10601  
Telephone (914) 761-1300

Town's Consultants:

*Lead Consultant,*  
*Land Use, Zoning Socio-Economic Resources:*  
Ferrandino & Associates Inc.  
Planning & Development Consultants  
Three West Main Street, Suite 214  
Elmsford, NY 10523  
Telephone (914) 345-5820, ext. 101

*Engineering & Environmental Consultant:*  
D&B Engineers & Architects  
P.C.4 West Red Oak Lane, Suite 104  
White Plains, NY 10604  
Telephone (914) 467-5300

*Design/Visual Consultant:*  
Stephen Tilly, Architect  
22 Elm Street  
Dobbs Ferry, NY 10522  
Telephone (914) 693-8898

**C. Table of Contents**

All headings appearing in the text will be presented in the Table of Contents, along with appropriate page numbers. In addition, the Table of Contents will include a list of figures, a list of tables, a list of appendices and a list of additional DEIS volumes, if any.

**D. List of Full-Sized Drawings includes, but is not limited to:**

**JMC Site Plans:**

SP-1	“Cover Sheet”	05/27/2015
SP-1	“Cover Sheet”	05/27/2015
SP-2	“Site Existing Conditions”	05/27/2015
SP-3	“Slope Analysis Plan”	05/27/2015
SP-4	“Site Layout Plan”	05/27/2015
SP-5	“Site Grading Plan”	05/27/2015
SP-6	“Site Utilities Plan”	05/27/2015
SP-7	“Site Erosion and Sediment Control Plan”	05/27/2015
SP-8	“Site Landscaping Plan”	05/27/2015
SP-9	“Site Landscaping Plan”	05/27/2015
SP-10	“Construction Details”	05/27/2015
SP-11	“Construction Details”	05/27/2015

**Niles Bolton, Architects Drawings:**

A2.01	“Building Plans”	05/06/2015
A2.02	“Building Plans”	05/06/2015
A4.01	“Building Elevations”	05/06/2015



## II. EXECUTIVE SUMMARY

The DEIS will include an executive summary to give the reader a clear and cogent understanding of the Proposed Action, its alternatives, its potential significant adverse impacts, if any, and measures to mitigate them, if necessary. The executive summary will include information found elsewhere in the main body of the DEIS and will be organized as follows:

- A. Brief description of the Proposed Action.
- B. Summary of the anticipated impacts and proposed mitigation measures for each impact issue discussed in the DEIS.
- C. Summary description of the project alternatives considered in the DEIS.
- D. List of **Involved Agencies** and required approvals and/or permits.

At this time it is anticipated that the following approvals and permits will be required:

<u>Agency</u>	<u>Approval/Permit</u>
1. Town of Greenburgh Town Board	<ul style="list-style-type: none"> <li>• SEQRA Determination (§200-8)<sup>(1)</sup></li> <li>• Right-of-Way Acquisition (Danforth Avenue, Eastern Avenue, and Meadow Avenue)</li> <li>• Site Plan Approval (More Than 5 Acres) (§285-53.A)<sup>(1)</sup></li> </ul>
2. Town of Greenburgh Planning Board	<ul style="list-style-type: none"> <li>• Wetland Permit (Adjacent Area) (§280-8.A)<sup>(1)</sup></li> <li>• Steep Slopes Permit (§245-8.A)<sup>(1)</sup></li> <li>• Structured Parking Permit (§285-38.A)<sup>(1)</sup></li> <li>• Tree Removal Permit (§260-4)<sup>(1)</sup></li> </ul>
3. Town of Greenburgh Zoning Board of Appeals	<ul style="list-style-type: none"> <li>• Special Permit (§285-33.A(2)(b))<sup>(1)</sup></li> <li>• Area Variances (see Section II.A.3.c)               <ol style="list-style-type: none"> <li>a. Building Stories (§285-33.B(6))<sup>(1)</sup></li> <li>b. Building Coverage (§285-33.B(3)(a))<sup>(1)</sup></li> <li>c. Building Side Yard Setback (§285-33.B(4))<sup>(1)</sup></li> </ol> </li> </ul>
4. Town of Greenburgh Engineering Department	<ul style="list-style-type: none"> <li>• NYSDEC Stormwater Pollution Prevention Plan (SWPPP) Approval (§248-8.A)<sup>(1)</sup></li> <li>• Floodplain Development Permit (§220-4.B(1))<sup>(1)</sup></li> </ul>
5. Town of Greenburgh Building Department	<ul style="list-style-type: none"> <li>• Building Permit</li> </ul>
6. Town of Greenburgh Department of Public Works	<ul style="list-style-type: none"> <li>• Street Opening Permit (Lawrence Street Curb Cuts)</li> </ul>
7. Village of Dobbs Ferry Department of Public Works	<ul style="list-style-type: none"> <li>• Street Opening Permit (Western Avenue ROW Improvements)</li> </ul>

