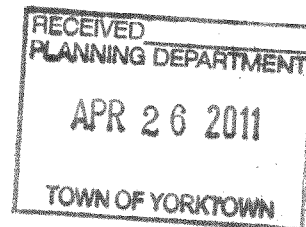


ALICE E. ROKER
TOWN CLERK

REGISTRAR OF VITAL STATISTICS
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TOWN OF YORKTOWN
363 UNDERHILL AVENUE, P.O. BOX 703
YORKTOWN HEIGHTS, N.Y. 10598



This is a resolution adopted by the Town Board of the Town of Yorktown at its meeting held on April 12, 2011.

Whereas, Croton Overlook Corporation, LLC has submitted for Town Review a DEIS scoping outline, and

Whereas, said scoping outline has been circulated to all agencies, interested parties and Town departments, and

Whereas, said scoping outline has been subject to public input, now therefore be it

Resolved, that the revised scoping outline dated April 8, 2011 is hereby accepted pursuant to 6NYCRR 617.8 and the Applicant is directed to submit a DEIS as per the accepted scope.


Alice E. Roker, Town Clerk

Date: April 25, 2011

To: David Steinmetz, Esq., Attorney for applicant

cc: Supervisor Susan Siegel
Westchester County Dept. Planning Commissioner Edward Buroughs
Westchester County Planning Board Cheryl Lewy, Chair
Westchester County Public Works Commissioner John Hsu
Westchester County DOH Delroy Taylor
Westchester County DOT Commissioner Lawrence Salley
Westchester County Parks
NYS DOT Region 8, William Gorton, P.E.
NYS DEC, Region 3, William Janeway Regional Director
NY Dist. US Army Corp. of Engineers Colonel John Boulé
NYSORHP Commissioner Rose Harvey
NYC DEP Cynthia Garcia SEQRA Coordination
Town of New Castle Town Clerk Jill Shapiro

New Yorktown Chamber of Commerce
Town of New Castle
Yorktown Central School District Superintendent Ralph Napolitano
Yorktown Heights Fire District Jean Klaus
Chief Martin McGannon Yorktown Heights Engine Company
Tina Harback, Yorktown Volunteer Ambulance Corp.
John Kirpatrick Esq. Oxman, Tulis Kirkpatrick Whyatt & Geiger LLP
Yorktown Land Trust John Schroeder
Bruce Barber, Environmental Consultant
ABACA
BUILDING INSPECTOR
COMMUNITY HOUSING BOARD
CONSERVATION BOARD
HIGHWAY DEPARTMENT
OPEN SPACE
PLANNING DEPARTMENT
PLANNING BOARD
POLICE DEPARTMENT
PUBLIC SAFETY COMMITTEE
RECREATION COMMISSION
TOWN ATTORNEY
TOWN BOARD
TOWN ENGINEER
WATER DEPARTMENT
WETLANDS INSPECTOR
ZONING BOARD
FIRE INSPECTOR
File

APR 25 2011

TOWN OF YORKTOWN NY

**SCOPE
for
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)**

CROTON OVERLOOK CORPORATION

**Town of Yorktown
County of Westchester
State of New York**

**Submittal Date
February 8, 2011**

Revision 1 Submittal Date February 15, 2011

Revision 2 Submittal Date March 21, 2011

Revision 3 Date March 18, 2011 by Yorktown Planning Department

Revision 4 Submittal Date April 8th, 2011

Lead Agency:

Yorktown Town Board
363 Underhill Avenue
Yorktown Heights, NY 10598

Applicant:

Croton Overlook Corporation
P.O. Box 1132
Yorktown Heights, NY 10598

Kim Calandriello
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(914) 490-3469

Prepared by:

Connor McBride
Environmental Engineer

David S. Steinmetz, Esq.
Zarin & Steinmetz
Land Use & Environmental Counsel

The purpose of this draft scoping document is to identify topics of information to be included in the Draft Environmental Impact Statement (DEIS) for the proposed Croton Overlook Development described below. Items described in 6 NYCRR §§ 617.8 (f) (1) through (5) have been addressed in this document. This document is made available to the public, and all involved and interested agencies at www.yorktownny.org. A public scoping session was held on February 15, 2011 at 7:30 pm at Yorktown Town Hall to receive public comments. All comments deemed significant have been addressed in this document.

Description of Proposed Actions

Croton Overlook Corporation (COC) is seeking Town Board approval for a proposed 72 lot subdivision to facilitate construction of a 55 and over active adult residential community named the Croton Overlook Development. The community will consist of 70 residential fee simple duplex units on individual lots, 1 additional lot, containing approximately 44 acres of open space, which will be owned and maintained by the development's Home Owners Association (HOA) and 1 lot consisting of the Wastewater Treatment System with a subsurface infiltration area to be owned by a public transportation company. The open space area will be deed restricted, serving as an active and passive recreational resource for the residents of the development. The project site consists of approximately 62.76 acres located east of the intersection of NYS Routes 134 and 100 (Figure 1). COC is the owner of the subject property designated within the Town of Yorktown as parcel 70.15-1-2 and contract vendee to parcel 70.15-1-1 (Yaskovic property).

