

**Town of Mount Pleasant**  
**DRAFT SCOPING DOCUMENT**  
**For the Preparation of a**  
**Draft Generic Environmental Impact Statement**

**For The**  
**Town of Mount Pleasant Comprehensive Plan**  
**“Envision Mount Pleasant”**  
**and Hamlet Form-Based Zoning Code**

**Town of Mount Pleasant, Westchester County**

**March 9, 2021**

**Classification of Action: Type I**

**Lead Agency: Town of Mount Pleasant Town Board**

**Written Comments May Be Submitted to:**

Susan Marmol, Town Clerk  
Town of Mount Pleasant  
One Town Hall Plaza  
Valhalla, NY 10595

**Written Comments Must be Submitted By:**

April 9, 2021

## **Introduction:**

The Town Board of the Town of Mount Pleasant (the “Town”) is preparing a comprehensive plan, *Envision Mount Pleasant*, in conformance with New York State Town Law § 272a.

In accordance with the State Environmental Quality Review Act (SEQRA), and its implementing regulations (6 NYCRR Part 617), the Town Board of the Town of Mount Pleasant, acting as Lead Agency in the adoption of *Envision Mount Pleasant* (the “Plan”), has determined that the proposed action is a Type I action and that a Draft Generic Environmental Impact Statement (DGEIS) shall be prepared to evaluate areas of potential impacts resulting from the goals and implementation strategies included in the Plan.

A Generic Environmental Impact Statement (GEIS) is a broader, more general EIS that analyzes the impacts of a concept or overall plan rather than those of a specific project plan. The GEIS is useful when the details of a specific impact cannot be accurately identified, as no site-specific project has been proposed, but a broad set of further, future projects is likely to result from the agency’s action. 6 NYCRR 617.10 provides the following guidance for preparation of Generic Environmental Impact Statements:

*Generic EISs may be broader, and more general than site or project specific EISs and should discuss the logic and rationale for the choices advanced. They may also include an assessment of specific impacts if such details are available. They may be based on conceptual information in some cases. They may identify the important elements of the natural resource base as well as the existing and projected cultural features, patterns and character. They may discuss in general terms the constraints and consequences of any narrowing of future options. They may present and analyze in general terms a few hypothetical scenarios that could and are likely to occur.*

The information prepared in conformance with this Scoping Document for the DGEIS is intended to provide the analysis in the decision-making process for use by the Lead Agency and any Involved/Interested Agencies in preparing their Findings Statements and issuing decisions.

## **Description of the Proposed Action:**

The proposed action is the adoption of a new Town of Mount Pleasant comprehensive plan, *Envision Mount Pleasant*, and the associated Hamlet Form-Based Zoning Code. The Town’s current comprehensive plan was adopted in 1970, and over the course of the intervening decades, the Town has grown, adapted and evolved into today’s physically diverse, multi-faceted community. Because the 1970 Comprehensive Master Plan was never updated, the changing face of the Town often evolved haphazardly, without distinct guidance or a clear vision for the future.

*Envision Mount Pleasant* has been designed to take stock of where the Town is today and how it got there, assess its strengths and weaknesses, and establish a durable vision for the future that reflects the goals, aspirations and values of the people of Mount Pleasant.

## **Potentially Significant Impacts of the Proposed Action:**

It is anticipated that *Envision Mount Pleasant* will be beneficial to the environmental because it embodies smart growth and sustainable development principles, however, it does have the potential to impact various elements of the environment, thus warranting further evaluation in the GEIS; including:

- Natural Environment
- Economic Environment
- Social Environment
- Built Environment
- Mobility & Connectivity
- The Hamlets

The potential adverse impacts associated with each of these topics shall be addressed in the DGEIS.

## **Required Approvals:**

The approval and adoption of *Envision Mount Pleasant* and the Hamlet Form-Based Code is the sole responsibility of Town of Mount Pleasant Town Board.

## **Draft Generic Environmental Impact Statement:**

The Draft Generic Environmental Impact Statement (DGEIS) will discuss relevant and material information and evaluate the reasonable alternatives to the Proposed Action identified in this Scoping Document. It will be clearly and concisely written in plain language that can be easily read and understood by the public. Technical material will be summarized and, if it must be included in its entirety, will be referenced in the DGEIS and included as an appendix. All relevant correspondence from the Lead Agency and interested agencies will be included in an appendix to the DGEIS.

The DGEIS will be written in the third person without use of the terms I, we, and our. As appropriate, narrative discussions will be accompanied by illustrative tables and graphics. Graphics will clearly identify the study area. Each potential impact category will be the subject of a separate section describing existing conditions, anticipated impacts, and proposed mitigation.

The full DGEIS will be made available to the Lead Agency in both hard copy and electronic formats. The electronic format will be in Adobe Acrobat (.pdf) file. When the DGEIS is accepted for public review by the Lead Agency, sufficient hard copies will be provided to allow placement of a copy at the public library and Mount Pleasant Town Hall for public review during normal business hours. In addition, the full DGEIS will be posted on the Town's website public review, as required by law.

