

# FINAL SCOPING DOCUMENT

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For the Yorktown Comprehensive Plan and Zoning Amendments  
Supplemental Generic Environmental Impact Statement

## **PREPARED FOR:**

**Yorktown Town Board  
363 Underhill Avenue  
Yorktown Heights, NY 10598**

## **PROPOSED ACTION:**

**Enactment of Yorktown Comprehensive Plan and Zoning Amendments**

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October 9, 2007

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## Introduction to this Scoping Document

A Supplemental Generic Environmental Impact Statement ("SGEIS") is to be prepared by the Town Board ("Town Board") of the Town of Yorktown ("Town") in connection with the proposed enactment by the Town of a Comprehensive Plan and amendments to the Town of Yorktown Zoning Ordinance (the "Proposed Action"). The Town Board had previously prepared in 2005 a Generic Environmental Impact Statement ("GEIS") for a prior proposed Comprehensive Plan and Zoning amendments (collectively, the "2005 Proposed Comprehensive Plan"). Now, the Town Board is preparing an SGEIS to identify any new information or changes in circumstances (e.g., new proposed projects) that have taken place since the GEIS, as well as any other changes proposed by the Town Board, to cure certain deficiencies identified during litigation brought against the Town in 2006. The SGEIS will assess whether the Proposed Action would cause any significant adverse environmental impacts not previously identified and/or discussed in the GEIS.

The Proposed Action for purposes of the Draft SGEIS (but not necessarily the Final SGEIS) is the Proposed 2007 Comprehensive Plan and Zoning amendments.

The Draft Scoping Document was available for inspection at Town Hall, 363 Underhill Avenue, Yorktown Heights, New York, starting on July 6, 2007. A meeting open to the public for input and comment on this document was held July 18, 2007 at 7:00 p.m. at the Yorktown Community and Cultural Center, Room 104. Notice of this meeting was provided in newspapers of general circulation. Written comments on this document were accepted up to until 5:00 p.m. on August 1, 2007. This Final Scoping Document represents a revision of the Draft Scoping Document, revised, as appropriate, based on the verbal and written comments received. This document identifies those potential impacts of the Proposed Action and relevant areas of concern that are to be addressed in the Draft SGEIS.

The Town Board of the Town of Yorktown, having been designated as the "lead agency" for the GEIS pursuant to the State Environmental Quality Review Act ("SEQRA"), will continue to serve as lead agency for the SGEIS and the Proposed Action. Interested agencies include the following boards, commissions and departments of the Town of Yorktown. Unless otherwise noted, all agencies are located at 363 Underhill Avenue, Yorktown Heights, NY 10598.

- Yorktown Advisory Board on Architecture and Community Appearance
- Yorktown Community Housing Board
- Yorktown Conservation Board
- Yorktown Landmarks Preservation Committee
- Yorktown Museum Board (1974 Commerce Street)
- Yorktown Planning Board (1974 Commerce Street)
- Yorktown Zoning Board of Appeals

- John C. Hart Memorial Library—Patricia Barresi, Director (1130 Main Street, Shrub Oak, NY 10588)
- Yorktown Building Department—William Gregory, Chief Inspector
- Yorktown Consolidated Water District—Jeff Wynans, General Superintendent (1080 Spillway Road, Shrub Oak, NY 10588)
- Yorktown Environmental Conservation Department—Patrick J. Lofaro, Superintendent (2279 Crompond Road)
- Yorktown Engineering Department—Sharon Robinson, Town Engineer
- Yorktown Highway Department—Eric DiBartolo, Superintendent (281 Underhill Avenue)
- Yorktown Police Department—Daniel McMahon, Chief (2281 Crompond Road)
- Yorktown Parks and Recreation Department—Jen Fava, Superintendent (176 Granite Springs Road)
- Yorktown Planning Department—John Tegeder, Director (1974 Commerce Street)
- Yorktown Town Attorney—Kevin Sweeny, Esq.