COC is seeking the Board's consideration to amend the current zoning map as it pertains to the Site from R1-160, One-Family Residential Units to RSP-1, Age Oriented Community. This zone change is necessary to accommodate the type of housing community and amenities proposed in the Croton Overlook Development Conceptual Subdivision Site Plan. As the County's population ages, individuals and couples aged 55 and over choose to down-size and thus, a demand for this type of housing exists within the Town and County.

GENERAL GUIDELINES

The DEIS will address all items in this scoping document. Each impact issue (e.g. traffic, land use and zoning, etc.) will be presented in a separate subsection which includes a discussion of existing conditions, impacts associated with the Proposed Action and any mitigation measures designed to minimize identified impacts. If appropriate, impact issues listed separately in this document will be combined in the DEIS, as long as all issues described in this scoping document are addressed.

Narrative discussions will be accompanied by appropriate tables, charts, graphs, and figures whenever possible. Information will presented in a manner that can be

readily understood by the public. Description of methodology and standards used to quantify impacts will be provided.

All discussions of mitigation measures will consider at least those measures mentioned in the Scoping Outline. Where reasonable and necessary, such mitigation measures will be incorporated into the Proposed Action if they are not already so included. The Applicant will suggest additional mitigation measures where appropriate. When no mitigation is provided, the DEIS will explain the basis therefore.

The DEIS shall identify and evaluate all reasonably related short-term and long-term cumulative impacts associated with this project, as indicated in the body of this scoping document.

The DEIS shall include a full set of site development plans that show: locations of proposed buildings; access and traffic circulation; impervious areas and open spaces; pedestrian elements; parking; building design (e.g., location, dimensions and architecture); solid waste storage; lighting; topography; grading and clearing; landscaping and screening; recreational facilities, water, sanitary and storm sewer systems, and other utilities; and other such information needed to evaluate potential impacts and the effectiveness of proposed mitigation measures.

DRAFT ENVIRONMENTAL IMPACT STATEMENT CONTENT

I. COVER SHEET

- A. Statement whether the document is a draft or final EIS
- B. The Proposed Action and its location (county and town);
- C. The name, address and telephone number of the lead agency and a contact person;
- D. The name, address and telephone number of the preparer of the DEIS;
- E. The date of the DEIS submission and acceptance;
- F. The name address and telephone number of the applicant;
- G. The date by which comments on the DEIS must be submitted, including the public hearing date and DEIS comment period.
- H. The internet address at which the DEIS is posted

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

II. TABLE OF CONTENTS

- A. Indicating the chapters of the DEIS and page numbers as well as list of exhibits, tables and appendices;
- B. Executive summary

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

III. PROJECT DESCRIPTION

- A. Project purpose, needs and benefits
 1. The purpose for the proposed project
 2. Public need and benefit for the project, and municipal objectives based on adopted Town Comprehensive Plan
 3. Description of the proposed development including:
 - a. Objective of the applicant
 - b. Projected sales prices
 - c. Proposed lot sizes
 - d. Discuss and provide conceptual architectural renderings of the proposed homes. Discussion should include approximate square footage of floor space, the number of bedrooms per house, and the typical colors used.
 - e. Linear feet of proposed roads, including pavement width, grades, road bed composition, and construction standards.
 - f. Discussion of proposed recreation areas and/or open space. Description and map of deed restricted areas and details of deed restrictions and homeowners association. Discuss how the proposed recreation areas and open space will comport with the recreation requirement of the proposed RSP-1 zoning. Discuss the option of a conservation easement versus deed restriction.
 - g. Projected household size and age groups
 - h. Proposed utilities
 - i. Proposed accessory uses and buildings, their sizes, locations, and general descriptions.
 4. Social and economic benefits to the town
 5. Description of target population and the enforcement of the age restriction.
- B. Site location including identification of regional area, tax map designation, abutting streets, utilities and land uses and existing zoning categories. Site plans will be provided in Appendix H, which show the location of existing high voltage power lines in the vicinity of

the project site and their location relative to the proposed development.

