

MEADOWS AT BRIARCLIFF CLUSTER SUBDIVISION

Town of Mt. Pleasant, Westchester County, New York

Draft Environmental Impact Statement (DEIS)

Adopted: December 20, 2021

This document identifies the issues to be addressed in the Draft Environmental Impact Statement (DEIS) for the proposed Meadows at Briarcliff Cluster Subdivision in the Town of Mt. Pleasant, NY. This Scoping Document contains the items described in 6 NYCRR Part 617.8 (e) (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: **October 18, 2021 beginning at 7:30 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 Thursday December 2, 2021, 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

**Scoping Document
Meadows at Briarcliff Cluster Subdivision
Town of Mount Pleasant, NY**

INTRODUCTION:

Zappico Real Estate Development, LLC (the “Applicant”), proposes to subdivide a 36.8± acre property located at 715 Sleepy Hollow Road in the Town of Mount. Pleasant (the “Subject Site”) more specifically known as Town of Mount. Pleasant Tax Map Section 105.17 Block 1 Lot 15 as a 32-lot cluster subdivision consisting of 29 new single-family lots, the preservation of two existing residences on separate lots and one open space lot (the “Proposed Action”). The Subject Site originally included 6 additional acres located in the Village of Briarcliff Manor, which were previously subdivided, and are not part of the Proposed Action.

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 October 18, 2021, at 7:30 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 December 2, 2021, after the close of the Public Scoping Session. The Lead Agency will consider all substantive 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.

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,

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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.

DESCRIPTION OF PROPOSED ACTION:

In August 2020 the Applicant purchased property in the Town of Mount Pleasant and the Village of Briarcliff Manor comprising approximately 42 acres of land. In December 2020 and March 2021 approximately 6 acres of the 42-acre parcel located in the Village of Briarcliff Manor were sold for the purpose of being developed to support two single-family homes. The Applicant proposes to subdivide the existing parcel into a total of 31 building lots ranging in size from 20,012± s.f. to 127,327± s.f. and a 19± acre parcel to be preserved as open space. Approximately 21.56 acres, or approximately 58 percent of the Subject Site is proposed to include a conservation easement preserving those portions of the site as open space. The residential community will be served by a proposed cul-de-sac roadways accessing Sleepy Hollow Road. The roads will be private but built to Town standards and will be maintained by a homeowner’s association. The proposed conservation subdivision layout is based upon a conventional subdivision of the property into a total of 31 zoning compliant building lots. The property is currently located within the Westchester County Saw Mill Sewer district; however, the Applicant intends to prepare a petition to be included into the Ossining district. This connection will utilize Village of Briarcliff Manor sewer infrastructure requiring approval from Briarcliff Manor. Water service would be provided through the Briarcliff Manor Village Water Department.

The DEIS will contain the following information and address the following issues as they relate to a cluster residential subdivision of the lots and to the Proposed Action:

I. COVER SHEET

- A. Identify the Report as a Draft Environmental Impact Statement;

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- 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; and
- 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.
- 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 DEIS
 - 4. List of all Interested and Involved agencies and required reviews and approvals from Town, County, State and Federal agencies.

III. PROJECT DESCRIPTION

The development of a cluster subdivision (as permitted under §278 of New York State Town Law and §A227-32 of the Town Code) 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. A conventional 31 lot subdivision has been submitted that in the Applicant's opinion conforms to applicable R-40 zoning district requirements to justify the proposed cluster subdivision lot count. The development of the Subject 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 Subject Site with a conventional subdivision. The Applicant proposes the development of a cluster subdivision, which is addressed more fully in Section V of this DEIS.

A. Project Purpose, Needs and Benefits

- 1. The purpose and need for the Proposed Action will be discussed.
- 2. Public need for the Proposed Action, and municipal objectives based on adopted community development plans and the Town's draft Comprehensive Plan. Describe the need for additional housing in the Town of Mt. Pleasant.
- 3. Describe the proposed development including but not limited to:
 - a) Objectives of the Applicant.

