

Draft
SCOPING DOCUMENT

FOR

**BAKER RESIDENTIAL
CLUSTER SUBDIVISION
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)**

**TOWN OF MOUNT PLEASANT PLANNING BOARD
WESTCHESTER COUNTY, NEW YORK**

Lead Agency and Contact Person:

Michael McLaughlin-Planning Board Chairman
Town of Mount Pleasant Planning Board
One Town Hall Plaza

Preparer and Contact Person:

Engineering & Surveying Properties, P.C.
71 Clinton Street
Montgomery, New York 12549
ATTN: Ross Winglovitz, P.E.
(845) 457-7727

Date of Submittal: _____

Date of Acceptance: _____

INTRODUCTION

This Draft Scoping Document has been prepared by the Town of Mount Pleasant Planning Board (hereinafter "Planning Board") as Lead Agency for the SEQRA review of the proposed Baker Residential Cluster Subdivision (hereinafter the "Project").

This Draft Scoping Document represents issues and known concerns identified by the Planning Board during its review of the Project's subdivision application, which comprise the SEQRA Action that will be studied in the Draft Environmental Impact Statement (hereinafter "DEIS").

The purpose of the Draft Scoping Document is to initially define environmental issues that will be addressed by the Project sponsor during preparation of a DEIS, and the methodology that will be used to study the potential impacts of the Action on the environment. A Public Scoping Session will be held on February 5th, 2014, at 8:00 pm at Mount Pleasant Town Hall. Additional written comments from members of the public as well as Involved and Interested Agencies will be accepted by the Lead Agency until the close of business 10 days after the close of the Public Scoping Session.

The Lead Agency will consider all comments received, and prepare a Final Scoping Document, which will then be adopted by the Planning Board. The Final Scoping Document is intended to serve as the foundation for the identification of all potentially significant adverse impacts pertinent to the proposed Action and to recommend appropriate mitigation measures. Its purpose is also intended to eliminate consideration of any potential impacts that are irrelevant or non-significant.

DESCRIPTION OF THE PROPOSED ACTION

The Applicant proposes a cluster subdivision of approximately 116 units on a 164.78 acre parcel located at the northeast corner of the intersection of Lozza Drive and Columbus Ave. The Tax Identification Number of the property is Section 112.16, Block 1, Lots 1 and in the Town of Mount Pleasant, New York (hereinafter the "Project Site" or "Site").

The Project will have access from Lozza Drive as well as West Lake Drive. Traffic leaving the Site would be directed to the primary access at Lozza Drive, where it would travel through the existing signal at Columbus Ave. The Project proposes connection to the existing public water and sewer services which are available at the Site.

The Project Site currently consists of vacant land. Existing land uses in the areas adjacent to the Project Site include residential, business and commercial. The Site is located in OB-1 Office Business Zoning District, and allows residential uses in accordance with Section 218-70(a)(1) of the Town Code. The Project will require a cluster, or "lot averaging," authorization from the Planning Board in accordance with Section A227-26 of the Town Code.

GENERAL GUIDELINES FOR THE DEIS

The Applicant shall closely examine the SEQRA regulations for direction on the required content of a DEIS. Unless otherwise directed by the Final Scoping Document, the provisions of 6 NYCRR 617.9(b) apply to the content of the DEIS and are incorporated herein by reference.

Full-scale Site Plans are to be submitted with the DEIS as a separate appendix. All plans and maps showing the Site will include adjacent homes, other neighboring uses and structures, roads, and water bodies within 100 feet of the property boundaries, and a legend/north arrow.

COVER SHEET

- A. State whether a draft or final environmental impact statement.
- B. Title/ name of the Project.
- C. Location (County and Town) of the Project.
- D. Name and address of the lead agency; name and telephone number of the person to contact at the lead agency for information.
- E. Name and address of Project consultants; including contact name and number.
- F. Date of submittal.
- G. Date of acceptance of the DEIS.
- H. Date of Public Hearing
- I. The deadline date by which comments are due.

TABLE OF CONTENTS

- A. Including listings of tables, figures, maps, charts & any items that may be submitted under a separate cover (and identified as such).

I. EXECUTIVE SUMMARY

The Executive Summary should consist of a brief but precise summary of the DEIS that adequately and accurately summarizes the document.