- C. Project background and site history
- D. Proposed development
 - 1. Descriptions of general layout, access, open space/buffer areas, landscaping, signage, erosion and sediment control, setbacks, screening and buffer treatments, lighting, internal road systems, emergency access, utilities and stormwater facilities. Legal status, use, and ownership of existing property within areas of proposed improvements.
 - 2. Identify all covenants, restrictions and limitations imposed on the site, and their history.
 - 3. Description of the proposed project's compliance with current and proposed site zoning in terms of use, the number of buildings and the total maximum potential development of the site pursuant to the town's existing code. A map which provides a composite of steep slopes, wetlands and flood plain areas, and all calculations will be provided to determine lot count under cluster zoning.
 - 4. Description of the scope and scale of proposed development, including a discussion of the improvements on abutting properties.
 - 5. Anticipated construction schedule and project phasing.
 - 6. Description of lands to be acquired for the project, current ownership, acreage, use, and existing conditions. Describe need for the project, and intended and proposed uses.
- E. Existing zoning, including a description of existing zoning for the subject parcel and adjacent properties and relevant components of the Town of Yorktown Comprehensive Plan (dated June 15, 2010).

IV. REQUIRED PERMITS AND APPROVALS

- A. Listing and description of all town, county, state, federal, and City of New York permits and approvals that may be required to implement the project.
- B. Listing of involved and interested agencies

V. EXISTING CONDITIONS, POTENTIAL IMPACTS, MITIGATION

A. Land Use, Zoning, and Public Policy

1. Existing Conditions

- a. Discuss the general development patterns within Westchester County, the Town of Yorktown and the surrounding areas, including the Town of New Castle, using maps and narrative.
- b. Primary Land Use Study Area - provide a map and parcel by parcel land use survey, and discussion of community character of all properties and recently proposed projects within ½ mile of the perimeter of the site, including the Town of Yorktown and the Town of New Castle.
- c. Discuss the present use and existing zoning for the site. Provide lot and bulk requirement comparison of R1-160 and RSP-1.

2. Potential Impacts

- a. Describe the proposed action as it relates to area-wide planning and land use plans, specifically, consistency with the Town of Yorktown's Comprehensive Plan 2010, Westchester County's Patterns for Westchester, and Westchester 2025.
- b. Discuss the compatibility of the proposed subdivision with adjacent land uses and the surrounding neighborhood generally.
- c. Description of zone change request and reasoning for such request. Describe how the proposed RSP-1 zoning is well suited for the proposed action and consistent with the Town of Yorktown's Comprehensive Plan 2010.
- d. Discuss how the fair and affordable housing law allows for a certain percentage of homes to sell as market rate units despite age restrictions, and how this project relates to those laws and conditions.
- e. Provide feasibility and absorption data associated with the project.
- f. Discuss the potential impacts associated with the potential failure of the project requiring a zoning change from the proposed RSP-1 to market rate units.

g. Discuss how the proposed action comports with the goals and policies of the Yorktown Comprehensive Plan 2010 on recreation, historic, cultural, and scenic resources, community facilities and services.

3. Proposed Mitigation

a. Comparison of impacts from existing and proposed zoning and proposed mitigation, as applicable.

B. Visual Resources

1. Existing Conditions

a. Document the existing visual conditions of the site with photographs (during both winter and summer months), cross sections, and a narrative.

2. Potential Impacts

a. Provide a Visual Resource Assessment which follows the New York State Department of Environmental Conservation guidelines in their document "Assessing and Mitigating Visual Impacts". Identify the visual impact of the project to the surrounding areas. Analyze sensitive off-site areas

where views could be impacted including the Taconic, Turkey

Mountain Hill, Hilltop Hanover Farm, Kitchawan Preserve, a

nearby bike trail, the point at which the development first becomes visible along Rt 134, and Rt 100, and others as listed in the Yorktown Comprehensive Plan 2010. Discuss how these impacts affect the goals and policies of the Yorktown Comprehensive Plan 2010 Scenic Resources section. Discuss the visual impact to these locations if any.

b. Provide all appropriate sections, elevation views, and plan views that show the potential visual impacts and proposed mitigation for all sensitive off-site areas, identified in Chapter V, Section B, Number 2, item a.

c. Discuss impact of visual resources to adjoining properties, if any.

d. Analyze visual impacts to properties without leaf cover.

3. Proposed Mitigation

- a. Describe mitigation methods including an earthen berm, planted vegetation screening, orientation of structures, and naturally colored roof and house materials.
- b. Provide cross sectional view and elevations of proposed berm and screen that depicts full mitigation of the visual impact from proposed house roof line.