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- b) Projected sales prices.
 - c) Proposed lot sizes.
 - d) Proposed housing types and numbers including approximate square footage of floor space, number of bedrooms per house and building height.
 - e) Linear feet of proposed roads, including pavement width, grades, roadbed composition, and construction standards.
 - f) Proposed recreation areas and/or open space acreage.
 - g) Projected household size and age groups.
 - h) Proposed utilities.
 - i) Identify if the Applicant will construct the homes, or if individual lots will be sold for development by others.
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

- 1. Identify prior uses on the site. Utilize historical records and aerial photography to document prior uses.
- 2. Identify all previously issued permits and approvals.
- 3. Identify any current or prior violations, and their status or resolution.

D. Proposed Development

- 1. Describe Conservation/Cluster Subdivision purpose and intent and the process and procedure for obtaining approval.
- 2. 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.
- 3. Identify all covenants, restrictions and limitations imposed on the site, and their history.
- 4. 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.
- 5. Projected Construction Schedule and Project Phasing

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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

This section of the DEIS will describe the existing environmental conditions on the Site. Sufficient documentation will be provided so that the Lead Agency and reviewers are able to gain an understanding of current conditions and the context in which potential impacts will be assessed in the DEIS. The detail provided will reflect the severity of the potential impacts and the reasonable likelihood of their occurrence. For each issue, existing site conditions shall be defined, potential impacts identified and described and mitigation measures designed to minimize or off-set potential impacts are to be proposed. The methodology and standards used to quantify projected impacts are to be described. The analyses of the Proposed Action shall be performed for the expected year of completion (2024).

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 and parcel by parcel land use survey of all properties within ½ mile of the perimeter of the Project Site.
 - c) Secondary Study Area Land Use – provide a more generalized analysis of the land use within 1 mile of the perimeter of the Project Site.
 - d) Present use and occupancy of the Project Site including existing on-site structures.
 - e) Describe existing zoning in the Town of Mt Pleasant generally, and, within ½ mile of the Project Site, including the Village of Briarcliff Manor.
 - f) Document the purpose and intent of the R-40 zoning district, and the Proposed Actions compliance with the R-40 zoning regulations.
 - g) Identify the location, and the establishing criteria of designated Critical Environmental Areas.
 - h) Identify the presence of the New Croton Aqueduct which runs below the Site, the shaft which may exist on the Site and associated easements.
 - i) Address the Proposed Action’s relationship to public parkland; including the Pocantico Lake County Park, Rockefeller State Park, the Audubon Preserve and Briarcliff Pocantico Lake Park.
 - j) Identify developments within the study area.

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2. Anticipated Impacts

- a) Describe the how the Proposed Action 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 the Town’s draft comprehensive plan, “Envision Mount Pleasant.”
- b) Identify the relationship of the Proposed Action to overall land use patterns within the study area and to surrounding properties; including CEA’s, Pocantico Lake County Park, Rockefeller State Park, the Audubon Preserve and Briarcliff Pocantico Lake Park.
- c) Study of the Proposed Action’s compliance with existing Town zoning, subdivision regulations and other local land use regulations.
- d) Address project lighting impacts.
- e) Address impacts to the New Croton Aqueduct, and how the NYCDEP easement would limit, restrict or affect the Proposed Action, including restrictions on the placement of structures, and construction techniques such as excavation, boring or rock removal.

3. Proposed Mitigation

- a) Include items such as, but not limited to reconfiguration of the subdivision layout and configuration, reduction in the number of proposed lots, establishment of buffer areas, landscaping, increased setbacks, etc.
- b) Document ownership, maintenance and enforcement of open space parcel.
- c) Implementation of Dark Sky compliant lighting.
- d) Other mitigation measures as required.

B. Flora and Fauna

1. Existing Conditions

- a) Inventory all on-site species, vegetation cover types and habitats, including species presence and abundance, distribution, dominance, community types, habitat value, seasonal variations and travel corridors with identification of native and invasive species.
- b) Preparation of a Threatened and Endangered Species Habitat Suitability Assessment report by a biologist.
- c) 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 Project Site including the “edge effect” of clearing previously undisturbed forest areas.