- A. Brief description of the Proposed Action, including discussion of history of Site, and previous development proposals and studies.
- B. Purpose, Need and Public Benefit.
- C. Describe anticipated type of development being proposed.
- D. Significant beneficial and adverse impacts (Grouped by topic).
- E. Issues of controversy specified (Grouped by topic).
- F. Proposed mitigation measures (Grouped by topic).
- G. Adverse impacts that cannot be avoided.
- H. Alternatives considered.
- I. Permits and Approvals.
- J. List of Involved Agencies.
- K. List of Interested Agencies.

II. DESCRIPTION OF THE PROPOSED ACTION

The Description of the Proposed Action shall be a detailed presentation of the proposal with supporting graphic materials.

A. SITE LOCATION

1. Establish geographic boundaries and conditions of the Project Site, including regional and local maps.
2. Site acreage, easements affecting the Site, and existing access.
3. Discuss land uses in immediate area and relationship of Project to those uses.
4. Site description (existing zoning, Site character, vegetation conditions, wetlands, wildlife and habitat, etc.).

B. USE.

1. Discuss the prior and present use of the Project Site.
2. Description of anticipated use.

C. DESIGN AND LAYOUT

1. Total Site area
 - a. Proposed impervious surface area (roofs, driveways, roads, etc.).
 - b. Area of Site disturbance.
 - c. Area of open space and usable open space, description of natural areas and areas of the Site to remain undisturbed.
 - d. Stormwater management/drainage plans.
2. Structures
 - a. Building areas
 - b. Layout of buildings
 - c. Sample building elevations
 - d. Discuss energy conservation techniques and technologies incorporated into the design and operation of the buildings
3. Site access, vehicular and pedestrian circulation and parking
 - a. Pavement area and pavement type
 - b. Number of parking spaces and layout
 - c. Description of location & ownership of roads and emergency access, if necessary.
 - d. Description of on-Site vehicle & pedestrian circulation
 - e. Description of access to nearby public transportation facilities.
 - f. Description of access to nearby sidewalks.
4. Landscaping and Lighting Plans

- a. Conformity with the requirements of the Town
- b. Description of existing and proposed landscape buffers in relation to potential Site visibility from Columbus Ave., East Stevens Ave. and West Lake Drive.
- c. Description of typical landscaping on individual lots.
- d. Description of Site lighting.

5. Utilities

- a. Sewer
- b. Water
- c. Drainage
- d. Electric and natural gas

D. CONSTRUCTION AND PROJECT PHASING

1. Construction

- a. Anticipated construction period & schedule of construction milestones (i.e., Site clearing, grading and fill placement, infrastructure, foundations, and Site amenities).
- b. Proposed phasing
- c. Construction access

E. OPERATION AND MAINTENANCE OF THE PROJECT

1. Project Operation

- a. Home Owners Association
- b. Ownership of infrastructure improvements

2. Project Maintenance

- a. Stormwater facilities
- b. Landscaping
- c. Snow removal

E. PERMITS AND APPROVALS REQUIRED

List approvals needed together with the status of each application (i.e., date application submitted, approvals received, incomplete application notices, etc.).

1. Local

- a. Subdivision Approval - Town of Mount Pleasant Planning Board
- b. Town curb cut or entry permit – Town of Mount Pleasant Town Highway Department
- c. Wetlands Permit- Town of Mount Pleasant Planning Board.
- d. MS4 Stormwater Permit – Town Board
- e. Application for regulated activity in NYC Watershed- NYCDEP

1. County
 - a. 239 L, M and N (as applicable) Westchester County Planning Department
 - b. Water Main Extension – Westchester County Health Department
 - c. Sewer Main Extension- Westchester County Health Department and Westchester County Department of Public Works
 - d. Highway Improvements- Westchester County Department of Public Works (if any)
2. State
 - a. SPDES permit (Stormwater) - New York State Department of Environmental Conservation.
 - b. Highway Improvements- New York State Dept. of Transportation (if any)
 - c. Water Quality Certification – New York State Department of Environmental Conservation
3. Federal
 - a. Wetland Jurisdictional Determination - Army Corps of Engineers.