<u>Agency</u>	<u>Approval/Permit</u>
8. Village of Dobbs Ferry Planning Board	<ul style="list-style-type: none"> <li>• Site Plan Approval (<i>unless extent of work remains within County or State owned land which would be exempt from Village approval</i>)</li> </ul>
9. United Water Westchester Inc.	<ul style="list-style-type: none"> <li>• Backflow Prevention</li> <li>• New Water Service</li> </ul>
10. Westchester County Health Department	<ul style="list-style-type: none"> <li>• Backflow Prevention</li> </ul>
11. Westchester County Planning Board	<ul style="list-style-type: none"> <li>• §239-m,n General Municipal Law Referral</li> </ul>
12. Westchester County Parks Dept.	<ul style="list-style-type: none"> <li>• Permit to Provide Parking for South County Trailway</li> </ul>
13. Westchester County Department of Environmental Facilities	<ul style="list-style-type: none"> <li>• Work Within County Sanitary Easement</li> <li>• County Trunk Sewer Connection Permit</li> </ul>
14. New York State Department of Environmental Conservation (NYSDEC)	<ul style="list-style-type: none"> <li>• SPDES General Permit GP-0-15-002 For Stormwater Discharges From Construction Activities</li> <li>• Protection of Waters Permit (work within 50 feet of edge of Saw Mill River)</li> <li>• Brownfield Cleanup Program</li> </ul>
15. New York State Department of Transportation (NYSDOT)	<ul style="list-style-type: none"> <li>• Highway Work Permit (NY Route 9A)</li> </ul>

Note:

- (1) Town of Greenburgh Code

**E. List of Interested Agencies.**

The following Interested Agencies will be identified:

- Village of Ardsley
- Village of Dobbs Ferry
- Village of Hastings
- Ardsley School District

**III. DESCRIPTION OF THE PROPOSED ACTION**

**A. Project Overview and Description of the Proposed Action**

This chapter introduces the reader to the Proposed Action approvals for the proposed *Jefferson at Saw Mill River*, the re-development of a property fronting on Lawrence Street and running northerly along Saw Mill River Road (NY 9A) in the Town of Greenburgh, NY. The proposed re-development includes the construction of one four-story residential apartment building that will include a total of 272 rental apartment units with 438 parking spaces, consisting of 122 surface parking spaces and 316 parking spaces within a 4-story parking structure with rooftop parking surrounded by the apartment building.

The JPI Family of companies has developed or is currently developing over 300 projects consisting of just over 90,000 units located in 126 cities covering 27 states and Canada. With a 25 year history of developments and Class A multi-family assets, JPI stands as one of the most active, privately held real estate companies in America.

## **B. Site Description**

This section shall include a description of the following:

1. Describe the site location, including acreage; zoning and tax map designations; frontage and access along Lawrence Street and Western Ave; existing topography; and existing landscaping.
2. Describe the remnants of the existing buildings on the site and the former uses of each.
3. Include any restrictive covenants or deed/restrictions associated with the Proposed Action parcels.
4. Describe the site in the context of the surrounding neighborhood.