Other interested agencies include:

Town of Carmel  
Connie Munday  
Town Supervisor  
60 McAlpin Avenue  
Mahopac, NY 10541

Town of New Castle  
Janet Wells  
Town Supervisor  
200 South Greeley Avenue  
Chappaqua, NY 10514

Town of Cortlandt  
Linda D. Puglisi  
Town Supervisor  
1 Heady Street  
Cortlandt Manor, NY 10567

New York City Department of Environmental  
Protection  
465 Columbus Avenue  
Valhalla, NY 10595

Croton-Harmon School District  
10 Gerstein Street  
Croton-On-Hudson, NY 10520

New York State Department of Agriculture and  
Markets  
10B Airline Drive  
Albany, NY 12235

Lakeland Central School District  
1086 East Main Street  
Shrub Oak, NY 10588

New York State Department of Environmental  
Conservation  
Region Three Office  
21 South Putt Corners Road  
New Paltz, NY 12561

Mohegan Lake Fire Department  
1975 East Main Street  
Mohegan Lake, NY 10547

New York State Department of Transportation  
Region Eight Office  
Eleanor Roosevelt State Office Building  
4 Burnett Boulevard  
Poughkeepsie, NY 12603

Mohegan Volunteer Ambulance Corps  
1975 East Main Street  
Mohegan Lake, NY 10547

New York State Department of State  
Division of Local Government Services  
41 State Street  
Albany, NY 10038

New York State Office of Parks, Recreation and  
Historic Preservation  
Empire State Plaza  
Agency Building #1, 20th Floor  
Albany, NY 12238

Northern Westchester Watershed Committee  
c/o Westchester County Department of Planning  
148 Martine Avenue, Room 432  
White Plains, NY 10601

Ossining Union Free School District  
Roosevelt Building  
190 Croton Avenue  
Ossining, NY 10562

Town of Putnam Valley  
Sam Davis  
Town Supervisor  
Putnam Valley Town Hall  
Oscawana Lake Road  
Putnam Valley, NY 10579

Town of Somers  
Mary Beth Murphy  
Town Supervisor  
335 Route 202  
Somers, NY 10589

Yorktown Central School District  
2723 Crompond Road  
Yorktown Heights, NY 10598

Yorktown Heights Fire Department  
Commerce Street  
Yorktown Heights, NY 10598

Yorktown Volunteer Ambulance Corps  
P.O. Box 104  
Yorktown Heights, NY 10598

Westchester County Department of Environmental  
Facilities  
270 North Avenue  
New Rochelle, NY 10801

Westchester County Department of Health  
145 Huguenot Street, 8th Floor  
New Rochelle, NY 10801

Westchester County Department of Public Works  
148 Martine Avenue, Room 518  
White Plains, NY 10601

Westchester County Department of Transportation  
100 East First Street  
Mount Vernon, NY 10550

Westchester Farmland Protection Board  
c/o Westchester County Dept. of Planning  
148 Martine Avenue, Room 432  
White Plains, NY 10601

Westchester County Planning Board  
148 Martine Avenue, Room 432  
White Plains, NY 10601

## Components of the SGEIS

### Executive Summary

The executive summary of the Draft SGEIS will include the following brief summaries based on relevant portions of the document:

- Description of the Proposed Action
- Environmental setting

- Existing conditions
- Future baseline conditions
- Impacts of the Proposed Action
- Proposed mitigation measures
- Unavoidable adverse impacts
- Alternatives to the Proposed Action
- Criteria for site-specific proposals

## **1 Description of the Proposed Action**

The Proposed Action is the enactment of the Proposed 2005 Comprehensive Plan and Zoning amendments.

### **1.1 Location of the Proposed Action**

The Proposed Action encompasses the entire Town of Yorktown, Westchester County, New York. The Town of Yorktown is situated at the northern edge of Westchester County, approximately 40 miles north of downtown New York City and four (4) miles east of the Hudson River. To the north, Yorktown borders the towns of Putnam Valley and Carmel in Putnam County. To the south, it borders the Town of New Castle. To the west, Yorktown borders the Town of Cortlandt. To the east, it borders the towns of Somers and New Castle. Yorktown is rectangular in shape and measures approximately 10 miles from north to south and 4 miles from east to west. In total, the Town measures approximately 40 square miles in area. The Town includes no incorporated villages but has many distinct neighborhoods and hamlet business centers.