F. PROJECT PURPOSE, NEED & BENEFIT

1. Public Need
2. Objectives of the Project Sponsor
3. Benefits of the Proposed Action

III. ENVIRONMENTAL SETTING, POTENTIAL IMPACTS AND PROPOSED MITIGATION MEASURES

This Section of the DEIS should describe the environmental conditions on the Site and in the off-Site areas where there may be significant adverse impacts caused by the proposed Project that are identified in the Full Environmental Assessment Form. The extent of off-Site areas studied for the existing conditions should be defined for each issue. Sufficient detail should be provided so that reviewers are able to gain an understanding of current conditions and the context of which potential impacts will be assessed. For each of the following issues that will be addressed, existing Site conditions are to be defined, proposed Site conditions shall be described, potential impacts of the proposed action are to be identified and described, and mitigation measures designed to avoid, minimize or offset potential impacts are to be proposed. The methodology and standards used to quantify projected impacts are to be described. To the extent that the DEIS relies upon any previous analysis or studies performed on the Site, the previous analysis shall be discussed to the extent relevant, and the prior

studies shall be referenced to a place where they can be located, or incorporated in the DEIS as appendices.

A. LAND

1. SOILS & TOPOGRAPHY

Existing Conditions

- a. Detail soil composition based on field investigations.
- b. Using available mapping provide a table of on-Site soils identifying the construction limitations, permeability, and seasonal high water table for each soil that will be disturbed.
- c. Using available mapping, identify and evaluate the underlying bedrock formation types, composition and thickness.
- d. Identify Site slopes (0-10%, 10-15%, 15-25%, 25%+).

Potential Impacts

- a. Discuss the erosion control plan with regard to construction impacts such as erosion and earth moving. Include phasing schedule and methods to limit the area of disturbed soils.
- b. Discuss adequate soil erosion and sediment control measures designed in accordance with the NYS Department of Environmental Conservation's "New York Standards and Specifications for Erosion and Sedimentation Control" (current version).
- c. Discuss the proposed grading plan for the Site and estimate proposed cut and fill earthwork volumes necessary to develop the proposed action on the Site. If earthwork volumes cannot be balanced on the Site, the anticipated volume of earth/rock to be imported to, or exported from the Site shall be defined. The number of truck trips associated with any import/export activities shall be estimated and the anticipated routing of such truck trips shall be identified. If significant truck traffic is anticipated further truck traffic impacts will be addressed under Section III. E. Transportation.
- d. Discuss the potential for soil compaction as a result of construction.

Mitigation Measures

- a. Discuss mitigation as required, including a discussion of construction methods and Best Management Practices that will be employed to mitigate potential impacts.
- b. Discuss of steep slopes to be preserved.

B. WATER RESOURCES

1. Surface Water

Existing Conditions

- a. Location and description of surrounding waterbodies including on-Site surface water and off-Site receiving waters and classification according to NYCDEP, NYSDEC and/or ACOE.
- b. Identify uses of surface waters.
- c. Description of existing drainage areas, drainage channels, flood plains and watersheds including downstream conditions.

Potential Impacts

- a. Discuss potential impacts from future drainage patterns, stormwater peak discharges, stormwater quantity reduction and stormwater quality, with regard to on-Site and off-Site receiving waters including the NYCDEP Watershed.
- b. Discuss potential for contamination of surface waters by erosion due to construction.
- c. Discuss Stormwater Pollution Prevention Plan (SWPPP)

Mitigation Measures

- a. Design adequate stormwater control system in accordance with the NYS Dept. of Environmental Conservation's "Stormwater Management Design Manual." (current version)
- b. Stormwater controls to meet NYCDEP watershed requirements.

2. Wetlands

Existing Conditions

- a. Description and mapping of NYSDEC, ACOE and Town designated wetlands, and DEC/Town buffer areas.
- b. Discuss the quality, function and classification of wetlands on-Site, wetland limits and permitting requirements of the NYSDEC, the ACOE, and the Town of Mount Pleasant Wetlands Law.

Potential Impacts

- a. Discuss potential impacts associated with any wetland or wetland buffer disturbance.

Mitigation Measures

- a. Discussion of preserved Open Space and avoidance of wetlands.
- b. Discuss methods to minimize activity near wetland resources.
- c. Discuss mitigation for improvements within wetland buffer areas.
- d. Discuss wetland mitigation for wetland disturbance, as required.

WILDLIFE AND HABITAT

In May of 2006 Evans Associates Environmental Consulting, Inc. prepared a *Wetland and Biological Assessment Report for the Westchester University Site*. The study is available at the Town of Mount Pleasant Town Hall as Appendix 6 of the *Westchester University Draft Environmental Impact Statement*. This report included extensive analysis of plants and animals on the Project Site and documented existing vegetation and habitat cover types, plant and wildlife species, and where appropriate, examined adjacent parcels to determine the presence of wildlife corridors or other zones of influence which may exist beyond the Project's boundaries. The analysis included studying the potential for the presence of rare, threatened or endangered species on the Site. The proposed disturbance area for the current Project is less extensive than the previous application for which the vegetation and wildlife studies were performed. Based on the above information, it is recommended that these studies be accepted as definitive and that the Wildlife and Habitat analysis NOT be included in this scope. Wetlands are addressed in the Water Resources Section III. B. 2. above.

