

SCOPING DOCUMENT

FOR

**BAKER RESIDENTIAL
CLUSTER SUBDIVISION**

DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)

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

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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 on March 9, 2015 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

Baker Residential Ltd. Partnership (hereinafter the “Applicant”) proposes the development of a cluster subdivision of approximately 116 units on a 164.78 acre parcel of land 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, in the Town of Mount Pleasant, New York (hereinafter the “Project Site” or “Site”).

Access to The Project is proposed from 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 be distributed through the existing signal at Columbus Ave. The Project proposes connections 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 which 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.

The DEIS shall cover all items in this Scoping Document. Each impact issue (i.e. soils, surface water, traffic) shall be presented in a separate sub-section, which shall incorporate **existing conditions**, **potential impacts** and **mitigation measures**. Where appropriate documentation and technical reports provided in previous EIS documents for the property may be incorporated. Narrative discussions should be accompanied by appropriate tables, charts, graphs, and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the site should include adjacent properties (if appropriate), neighboring uses and structures, roads, and water bodies. Information should be presented in a manner that can be readily understood by the public. Efforts should be made to avoid the use of technical jargon.

Discussions of mitigation measures should clearly indicate which measures have been incorporated into project plans, versus measures that may mitigate impacts, but have not been incorporated into project plans. Mitigation measures that are not incorporated into the action should be discussed as to why the Applicant considers them unnecessary.

The document and any appendices or technical reports should be written in the third person (i.e., the terms “we” and “our” should not be used). The Applicant’s conclusions and opinions, if given, should be identified as those of “the Applicant.”

Any assumptions incorporated into assessments of impact should be clearly identified. In such cases, the “worst case” scenario analysis should also be identified and discussed. The entire document should be checked carefully to ensure consistency with respect to the information presented in the various sections.

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 the applicant

- F. Name and address of Project consultants; including contact name and number.
- G. Date of submittal.
- H. Date of acceptance of the DEIS.
- I. Date of Public Hearing
- J. 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. Document the municipal goals and objectives being met by the Project.
- D. Describe anticipated type of residential development being proposed, and the need for additional housing in the Town of Mt Pleasant.
- E. Document the Applicant's experience in developing residential projects of the type proposed at this Site.
- F. Significant beneficial and adverse impacts (Grouped by topic).
- G. Issues of controversy specified (Grouped by topic).
- H. Proposed mitigation measures (Grouped by topic).
- I. Adverse impacts that cannot be avoided.
- J. Alternatives considered.
- K. Permits and Approvals.
- L. List of Involved Agencies.
- M. List of Interested Agencies.

II. DESCRIPTION OF THE PROPOSED ACTION

The development of a cluster subdivision (or a project utilizing "lot averaging" as permitted under §A227-26) is predicated on the establishment of a lot count that would be allowable for a conventional subdivision designed in accordance with the existing zoning and land use regulations. The development of the Site described in this section of the DEIS addresses the conventional subdivision intended for the purposes of establishing a lot count only. The Applicant is not proposing to develop the site with a conventional subdivision. The Applicant proposes the development of a cluster subdivision, which is addressed more fully in the Alternatives section of the DEIS.

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. Address the significant size of the site in the context of other vacant parcels within the Town, and within the region generally.
5. Address the issues associated with the Site's location within and adjacent to the New York City Watershed.
6. Site description (existing zoning, Site character, topography, vegetation conditions, wetlands, hydrology, 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 OF CONVENTIONAL SUBDIVISION

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.
2. Structures and lots
 - a. Building areas
 - b. Layout of buildings, approximate square footage of dwelling and number of bedrooms.
 - c. Building orientation and potential for solar power.
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 and use of native species.
 - d. Description of Site lighting and light pollution prevention measures.