## **C. Project Development Data**

This section shall include the following data:

1. Special permit use permitted in General Industrial districts and area requirements. A list and description of required approvals and/or permits necessary for the project to move forward.
2. Proposed use:
  - a. Describe the proposed use of the property including all existing buildings.
  - b. Provide the number of dwelling units by type, estimated rent ranges (both market rate and affordable).
  - c. Provide the estimated number of employees and staff. Describe planned shifts and hours of operation.
  - d. Describe anticipated deliveries and schedules.
  - e. Describe solid waste storage and removal.
3. Proposed site plan:
  - a. Site layout, access, internal circulation, curbs cuts and number and location of parking spaces.
  - b. Total building area, impervious surfaces and open space (undisturbed land vs. "replaced" open space) and landscaping and buffers.
  - c. Access for fire trucks and service vehicles.
  - d. Utilities and stormwater management.
  - e. Use of green building techniques and impact on energy usage.
  - f. Proposed grading and retaining walls.
  - g. Sample floor plans of main building showing layout and services.
  - h. Affordable housing component.
  - i. Applicant's role in making improvements associated with the Proposed Action, as well as any improvements required by the Town or third-party utilities provider.



**D. Project Design Evolution**

Describe how the design of the Proposed Project evolved from its initial presentation to the Town Board into the Proposed Project described in the DEIS. Include description of any previous development proposals for the site and adjacent parcels.

**IV. PURPOSE AND NEED FOR THE PROPOSED ACTION**

- A. Description of the Applicant and existing and proposed facilities it operates.
- B. Purpose and need for the project; provide data and/or demographic market trends and identified housing demand for a project of this size and for the rents to be charged; description of modern housing to accommodate demand, including typical density; target audience; document same or provide sources.
- C. Benefits of the Proposed Action.

**Environmental Analyses**

The DEIS will include a discussion of the existing environmental conditions, potentially significant adverse or beneficial long or short term impacts of the Proposed Action and proposed mitigation measures:

Each environmental impact category will be treated as a separate chapter within the DEIS.

**V. LAND USE AND ZONING**

**A. Land Use**

1. Define and map the study area utilizing available GIS data with in-field spot-checks as necessary. Study area shall include properties within a ¼ mile of the project Site.
2. Inventory and map existing land uses in the study area. Describe existing conditions within a ¼ mile study area including photographs. Analyze land use compatibility with adjoining uses and with the overall land use character of the study area.
3. Discuss Project’s consistency with the Town of Greenburgh’s 2015 Third Draft Unincorporated Town Comprehensive Plan, the County’s 1996 “Patterns for Westchester” and updated “Westchester 2025” planning documents.
4. Describe any land use impacts on the existing South County Trailway.

**B. Zoning**

1. Identify and map all existing zoning districts within the study area and provide a clear summary of the existing zoning regulations and any pending zoning actions and/or Comprehensive Plan changes proposed.

2. Describe the permitted uses, lot height and bulk requirements, parking and loading requirements, etc. within the General Industrial District.
3. Analyze the impact of proposed Special Permit on General Industrial District zoned areas in the Town.
4. Describe and show graphically the site development potential (e.g., lot coverage, height, setbacks) under existing zoning vs. under the proposed special permit.
5. Discuss potential options for increasing the number of affordable housing units in the Town. Note: the Town's General Industrial District does not require affordable units set aside and the Town is not an eligible community under the HUD Settlement agreement.