C. Flora and Fauna

1. Existing Conditions

- a. Vegetative communities on the site will be documented and their general locations will be mapped. A tree survey and map will be prepared in accordance with Chapter 270 of the Town of Yorktown Town Code.
- b. Wildlife species which are anticipated to be found on the site will be determined using site surveys and review of existing data sources. A biodiversity report will be prepared in which field studies and report format shall be as found in the Town of Yorktown Wildlife and Plant Biodiversity Assessment protocols. Prior to undertaking field studies, protocols shall be provided to the Town of Yorktown Environmental Consultant for review. All studies are to be conducted by qualified professionals. Target groups to be surveyed include currently NYS listed rare, threatened, endangered species and species of special concern as well as species identified as "development sensitive taxa" in the Croton to Highlands Biodiversity Study conducted by the Metropolitan Conservation Alliance. In the event that field studies and reports necessary to complete the biodiversity study extend beyond the date of acceptance of the Draft Environmental Impact Statement (DEIS) as complete by the lead agency, all remaining field studies and reports will be submitted and potential impacts and mitigation fully considered as part of the Final Environmental Impact Statement (FEIS).
- c. The site will be assessed for the potential presence of wildlife or green corridors, which connect wildlife populations.
- d. Review and discuss existing literature: "Biodiversity Conservation Study" (June 2009) prepared by Sterns & Wheeler and "Croton to Hudson Biodiversity Plan" (2004) prepared by the Metropolitan Conservation Alliance, and their relevance to the site.
- e. Provide documentation on the absence of rare, threatened

or endangered species on the site based on surveys from the New York Natural Heritage Program. Documentation shall also be provided from US Fish and Wildlife data.

2. Potential Impacts

- a. Identify loss of wooded areas and its effect on any habitat conditions on the site. Discuss tree removal within the proposed limit of disturbance. An analysis of impacts to trees shall be provided in compliance with Chapter 270 of the Town of Yorktown Town Code.
- b. Any anticipated impact on resident plant and animals populations will be discussed.
- c. Discuss potential impacts to wildlife corridors, if present. Discuss impacts of habitat fragmentation.
- d. Discuss any potential impacts of pesticide use.

3. Proposed Mitigation

- a. Discuss tree preservation methods during construction and any proposed new plantings to be installed as part of the development.
- b. Provide a conceptual landscaping plan, a list of proposed plants and trees to be planted, and a proposed maintenance plan that specifies chemicals such as fertilizers pesticides. Discuss methods of site planning and mitigation which will reduce fragmentation and preserve habitat. Mitigation measures shall be provided.
- c. Discuss mitigation methods for impacts to resident plant and animal populations and/or wildlife corridors, if any.
- d. Discuss a proposed integrated pest management plan.

D. Soils, Topography, Steep Slopes, and Geology

1. Existing Conditions

- a. Discuss on site soils, topography, steep slopes, rock outcrops, and underlying geology.
- b. Provide a soils map based on field analysis and review of the Natural Resource Conservation Services (NCRS) county soil survey as well as site specific analysis. The map shall also include: topography, steep slopes, rock outcrop/ledge and underlying geology. Site specific soil analysis shall be conducted by a qualified individual. A location map of soil sample sites (including deep and percolation tests) as well as all site specific logs shall be provided.

- c. Identify soil types and their distribution based on Soil Conservation Service (SCS) mapping.
- d. Discussion of soil characteristics based on SCS soils' data and tabulations including but not limited to physical properties of soil, hydrological capabilities, and engineering properties and development limitations and constraints.
- e. Identify, in map and numerical form, slopes with ranges of 0 to 10%, 10 to 20%, and >20%. A listing of the slopes as a percentage of the total pre-developed site area shall be provided.
- f. Discuss soil suitability for the proposed subsurface wastewater treatment discharge.
- g. A map will be provided which depicts existing environmental constraints on the site.

2. Potential Impacts

- a. Impacts on topography and slopes will be identified. Slope analysis will identify amounts of disturbance in each slope category. A description of the acreage of each soil type disturbed will be provided. The suitability of the soils in areas of storm water management, wetland mitigation and sewage treatment will be discussed. A description of areas of disturbance to rock outcrop/ledges will be provided. If earth/rock is to be imported/exported from the site, a discussion of the number of truck trips associated with such import/export, as well as the anticipated routing of such truck trips, shall be provided. Estimate of cut and fill and description of impacts, for the overall project and for each phase of construction, if cuts fills are not balanced. Discuss traffic and infrastructure impacts from construction traffic necessary for unbalanced cut and fill. Discuss impacts associated with stockpiling soils for an extended period of time if excavated if excavated soils may be reused or taken off site.
- b. Discuss potential need for blasting, crushing or other types of rock removal, processing and their locations.
- c. Provide during and post-construction grading plan. A description of methods of construction and Best Storm Water Management Practices that will be employed to reduce erosion and control subsequent off-site sedimentation will be provided.

- d. Identify anticipated length of construction and discuss the impact resulting from thawing and freezing of soils.
- e. Assess the potential impacts of building construction and site grading with respect to soil erosion, slope stabilization, and drainage patterns.

