

**DRAFT SCOPING
DOCUMENT
FOR**

**KINGSVIEW 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 sometimes referred to as the "Planning Board") as Lead Agency for the SEQRA review of the proposed Kingsview Subdivision (hereinafter sometimes referred to as 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 sometimes referred to as the "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 June 2nd, 2016, at 8 pm at Mount Pleasant Town Hall, 1 Town Hall Plaza, Valhalla, NY 10595. 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 July 18, 2016 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 insignificant.

DESCRIPTION OF THE PROPOSED ACTION

DCS Home Builders, LLC (hereinafter sometimes referred to as the "Applicant") proposes the development of a subdivision of twelve (12) units on a 9.79 acre parcel of land located east of Linda Avenue and west of the High Hills and Rolling Hills subdivision. The Tax Identification Number of the two tax lots comprised of 9.48 acres of property designated as Section 106.19, Block 1, Lot 44, in the Town of Mount Pleasant, New York and an additional .31 acre parcel designated as Section 106.19 Block 2, Lot 14 (hereinafter sometimes referred to as the "Project Site" or "Site").

Access to the Project is proposed from Florence Avenue as well as Belleview Avenue in the hamlet of Thornwood. 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 except for an existing single family dwelling adjacent to the Project Site. Existing land uses in the area adjacent to the Project Site are single family residential. The Site straddles the R-10 and R 40 Zoning District demarcation line in that area, said District being one that allows residential uses. No change of zoning is contemplated.

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 6 NYCRR 617.9(b) shall 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 identified (i.e. soils, surface water, traffic) shall be presented in a separate sub-section, which shall incorporate **existing conditions, submissions already filed, potential impacts and mitigation measures**. Where appropriate, documentation and technical reports from prior applications in the late 1980 and the early 2000's provided in previous EAF documents for the property may be incorporated. Narrative discussions should be 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, and roads. 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 based on cost/expense, feasibility, rationale and impact on community resources.

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, and roads 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 listing 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 Mount 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 Applicant is proposing to develop the Site with a conventional subdivision. The development of a conventional subdivision is predicated on a design in accordance with the zoning and land use regulations. The development of the Site described in this section of the DEIS addresses the conventional subdivision intended for the development of the parcel.

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. 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, 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 of 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 and ownership of roads and emergency access, if necessary
 - d. Documentation of existing condition of Evelyn and Florence Avenue, grades and proposed improvements
 - e. Description of on-Site vehicle and pedestrian circulation
 - f. Description of access to nearby public transportation facilities
 - g. 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 areas to be determined
 - 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. Storm water management / drainage plans
 - b. Sewer
 - c. Water
 - d. Drainage
 - e. Electric and natural gas
 - f. Telephone and cable television

D. CONSTRUCTION AND PROJECT PHASING

- 1. Construction
 - a. Anticipated construction impacts, period and schedule of construction milestones (i.e. Site clearing, grading and fill placement, infrastructure, foundations, and Site amenities
 - b. Identify the need for blasting
 - c. Address construction noise and vibration
 - d. Proposed phasing
 - e. Equipment staging
 - f. Construction access and vehicle traffic
 - g. 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. Storm water facilities
 - b. Landscaping
 - c. Snow removal

F. 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. Steep Slope Permit – Town of Mount Pleasant Planning Board
 - d. Conservation Advisory Council review and report
 - e. MS4 Storm water Permit – Town Board
- 2. 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)
- 3. State
 - a. SPDES permit (Storm water) – New York State Department of Environmental Conservation
 - b. Water Quality Certification – New York State Department of Environmental Conservation
 - c. New York State office of Parks Recreation & Historic Preservation
- 4. Federal
 - a. Wetland Jurisdictional Determination – Army Corps of Engineers (if any)