5. Utilities
 - a. Stormwater management/drainage plans
 - b. Sewer
 - c. Water
 - d. Drainage
 - e. Electric and natural gas
 - f. Telephone and cable TV

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. Identify the need for blasting.
 - c. Proposed phasing
 - d. Construction access
 - e. Green building and sustainability

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. Steep Slope Permit – Town of Mount Pleasant Planning Board
 - e. Conservation Advisory Council review and report.
 - f. MS4 Stormwater Permit – Town Board
 - g. 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. INVOLVED AND INTERESTED AGENCIES

1. Involved Agencies:
 - Town of Mount Pleasant Planning Board
 - Town of Mount Pleasant Highway Department
 - Town of Mount Pleasant Engineering Department
 - Town of Mount Pleasant Water & Sewer Department
 - New York City Department of Environmental Protection
 - Westchester County Planning Board
 - Westchester County Department of Health
 - Westchester County Department of Public Works
 - New York State Department of Environmental Conservation, Region III
 - New York State Department of Transportation
 - United States Army Corps of Engineers
2. Interested Agencies:
 - NYSDEC, Environmental Notice Bulletin
 - Town of Mount Pleasant Conservation Advisory Council
 - Mount Pleasant Central School District
 - Valhalla Fire District
 - Town of Mount Pleasant Police Department
 - Town of Mount Pleasant Recreation Department

G. 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. 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 and US Soil Conservation Service data and on-site confirmation by agency representatives, as required.
- b. Provide a table of on-Site soils identifying the construction limitations, engineering properties, hydrological capabilities and permeability, and seasonal high water table for each soil type located on the Site.
- c. Identify and evaluate the underlying bedrock formation types, composition and thickness and depth to bedrock.
- d. Identify Site slopes:
 - i. 0 to <15%
 - ii. ≥15 to >25% (steep slope)
 - iii. ≥25 to >35% (very steep slope)
 - iv. > 35% (excessively steep slope).
- e. History of any hazardous materials found at the site based on existing federal and state databases.

Potential Impacts

- a. Quantify slope disturbance by category resulting from the Action and depict on topographic map.
- b. Assess steep slope impacts as they relate to *Chapter 180 Steep Slope Protection* of the Mount Pleasant Town Code.
- c. 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.
- d. 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) and Town of Mount Pleasant requirements.
- e. 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.
- f. Discuss the potential for soil compaction as a result of construction.
- g. Address the potential need for rock removal, and blasting.

Mitigation Measures

- a. Discuss project design (road and lot layout) that eliminates or minimizes impacts to steep slopes, sensitive soils or unique geologic features and achieves a balance of cut and fill to the extent practicable.
- b. Discuss mitigation as required, including a discussion of construction methods and Best Management Practices, erosion and sediment control methods that will be employed to mitigate potential impacts.
- c. Discussion of steep slopes to be preserved.

B. WATER RESOURCES

1. Surface and Ground Water

Existing Conditions

- a. Location and description of surrounding waterbodies including on-Site surface water and off-Site receiving waters, limiting distances and classification according to NYCDEP, NYSDEC and/or ACOE and subject to on-site confirmation by agency representatives, as required, headwaters of the Bronx River watershed.
- b. Identify uses of surface waters.
- c. Identify ground water characteristics.

- d. Address seasonal variations in waterbody's size/characteristics.
- e. Description of existing drainage areas, drainage channels, and watersheds including downstream conditions.
- f. Identify flood boundaries as defined by the Flood Boundary and Floodway Map issued by the Federal Emergency management Agency (FEMA).
- g. Stormwater flow volumes and peaks should be provided for the 1,2,10,25,50 and 100 year storm events.

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. Provide a pre and post development pollutant loading analysis, with particular attention given to the site's proximity to the Kensico Reservoir.
- d. Address post development stormwater flow volumes for the 1,2,10,25,50 and 100 year storm events.
- e. Prepare preliminary Stormwater Pollution Prevention Plan (SWPPP).
- f. Address stormwater quality improvements.
- g. Discuss potential ground water impacts

Mitigation Measures

- a. Design adequate stormwater control system in accordance with the NYS Dept. of Environmental Conservation's "Stormwater Management Design Manual." (current version) and Town of Mount Pleasant requirements.
- b. Project design elements and stormwater controls to meet NYCDEP watershed requirements.
- c. Address design layout alternatives that maintain the current site groundwater recharge capacity through conserved forest areas, limited site disturbance, limited and disconnected impervious surfaces and stormwater directed to infiltration practices.
- d. Address the use of Low Impact Development (LID) stormwater management systems and other measures to maximize on-site infiltration and minimize runoff off-site.