3. Proposed Mitigation

- a. Provide a discussion of measures designed to mitigate impacts to soils, topography, steep slopes, geology, and surface drainage. A Soil Erosion and Sediment Control Plan prepared in accordance with the New York State Guidelines for Erosion and Sediment Control (most recent edition), and the New York State Storm Water Design Manual (most recent edition) will be included in the Appendix of the DEIS. If blasting is necessary, a Blasting Mitigation Plan will be prepared and included in the Appendix of the DEIS.

E. Wetlands and Surface Water Resources

1. Existing Conditions

- a. Mapping and description of wetlands, wetlands buffers, water bodies, and surface watercourses and groundwater resources on and in the vicinity of the site with respect to: seasonal variation, the water bodies' size and characteristics vegetation, soils, acreage, functionality, and government agency or agencies with jurisdiction. A Wetland Delineation Report and map will be prepared for local, City of New York, state and federal on-site and adjacent wetlands, watercourses and waterbodies. Wetlands, watercourses, waterbodies, reservoirs, and their associated buffers will be described including type, size, function and values (using Magee, 1998 A Rapid procedure for Assessing Wetlands Functional Capacity or equivalent) and a description of the soils, hydrology and vegetation shall be provided. Field notes and representative photographs shall be included in the Appendix. Methods will comport with Chapter 178 of the town code concerning wetlands.
- b. Describe the NYC watershed and streams to which the site is tributary. Assess the potential presence of any vernal pools on the site.
- c. Discuss applicable wetland and watercourse Federal, State and local regulations.

d. A detailed wetland hydrological analysis including pre and post construction water budget and hydroperiod calculations (using Pierce, 1993 Planning Hydrology for Constructed Wetlands or equivalent) shall be provided.

e. A discussion and map of any Federal Emergency Management Agency (FEMA) floodplains and floodways shall be provided.

f. A detailed discussion of impacts to watercourses due to changes in hydrology (base flow, bank flow, geometry,) and pollutant loading will be provided.

2. Potential Impacts

a. Discuss any potential direct impacts on surface waters, including the New Croton Reservoir, wetlands, and their regulated setbacks as a result of the proposed actions.

b. Discuss any potential secondary disturbances to wetlands and their buffers as a result of construction activities outside of the wetlands or buffer areas, i.e. runoff from proposed impermeable surfaces.

c. Discuss required regulatory review process and necessary permit procedures, such as State Pollution Discharge Elimination System (SPDES).

d. A discussion of the potential impacts to functional values, wetlands and wetland buffers as identified in the Wetlands Delineation Report, shall be identified. A calculation of the area (in square feet) of wetland and wetland buffer disturbances shall be provided. Detail actual and potential impacts to wetlands, watercourse, water bodies and reservoirs due to installation of the sewage treatment system.

e. Discuss how there will be no increase in pollutant loading to surface waters, including the New Croton Reservoir, wetlands, and their regulated setbacks as a result of the proposed actions, including but not limited to discharges from the onsite wastewater treatment system.

3. Proposed Mitigation

- a. Discuss the creation of additional wetlands on site and the benefits to the ecosystem, and the use of permeable materials and/or vegetated areas to protect water quality.
- b. Describe measures required by regulatory agencies with authority over wetlands watercourses, such as NYSDEC and NYCDEP, to mitigate impacts.
- c. Provide a wetlands mitigation and management plan which discusses proposed measures to be taken to mitigate impacts to groundwater, surface waters, wetlands, wetland buffers and vernal pools, as required.
- d. Discuss minimization of use of fertilizers and other chemical treatments.
- e. Any mitigation measures will be designed to replace both the size and the functional values of the impacted wetland, watercourse and water bodies and associated buffers, and maintain preconstruction hydrology to wetlands, watercourses and water bodies.

F. Cultural Resources

1. Existing Conditions

- a. Evaluate the site for the potential existence of any historic, prehistoric, or paleontological resources.
- b. Discuss the significance of any cultural resources based on a Phase 1 A assessment of the site's archeological sensitivity.
- c. Discuss the site's listing by the New York State Office of Parks Recreation and Historic Preservation as a potentially archeological sensitive area.
- d. Document location and visual conditions of on-site stone walls.

2. Potential Impacts

- a. Identify potential impacts to archeological or historic resources as shown in the Phase 1 A archeological survey of the site.
- b. Discuss findings of Phase 1 B archeological survey.

3. Proposed Mitigation

- a. Identify additional studies or mitigated techniques as needed.

G. Noise, Air, and Construction Impacts

1. Existing Conditions

- a. Qualitative discussion of current noise and air quality conditions on the project site.
- b. Determine existing ambient sound levels using short term monitoring during different times of day and night.
- c. Determine existing air quality on the site by using the most recent ambient air quality monitoring data from the New York State Department of Environmental Conservation-operated monitors closest to the site.