## **VI. SOILS, TOPOGRAPHY AND GEOLOGY**

- A. Identify and map soils on the site in accordance with Westchester County Soil Survey. Delineate soil characteristics including texture, soil bearing capacity, erodibility, depth to water table, drainage characteristics, limitations of/suitability for excavation, and construction of buildings, roads and utilities.
- B. Describe existing site topography and steep slopes through site cross-sections running east-west and north-south. Include portions of adjacent properties for context. Topographic information for neighboring properties may be obtained from the Westchester County GIS database.
- C. Describe proposed site grading and use of retaining walls through site cross-sections running east-west and north-south. Provide all cut and fill calculations for site grading; describe disposal of excess material and the number and route of trucks for removal.
- D. Using USGS or other available information identify bedrock formations, depth to bedrock, potential susceptibility of on-site and surrounding rock structure to blasting. Describe purpose, location and amount of any rock removal and blasting, if necessary, and use/disposal of rock to be removed. Describe all plans and protocols, including any Town blasting ordinance requirements to be met, to be employed during rock removal or blasting, if necessary.
- E. Identify any increases in impervious surface on the site. Identify where, if any, pervious pavement is to be located.
- F. Identify and discuss any wetland adjacent area disturbance, mitigation and plans to ensure proper delineation in accordance with and as agreed upon by the regulating agencies.

## **VII. VEGETATION AND WILDLIFE**

- A. Describe proposed landscape plan, including use of native species. Identify any Town ordinance or requirements to be met.
- B. Discuss the mechanism (e.g., conservation easement) to preserve open space and lawn area.

- C. Discuss the impact of construction activities and ongoing use on adjacent vegetation including trees and their root systems, shrubs, and plant materials, and on wildlife and terrestrial and aquatic ecosystems.
- D. Describe proposed maintenance practices for lawn or other plantings, including potential use of any herbicides or pesticides, and opportunities for integrated pest management and leaf mulching.

## **VIII. STORMWATER MANAGEMENT/ SAW MILL RIVER FLOODING**

- A. Describe existing surface water drainage patterns within the site and any off-site drainage patterns that ultimately drain to the site. Identify discharge points of existing stormwater runoff.
- B. Analyze off-site/downstream stormwater systems and the final stormwater destination location for run-off from the site.
- C. Provide calculations to show that post-construction stormwater runoff quantity and quality will be in conformance with all requirements of the NYSDEC.
- D. Describe the impacts of the Proposed Action on off-site/downstream stormwater systems and final stormwater destination location for run-off from the site.
- E. Provide a stormwater management plan and describe any permanent improvements to be made to the site, including any green infrastructure practices to be implemented.
- F. Describe the necessary maintenance of the permanent stormwater and erosion management controls and identify the responsible entities.
- G. Describe sediment and erosion control procedures for the site during and after construction.
- H. Include flood plain delineation and mapping within the site locations with elevations clearly defined in accordance with the latest FEMA mapping.

## **IX. UTILITIES**

This impact analysis should document demand for major utility services generated by the Proposed Action, as well as existing supply. The analysis should also examine the supply and demand capacity for each utility and service. The utilities/services of concern are primarily water supply, sanitary sewer, electric and gas and telecommunications.

- A. Water service: Existing capacity, projected peak water consumption, and ability to service proposed redevelopment. Indicate potential location, size, and operation of new water service. Identify any opportunities for water conservation methods, including restrictions on site irrigation. Reach out to utility providers for comment on potential impacts to facilities, staffing and budget; document same.



- B. Sanitary service: Existing capacity, projected peak sewage generation, and ability to service proposed redevelopment. Indicate potential location, size, and operation of new sanitary sewer lines. Reach out to utility providers for comment on potential impacts to facilities, staffing and budget; document same.
- C. Electric and gas, telecommunications: Existing capacity, projected peak consumption, and ability to service proposed redevelopment. Reach out to utility providers for comment on potential impacts to facilities, staffing and budget; document same.

