

TACONIC TRACT SUBDIVISION
Town of Mt. Pleasant, Westchester County, New York
Draft Environmental Impact Statement (DEIS)
Adopted November 5, 2009

This document identifies the issues to be addressed in the Draft Environmental Impact Statement (DEIS) for the proposed Taconic Tract Subdivision in the Town of Mt. Pleasant, NY. This Scoping Document contains the items described in 6 NYCRR Part 617.8 (f) (1) through (7).

Classification of Action: **Type I**

Lead Agency: **Planning Board of the Town of Mt. Pleasant**
Town of Mt. Pleasant
One Town Hall Plaza
Valhalla, New York 10595

Scoping Meeting: **Monday, April 20, 2009, beginning at 8:00 p.m. at the Town of Mt. Pleasant Town Hall (Court Room), One Town Hall Plaza, Valhalla, New York 10595. Comments from Agencies and public are welcome at this public scoping session.**

Written Scoping Comments: **Written scoping comments are also invited and will be accepted through 4 p.m. on Friday, May 22, 2009, to be addressed to the SEQR Contact Person:**

Michael McLaughlin, Planning Board Chair
Town of Mt. Pleasant Town Hall
One Town Hall Plaza
Valhalla, NY 10595
Phone: (914) 742-2330
Fax: (914) 769-3155

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Description of Proposed Action:

Taconic Tract Development, LLC (the “Applicant”), proposes to subdivide 30.00 acres located between the Taconic State Parkway (east), Washburn Road (south), Todd Lane (west) and Carlton Avenue (north) as a 17 lot subdivision, the majority of which will be developed as a conservation subdivision. The Applicant proposes to subdivide three existing parcels into a total of 16 building lots, two of which already exist, for a total of 14 new building lots. Nine of the 16 homes will be on smaller size lots; the other 7 will be on minimum 1-acre lots. A seventeenth lot is included in this application solely because a portion of the access road travels over a small section of that lot. The proposed construction includes construction of 16 single-family residential dwellings, access roads, driveways, sanitary sewers, water supply facilities, and landscaping. Additionally, a stormwater detention facility is proposed for the site. The conservation subdivision layout is based upon a conventional subdivision of the property into a total of 16 building lots.

The DEIS will contain the following information and address the following issues as they relate to a conventional subdivision of the lots and to the proposed action:

I. COVER SHEET

- A. Identify the Report as a Draft Environmental Impact Statement;
- B. The Proposed Action and its location;
- C. The name, address and telephone number of the Lead Agency and contact person;
- D. The name, address and telephone number of the preparer of the DEIS;
- E. The date of DEIS submission and acceptance. A space for the date will be provided
- F. The name address and telephone number of the Applicant;
- G. The date by which comments on the DEIS must be submitted. A space for the date will be provided.

Following the cover sheet, a list (name, address and telephone numbers) of all sub consultants involved in the project and a list of all interested and involved parties would be provided.

II. TABLE OF CONTENTS AND EXECUTIVE SUMMARY

- A. Indicate the chapters of the DEIS and page numbers as well as lists of exhibits, tables and appendices.

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B. Executive Summary

1. Precise summary of the Proposed Action
2. Precise summary of its significant impacts and mitigation measures
3. Precise summary of alternatives analyzed in the body of the document
4. List of all involved agencies and required reviews and approvals from Town, County and State agencies.

III. PROJECT DESCRIPTION

A. Project Purpose, Needs and Benefits

1. The purpose and need for the proposed project will be discussed.
2. Public need for the project, and municipal objectives based on adopted community development plans. Describe the need for additional housing in the Town of Mt. Pleasant including housing for “empty nesters”.
3. Describe the proposed development including but not limited to:
 - a) Objectives of the Applicant.
 - b) Projected sales prices.
 - c) Proposed lot sizes.
 - d) Proposed housing types and numbers including approximate square footage of floor space and number of bedrooms per house.
 - e) Linear feet of proposed roads, including parvment width, grades, road bed composition, and construction standares.
 - f) Proposed recreation areas and/or open space acreage.
 - g) Projected household size and age groups.
 - h) Proposed utilities.
4. Benefits of the proposed action to the Town
 - a) Social
 - b) Economic

B. Site Location

1. Identification of regional and area location, tax map designation, abutting streets, utilities and land uses and existing zoning categories.