G. INVOLVED AND INTERESTED AGENCIES

- 1. Involved Agencies:
 - a. Town of Mount Pleasant Planning Board
 - b. Town of Mount Pleasant Highway Department
 - c. Town of Mount Pleasant Engineering Department
 - d. Town of Mount Pleasant Water and Sewer Department
 - e. New York City Department of Environmental Protection
 - f. Westchester County Planning Board
 - g. Westchester County Department of Health
 - h. Westchester County Department of Public Works
 - i. New York State Department of Environmental Conservation, Region III
 - j. New York State Office of Parks Recreation & Historic Preservation
 - k. United States Army Corps of Engineers

2. Interested Agencies

- a. NYSDEC, Environmental Notice Bulletin
- b. Town of Mount Pleasant Conservation Advisory Council
- c. Mount Pleasant Central School District
- d. Thornwood Fire District
- e. Town of Mount Pleasant Police Department
- f. Town of Mount Pleasant Recreation Department

H. PROJECT PURPOSE, NEED & BENEFIT

- a. Public need
- b. Objectives of the Project Sponsor
- c. 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 in 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. GEOLOGY, SOILS and TOPOGRAPHY

Existing conditions

- a. Identify site geologic conditions and depth to bedrock at areas of proposed development and areas of development alternatives.
- b. Detail soil composition based on field investigations and US Soil Conservation Service data and on-site confirmation by agency representatives, as required.
- c. 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.
- 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 then 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 soil and geologic conditions and suitability for proposed drainage and stormwater management features.
- h. 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. Discuss 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.
- b. Identify uses of surface waters.
- c. Identify ground water characteristics.
- d. Address seasonal variations in waterbody's size and characteristics.
- e. Describe existing drainage areas, patterns, drainage channels, and watersheds along with downstream conditions.
- f. Identify flood boundaries as defined by the Flood Boundary and Floodway Map issued by the Federal Emergency Management Agency.
- g. Provide storm water volumes and peaks for the 1, 2, 10, 25, 50 and 100 year storm events.

Potential Impacts

- a. Discuss potential impacts from future drainage patterns, storm water peak discharges, storm water quality reduction and storm water quality with regards to the 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 paid to the site's drainage to the Saw Mill River.
- d. Address post development storm water flow volumes for the 1, 2, 10, 25, 50 and 100 storm events.
- e. Prepare preliminary Storm Water Pollution Prevention Plan
- f. Address storm water quality improvements
- g. Discuss potential ground water impacts.

Mitigation Measures

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

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. Confirm presence or absence of any plant or animal species that may be identified by the NYS Department of Environmental Conservation, 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 distributed 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 plan 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 1 Tree Preservation of the Mount 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. Provide qualitative discussion of current noise and air quality conditions at the Site.

Potential Impacts

- a. Qualitative discussion of noise and air impacts, long term and during project construction. Discuss the potential, if any, for noise and or air quality impacts once Site is occupied.
- b. Perform a screening analysis 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, viewsheds and visual character of the Project Site.
- b. Identify specific visual conditions from the following locations:
 - Linda Avenue (north, central and southern viewpoints)
 - Walter Avenue at Evelyn Avenue
 - Walter Avenue/Meadow Hill Ct./High Hill Farm intersection
 - High Hill Farm cul-de-sac
 - Northern end of Westerly Lane
 - Northern end of Belleview Ave.
- c. Provide narrative text and photographs to describe the visual character of the neighborhood and the visual relationship between the Project Site and the surrounding area.