**X. TRAFFIC & PARKING**

**A. Existing Conditions**

- 1. Describe roadway network and local intersections.
- 2. Traffic Data Collection
  - a. Automatic Traffic Recorder
    - i. 24 hour Automatic Traffic Recorder counts will be performed on Route 9A approximately 400 feet north of Lawrence Street for seven consecutive days.
  - b. Manual Traffic Counts on a weekday from 7:00-9:00 AM & 4:00-6:00 PM.
    - i. Route 9A & Ashford Avenue
    - ii. Route 9A & Interstate 87 Exit 7 off-ramps
    - iii. Saw Mill River Parkway & Lawrence Street
    - iv. Route 9A & Lawrence Street
    - v. Route 9A & Jackson Avenue/Ravensdale Road
  - c. Manual Traffic Counts on a weekend Saturday from 12:00-2:00 PM.
    - i. Route 9A & Ashford Avenue
  - d. Route 9A & Jackson Avenue/Ravensdale Road
  - e. Discussion of traffic safety mechanisms.
  - f. Discussion of Public Transportation, Bicycle, and Pedestrian patterns.
  - g. Discussion of traffic operating conditions.

**B. Future Traffic Conditions Without the Proposed Project.**

- 1. Background Traffic Growth – No-Build Year 2023 – to include other development traffic (for Applications that have already submitted an EAF as of May 2015) and an annual growth factor.
- 2. Discussion of planned, proposed or underway traffic improvements.
- 3. Traffic Operating Conditions. Capacity and Level of Service (LOS) analysis using the latest highway manual reference.

**C. Potential Impacts of the Proposed Project**

- 1. ITE Trip Generation – Build Year 2023.
- 2. Proposed Trip Distributions.
- 3. Intersection LOS and Capacity Analysis – using the latest highway capacity manual reference.

4. Site Distance Analysis for Proposed Driveway on Lawrence Street and Western Avenue.
5. Internal Site Traffic Circulation.
6. Parking Facilities On-site. Identify parking requirements based on municipal code and compare with estimated parking demand. Describe method for providing sufficient parking.
7. Loading, Trash & Delivery Areas On-site.
8. Public Transportation, Bicycles, and Pedestrians. Proposed Metro-Pool Commuter Bus.
9. Provide a transportation management plan that evaluates potential traffic reduction measures that can be applied by the applicant such as: shuttle bus service to the train station, bike/pedestrian amenities, expanded car-pool programs, etc.

## **XI. NOISE & LIGHTING**

- A. Noise – Describe potential sources of noise (including vehicle ingress and egress, building mechanical equipment, delivery activities, solid waste removal, and emergency vehicles). Examine impacts on sensitive land uses (including neighborhoods, residences and parkland) that would be adversely affected by noise resulting from the Proposed Action and identify methods to minimize impacts,
- B. Lighting – Describe proposed lighting, resulting illuminance levels on the Project Site and beyond the site boundaries, standards used for evaluation, compliance with applicable standards, and methods to reduce sky glow and minimize impacts to neighboring roadways and properties.

## **XII. VISUAL/AESTHETICS/NEIGHBORHOOD CHARACTER**

The purpose of this section is to juxtapose existing conditions with the Proposed Action vis-à-vis compatibility, from design and visual perspectives, with surrounding uses.

- A. Document existing visual character of on-site development through photographs taken from the following locations during periods when leaves are off the trees:
  1. Route 9A (North-South)
  2. Saw Mill River Parkway (North-South)
  3. Adjacent Residences
  4. Adjacent Commercial Properties
  5. South County Trailway
- B. Document existing visual character of abutting uses, including Route 9A, Saw Mill River Parkway, the South County Trailway and the adjacent properties to the north and south through photographs.