2. Wetlands

Existing Conditions

- a. Description, delineation and mapping of NYSDEC, ACOE and Town designated wetlands, DEC/Town buffer areas, and wetlands that

- fall below regulatory thresholds including vernal and woodland pools.
- b. Discuss the quality, function and classification of wetlands on-Site, wetland limits and permitting requirements of the NYSDEC, the ACOE, and Town Code Chapter 111, 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 subdivision layout and design that avoids wetlands and wetland buffer encroachments.
- 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.

C. FLORA AND FAUNA

Existing Conditions

- a. Catalogue all on-site species, vegetation cover types and habitats, including species presence and abundance, distribution, dominance, community types, habitat value with identification of native and invasive species.
- b. Confirmation of presence or absence of any plant or animal species that may be identified by the New York State Department of Environmental Conservation (NYSDEC), New York Natural Heritage Program, and/or the US Fish and Wildlife Service.
- c. Provide a tree survey of the Site by a licensed land surveyor that shows tree location, diameter and species of all trees with a 10” and greater DBH in all areas of disturbance and within 25’ of the edge of all disturbed areas (based on proposed cluster subdivision plan)

Potential Impacts

- a. Identify site disturbances by habitat type.
- b. Identify important specimen or champion trees or stands of trees.
- c. Identify loss of wooded areas and its effect on habitat conditions of the site.
- d. Address habitat corridor fragmentation, and this site’s role as a remnant refuge.
- e. Discuss any impacts on resident plant and animal populations.
- f. Identify impacts associated with the use of fertilizers, herbicides and pesticides.

Proposed Mitigation

- a. Discuss project design modifications as a method of protecting open space, habitat or native flora.
- b. Compute Tree Reforestation requirements in accordance with *Chapter 201; Article I Tree Preservation* of the Mt Pleasant Town Code.
- c. Discuss tree preservation methods during construction and any proposed new plantings (identified as native or non-native) to be installed as part of the development.
- d. Address measures to protect open space from invasive species during construction and after completion.

D. NOISE AND AIR QUALITY

Existing Conditions

- a. Qualitative discussion of current noise/air quality conditions at the Site.

Potential Impacts

- a. Qualitative discussion of noise/air impacts, long term and during project construction. Discuss the potential, if any, for noise/air quality impacts once Site is occupied.
- b. A screening analysis shall be performed to determine whether any location should undergo a detailed micro-scale CO₂ analysis. The screening analysis shall follow the procedures of the NYSDOT's *Environmental Procedures Manual*.
- c. Using EPA's Household Carbon Model (or equivalent) estimate the carbon footprint for the project.

Mitigation Measures

- a. Discuss mitigation as required.

E. AESTHETIC RESOURCES

1. Visual

Existing Conditions

- a. Inventory and describe existing visual and scenic resources and visual character of the Project Site.
- b. Identify specific visual conditions from the following locations:
 - Westlake Drive and Greenwood Lane
 - Westlake Drive and Halsey Place
 - Westlake Drive and Roberta Court
 - Mount Pleasant Recreation Complex
 - Westlake Drive and east Stevens Avenue
 - Columbus Avenue and Lozza Drive
 - Columbus Avenue and Summit Lake Drive

- Columbus Elementary School
- 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.
- c. Address the aesthetic benefit of the Site's open space resource.

Potential Impacts

- a. Describe potential impacts to the visual and site aesthetic conditions, which will include cross-sections, sketches, photographs and/or photo-renderings of the built conditions from the eight visual receptor locations identified in section b. above.

Mitigation Measures

- a. Discuss mitigation as required, addressing factors such as building layout and configuration, architecture, buffering, screening.