C. AESTHETIC RESOURCES

1. Visual

Existing Conditions

- a. Inventory and describe existing visual and scenic resources and visual character of the Project Site from the two critical receptor points identified by the Town of Mount Pleasant.
- b. Provide narrative text and photographs to describing the visual character of the neighborhood and the visual relationship between the Project Site and the surrounding area.

Potential Impacts

- a. Describe potential impacts to the visual conditions, which will include cross-sections of the built conditions from the two visual receptor locations.

Mitigation Measures

- a. Discuss mitigation as required.

2. Lighting

Existing Conditions

- a. Describe the existing nighttime lighting level at the Site.
- b. Discuss Site conditions that would affect light propagation such as terrain, existing vegetation, etc.

Potential Impacts

- a. Discuss the Project's proposed lighting.
- b. Discuss conformance with the Town's Zoning Code.

Mitigation Measures

- a. Discuss methods to avoid or reduce adverse effects from Site lighting, to offsite areas including the surrounding residential neighbors.

3. Landscaping

Existing Conditions

- a. Describe the existing on-Site vegetation

Potential Impacts

- a. Discuss the proposed development's landscaping plan.
- b. Discuss conformance with the Town Code.

Mitigation Measures

- a. Discuss additional mitigation as required.

D. CULTURAL RESOURCES

In May of 2003 Greenhouse Consultants Incorporated prepared a cultural resource sensitivity analysis. The study is available at the Town of Mount Pleasant Town Hall as Appendix 10 of the *Westchester University Draft Environmental Impact Statement*. Based on this assessment there was no potential impact to historic or prehistoric cultural resources for the Westchester University Project. The proposed disturbance area for the current Project is less extensive than the previous application for which the cultural resource studies were performed. Based on the above information, it is recommended that these studies be accepted as definitive and that a Cultural Resource analysis NOT be included in this scope.

E. TRANSPORTATION

1. Traffic

Existing Conditions

- a. Description of the size, capacity and physical condition of the transportation network including but not limited to the following:
 - o Roadways affected within a reasonable distance of the Site
 - o Traffic controls including speed limits, advisory signs, etc.
 - o List of intersections to be studied
 - Columbus Avenue southbound and West Stevens Avenue
 - Columbus Avenue northbound and East Stevens Avenue
 - Columbus Avenue and Lozza Drive
 - Columbus Avenue and Nanny Hagen Road
 - Columbus Avenue and Lakeview Avenue
 - Commerce Street and West Stevens Ave

- Westlake Drive and West Lake High School
 - Description of the accident history of studied roadways and intersections.
 - b. A.M. and P.M. weekday/weekend peak hour traffic flow count and analysis based on peak hour trip generation projections.
 - c. Description of current level of service based on *2010 Highway Capacity Manual* methodologies.
 - d. Vehicle mix and classifications.
 - e. Transit services available or used in the area.
 - f. Identify any near term improvement plans by NYSDOT, Westchester County or Town of Mount Pleasant that may affect traffic patterns.

Potential Impacts

- a. Analyze existing conditions, future conditions without the Project and future (2019) build conditions with the Project.
- b. Projections shall include other projects in the vicinity that have been approved or are newly proposed which will impact the studied roadway network and/or identified intersections. Projects to be included shall be confirmed by the Town Engineer.

Mitigation Measures

- a. Discuss mitigation as required, including necessary roadway improvements.
- b. Discuss if any proposed roadway improvements are necessary and indicate how improvements will be funded.
- c. Discuss pedestrian improvements as needed.

F. LAND USE AND ZONING

1. Land use and zoning

Existing Conditions

- a. Discuss the existing and proposed land uses on the Site and in the surrounding neighborhood.
- b. Discuss the Project's compatibility with the goals and policies set forth in the Town of Mount Pleasant Comprehensive Plan.
- c. Discuss the existing zoning of the Site and the surrounding neighborhood.
- d. Discuss the permitted uses and proposed development of the Site Based on the OB-1 zoning and the applicable sections of the R-40 and R-20 zoning districts.
- e. Discuss the cluster regulations and proposed bulk requirements.