### **1.2 Background of the Proposed Action**

The historical background of Yorktown and the Town's planning efforts will be briefly discussed. This section will review Town Development Plans and Plan Updates dating from 1955 to 1983, as well as Town Plan Reviews dating from 1988 and 1993. The Town's adoption of the 2005 Comprehensive Plan in 2005, and the resulting litigation that invalidated the 2005 Plan, will be discussed. The Draft SGEIS will identify and review any new material data available relevant to the Proposed Action, including three recent regional studies and plans: The Comprehensive Croton Watershed Water Quality Protection Plan, the Bear Mountain Parkway Sustainable Development Study, and the Metropolitan Conservation Alliance Bio-Diversity Study.

### **1.3 Purpose, Public Need and Benefits of the Proposed Action**

By the Proposed Action, the Town seeks to implement a new Comprehensive Plan and adopt implementing amendments to the Town Zoning Code. A central purpose of the Proposed Action is to direct the form of Yorktown's future development. The Proposed Action also sets forth the Town's policies on a range of other issues. Moreover, the Proposed Action is intended to guide

growth and change in the Town of Yorktown over the next 10 to 20 years. It strives to take into account contemporary issues and concerns in the environmental, social and economic climate of the region and the Town in relation to the Town's attributes and aspirations for its future quality of life.

Other purposes and benefits of the Proposed Action will be discussed in this section of the Draft SGEIS.

#### **1.4 Summary of the Proposed Action and Data Sources**

A summary of the Proposed Action will be provided in the Draft SGEIS. The summary will include a description of the nature and extent to which the Proposed Action makes recommendations which would modify, add to or remove current regulations and zoning districts.

The Draft SGEIS will identify any data sources that were not extant during the GEIS process. Such data sources could include the Town of Yorktown, the U.S. Census Bureau, the Westchester County Data Book, the New York State Department of Transportation's traffic volume reports, surveys of Yorktown residents conducted as part of the Comprehensive Plan process, Grubb & Ellis's *Office Market Trends*, the Westchester County Economic Development Plan, the New York State Consolidated Plan, the Westchester County Board of Realtors Residential Real Estate Sales Report, the New York City Bureau of Water Supply Protection, and the Federal Emergency Management Agency. This list of data sources is intended to be representative, not exhaustive, and additional data sources will be used as necessary.

#### **1.5 Description of Timing and Scheduling of the Proposed Action**

The Draft SGEIS will describe the anticipated timing and scheduling of the adoption and implementation of the Proposed Action.

#### **1.6 Required Project Approvals**

The adoption of the Proposed Action will require approval from the Town Board of the Town of Yorktown. This section of the Draft SGEIS will also list the interested and any involved agencies that may participate in the environmental review process.

## **2 Environmental Setting: Existing Conditions, Future Baseline Conditions and Likely Impacts of the Proposed Action**

### **2.1 Introduction**

Existing conditions will represent conditions as of the date of the preparation of the updated Comprehensive Plan or the most recent survey or study available. When Census data are used, existing conditions will represent conditions in 2000. Future baseline conditions will represent likely conditions in 2025 *without* the Proposed Action (e.g. under the current 1983 zoning). Likely impacts of the Proposed Action will represent likely conditions in 2025 *with* the Proposed Action.

Consistent with SEQRA, the SGEIS is intended to discuss impacts that would occur over and above the likely future baseline conditions, not impacts that would occur over and above current conditions. The Draft SGEIS will address concerns raised in the 2006 litigation that invalidated the 2005 Comprehensive Plan.

### **2.2 Land Use and Zoning**

To the extent there is additional information not already presented in the GEIS, the Draft SGEIS will discuss existing conditions and patterns of land use in the Town of Yorktown, including an inventory of vacant sites and estimate of land available for development and recent land use trends (including the types of new development that are occurring in the Town and the surrounding area). The bulk and use regulations for each existing zoning district will be described and a map showing their location will be provided.