- C. Demonstrate visibility of the Proposed Project (using leaf off conditions) through Site sections, digitally manipulated photography and renderings showing proposed structures and proximate properties, buildings, roadways, from:
  - 1. Route 9A (North-South)
  - 2. Saw Mill River Parkway (North-South)
  - 3. The South County Trailway
  - 4. Adjacent Properties
  - 5. Hillside residential areas in Ardsley and Dobbs Ferry
- D. Prepare a three-dimensional model of the Proposed Project demonstrating proposed grading and site improvements as well as the massing of the proposed building. The model should demonstrate how the Proposed Project relates to adjacent properties along the Saw Mill River Parkway and Route 9A corridors.
- E. Use both north-south and east-west cross-sections to demonstrate massing of the proposed building in relation to existing and proposed grading.
- F. Undertake a shadow study to assess the potential impact of shadows from the new structure(s) on adjacent properties with a focus on impacts to the adjacent South County Trailway or other adjacent sunlight-sensitive resources that are dependent on natural light.
- G. Describe the architectural design, including materials, colors, characteristic details and dimensions of proposed structures (elevations and perspectives) for each façade. Show consistency or compatibility with architecture in the area.
- H. Describe proposed mitigation including buffers, and landscaping plan including any proposed vegetative screening, boundary walls, fencing, and signage.

### **XIII. SOCIO-ECONOMIC RESOURCES**

The socio-economic conditions analysis will draw upon existing data and/or demographic market trends and identified housing demand for a project of this size and for the rents to be charged; description of modern housing to accommodate demand, including typical density; target audience; document same or provide sources. In addition, noteworthy population and demographic data from the 2010 Census and trends from *American Community Survey (ACS)* data will be utilized.

- A. Fiscal Impacts:
  - 1. Existing tax revenues for each taxing jurisdiction.
  - 2. Anticipated tax revenues for each taxing jurisdiction. Provide methodology for estimate. Juxtapose with costs to the Town/County for utilities and services provided (cross reference with other sections as needed).
  - 3. Anticipated recreation fees.
  - 4. Effect on water rates paid by the Town to water providers and any changes to the excess water rates paid by the Town.



5. Using accepted methodology, estimate the secondary (off-site) real estate and sales tax revenues and/or multiplier economic benefits associated with the Proposed Action for the Town of Greenburgh and surrounding Villages. Additionally estimate secondary spending impacts by tenants after housing is complete.
  6. Using accepted methodology, estimate construction expenditures and economic impacts of construction activities. Estimate multiplier impacts associated with the construction of the Proposed Action, e.g. secondary spending during construction.
- B.** Jobs – estimate the number and types of full and part-time jobs to be generated and/or lost from the Proposed Action. Describe any efforts planned to employ local labor or firms during construction.

#### **XIV. RESIDENT HEALTH & SAFETY AND EMERGENCY RESPONSE**

- A.** Describe on-site systems and services related to site security & life safety.
- B.** Demonstrate compliance of the Proposed Site Plan with New York State Fire Code. Identify location of existing and proposed fire hydrants on and off the project site. Demonstrate adequacy of water pressure for fire-fighting purposes.
- C.** Describe access routes (including width, turning radii, and grade) for emergency service vehicles and demonstrate sufficient access for fire truck traffic by applying appropriate turning templates.
- D.** Describe the facility's emergency evacuation plan, resident assembly and emergency response staging areas, and backup power generation plan.
- E.** Assess potential impact of the Proposed Project on Town of Greenburgh Police, Fire Department, local Ambulance Corps and Hospital. Reach out to service providers for comment on potential impacts to facilities, staffing and budget.

#### **XV. COMMUNITY FACILITIES AND SERVICES**

This task should determine if community services are adequate to meet the needs of the Proposed Action. This task must provide site-specific information pertinent to day care, schools, library and recreational and health facilities and services.

- A.** Estimate the population to be generated by the Proposed Action over time. Based upon accepted multipliers or similar rental projects developed by the Applicant, and in the area, project age cohorts for prospective tenants, including school age children, elderly, etc.
- B.** Based upon the socio-economic conditions analyzed in Section XIII, compare the costs and benefits of the Proposed Action on the following community facilities and services: Town library, parks and recreation programs and the likely utilization of Town facilities and services.
- C.** Describe impacts to the use of the South County Trailway.