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.
- c. Address lighting impacts to site wildlife.

Mitigation Measures

- a. Discuss methods to avoid or reduce adverse effects from Site lighting, to on-site wildlife populations and off-site 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.
- b. Address use of native species in proposed landscaping.

F. CULTURAL RESOURCES

Existing Conditions

- a. Location and description of structures or historic areas on the site or within ½ mile of the site, listed on the State or National Historic Register, or otherwise noted to have historic significance.
- b. Conduct a Phase 1A archaeological survey of the site, following the standards of the New York State Office of Parks Recreation and Historic Preservation
- c. Identify the location of on-site cultural artifacts such as stone walls, wells, cellars, foundations, monuments, etc.

Potential Impacts

- a. Identify potential impacts to archaeological, historic or cultural resources as identified in the existing conditions survey.

Mitigation

- a. Discuss mitigation as required.

G. TRANSPORTATION

1. Traffic

Existing Conditions

- a. Description of the size, length and width of pavement, number of travel lanes, shoulder, capacity, physical condition maintenance, sight distances and ownership of the following roadways:
 - Columbus Avenue
 - Sutton Park drive
 - Summit Lake Drive
 - Lozza Drive
 - Town Recreation Complex Driveway
 - East Stevens Avenue
 - Westlake Drive
 - Rutledge Road
 - Pine Road
 - Greenwood Lane
 - Halsey Place
 - Roberta Court
 - Birchbrook Drive
- b. Identification of traffic controls including speed limits, advisory signs, etc.
- c. Record vehicle traffic volumes on the surrounding roadway network either manually or through the use of ATR (automatic traffic data recorder) counters. Determine the peak hours. Turning movement traffic counts shall be performed on weekdays during times when local

- schools are in session, during the morning, afternoon and Saturday peak periods.
- d. Analyze traffic operating conditions and levels-of-service based on the 2010 Highway Capacity Manual methodologies, at the following intersections:
 - 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
 - Westlake Drive and Birchbrook Drive
 - Westlake Drive and East Stevens Avenue
 - e. Description of the accident history of studied roadways and intersections for at a minimum, the most recent three year period. Accident rates will be compared to the statewide average for similar roadways.
 - f. Assess Vehicle mix and classifications.
 - g. Study the area roadways for purposes other than passenger vehicle traffic (i.e. trucks and delivery vehicles, school buses, walkers, joggers, cyclists and other recreational uses.
 - h. Address in particular, traffic (including pedestrian movements) associated with the nearby Columbus Elementary School, Westlake Middle and High Schools and the EF Academy.
 - i. Address pedestrian connections from the residential neighborhoods to the south and east, to Columbus Avenue
 - j. Assess transit services available or used in the area.
 - k. 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. Present findings as levels-of-service for all intersections identified in section d. above.
- 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.
- c. Address impact on pedestrian traffic along roadways during construction phase, as well as those resulting from traffic generated by the proposed project.
- d. Traffic impact due to construction activity.
- e. Intersection sight distances at entrances to the proposed development and in the vicinity of the project.

- f. Assess increased greenhouse gas emissions from additional traffic compared to current conditions.

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 generalized land use and development patterns within the region, Westchester County and the Town of Mount Pleasant.
- b. Identify, on a parcel-by-parcel scale, land use within ½ mile of the Site.
- c. Identify the current and prior uses of the Site.
- d. Discuss the Project's compatibility with the goals and policies of all applicable land use plans, including the Town of Mount Pleasant Comprehensive Plan, and Westchester 2025.
- e. Describe the existing zoning of the Site and the area within ½ mile of the Site.
- f. 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.
- g. Address the provisions of §218-70(a)(1) regarding the applicability of applying the abutting zoning use, bulk and density provisions on the subject Site.
- h. Document the projects compliance with the applicable zoning dimensional requirements.
- i. Discuss the cluster regulations, and their open space preservation objectives.
- j. Address existing open space resource, and its value to the Town and the region as a whole.
- k. Address the portion of the Site located within the New York City Watershed, and its function and value as watershed land.