C. Project Background and Site History

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D. Proposed Development

1. Descriptions of general layout, access, open space/buffer areas, lighting, internal road system, emergency access, utilities and stormwater facilities. Legal status, use, and ownership of existing property within areas of proposed improvements.
2. Identify all covenants, restrictions and limitations imposed on the site, and their history.
3. Description of the proposed project's compliance with current site zoning, the number of buildings and the total maximum potential use of the site pursuant to the Town's existing zoning.
4. Description of the scope and scale of proposed development, including a discussion of the improvements on abutting properties owner by Sharon Saunders.
5. Construction Schedule and Project Phasing

IV. REQUIRED PERMITS AND APPROVALS

- A. Listing and description of all Town, County, state and federal permits and approvals that may be required to implement the project.
- B. Listing of Involved and Interested Agencies

V. EXISTING CONDITIONS, POTENTIAL IMPACTS, MITIGATION - The analyses of the project would be performed for the expected year of completion of the project (2011).

A. Land Use and Zoning

1. Existing conditions
 - a) Generalized Land Use - Prepare maps and narrative describing general development patterns within Westchester County, the Town of Mt. Pleasant, including the Village of Briarcliff Manor.
 - b) Primary Study Area Land Use – include a map ad parcel by parcel land use survey of all properties within ½ mile of the perimeter of the site.
 - c) Present use of the site including existing on-site structures.
 - d) Describe existing zoning in the Town of Mt Pleasant, surrounding zoning within ½ mile of the site and the R-40 zoning.
 - e) Project compliance with R-40 zoning regulations.

2. Anticipated Impacts

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- a) Describe the how the project relates to general development patterns throughout the area, including current comprehensive planning documents and policies (Town of Mt. Pleasant, Village of Briarcliff Manor, and Westchester County patterns and Westchester 2025 and all regional planning initiatives including the Third Regional Plan for NY, NJ and CT Metropolitan Area, RPA 1996.
 - b) Identify the relationship of the proposed development to overall land use patterns within the study area, and to immediately adjacent properties.
 - c) Study of the proposed project's compliance with existing Town zoning, subdivision regulations and other local land use regulations.
 - d) Study of the project's conformance with all relevant and applicable Town of Mt. Pleasant and Westchester County plans and policies and a discussion of the relationship between the proposed project and the policies and recommendations contained in these plans.
 - e) Discuss impacts, if any, from proposed project lighting.
3. Proposed Mitigation
- a) Include items such as, but not limited to buffer areas, landscaping, increase setbacks..

B. Flora and Fauna

1. Existing Conditions
 - a) A thorough study by a biologist to catalogue all on-site species, vegetation cover types and habitats.
 - (1) Preparation of an endangered, threatened, and rare species report identifying-as occurring on, migrating through, or within 300 feet of the site. Confirmation of presence or absence of any such plant and animal species as may be identified by the New York State Department of Environmental Conservation (NYSDEC), New York Natural Heritage Program, and the US Fish and Wildlife Service.
 - b) Provide tree survey of subject property by a licensed land surveyor which shows the tree location, diameter, and species of all trees with a 6" and greater diameter (measured 4.5' above grade) in all areas of disturbance, and within 25' of the edge of all disturbed areas.
2. Anticipated Impacts
 - a) Identify loss of wooded areas and its effect on any habitat conditions on the site.
 - b) Discuss any impacts on resident plant and animal populations.
 - c) Identify impacts associated with the use of fertilizers, herbicides and pesticides.

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3. Proposed Mitigation

- a) Compute Tree Reforestation requirements in accordance with *Chapter 201: Article I Tree Preservation* of the Mt. Pleasant Town Code.
- b) Discuss tree preservation methods during construction and any proposed new plantings to be installed as part of the development.
- c) Discuss ownership and means of protecting open space areas.