- D. Compare the costs and benefits of the Proposed Action on the municipal vendor for garbage collection and recycling. Determine impacts of solid waste generation on collection needs and disposal capacity, as well as traffic, safety and noise. Note: proposed private vendor for snow removal.
- E. Impacts on schools – using standard and/or locally-based multipliers and experience based upon similar projects, project the number of school age children to be generated by the Proposed Action as well as the cost of educating these students vs. tax revenues projected. Prepare a cost benefit analysis regarding same juxtaposing costs vs. benefits. Analyze the impacts of the Proposed Action on the Ardsley School District and any cumulative impacts, based on available data, for other nearby developments currently under construction or proposed. Reach out to Ardsley School District for comment on potential impacts to school facilities, staffing and budget; documentation of same.

## **XVI. CONSTRUCTION**

Based on the Applicant's preliminary Construction Management Plan (to be included as an Appendix to the DEIS), provide information on:

- A. Phasing, time frame for project completion number of employees and deliveries anticipated, temporary parking for construction workers, and hours of construction activity.
- B. Potential impacts related to the construction phase associated with noise, dust, and lighting from activities such as blasting/rock removal and truck traffic. Cross-reference with Section XVII.
- C. Describe potential impacts of truck/worker/delivery traffic, including trucks removing excess material and any large trucks that would be required to deliver building materials. Describe any traffic routing plans proposed and their impacts on local traffic.
- D. Examine any cumulative impacts related to construction of other nearby projects. Include the impact of the construction of any needed road improvements.
- E. Identify mitigation measures as needed, including any controls (e.g. dust control and blasting plans) that are proposed.

## **XVII. HAZARDOUS MATERIALS**

- A. Provide a Summary of the Phase I Environmental Assessment Report and any Brownfield Remediation Activities and NYSDEC correspondence and concurrence reports.
- B. Describe recommended actions based on the approved Brownfield Remediation Plan.

## **XVIII. ALTERNATIVES**

SEQRA mandates that impact statements analyze a reasonable range of alternatives. These analyses must include a description of the impacts (adverse, beneficial, long and



short term, cumulative) created by the Alternatives, as well as their probability and significance in comparison to those of the Proposed Action. The alternatives will be analyzed qualitatively, except where project impacts have been identified, in which case quantitative analyses comparing impacts will be performed. This comparative analysis will be provided in both narrative and matrix form.

The following Alternatives will be examined:

- A. No Action (no construction on subject property).
- B. As-of-right Permitted Use in the General Industrial District.
- C. Revised Multi-Family Design (Zoning Compliant).

#### **XIX. ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED**

Where significant adverse impacts of the Proposed Action cannot be mitigated, these will be described as unavoidable impacts and identified in this chapter. Impacts may be both short term (e.g. construction) and long term in nature.

#### **XX. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**

An evaluation will be made of the environmental resources that would be irretrievably and irreversibly committed to the development of the Proposed Action.

#### **XXI. GROWTH-INDUCING IMPACTS**

This chapter of the DEIS will assess and analyze, together with the impacts of the Proposed Action, whether additional off-site growth would be stimulated and the type of growth anticipated, especially along the Route 9A corridor (Saw Mill River Road). The DEIS will address specific impacts on the immediate neighborhood, community and health and other service impacts.

#### **XXII. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES**

This chapter will summarize the Proposed Project's consumption of energy, carbon footprint, expressed in tons of CO<sub>2</sub> equivalent and opportunities for energy conservation and alternative sources of energy, including through use of travel demand management incentives (e.g., car-pooling or Metro Pool public/private transit for employees).

#### **XXIII. APPENDICES**

The DEIS will provide a glossary and listing of sources consulted to ensure that the public can adequately comment on technical analyses within the DEIS. The Appendices will also identify supplemental sources of information used in preparing the document as well as all technical studies, traffic counts, etc.

#### **XXIV. SOURCES CONSULTED**