- d. 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 six 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 and 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 in the vicinity of the Site:
 - Walter Avenue
 - Linda Avenue
 - Circular Street
 - Grove Street
 - Lillian Avenue
 - Union Avenue
 - Evelyn Avenue
- b. Identify 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 (automotive 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:
 - Walter Avenue & Linda Avenue
 - Circular Street & Linda Avenue
 - Grove Street & Linda Avenue
 - Lillian Avenue & Linda Avenue
 - Kensico Avenue & Linda Avenue
 - Linda Avenue & Union Avenue
 - Evelyn Avenue & Walter Avenue
- e. Describe the accident history of studied roadways and intersections for at least the past three years. Compare accident rates 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 users)

- h. Address pedestrian connections from the residential neighborhoods to the south and east.
- i. Assess transit services available or used in the area.
- j. 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. Include in projections other projects in the vicinity that have been approved or are newly proposed that will impact the studied roadway network and or identified intersections. The Town must confirm included projects.
- c. Address impact on pedestrian traffic along roadways during construction phase. Do the same for that resulting from traffic generated by the proposed project.
- d. Describe impact on traffic due to construction activity.
- e. Describe intersection sight distances at entrances to the proposed development and in 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.

H. LAND USE AND ZONING

Existing Conditions

- a. Discuss the existing generalized land use and development patterns with the region, Westchester County and the Town of Mount Pleasant.
- b. Identify land use within a half mile of the Site on a parcel by parcel scale.
- 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 a half mile of the Site.
- f. Discuss the permitted uses and proposed development of the Site based on the applicable sections of the R-40 and R-10 zoning districts.
- g. Document the Project's compliance with the applicable zoning dimensional requirements.
- h. Address existing open space resource and its value to the Town and region as a whole.

Potential Impacts

- a. Describe how the Project relates to general development patterns throughout the area, including comprehensive planning documents and policies (Town of Mount 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 Storm Water Management Program, NYS Office of Emergency Management Agency Hazard Mitigation Plan, USEPA and NYSDEC Climate Action Plan).

- b. Discuss any 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. Document impact of the loss of open space, locally and regionally.

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.

I. UTILITIES AND SITE INFRASTRUCTURE

Existing Conditions

- a. Water Supply: Describe existing Water Districts public water supply facilities, including 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: Describe existing facilities
- e. Solid Waste and Recycling: Describe 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 designing elements in limiting impacts and or demands on natural and man made resources.
- b. Use of water conservation fixtures.
- c. Low maintenance landscaping
- d. Use of alternative innovative storm water management techniques to promote the infiltration of storm water and minimize the generation of surface run off
- e. Discuss other mitigation as required.

J. COMMUNITY FACILITIES

Existing Conditions

- a. Identify existing conditions, locations, capacities, staffing levels, response times, etcetera, for the following:
 - i. Police
 - ii. Fire
 - iii. Ambulance

- iv. Health care
- v. Schools
- vi. 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.

K. 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 the 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 impact on community character and other social impacts on the town
- b. Identify the number of school age children generated by the project and 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 measures as required.

L. CONSTRUCTION

Potential Impacts

- a. Describe anticipated construction activities, including on site preparation, earthwork, removal of materials off site, stockpiling, rock removal and blasting, if applicable

- b. Analyze construction impacts, including
 - i. Identification of types of construction equipment
 - ii. Construction worker, vehicle traffic
 - iii. Duration and hours of operation
 - iv. Phasing
 - v. Staging
 - vi. Access points and parking for deliveries and construction workers
 - vii. Direct construction activity impacts such as noise, air quality, storm water 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 afterwards (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 comprehensive assessment of costs, benefits, and environmental risks of each alternative.

No Action

- a. Describe the no-build alternative

Alternative Plans/Uses

- a. Cluster subdivision
- b. Single access from Belleview (no through road to Evelyn Avenue)
- c. Access through Lot 9 to Evelyn/Walter
- d. Rezone the entire site to R-40
- e. Rezone the entire site to R-10
- f. Ridgeline protection (limit building heights)

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

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

VI. IMPACT 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 of the specification of Energy Star appliances.

VII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

VIII. GROWTH-INDUCING IMPACTS

IX. SUMMARY OF MITIGATION

X. 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, and regional or local agencies, organization or consultants contacted during the preparation of the DEIS.
- d. Provide relevant correspondence regarding the Project.