C. Geology, Topography, Steep Slopes, and Soils

1. Existing Conditions

- a) Site subsurface geologic conditions, including depth to bedrock based on SCS soils data and visual inspections and test probes and borings if necessary.
- b) Study by a licensed surveyor of topography and steep slopes. Identify in map and numerical forms slopes with the following ranges:
 - (1) 0% to < 15%
 - (2) $\geq 15\%$ to < 25% (steep slope)
 - (3) $\geq 25\%$ to < 35% (very steep slope)
 - (4) $\geq 35\%$ (excessively steep slope)
- c) Identify soil types and their distribution based on Soil Conservation Service (SCS) mapping.
- d) Information on depth to rock based on SCS soils' data and visual inspections.
- e) Discussion of soil characteristics based on SCS soils' data and tabulations including but not limited to physical properties of soil, hydrological capabilities, and engineering properties and development limitations and constraints.
- f) History of any hazardous materials found at the site.

2. Anticipated Impacts

- a) Quantify slope disturbance by category (0% to <15%, $\geq 15\%$ to < 25%, $\geq 25\%$ to < 35%, and $\geq 35\%$) resulting from proposed action and depict on topographic map.
- b) Discuss steep slope impacts as they relate to *Chapter 180: Steep Slope Protection* of the Mt. Pleasant Town Code, including permitting needs for disturbance of very steep and excessively steep slopes, and applicability of hilltop and ridgeline preservation requirements.
- c) Assess the potential impacts of building construction and site grading with respect to soil erosion and slope stabilization.

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- d) Estimate of cut and fill and description of impacts if cuts and fills are not balanced.
- e) Suitability of soils for proposed improvements based on SCS soils' data.
- f) Discuss potential need for blasting.

3. Proposed Mitigation

- a) Design road and property layout that reduces impact to regulated steep slopes
- b) Incorporate retaining walls designed in accordance with Town requirements into the design to prevent excessive grading
- c) Preparation and implementation of a temporary erosion and sediment control during construction plan (included as part of the Stormwater Pollution Prevention Plan [SWPPP]).
- d) Identify permanent slope stabilization methodologies to be used on site (included as part of the SWPPP).

D. Water Resources

1. Existing conditions

- a) Location and description of wetlands, water bodies, and surface watercourses and groundwater resources on and in the vicinity of the site and the general identification of wetland, water bodies and surface watercourses and groundwater resources in the vicinity of the project site and influenced by the project including with respect to:
 - (1) Seasonal variation.
 - (2) Waterbody's size and quality/characteristics.
 - (3) *Chapter 111: Freshwater Wetlands* of the Town of Mt. Pleasant Code.
 - (4) Articles 15 & 24 of the New York State Environmental Conservation Law including but not limited to protected freshwater wetlands.
- b) Flood boundaries as defined by the Flood Boundry and Floodway Map issued by the Federal Emergency Management Agency (FEMA)
- c) Describe drainage patterns, conditions and contributing areas within the project site's watershed, and their relationship to the subject site.
- d) Describe any stormwater management facilites on-site and for the off-site vicinity
- e) Existing stormwater flow volumes and peaks would be provided for 1, 2, 10, 25, 50 and 100- year storm events.

2. Anticipated Impacts

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- a) Any impacts on surface waters, wetlands, and their regulated setbacks as a result of the proposed development.
- b) Describe the stormwater management system proposed, including all proposed drainage facilities and detention areas and how they will comply with the NYSDEC Phase II Stormwater Regulations.
- c) Discuss potential stormwater quality impacts
- d) Discuss post-development stormwater flow volumes for the 1, 2, 10, 25, 50 and 100-year storm events.

3. Proposed Mitigation

- a) Discuss proposed drainage facilities and methods to treat water quality volumes.
- b) Discuss the use of detention to reduce peak stormwater runoff rates post construction.

E. Sanitary Sewage and Water Supply

1. Existing Conditions

- a) Describe existing municipal sanitary sewer and water mains adjacent to the project site including size, material, and ownership
- b) Identify existing Sanitary Sewer Districts and Water Districts that include or are adjacent to the project site.
- c) Identify method of water and sewer service provided to abutting properties.
- d) Describe existing water supply on Applicant Sharon Saunders' abutting property.