## **Contents of the DGEIS:**

**Cover Sheet** listing title of project, location, identification as a DGEIS, Lead Agency (with a contact name and a phone number), preparer, and relevant dates (i.e., date of submission, and spaces for dates of DGEIS acceptance, public hearing, final date for comments). A list of preparers

will include the firm name, contact name, address, and phone number for all consultants who contributed to the document.

**Table of Contents** including list of primary DGEIS sections and subsections, tables, exhibits, drawings, appendices, with page numbers listed for each.

**I. Executive Summary**

The Executive Summary will include a brief summary description of the Proposed Action and a listing of all potential significant adverse environmental impacts and proposed mitigation measures. A summary will provide a list of the approvals and permits required, and of the alternatives to the Proposed Action that are evaluated in the DGEIS. The Executive Summary will only include information that is found elsewhere in the main body of the DGEIS.

**II. Description of Proposed Action**

**A. Location of the Proposed Action**

The Proposed Action encompasses the entire Town of Mount Pleasant, Westchester County, New York. The Town of Mount Pleasant is located in the central portion of Westchester County, 27 miles north of Manhattan, and is bordered by the Town of North Castle to the east, Town of New Castle to the north, Town of Greenburgh to the south and the Hudson River to the west, and includes within its border the Villages of Pleasantville, Sleepy Hollow and a portion of Briarcliff Manor. The Town covers 24.1 square miles and the primary centers of community activity revolve around the hamlets of Valhalla, Hawthorne and Thornwood.

**B. Summary of the Proposed Action**

A summary of *Envision Mount Pleasant* shall be provided addressing the primary goals of the Plan, as well as a summary description of the Hamlet Form-Based Code.

**C. Purpose, Public Need and Benefits of the Proposed Action**

The primary goal of the Proposed Action is to adopt a current comprehensive plan and associated hamlet zoning to direct the form of Mount Pleasant’s future development. The Proposed Action also sets forth an array of goals and implementation strategies designed to guide decision making for the next decade. *Envision Mount Pleasant* strives to address contemporary issues and concerns in the environmental, social and economic climate of the Town and broader region in relation to the Town’s attributes and aspirations for its future quality of life.

**D. Involved and Interested Agencies**

Provide a listing of all Involved and Interested Agencies.

**III. Existing Conditions, Anticipated Impacts and Mitigation**

**A. Natural Environment**

This section will generically document the existing natural environment conditions and describe how the goals and implementation strategies of the Plan may impact the Town’s

natural environment. The analysis will address open space, water, flooding, wetlands, geology, soils, topography, habitat/ecosystems, air, noise and light pollution,

**B. Economic Environment**

This section of the DGEIS will generically assess the potential impact of the economic goals and implementation strategies of the Plan and will address economic trends, employment and the residential retail, office, health care and life science markets.

**C. Social Environment**

This section will generically analyze the impact of *Envision Mount Pleasant's* goals and implementation strategies on the Town's historic resources, demographics, educational institutions and municipal services.

**D. The Built Environment**

This section of the DGEIS will generically evaluate the Town's pattern of land use, zoning, housing stock, infrastructure, parkland and recreation resources, institutions, and the Columbus and 9A corridors, to assess impacts that may result from implementing *Envision Mount Pleasant's* goals and strategies.

**E. Mobility & Connectivity**

The section generically evaluates the Town's mobility issues including the streets and highways, circulation issues in the hamlets, connectivity, pedestrian and bicycle circulation, wayfinding, parking and public transit and assesses impacts that may result from implementing *Envision Mount Pleasant's* goals and strategies.

**F. The Hamlets**

This section of the GEIS will generically evaluate the goal established in *Envision Mount Pleasant* of revitalizing the hamlets of Valhalla, Hawthorne and Thornwood by carefully channeling new growth into the hamlets where adequate infrastructure exists, thereby relieving pressure on the less developed and more environmentally sensitive areas of the Town. New form-based zoning is proposed to accomplish this goal.

**G. Sustainability & Resiliency**

This section addresses an array of sustainability and resiliency measures designed to ensure that the Town prospers equitably for years to come. Potential impacts of these goals will be addressed.

**IV. Alternatives**

**A. No Action**

This alternative assumes that none of the goals or implementation strategies identified in *Envision Mount Pleasant* are adopted.

**B. Conventional Hamlet Zoning**

This alternative generically evaluates the use of conventional zoning to achieve the goals established for the hamlets of Valhalla, Hawthorne and Thornwood, instead of the form-based zoning.

**V. Significant Adverse Impacts that Cannot Be Avoided**

This section of the DGEIS will generically document those impacts, if any, resulting from the adoption of *Envision Mount Pleasant* and the Hamlet Form-Based Code that are determined to be significant, and that cannot be avoided.

**VI. Growth Inducement**

Generically describe the potential for additional growth to occur as a result of the adoption of *Envision Mount Pleasant* and the Hamlet Form-Based Code.

**VII. Effects on the Use and Conservation of Energy**

Address any issues resulting from the adoption of *Envision Mount Pleasant* and the Hamlet Form-Based Code related to energy use and conservation.

**VIII. Irreversible and Irretrievable Commitment of Resources**

This section identifies any natural resources that would be irreversibly consumed or made unavailable for future use as a result of the Proposed Action.

**IX. Appendices**

**A. SEQR Documentation**

**B. Hamlet Form Based Code**

**C. Correspondence**