2. Potential Impacts

- a. Qualitative discussion of the potential for noise or air quality impacts either long term or during project construction. Impacts on air quality could include emissions from construction vehicles and equipment, and fugitive dust emissions.
- b. Discuss the potential for any impacts to water quality, for both on site and off site water sources and water bodies, due to construction activities, such as sediment or erosion runoff from exposed soils.
- c. Discuss the impacts to the site if part of the project is uncompleted, and ways to minimize any adverse impact due to partial non-completion.
- d. Discuss the potential for blasting, chipping, hammering, and crushing, and how these activities will be conducted in accordance with the Town of Yorktown Town Code Chapter 124. Discuss the potential water quality impacts associated with blasting, rock hammering, crushing, excavating, and stockpiling excavated material.
- e. Discuss construction methods, phasing and sequencing, duration, and management.
- f. Impacts to infrastructure from construction traffic.

3. Proposed Mitigation

- a. Discussion of proposed mitigations measure to limit short-term construction generated noise and air quality impacts and any identifiable long-term noise and air impacts.
- b. Air quality control measures will include, as necessary, proper use of construction material containing volatile organic compounds, proper enclosure of stockpiled soils, dust suppression, and limitations on vehicle or equipment idling.
- c. Noise control measures will include, as necessary, placing mufflers or baffles on mobile and stationary engines and equipment, and limiting hours during which certain noise-generating activities take place.
- d. Provide and discuss construction phasing plan and best management practices to be employed. The blasting plan will be pursuant Yorktown Code Chpt. 124, and the erosion and sediment control plan will be pursuant to all applicable regulations.
- g. Discuss post construction noise.
- h. Discuss post construction refuse.

H. **Community Facilities and Services**

1. Existing Conditions

- a. Description of existing police, fire and emergency services, and senior citizen facilities and services by the town.
Contact emergency service providers
for a description of their facilities and services. Include impacts to town parks, recreational facilities, libraries, and cultural institutions.
- b. Identify and quantify present cost of community services of the property.

2. Potential Impacts

- a. Assessment of potential impact by the proposed action on community facilities, based upon information provided by each service provider.

- b. Discuss the proposed project's access to public transportation and the walkability of the project to surrounding areas and specific amenities.
- c. Discuss the possibility of school children generated by the project using comparable development projects in Westchester County to make realistic projections. Discuss any impact this may have on the school system or taxes.
- d. Provide information on increased demand for services and the ability of each service provider to handle potential additional calls for service. Include impacts to parks, recreational facilities, libraries and cultural institutions.
- e. Discuss fire hydrant water source.
- f. Identify and quantify anticipated cost of community services which will be required to be provided to the property upon completion. Identify cost and structure of utility management including stormwater structures, roads, water supply, sewage treatment and how these management costs will be met.

3. Proposed Mitigation

- a. Identify how additional cost of community services, as applicable, will be mitigated.

I. **Community Growth and Character**

1. Existing Conditions

- a. Describe existing population, employment conditions, economic development and median household income of the area.
- b. Provide a comparative assessment of other developments in the town (acreage, square footage, etc.).
- c. Discuss existing community character in the vicinity.

2. Potential Impacts

- a. A summary of how activities on the project site will impact surrounding residences.
- b. Discuss how this project is in compliance with the Comprehensive Plan and meets the goals of the community.

c. Discuss how the proposed development will impact the “gateway into the Town of Yorktown”.

3. Proposed Mitigation

a. As needed, aesthetic and architectural modifications to enhance the project’s compatibility with the community character.

J. Stormwater Management

1. Existing Conditions

a. Discuss existing surface water drainage patterns on site and within the project’s drainage basin.

b. Calculate stormwater runoff quantities, including peak flow, for the 1, 2, 10, 25, 50, and 100 year storms as required by local and NYSDEC regulations.

2. Potential Impacts

a. Describe the proposed stormwater management system, including all drainage facilities and detention areas and how they will comply with the NYSDEC Stormwater Regulations, applicable NYCDEP regulations, and the most recent edition of the New York State Stormwater Management Design Manual.

b. Calculate stormwater runoff quantities, including peak flow, for the 1, 2, 10, 25, 50, and 100 year storms for post-development conditions.

c. Analysis of stormwater runoff quality impacts on the project site.

d. Discuss potential changes to on-site drainage conditions including changes of land surface cover-type, such as increased impervious surfaces.

e. Discuss any potential impacts on water quality and quantity to the New Croton Reservoir.

3. Proposed Mitigation

a. Discuss proposed drainage facilities and methods to treat water quality and quantity to required standards.

b. Discuss the use of detention ponds to reduce peak stormwater runoff rates in post-development conditions.

c. Provide Preliminary Stormwater Management Report in compliance with NYSDEC GP-0-10-002. The final stormwater report can be provided in the FEIS. An Erosion and Sediment Control Plan in compliance with NYSDEC GP-0-10-002 and in compliance with East of Hudson Heightened Phosphorus Restricted Requirements will be provided.

d. Discuss erosion and sediment control measures that will be maintained during construction to facilitate

K. Solid Waste

1. Existing Conditions

a. Discuss current solid waste collection in the town.