2. Anticipated Impacts

- a) Compute water and sanitary sewer demands of the proposed subdivision and identify any growth inducing impacts that may result from the proposed water or sanitary sewer extension
- b) Identify alternative routes for the sanitary sewer connection to Westchester County trunk sewer. These include connecting on the east side of the Taconic State Parkway or the County trunk line manhole located in the NYSDEC wetland.
- c) Discuss the potential for connecting to the Village of Briarcliff Manor water system and legal requirements therefor including whether (i) any improvements districts must be created or expanded; (ii) metering requirements; and (iii) need for intermunicipal agreements.

3. Proposed Mitigation

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- a) Alternate water supply through the use of individual wells.

F. Traffic

1. Existing conditions

- a) Description of the length, width of pavement, number of travel lanes, shoulder, capacity, condition, maintenance, sight distances and ownership of the following roads in the vicinity of the project:
 - (1) Washburn Road
 - (2) Carlton Avenue
 - (3) Todd Lane
 - (4) Fox Run Road
 - (5) Doxbury Circle
 - (6) Woodsford Bend
 - (7) Briars Corners
- b) ATR (automatic traffic data recorder) counters will be installed on Carlton Ave. (two locations) and Washburn Road (one location). to collect continuous traffic volumes with vehicle classification data. The ATR counts will be used to determine the peak hours for conducting the manual turning movement counts. Turning movement traffic counts will be performed on weekdays during the morning and afternoon peak periods identified from the ATR counts. Analyze the Existing traffic conditions at the following intersections:
 - (1) Development Entrance & Washburn Road
 - (2) Development Entrance & Carlton Ave.
 - (3) Carlton Ave. & Chappaqua Road
 - (4) Todd Lane & Pleasantville Road
 - (5) Carlton Ave & Route 9A
- c) Accident analysis - Accident data for the most recent three years will be analyzed for the roadways/intersections in the project vicinity (Washburn Road, Carlton Ave., Todd Lane, Pleasantville Rd., & Chappaqua Rd.) Accident rates will be calculated and compared with the statewide average rates for similar facilities.
- d) Study use of area roads for purposes other than passenger vehicle traffic, i.e. trucks and delivery vehicles, walkers, joggers, bikers and other recreational uses.
- e) School bus, truck and delivery vehicle traffic

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2. Anticipated Impacts
 - a) The traffic expected to be generated as a result of the proposed development. Trip generation shall be estimated using the most current edition of the *ITE Trip Generation* manual.
 - b) Level of Service Analysis of the No-build, and Build (2011) for the following intersections will be performed using Highway Capacity Manual 2000 Methodology.
 - (1) Development Entrance & Washburn Road
 - (2) Development Entrance & Carlton Ave.
 - (3) Carlton Ave. & Chappaqua Road
 - (4) Todd Lane & Pleasantville Road
 - (5) Carlton Avenue & Route 9A
 - c) Impact on pedestrian traffic along roadways during construction phase, as well those resulting from the traffic generated by the proposed project.
 - d) Traffic impact due to construction activities.
 - e) Intersection sight distances at entrances to proposed development and in the vicinity of the project.

3. Proposed Mitigation
 - a) Comparison of future no-build and future build scenarios
 - b) Proposed improvements to reduce traffic impact and improve roadway safety.

G. Community Facilities (police, fire, emergency, services, health facilities, schools, and solid waste)

1. Existing conditions
 - a) Describe municipal (Town of Mt. Pleasant or Village of Briarcliff Manor) facilities, including highway maintenance, and other relevant service providers including police, fire, emergency services, health facilities, schools and solid waste. Contact emergency service providers in writing for a description of their facilities and services.

2. Anticipated impacts
 - a) Describing potential impacts to community facilities and services from the proposed development, based upon information provided by each service provider.

3. Proposed mitigation

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- a) If any.

H. Socio-economic/fiscal

1. Existing conditions

- a) Describe existing demographic conditions and trends within Westchester County, the Town of Mt. Pleasant and the Village of Briarcliff Manor.
- b) Annual budgets for the Town of Mt. Pleasant including the Police Department and Briarcliff Manor Union Free School District.