Potential Impacts

- a. Discuss any applicable potential impacts due to inconsistencies with the Town's Comprehensive Plan.

- b. Discuss the compatibility of the proposed Project with the surrounding neighborhood and land uses, including assessment of Site lighting, natural buffers, construction noise, traffic and views.
- c. Discuss potential (positive or negative) impacts resulting from the proposed cluster.

Mitigation Measures

- a. Discuss applicable and appropriate mitigation measures due to the change in the current use, the intensity of the proposed land use and its anticipated compatibility with the surrounding neighborhood.

G. COMMUNITY SERVICES

1. Utilities

Existing Conditions

- a. Water Supply
 - o Describe existing public water supply facilities, their capacity and current usage.
- b. Sanitary Services
 - o Describe existing public sewer treatment facilities, their capacity and current usage.
- c. Drainage Facilities
 - o Description of existing facilities
- d. Gas and Electric Services
 - o Description of existing facilities
- e. Solid Waste Removal
 - o Description of existing facilities

Potential Impacts

- a. Proposed demand on effected utilities, including water supply, sewage generation, energy needs and solid waste generated.
- b. Provide a summary of average daily demand and peak demands of water and sewer usage.
- c. Provide a calculation of fire flow requirements based on NFPA guidelines.

Mitigation Measures

- a. Discuss use of sustainable design elements in limiting impacts/demands on natural and manmade resources.
- b. Use of water conservation fixtures.
- c. Low maintenance landscaping.

- d. Use of alternative innovative stormwater management techniques to promote the infiltration of stormwater and minimize the generation of surface runoff.
- e. Discuss other mitigation as required.

2. Emergency Services

Existing Conditions

- a. Describe fire, police and emergency medical service (Rescue Squad) capabilities to service the Project. Identify staffing levels, equipment availability, average response time to the Site, and station locations.

Potential Impacts

- a. Discuss the effects of additional demands on fire, police and emergency medical services and their capabilities to service the Project.

Mitigation Measures

- a. Discuss mitigation as required.

3. Demographics and Fiscal Analysis

The purpose of the fiscal analysis section will be to estimate the degree to which services provided by the Town of Mount Pleasant, Mount Pleasant School District and Westchester County will be affected by the proposed Project and whether the benefits of additional tax revenue and associated Site improvements will offset the cost of services. Preparation of the fiscal analysis section will be in accordance with generally accepted planning practices and methodology, such as those described in the American Planning Association's "Fiscal Impact Analysis: Methodologies for Planners" (PAS No. 351, 2010), or other similar planning reference methodologies that are acceptable to the Planning Board.

Existing Conditions

- a. Discuss the Site's existing tax generation and existing demand on emergency services, Town and County roadways, and schools.
- b. Discuss current household demographics (size, number of schoolchildren) at the Site.

Potential Impacts

- a. Discuss the projected increase in the number of Town of Mount Pleasant residents as a result of the proposed action, including projected increase in the number of schoolchildren

- b. Discuss fiscal impacts on emergency services, Town and County roadways and schools, and tax revenues from the Project as well as the cost of providing services by the taxing authorities.

Mitigation Measures

- a. Discuss mitigation as required.

IV. ALTERNATIVES

This section contains alternatives to the proposed Project that may minimize or avoid adverse environmental impacts. Discussion of each alternative will be at a level of detail sufficient to permit a comparative assessment of costs, benefits and environmental risks of each alternative.

A. No Action

1. Describe the "no-Build" alternative.

B. Alternative Plans/Uses

1. Conventional residential subdivision plan.
2. Potential commercial development of the Site under OB-1 Zoning.
3. Cluster plan with senior housing component.

V. ADVERSE ENVIRONMENTAL IMPACTS WHICH CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED

Identify those adverse environmental effects in Section III that can be expected to occur regardless of the mitigation measures considered.

VI. IRREVERSABLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

VIII GROWTH-INDUCING IMPACTS

IX. SUMMARY OF MITIGATION

IX. APPENDICES

- A. SEQR Documentation (i.e. Full EAF, Positive Declaration of Environmental Significance, Final Scoping Document)
- B. Underlying studies, reports, exhibits and information considered and relied on in preparing EIS.
- C. List all federal, state, regional or local agencies, organizations or consultants contacted during the preparation of the DEIS.
- D. Relevant correspondence regarding the Project.