2. Potential Impacts

a. Discuss projection of solid waste generation. Identify and evaluate receiving disposal sites.

b. Discuss the project's waste generation during construction, the approximate percentage of waste material by weight that will be diverted, and possible impacts associated with this waste.

3. Proposed Mitigation

a. Discuss potential solid waste reduction and recycling programs.

L. Utilities, Water

1. Existing Conditions

a. Describe size, material, and ownership of existing water mains adjacent to the project site, including the Town of New Castle.

b. Identify existing Water Districts that are adjacent to the project site, and discuss the water source, system capacity and distribution system in the surrounding area as it relates to the site.

2. Potential Impacts

a. Compute water demands of the proposed development, taking into account domestic, fire service, and irrigation use, including sprinkler systems.

- b. Discuss proposed water source, onsite water distribution system, and connections to offsite system.
- c. Describe compliance with local fire district requirements.

3. Proposed Mitigation

- a. Discuss feasibility of alternate water supply through the use of individual wells.
- b. Discuss use of water conservation methods and technologies in homes.

M. Utilities, Sewer

1. Existing Conditions

- a. Note lack of existing sewers and sanitary treatment facilities proximate to the site.
- b. On site soil tests will be provided based on current conditions.

2. Potential Impacts

- a. Compute sanitary sewer demands of the proposed development, and discuss the sufficiency of the proposed community wastewater treatment facility to treat the sewage generated.
- b. Assess and discuss any risk associated with the proposed community wastewater treatment system, and any future impact that may result from the failure of that system.
- c. Discuss the standards to which the wastewater will be treated and the State Pollutant Discharge Elimination System (SPDES) permitting as per NYSDEC regulation.

3. Proposed Mitigation

- a. Discuss, in detail, the reliability and redundancy built into the proposed community wastewater treatment facility, as well as safety measures and emergency procedures. Include a discussion of the possibility of failure of the subsurface discharge system, the process associated with handling such a failure, and in the unlikely event of complete failure of the subsurface system, the regulations and necessary process to acquire a variance for a surface discharge. Discuss failure of wastewater treatment systems on adjacent properties, and

explain how the wastewater treatment system proposed for Croton Overlook will be designed and operated to avoid a similar failure.

- b. Discuss jurisdiction, in regard to permitting and approvals, of each agency, and how the requirements of each agency will be met, including: Town of Yorktown, County of Westchester Department of Health, New York City Department of Environmental Protection, and New York State Department of Environmental Conservation.
- c. Discuss the proposed operation and maintenance of the wastewater treatment facility by the public transportation corporation, and the necessary procedures to be taken if the plant is not operated properly.
- d. Discuss the impact of low flow conditions on the proposed wastewater treatment system.
- e. Discuss the proposed capital fund and fiscal means necessary to repair and maintain the wastewater treatment system.
- f. Discuss how the treatment plant and discharge will be designed and maintained to prevent any contravention of water quality.

N. Fiscal & Socioeconomic Impacts

1. Existing Conditions

- a. Describe the existing demographic characteristics within Westchester County, the Town of Yorktown.
- b. Identify current taxes provided to taxing jurisdictions, including Town, County, School District and other taxing entities as relevant.
- c. Study the impact on affordability of housing in the town, specifically for senior citizens.
- d. Identify costs of town services to maintain existing Dell Avenue and the associated project infrastructure.

2. Potential Impacts

- a. Discuss the potential impacts if the development is forced to sell as market rate units.

b. Identify costs of town services to maintain proposed Dell Avenue and the associated project infrastructure.

3. Proposed Mitigation

a. Analyze the anticipated tax generation, including sales and property taxes, by the proposed action for all affected tax districts.

0. Traffic Conditions, Safety, and Flow

1. Existing Conditions

- a. Describe all roadways within at least ½ mile proximity of the site in regards to length, width of pavement, number of travel lanes, and ownerships. Identify their usage category, i.e. collector, arterial and known traffic volumes.
- b. Identify the key intersections that will be utilized by residents of the proposed subdivision. Evaluate the current traffic conditions, including average annual daily traffic.