To determine future baseline conditions, the Draft SGEIS will review current population and land use trends and market factors to project the amount and type of development that is likely to occur by 2025, assuming the Proposed Action does not take place. The Draft SGEIS will reflect any changes in circumstances or new information available since the GEIS.

By recommending changes to the Town's zoning regulations and zoning map, the Proposed Action is expected to have a significant impact on the location and type of development that would occur by 2025. It would also reduce the total amount of development that could occur within the Town over the long term by reducing total buildout. The Proposed Action's changes to zoning regulations and the zoning map and resultant impacts on land use and on total buildout will be discussed. The Proposed Action's impacts on smart growth (suburban sprawl) and sustainable development will also be discussed.

As in the GEIS, the description of land use and zoning data will distinguish between the six census tracts. This section will include identification and discussion of the five hamlets in the Town and the generic impacts of the Proposed Action on such hamlets.

### **2.3 Population and Socioeconomic Characteristics**

To the extent there is additional information not already presented in the GEIS, the Draft SGEIS will discuss current and historical population and socioeconomic characteristics of the Town. As necessary, population will be analyzed by age and census tract; trends regarding aging and movement in and out of the community will be discussed; the population of Yorktown will be compared to that of Westchester County, Putnam County and the metropolitan region; and current income distribution within the Town will be discussed.

To the extent not discussed in the GEIS, future baseline conditions will project the likely population and socioeconomic characteristics, including income distribution, of Yorktown and its census tracts in 2025 based on a continuation of existing development patterns and policies from the previous master plan and zoning map. To determine the likely impacts of the Proposed Action on population and socioeconomic characteristics, including income distribution, the anticipated differences in the characteristics of the population in 2025 with the Proposed Action and those characteristics without the Proposed Action will be compared. Impacts on each census tract will be discussed. This section will include, as applicable, the potential for the Proposed Action to significantly and adversely affect anchors or other key stores of the hamlets, such that impacts on community character would occur. Components of the Proposed Action that could influence the total amount of population and the characteristics of that population will also be assessed. These items will include the types and locations of development that are expected to occur in the Town and the regulations that are intended to encourage or discourage particular kinds of development.

### **2.4 Housing**

To the extent there is additional information not already presented in the GEIS, the Draft SGEIS will describe existing and future baseline housing conditions in Yorktown, including an assessment of housing costs and tenancy. As necessary, the Draft SGEIS will then consider the impacts of the Proposed Action on the Town's housing resources, including the general cost of land and housing within the various residential land use zones and the impacts of the proposed housing set-aside legislation, to the extent there is additional information not already presented in the GEIS. The Draft SGEIS will assess the potential overall impact of the Proposed Action on the total number of housing units that are expected to be built between the time of the adoption of the Proposed Action and the horizon year of 2025. It is also expected that implementation of the Proposed Action would impact the location and type of the units constructed. Thus, the Draft SGEIS will describe these projected changes to the housing stock of Yorktown and examine how they differ from the changes that can be expected under the likely future baseline

conditions. The Draft SGEIS will also discuss how seniors', "work force," singles', and young families' housing needs are addressed, how a diversity of affordable and low-cost housing options, including multi-family units, is affected, as well as the extent to which the implementation of the Proposed Action would impact Westchester County's affordable housing goals for the Town. As applicable, this section will include a discussion of housing in the Town's hamlets.

## **2.5 Water Resources**

To the extent there is additional information not already presented in the GEIS, the Draft SGEIS will discuss the current condition of Yorktown's water quality, wetlands, streams, watershed protection, and groundwater. In the baseline conditions section, any likely changes to these resources by the horizon year of 2025 from the GEIS will be discussed, including plans and policies likely to be implemented regardless of whether the Proposed Action is implemented.

The impacts to water resources that are likely to occur if the Proposed Action is implemented will then be broadly assessed in the SGEIS, as necessary. These impacts will be based on the changes that are expected to occur to Town regulations and development patterns if the Proposed Action is implemented.