Potential Impacts

- a. Describe how the project relates to general development patterns throughout the area, including current comprehensive planning documents and policies (Town of Mt. Pleasant, Westchester County Patterns for Westchester, the Land and the People, 1996 and Westchester 2025, the Third Regional Plan for NY, NJ and CT Metropolitan Area, RPA 1996, FEMA National Flood Insurance

Program, NYSDEC Stormwater Management Program, NYS Office of Emergency Management Agency Hazard Mitigation Plan, USEPA & NYSDEC Climate Action Plan),

- b. Discuss any applicable potential impacts due to inconsistencies with the Town's Comprehensive Plan and all other land use regulations.
- c. 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.
- d. Address how varying interpretations of §218-70(a)(1) would affect the Project.
- e. Document impact of the loss of open space, locally and regionally.
- f. Address how the development of the Site would impact the NYCDEP Watershed.

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.
- b. Address the potential for the permanent preservation of open space or environmentally sensitive portions of the site.

G. UTILITIES AND SITE INFRASTRUCTURE

Existing Conditions

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

Potential Impacts

- a. Proposed demand on affected 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, sewer and electricity usage for the proposed residences.
- c. Provide a calculation of fire flow requirements based on NFPA guidelines.
- d. Identify street lighting energy impacts.

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.

H. COMMUNITY FACILITIES

Existing Conditions

Identify existing conditions, locations, capacities, staffing levels, response times, etc., for the following:

- a. Police
- b. Fire
- c. Ambulance
- d. Health Care
- e. Schools
- f. Recreation

Potential Impacts

- a. Discuss the effects of additional demands on the various community service providers and their capabilities to service the Project, based on information obtained from each service provider.
- b. Address private security measures (if any).
- c. Projected increase in school population should be based on recognized planning methodologies, supplemented with real data from the Mount Pleasant Central School District.
- d. Address impacts on recreational resources and facilities.

Mitigation Measures

- a. Discuss mitigation as required.
- b. Address the provision of on-site recreational facilities.

I. SOCIO-ECONOMIC/FISCAL

Existing Conditions

- a. Discuss existing demographic conditions and trends within Westchester County and the Town of Mount Pleasant. Utilize most current US census data.
- b. Discuss the existing residential housing market, and the need for type of housing proposed at the Site.
- c. Examine the annual budget for the Town of Mount Pleasant, including the Police and Fire Departments and School District.

Potential Impacts

- a. Discuss the projected increase in the number of Town of Mount Pleasant residents as a result of the proposed action, including impacts on community character and other social impacts on the Town.
- b. Identify the number of school age children generated by the project, and the impact on the school district.
- c. 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.
- d. Demonstrate that a suitable market exists for the project.
- e. Document the economic impacts resulting from the loss of open space.

Mitigation Measures

- a. Discuss mitigation as required.

K. CONSTRUCTION

Potential Impacts

- a. Description of anticipated construction activities, including site preparation, earthwork, removal of materials off-site, stockpiling, rock removal and blasting, if necessary
- b. Analysis of construction impacts including:
 - Identification of types of construction equipment
 - Construction worker, vehicle traffic
 - Duration and hours of operation
 - Phasing
 - Staging
 - Access points and parking for deliveries and construction workers
 - Direct construction activity impacts such as noise, air quality, stormwater and traffic.

Mitigation Measures

- a. Construction management techniques.
- b. Erosion and sedimentation control plans and best management practices.
- c. Address green building and sustainability practices, both during construction, and long term.

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. Cluster subdivision
2. Potential commercial development of the Site under OB-1 Zoning.
3. Cluster plan with senior housing component.
4. Recreation amenity
5. Open space preservation including no development on NYCDEP Watershed land.

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. IMPACTS ON ENERGY USE AND CONSERVATION

- A. Identify energy sources to be utilized if the proposed action is implemented.
- B. Document increased energy consumption.
- C. Identify energy conservation measures, including green building techniques and commitments, such as LEED certification or the specification of Energy Star appliances.

VII. 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.