2. Anticipated Impacts

- a) Project population resulting from the proposed action and describe impacts on the existing population including impacts on community character and other social impacts on the Town of Mt. Pleasant and surrounding areas and impact on Briarcliff Manor Union Free School District.
- b) Analyze the following: property tax base, proposed project's assessed value, revenues from local taxes and expenditures as applicable for Town of Mt. Pleasant including the Police Department, and Briarcliff Manor Union Free School District.
- c) Discuss potential fiscal impacts on the above services.

3. Proposed Mitigation

- a) If any

I. Cultural Resources (historical and archeological)

1. Existing Conditions

- a) Location and description of structures or historic areas on the project site or within 1,000 feet of it listed on State and National Register
- b) Provide a Phase 1A archeological survey of the site, following the standards of the New York State Office of Parks, Recreation and Historic Preservation.

2. Anticipated Impact

- a) Identify potential impacts to archeological or historic resources as shown in the Phase 1A survey.

3. Proposed Mitigation

- a) If any.

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J. Noise/Air

1. Existing Conditions

- a) Qualitative discussion of current noise/air conditions on the project site.

2. Anticipated Impacts

- a) Qualitative discussion of noise/air impacts, long term and during project construction. Discuss the potential, if any, for noise/air impacts once site is occupied.
- b) A screening analysis shall be performed to determine whether any location should undergo a detailed micro-scale CO analysis. The screening analysis shall follow the procedures of the NYSDOT's *Environmental Procedures Manual*.
- c) Using the EPA's Office Carbon Model (V 1.0), estimate the carbon footprint of the project.

3. Proposed Mitigation

- a) Discussion of proposed mitigation measures to limit short-term construction generated noise/air impacts, as well as any identified long-term noise/air impacts.

K. Visual Resources

1. Existing Conditions

- a) Documentation of the visual character of the site and the immediately surrounding area through captioned photographs and narrative.

2. Anticipated Impacts

- a) Presentation of elevations, sketches, photographs, cross-sections, models and/or photo-renderings to demonstrate the visual impact of the project on the surrounding area.

3. Proposed Mitigation

L. Construction

1. Existing Conditions

2. Anticipated Impacts

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- 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.
3. Proposed Mitigation
- a) Construction management techniques.
 - b) Erosion control plan and best management practices.

VI. ALTERNATIVES

- A. The analysis of reasonable alternatives to the Proposed Action would be based on schematic site plans with a narrative statement describing impacts. Alternatives would be compared to one another and to the proposed action. A summary table shall be provided that presents the comparisons in a concise format.
- B. Proposed Alternatives:
 1. No Action alternative.
 2. Conventional Layout consisting of 16 single family residences.
 3. Conservation Layout with all homes clustered.
 3. Alternative Site Access Layout (no through road).
 4. Reduced density subdivision that avoids steep slopes, ridge lines and other site constraints.

VII. SIGNIFICANT IMPACTS THAT CANNOT BE AVOIDED

- A. Identification of significant long-term and short-term construction impacts (including construction noise and dust emissions) that cannot be avoided. For construction impacts, the discussion would include

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project sequencing and construction impacts on surrounding roads and neighborhood properties and measures to mitigate the same, if any.

VIII. OTHER SEQRA ENVIRONMENTAL IMPACTS

- A. Growth Inducing Cumulative and Secondary Impacts.
- B. Impacts on Energy Use and Conservation.
- C. Irreversible and Irretrievable Commitment of Resources.

IX. APPENDICES

- A. SEQRA Documentation (including Scoping Session Transcripts and written Scoping Comment Letters)
 - 1. Correspondence further information is available from the SEQR Contact Person identified above.
- B. Stormwater Management Report
- C. Traffic Impact Assessment
- D. Steep Slopes Analysis
- E. Water and Sanitary Sewer Plan & Usage
- F. Tree Survey
- G. Endangered, Threatened, and Rare Species Report
- H. Cultural Resources Report
- I. Fiscal Impact Analysis