## **2.6 Biological and Ecological Resources**

To the extent there is additional information not already presented in the GEIS, the Draft SGEIS will describe the current natural ecosystems in the Town, including plant and animal life, as well as various forms of habitat for such life. As necessary, the baseline conditions section will broadly review the projected changes to these resources by the horizon year of 2025 without implementation of the Proposed Action. Then the Draft SGEIS will broadly review the potential overall impacts to these resources assuming the implementation of the development expected to take place under the Proposed Action and its reasonably anticipated environmental impacts.

## **2.7 Geology and Topography**

To the extent there is additional information not already presented in the GEIS, the Draft SGEIS will review the current geology and topography of Yorktown. As necessary, the baseline conditions section of the Draft SGEIS will broadly project potential effects on sensitive topography by the horizon year of 2025 without implementation of the Proposed Action. The Draft SGEIS will then broadly assess the impacts of the implementation of the Proposed Action on these future conditions. The Draft SGEIS will address concerns raised in the 2006 litigation about the impact of low-density zoning on the environment.

## **2.8 Stormwater**

To the extent there is additional information not already presented in the GEIS, the Draft SGEIS will describe the current conditions of the Town's stormwater control infrastructure. As

necessary, future baseline conditions for stormwater control will be broadly established for the horizon year of 2025. Then, the overall projected impacts to stormwater control based on implementation of the Proposed Action will be broadly reviewed. These impacts will include the changes that are likely to result from the additional regulatory and management changes that are called for in the Proposed Action, as well as changes to development patterns that are likely to affect stormwater quality and quantity. The Proposed Action does not include any specific recommendations for particular stormwater designs, as such designs are beyond the scope of a Generic EIS.

## **2.9 Air Quality**

To the extent there is additional information not already presented in the GEIS, the Draft SGEIS will broadly review the current and future baseline conditions for regional air quality and, as necessary, will broadly assess the likely impact of the Proposed Action on air quality.

## **2.10 Public Health**

To the extent there is additional information not already presented in the GEIS, the Draft SGEIS will broadly review the existing and future baseline public health conditions in the Town. As necessary, impacts of the Proposed Action on public health will be broadly assessed.

## **2.11 Noise and Odor**

To the extent there is additional information not already presented in the GEIS, the Draft SGEIS will broadly review the existing and future baseline conditions relating to noise and odor in the Town. As necessary, impacts of the Proposed Action on these conditions will be broadly assessed.

## **2.12 Energy**

To the extent there is additional information not already presented in the GEIS, the Draft SGEIS will broadly review current and projected future baseline energy consumption in the Town. As necessary, impacts of the Proposed Action on overall energy consumption will be assessed.

## **2.13 Utility Infrastructure**

To the extent there is additional information not already presented in the GEIS, the Draft SGEIS will discuss the current conditions of the Town's utility infrastructure, including water and sanitary sewer infrastructure. Future baseline conditions for the horizon year of 2025 will account for infrastructure projects that are likely to be implemented regardless of the implementation of the Proposed Action as well as development activity that is projected to occur by the horizon year. As necessary, the likely impacts of the Proposed Action on the Town's utility infrastructure (such as wastewater treatment) will be assessed.

## **2.14 Scenic, Historic and Cultural Resources**

To the extent there is additional information not already presented in the GEIS, the Draft SGEIS will describe and characterize the scenic, historic and cultural resources of the Town. As necessary, the projected changes to these resources by the horizon year of 2025 without implementation of the Proposed Action will be reviewed. If additional impacts are identified, the Draft SGEIS will assess these impacts for these resources by 2025 assuming the regulations specified in the Proposed Action are enacted and changes to development patterns that are likely to result from the Proposed Action.

## **2.15 Parks and Recreational Resources**

To the extent there is additional information not already presented in the GEIS, the Draft SGEIS will identify the Town's current parklands and other recreational resources, including those acquired since the GEIS. As necessary, in the baseline conditions section, the future condition of these resources, including any projects that are likely to go forward without implementation of the Proposed Action, will be assessed. If additional impacts are identified, the Draft SGEIS will assess the likely impacts of implementation of the Proposed Action on parks and recreational resources.

