

A. INTRODUCTION

800 E Main Yorktown Dev AMS LLC (the “Applicant”) has petitioned the Town of Yorktown Town Board (the “Town Board”) for an amendment to the Zoning Map for the Town of Yorktown, to rezone the approximately 35.53-acre property located at 800 East Main Street (Tax ID 5.19-1-15) (the “Project Site”) from OB Research Laboratory and Office District (the “OB District”) to the RSP-2 District and for text amendments to the Zoning Code of the Town of Yorktown (the “Zoning Code”) affecting the RSP-2 Senior Citizens District of the Town (the “RSP-2 District”). The zoning amendments are referred to as the “Proposed Zoning.”

The Applicant proposes to remove the Site’s existing improvements, approximately 63,617 square feet of office space and related parking infrastructure, and develop the Project Site with an active adult residential community for residents aged 55 and over, consisting of 250 dwelling units (including a mix of rental units and for-sale townhomes) together with amenities, 383 parking spaces, and related infrastructure (the “Proposed Project”). The Proposed Zoning and the Proposed Project are together referred to as the Proposed Action.

Pursuant to the rules and regulations of the New York State Environmental Quality Review Act (“SEQRA,” Article 8 of the Environmental Conservation Law and its implementing regulations at 6 NYCRR 617), the Town Board, acting as Lead Agency, determined by resolution on March 7, 2023 that the Proposed Action has the potential to result in one or more significant adverse environmental impacts and that an Environmental Impact Statement (“EIS”) shall be prepared. This Scoping Document was prepared as an initial step in the environmental review process to guide the preparation of the Draft EIS (“DEIS”). As set forth in the SEQRA regulations, the primary goals of the scoping process are to focus the EIS on potentially significant adverse impacts and to eliminate consideration of those impacts that are not significant or that are irrelevant.

As required by SEQRA regulations, and in order to allow the public sufficient opportunity to comment on the *draft* DEIS Scoping Document, the Town Board accepted written comments on the draft from March 24, 2023 through April 14, 2023. A public scoping session, for the purposes of receiving oral comments, was held by the Town Board on April 4, 2023 and the scope was reviewed at the April 10th meeting of the Planning Board and April 18th and April 19th meetings of the Yorktown Advisory Board on Architecture & Community Appearance and Conservation Board, respectively.

B. PROJECT DESCRIPTION**PROJECT LOCATION**

The Project Site is located at 800 East Main Street and is within the OB Zoning District. The Project Site is approximately 35.53 acres and is currently improved with two office buildings that, combined, have approximately 63,617 square feet of space, as well as related parking and

infrastructure. To the north and northeast, the Project Site is bordered by the Donald J. Trump State Park, to the west by the Taconic Parkway, to the southeast by single-family homes, and to the south by East Main Street and NYS Route 6 (see **Figure 1**). Further west of the Project Site (separated by the Taconic State Parkway) is the Trump Park Residences, a senior residential community located in the RSP-2 Zoning District. Other Zoning Districts within the vicinity of the Project Site include the R1-160 One-Family Residential District (the “R1-160 District”) immediately to the east of the Project Site, and the R1-20 One-Family Residential District (the “R-20 District”) to the west of the Project Site (see **Figure 2**). Commercial zoning districts are located south and east of the Project Site and the Jefferson Valley Mall is located approximately 1,500 to the southeast.

PROJECT OVERVIEW

PROPOSED ZONING

The Project Site is within the Town’s OB Research Laboratory and Office Zoning District. The permitted uses in the OB District include: research laboratories and office buildings.

To facilitate construction of the Proposed Project, the Applicant has petitioned the Town Board for an amendment to the Zoning Map to rezone the Project Site from the OB District to the RSP-2 District. The Applicant has also petitioned the Town Board for text amendments to the Zoning Code affecting the RSP-2 Senior Citizens District. The text amendments to the RSP-2 District proposed by the Applicant would: (i) increase floor area ratio from 0.35 to 0.55 on sites greater than 25 acres, and (b) increase maximum height from 45 to 55 feet on sites greater than 25 acres, which would facilitate the development of senior housing communities in thoughtfully designed communities on larger sites.