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- b) Address impacts to the on-site forest mycorrhizal network.
 - c) Identify specimen trees.
 - d) Address impact on climate resiliency and carbon sequestration.
 - e) Discuss any impacts on resident plant and animal populations, including within Pocantico Lake and its downstream tributaries.
 - f) Address habitat fragmentation and this site's role as a remnant refuge.
 - g) Address the impact of the Proposed Action with respect to the Site's location within the Atlantic Flyway.
 - h) Identify impacts associated with the use of fertilizers, herbicides and pesticides.
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 Proposed Action.
 - c) Address the use of native species in landscaping and reforestation plans.
 - d) Discuss ownership and means of protecting open space areas, including future encroachments by homeowners into environmentally sensitive areas.
 - e) Other mitigation measures as required.

C. Geology, Topography, Steep Slopes, and Soils

1. Existing Conditions
- a) Describe site subsurface geologic conditions, including the presence of and depth to bedrock based on Soil Conservation Service (SCS) soils data and visual inspections and test probes and borings as required.
 - 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 ridgelines.
 - d) Identify soil types and their distribution based on Soil Conservation Service (SCS) mapping and field reconnaissance, including the presence of peat, which is important for carbon sequestration.
 - e) Information on depth to rock based on SCS soils' data and visual inspections.
 - f) Discussion of soil characteristics based on SCS soils' data and tabulations including but not

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limited to physical properties of soil, hydrological capabilities, and engineering properties and development limitations and constraints.

- g) History of any hazardous materials found at the Project Site.
 - h) Conduct a Phase 1 Environmental Site Assessment, and if found necessary pursuant to the results, conduct a Phase 2 ESA.
2. Anticipated Impacts
- a) Quantify slope disturbance by category (0% to <15%, ≥15% to < 25%, ≥25% to <35%, and ≥ 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.
 - 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 rock removal, and the proposed methods of doing so, including chipping and 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 where appropriate.
 - 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).
 - e) Propose alternative designs to avoid blasting.
 - f) Identify alternatives to achieve a balance of cut and fill.
 - g) Other mitigation measures as required.

D. Water Resources

1. Existing conditions
- a) Location and description of wetlands, vernal pools, water bodies, and surface watercourses and groundwater resources on and in the vicinity of the Project Site including Pocantico Lake and Pocantico River and the general identification of wetland, water bodies and surface watercourses

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and groundwater resources in the vicinity of the Project Site and influenced by the Proposed Action including with respect to:

- (1) Seasonal variation.
 - (2) Variation due to climate change.
 - (3) Waterbody's size and quality/characteristics.
 - (4) *Chapter 111: Freshwater Wetlands* of the Town of Mt. Pleasant Code.
 - (5) 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 Boundary 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 Project Site.
 - d) Describe any stormwater management facilities on-site and for the off-site vicinity.
 - e) Existing stormwater flow volumes and peaks would be provided for 1, 10, 50, 100 and 500 - year storm events.
 - f) Address recent extreme storm events.
 - g) Identify the past history of the use of Pocantico Lake as a potable water source, and as a current back-up source.

2. Anticipated Impacts

- a) Any impacts on surface waters, wetlands, vernal pools and their regulated setbacks as a result of the Proposed Action.
- b) Document secondary impacts to areas outside of surface waters, wetlands, vernal pools and their regulated setbacks, which may have an ecological nexus to those areas.
- c) Describe the stormwater management system proposed, including all proposed drainage facilities and detention areas and how they will comply with the NYSDEC and NYCDEP Stormwater Regulations.
- d) Discuss potential stormwater quality impacts on-site and on downstream properties and CEA.
- e) Address impacts to the functioning of Pocantico Lakes as a back-up public water supply.
- f) Address impacts of the use of road salt and snow melting chemicals on water features.
- g) Document impacts to groundwater.
- h) Identify pre and post development pollutant loading impacts.
- i) Discuss post-development stormwater flow volumes for the 1, 10, 50, 100 and 500-year storm events.