## **2.16 Agricultural Resources**

To the extent there is additional information not already presented in the GEIS, the Draft SGEIS will discuss the Town's agricultural background and current agricultural resources. As necessary, in the baseline conditions section, the future condition of these resources, including agricultural and farmland protection, will be assessed. If additional impacts above the future baseline are identified, the Draft SGEIS will assess the likely impacts of implementation of the Proposed Action on agricultural resources and farmland protection.

## **2.17 Transportation**

To the extent there is additional information not already presented in the GEIS, the Draft SGEIS will review current measures of traffic congestion, safety, volume and growth on major roadways in Yorktown. It will also review any new information relating to the current conditions of pedestrian and bicycle amenities, mass transit, parking and traffic calming measures using existing sources, and utilize any new published data now available. Future baseline conditions for traffic growth and roadway facilities will be projected to the year 2025 as well as future baseline conditions for pedestrian and bicycle facilities, mass transit, parking and traffic calming measures. As necessary, the Draft SGEIS will assess the likely impacts of the Proposed Action on Yorktown's transportation network and facilities in comparison with future baseline conditions.

## **2.18 Economic Resources**

To the extent there is additional information not already presented in the GEIS, the Draft SGEIS will review current indicators of Yorktown's retail, office, industrial, cultural and tourism sectors and will project likely future economic conditions for these sectors for the horizon year of 2025. As necessary, the Draft SGEIS will assess the likely impacts of the Proposed Action on these economic sectors.

## **2.19 Community Facilities**

To the extent there is additional information not already presented in the GEIS, the Draft SGEIS will describe the Town's current community facilities and, in the baseline conditions section, an assessment of likely changes to those facilities without the implementation of the Proposed Action by the horizon year of 2025. As necessary, the Draft SGEIS will assess the likely general impacts from implementation of the Proposed Action on community facilities compared to the future baseline conditions.

## **2.20 Community Character**

To the extent there is additional information not already presented in the GEIS, the Draft SGEIS will generally discuss the Town's community character. As necessary, likely changes to community character will be made to establish future baseline conditions, and general impacts of the Proposed Action on community character will be assessed.

## **2.21 Fiscal Implications for the Town, School Districts and Fire Districts**

To the extent there is additional information not already presented in the GEIS, the Draft SGEIS will review the current overall state of the revenues and expenditures of the Town and all school and fire districts located wholly or partially within the Town. If new information makes it necessary to reassess future baseline conditions, existing relevant trends, based primarily on population, land use and zoning, will be identified and projected to the horizon year of 2025. As necessary, the likely implications of implementation of the Proposed Action over and above the future baseline conditions will then be assessed.

# **3 Mitigation**

The Draft SGEIS will assess whether the Proposed Action would generate any Townwide significant adverse environmental impacts over and above those impacts already identified in the GEIS. Should the Draft SGEIS find that negative impacts (for example, localized impacts from the construction of proposed infrastructure) are likely to occur, any practicable mitigation measures to address such adverse impacts will be discussed, including an assessment of the likely adequacy of the measures in mitigating the identified impacts.

## 4 Unavoidable Adverse Impacts

As described above, the Proposed Action is expected to moderate the changes that would occur under the future baseline conditions. Therefore, unavoidable adverse impacts over and above the future baseline conditions are not expected to occur on a Townwide basis. However, should the Draft SGEIS find upon more detailed examination that unavoidable adverse impacts not already identified in the GEIS are likely to occur, these impacts will be discussed.

## 5 Alternatives

The GEIS considered seven alternatives to the Proposed Action. For each alternative, the GEIS discussed the positive and negative changes that were likely to occur. These changes were compared to the likely impacts of full implementation of the 2005 Comprehensive Plan. The alternatives analysis undertaken in the GEIS will be reassessed in the Draft SGEIS as necessary as a result of changes in the Proposed Action from that evaluated in the GEIS and the identification of new information or changed circumstances not considered in the GEIS that result in significant adverse environmental impacts not discussed in the GEIS. The assessment of alternatives will be comparative in nature and be sufficient to allow a reasoned selection among the Proposed Action and alternatives.