2. Potential Impacts

- a. Determine trip generation for the proposed subdivision, using Institute of Traffic Engineers methodology, for AM and PM peak hours and discuss the resulting impact on traffic conditions. Compare the peak hour traffic generated from the site with the existing daily traffic volume.
- b. Discuss potential traffic impact due to and during construction activities.
- c. Analyze the Level of Service of the “No-build” scenario by comparing, balancing, and increasing traffic count to reflect normal growth in the project’s area using the Highway Capacity Manual 2000 Methodology. Establish projected levels of service at the project access intersection with Route 100 and analyze delay in turning movements to and from site in peak hours.
- d. Discuss the proposed relocation of Dell Avenue, including improvements in traffic flow, safety, and road conditions, shown on the site plan attached in Appendix H. Include a discussion of the benefits to the town and the actions required by the town in relation to the relocation. Discuss compliance of improvements with all applicable state and local codes.

3. Proposed Mitigation

- a. As applicable, including any appropriate traffic improvements, sight distance improvements, and signage.
- b. Comparison of future no-build and future build scenarios.

P. Electromagnetic Fields (EMF)

1. Existing Conditions

- a. Assess the site by making measurements of the electromagnetic field at the location of buildings, recreational areas, and parking areas.
- b. Discuss procedures, equipment, methodology, instrument calibration, and recommended standards.

2. Potential Impact

- a. Discuss the findings of the EMF Assessment as they relate to health implications for future residents.

3. Proposed Mitigation

- a. As applicable.

Q. Use and Conservation of Energy, Green Technology and Infrastructure

1. Existing Conditions

2. Potential Impact

- a. Calculate the carbon footprint of the project in terms of tons or pounds of carbon dioxide emissions of the completed buildings. This calculation should include the effects of heating, cooling, lighting, and fuel for personal and commercial vehicles making trips to and from the site.
- b. Calculate the cost of construction in terms of tons or pound of carbon dioxide emission for the construction of the site including fuel for vehicles and construction equipment, and emissions resulting from the removal of trees.
- c. Calculations and methodology should conform with the NYSDEC 2009 Assessing Energy Use and Greenhouse Gas Emissions in Environmental Impact Statements.

3. Proposed Mitigation

- a. Discuss energy saving and green technology incorporated into the building design and operation, including geothermal heating and cooling systems.
- b. Outline the standards of various green certification systems and explain the standards for which the proposed development would qualify.
- c. Provide a Proposed Lighting Plan and discuss night sky compliance.

R. Hazardous Material and Waste

1. Existing Conditions

- a. Determine conditions of any possible hazardous material and waste on site by conducting an Environmental Phase I Study.

2. Potential Impacts

- a. Discuss the results of the Environmental Phase I Study.
- b. Discuss and identify potential onsite hazardous materials and waste during and after construction.

3. Proposed Mitigation

- a. As applicable, discuss mitigation techniques for any hazardous material and waste, including the Integrated Pesticide Management Plan.

S. Groundwater and Geology

1. Existing Conditions

- a. Discuss existing groundwater conditions. Determine if the site is underlain by a sole source aquifer.
- b. Discuss groundwater mounding analysis and related reports.
- c. Discuss onsite geology.

2. Potential Impacts

- a. Discuss potential impacts to groundwater by the subsurface discharge of the proposed wastewater treatment plant.

b. Discuss potential impacts to groundwater from the proposed geothermal heating and cooling units.

3. Proposed Mitigation

- a. Include dewatering plan as necessary.
- b. As applicable.

VI. ALTERNATIVES

The DEIS will analyze the following alternatives with discussion, a comparative matrix, and conceptual site plans. Discuss how reasonable alternatives were identified.

- A. No Action – No development takes places, including analysis of as-of-right development under current zoning
- B. Alternative Site Layouts
 - 1. R1-160 zoning compliant
 - a. Conventional development
 - b. Cluster development
- C. Age-Restricted versus Market Rate Comparison

VII. SIGNIFICANT IMPACTS THAT CANNOT BE AVOIDED

Any significant adverse environmental impacts identified in the DEIS which cannot be mitigated, will be designated as unavoidable environmental impacts and summarized in this section. These impacts will be classified as short-term or long-term in nature.

VIII. OTHER SEQR REQUIRED CHAPTERS

- A. Growth Inducing and Cumulative Impacts
 - 1. Identify and discuss the potential growth inducing aspects that may occur as a result of the proposed action.
- B. Irreversible and Irretrievable Commitment of Resources
 - 1. Identification of those natural and man-made resources consumed, converted or otherwise made unavailable for future use as a consequence of the proposed action.

IX. APPENDICES

- A. SEQRA Documentation (Scoping Session Transcripts and written Scoping Comment Letters)
- B. Fiscal Impact Analysis
- C. Wetlands Survey and Delineation
- D. Visual Impact Assessment
- E. Preliminary Stormwater Management Report
- F. Preliminary Erosion and Sediment Control Plan
- G. Electromagnetic Field Study
- H. Site Plans
- I. Biodiversity Study
- J. Environmental Constraints Map
- K. Other Reports and Studies, As Applicable