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- j) Discuss the consequences of recent extreme storm events, and how the Proposed Action might be impacted if similar events occur.
 - k) Address cumulative water quality impacts of development within the watershed.
 - l) Address impact on recreational fishery in Pocantico Lake, including fish stocking programs.
3. Proposed Mitigation
- a) Discuss proposed drainage facilities and methods to treat water quality and volumes, and the associated maintenance obligations.
 - b) Discuss the use of detention to reduce peak stormwater runoff rates post construction.
 - c) Address the use of above ground stormwater management practices such as pervious pavers and vegetative rain gardens and Low Impact Development green infrastructure measures.
 - d) Identify efforts to prevent or mitigate water turbidity and sediment accumulation.
 - e) Other mitigation measures as required.

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, condition and ownership
 - b) Identify existing Sanitary Sewer Districts and Water Districts (and Water Department in the Village of Briarcliff Manor) that include or are adjacent to the Project Site.
 - c) Identify method of water and sewer service provided to abutting properties.
 - d) Identify on-site septic disposal systems.
 - e) Address the presence of the New Croton Aqueduct, and its role in the New York City and regional water supply network.
2. Anticipated Impacts
- a) Compute water and sanitary sewer demands of the Proposed Action and identify any growth inducing impacts that may result from the proposed water or sanitary sewer extension, and any impacts to the Village of Briarcliff Manor sewer infrastructure, including whether (i) any improvements districts must be created or expanded; (ii) need for intermunicipal agreements, (iii) a new district is necessary.
 - b) Identify alternative routes for the sanitary sewer connection to Westchester County trunk sewer.
 - 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, (iv) hydrant rental agreement.

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- d) Address impacts to existing potable water wells in the vicinity of the Site.
 - e) Address impacts to the New Croton Aqueduct.
 - f) Address methods to offset the projected increase in sewer flows to wastewater facilities, including a County recommended Inflow and Infiltration (I&I) ratio of three to one.
3. Proposed Mitigation
- a) Alternate sewer service .
 - b) Alternate water service.
 - c) Address I&I mitigation, including a per gallon fee, identification of I&I projects, timeframe, responsibility for conducting the work, etc.
 - d) Other mitigation measures as required.

F. Utilities:

1. Existing Conditions
- a) Describe existing utility services at the Project Site such as electric, telephone, cable TV, internet, including condition and ownership
 - b) Identify existing easements.
2. Anticipated Impacts
- a) Identify proposed methods of heating and air conditioning the proposed residences.
 - b) Identify increased electric demand.
 - c) Identify proposed installation and use of other utility services.
 - d) Identify new or modified easements.
3. Proposed Mitigation
- a) Identify the potential for utilizing alternative energy sources such as solar or geothermal.
 - b) Alternate water service.
 - c) Other mitigation measures as required.

G. Traffic

1. Existing conditions
- a) Description of the length, width of pavement, number of travel lanes, shoulder, capacity,

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condition, maintenance, and ownership of the following roads in the vicinity of the Proposed Action:

- (1) Sleepy Hollow Road
 - (2) Old Sleepy Hollow Road Extension
 - (3) Long Hill Road East
- b) Traffic volume and turning movement counts will be conducted at the Long Hill Road/ Sleepy Hollow Road, Sleepy Hollow Road/Site Driveway and Sleepy Hollow Road/Old Sleepy Hollow Road Extension intersections. Traffic volume and turning movement traffic counts will be performed on weekdays during the morning and afternoon peak periods.
- c) Pedestrian and bicycle activity and routes.
- d) Pocantico Lake Park, Pocantico River Trail and Rockefeller Preserve hiking and trailhead parking
- e) Public transportation.
- f) School bus and related traffic.
- g) Delivery truck related traffic.
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 (2024) for the following intersections will be performed using Highway Capacity Manual 2000 Methodology.
 - (1) Sleepy Hollow Road/Long Hill Road East
 - (2) Sleepy Hollow Road/Site Driveway
 - (3) Sleepy Hollow Road/ Old Sleepy Hollow Road Extension
 - (4) Sleepy Hollow Road/Route 9
 - c) Traffic impact due to construction activities.
 - d) Intersection sight distances at entrances to proposed development and in the vicinity of the Proposed Project.
 - e) Impacts to pedestrian and bicycle activity.
 - f) Impacts resulting from hiking and trailhead parking.
 - g) Impacts to public transportation.
 - h) Impacts to school bus and related traffic.