The alternatives considered in the GEIS, which will be reassessed as necessary in the Draft SGEIS, are described briefly as follows:

- A) No Action Alternative. This alternative assumes that none of the recommendations or proposals in the Comprehensive Plan is adopted and that the zoning map changes are not adopted. Thus, the "no action" alternative will be identical to the future baseline conditions discussed throughout the GEIS.
  
- B1) Partial Implementation Alternative #1. This alternative assumed that the zoning map will be changed to reduce the number of Planned Development Districts and multifamily zones.
  
- B2) Partial Implementation Alternative #2. This alternative assumed that the Density Reduction Program which, as described in the GEIS, is essentially a transfer of development rights program, is not adopted.
  
- B3) Partial Implementation Alternative #3. This alternative assumed that none of the proposed Planned Development Districts are implemented.
  
- B4) Partial Implementation Alternative #4. This alternative assumed that none of the proposed roadway connections are constructed, with the exception of those recommended by the Bear Mountain Parkway Sustainable Development Study.

- B5) Partial Implementation Alternative #5. This alternative assumed that the bulk standards in the R1-20 district are revised to require a minimum lot size measuring 40,000 square feet in area.
- B6) Partial Implementation Alternative #6. This alternative assumed that the rezoning in the Hunterbrook area proposed prior to the Comprehensive Plan would be implemented instead of the rezoning for that area proposed in the Comprehensive Plan. This alternative is being evaluated because a GEIS was prepared, but not accepted, for the prior proposed rezoning.

## **6 Irreversible and Irretrievable Commitments of Resources**

To the extent there is additional information not already presented in the GEIS, the Draft SGEIS will discuss the extent to which the Proposed Action would cause a loss of manmade or natural resources. As necessary, both short and long-term environmental, physical, economic and social gains and losses resulting from such commitments will be discussed.

## **7 Growth-Inducing Impacts**

The Proposed Action is expected to significantly influence the type and location of growth that would occur by the horizon year of 2025. The Proposed Action is also anticipated to reduce the total amount of development that could occur within the Town over the long run, which in turn would be expected to reduce population growth. However, certain infrastructure and quality of life changes identified in the Proposed Action may be considered growth-inducing in that they would increase the desirability of part or all of Yorktown as a residence or place to do business. Should the Draft SGEIS find that any such growth would be induced by the Proposed Action, the nature and extent of this growth will be described to the extent it represents additional information that may have a significant adverse environmental impact not already presented in the GEIS.

## **8 Impacts on Energy Use and Conservation**

To the extent there is additional information not already presented in the GEIS, the Draft SGEIS will discuss any anticipated short- and long-term changes in levels of energy consumption that can be expected to occur as a result of the implementation of the Proposed Action. However, implementation of the Proposed Action is not expected to result in significant increases in the use of energy over and above those which would occur under the future baseline conditions. The Draft SGEIS will discuss any additional information not presented in the GEIS, or additional adverse impacts not identified in the GEIS.

## **9 Impacts on Solid Waste Management**

To the extent there is additional information not already presented in the GEIS, the Draft SGEIS will discuss the impacts of the Proposed Action on solid waste management. The Proposed Action does not include any specific recommendations for particular practices with regard to solid waste management, as the analysis of such practices is beyond the scope of the Generic EIS.

## **10 Impacts of Public Acquisition of Agricultural Land for Non-Farm Development**

To the extent there is additional information not already presented in the GEIS, the Draft SGEIS will evaluate the impacts of any proposed acquisition of agricultural lands by the Town for non-farm development. These acquisitions have typically occurred by sales from willing sellers to the Town, and only those and similar acquisitions would be discussed.

## **11 Criteria for Future Site-Specific Proposals**

The SGEIS will describe factors that would trigger the need for a site-specific and/or a development-specific Environmental Impact Statement. Additionally, the thresholds beyond which additional or supplemental environmental review would be necessary for projects included in the Proposed Action will be discussed.

## **12 Appendices**

As necessary, supportive studies or data upon which the Draft SGEIS is based will be appended to the document.

## **13 List of Sources**

All documents, papers and studies utilized and referenced in the Draft SGEIS will be listed. All agencies and personnel involved in the preparation of the Comprehensive Plan and zoning changes, or those interviewed and contacted, will be listed.