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- i) Impacts from delivery truck traffic.
3. Proposed Mitigation
- a) Comparison of future no-build and future build scenarios
 - b) Proposed improvements to reduce traffic impact and improve roadway safety.
 - c) Other mitigation measures as required.

H. Community Facilities (police, fire, emergency services, schools, solid waste and recreation)

1. Existing conditions
- a) Describe municipal (Town of Mt. Pleasant and Village of Briarcliff Manor) facilities, including relevant service providers. Contact emergency service providers in writing for a description of their facilities and services.
 - (1) Police
 - (2) Fire
 - (3) Ambulance/EMS
 - (4) Health Care
 - (5) Schools
 - (6) Solid Waste and Recycling
 - (7) Recreational Facilities
2. Anticipated impacts
- a) Describing potential impacts to community facilities and services from the Proposed Action, based upon information provided by each service provider.
 - b) Address response times, increase service demands and costs.
3. Proposed mitigation
- a) As required.

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I. 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. Utilize 2020 census data where available.
 - b) Address the financial conditions and municipal budget of the Town of Mount Pleasant.
 - c) Document the housing market in the Town of Mount Pleasant, and the surrounding region.

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.
 - b) Identify the number of school aged children projected to be generated by the Proposed Action and document the impact on the Pocantico, Pleasantville, Tarrytown and Briarcliff Manor School Districts
 - c) Analyze the following: property tax base, proposed project's assessed value, revenues from local taxes and expenditures as applicable for all taxing jurisdictions.
 - d) Address ancillary revenue that may be impacted, including film and television permit fees.
 - e) Discuss potential fiscal impacts on the above services.

3. Proposed Mitigation
 - a) As required.

J. 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 if 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. Conduct Phase 1B if found to be necessary.
 - c) Address the Rockefeller legacy, and that impact on the Project Site and surrounding community.

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2. Anticipated Impact
 - a) Identify potential impacts to archeological or historic resources as shown in the Phase 1A/1B survey.
3. Proposed Mitigation
 - a) As required.

K. Visual Resources

1. Existing Conditions
 - a) Documentation of the visual character of the Project Site and the immediately surrounding area through captioned photographs and narrative.
 - b) Specifically address views from Sleepy Hollow Road at both ends and the center of the Site, from Kings Grant Way, Pocantico Lake Road, Pocantico Lake (4 locations, the bridge at the north end of the lake, the shoreline fishing access site, the dam at the south end of the lake, a location on the lakes surface from the viewpoint of a person in a kayak) and the public viewpoints of the Site from Pocantico Lake County Park, Rockefeller State Park, the Audubon Preserve and Briarcliff Pocantico Lake Park.
2. Anticipated Impacts
 - a) Utilizing NYSDEC Program Policy DEP-00-2 – Assessing and Mitigating Visual and Aesthetic Impacts, provide elevations, sketches, photographs, cross-sections, models and/or photo-renderings to demonstrate the visual impact of the Proposed Action on the surrounding area.
3. Proposed Mitigation
 - a) As required.

L. Construction

1. Existing Conditions
2. Anticipated 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

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- 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 plans and best management practices.
 - c) Describe measures to reduce construction noise impacts.
 - a) Other mitigation measures as required.

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 single-family residences conforming to the applicable R-40 zoning district requirements and other applicable requirements.
 - 3. Conservation Layout with alternative house design.
 - 4. Conservation Subdivision that avoids all environmentally constrained lands.
 - 5. Alternative access location(s).

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 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, Conservation Green Building and Sustainability.

Scoping Document
Meadows at Briarcliff Cluster Subdivision
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C. Irreversible and Irretrievable Commitment of Resources.

IX. APPENDICES

- A. SEQRA Documentation (including Scoping Session Transcripts and written Scoping Comment Letters)
- B. Stormwater Management Report
- C. Traffic Impact Assessment
- D. Steep Slopes Analysis
- E. Water and Sanitary Sewer Plan & Usage
- F. Tree Survey
- G. Endangered and Threatened Species Habitat Suitability Assessment Report
- H. Cultural Resources Report
- I. Fiscal Impact Analysis