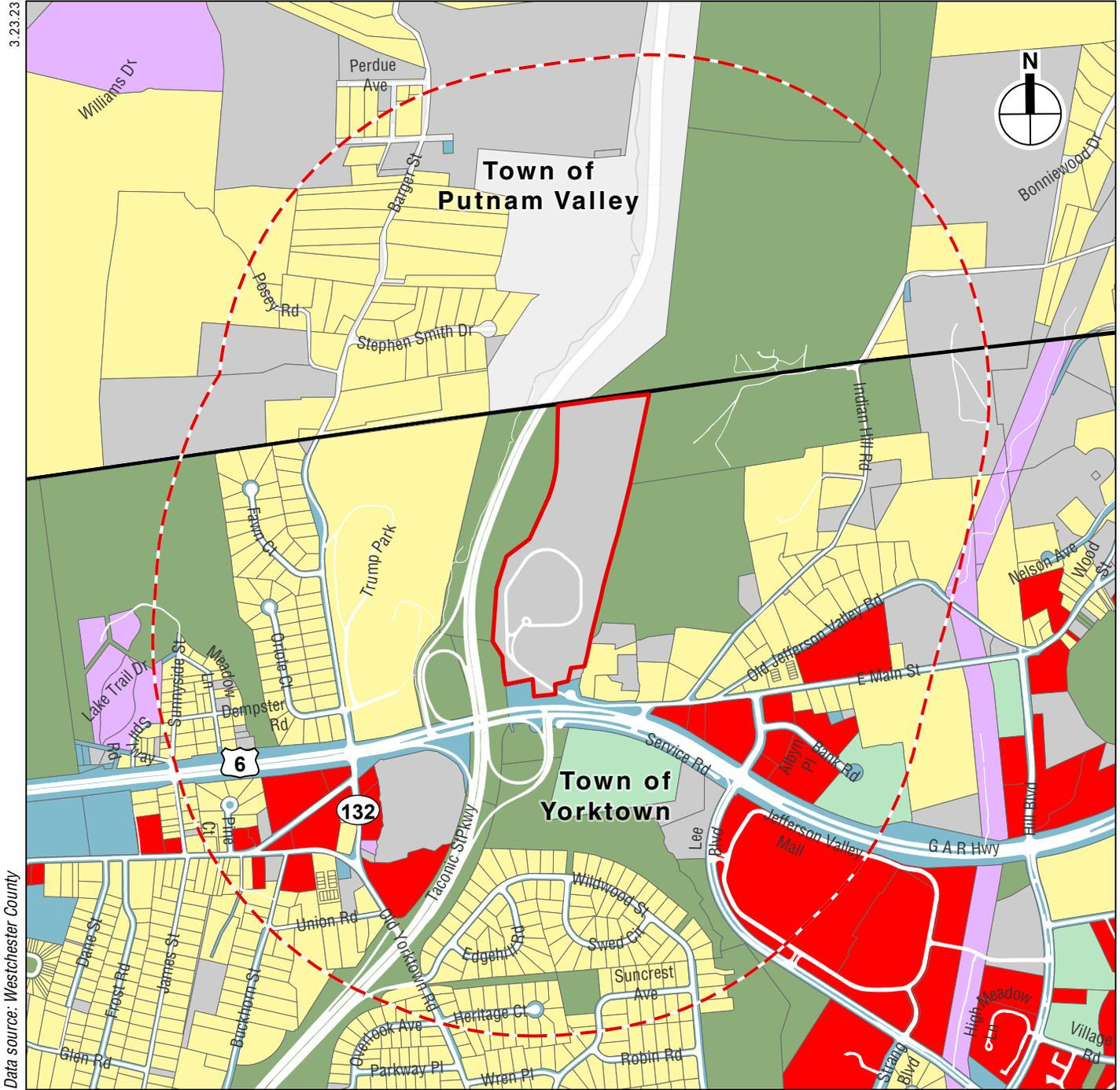
PROPOSED PROJECT

The Applicant proposes to demolish the existing office buildings and redevelop the Project Site with an active adult residential community for residents aged 55 and over. The Proposed Project would consist of 250 dwelling units (including a mix of rental units and for-sale townhomes) together with amenities, 383 parking spaces, and related infrastructure. Designed with a range of housing types and developed in a master-planned community, the proposed residential buildings would include “apartment-style” buildings and “villa” buildings on the southern portion of the Project Site, which would be offered for rent. The northern portion of the Project Site would be developed with townhome style buildings, intended to be offered for sale. A significant portion of the Project Site would be allocated to common areas for use by residents of the Proposed Project, including passive and active outdoor recreational spaces, and a luxury amenity clubhouse (see **Figure 3**).

PURPOSE AND NEED

Market conditions have continued to put significant pressure on large office campus parcels in Westchester and the broader region. In line with those regional pressures, the office building on the Project Site is currently vacant and has been for several years. At the same time, the region is facing a housing crisis, fueled in large part by an undersupply of new housing units over the past several decades. The Proposed Project would return the Project Site, a former large, campus office site, to productive use as much needed housing. The Proposed Project would also benefit the Project Site’s various property taxing jurisdictions, while limiting the demands on community services. It is anticipated that the Proposed Project would appeal particularly to

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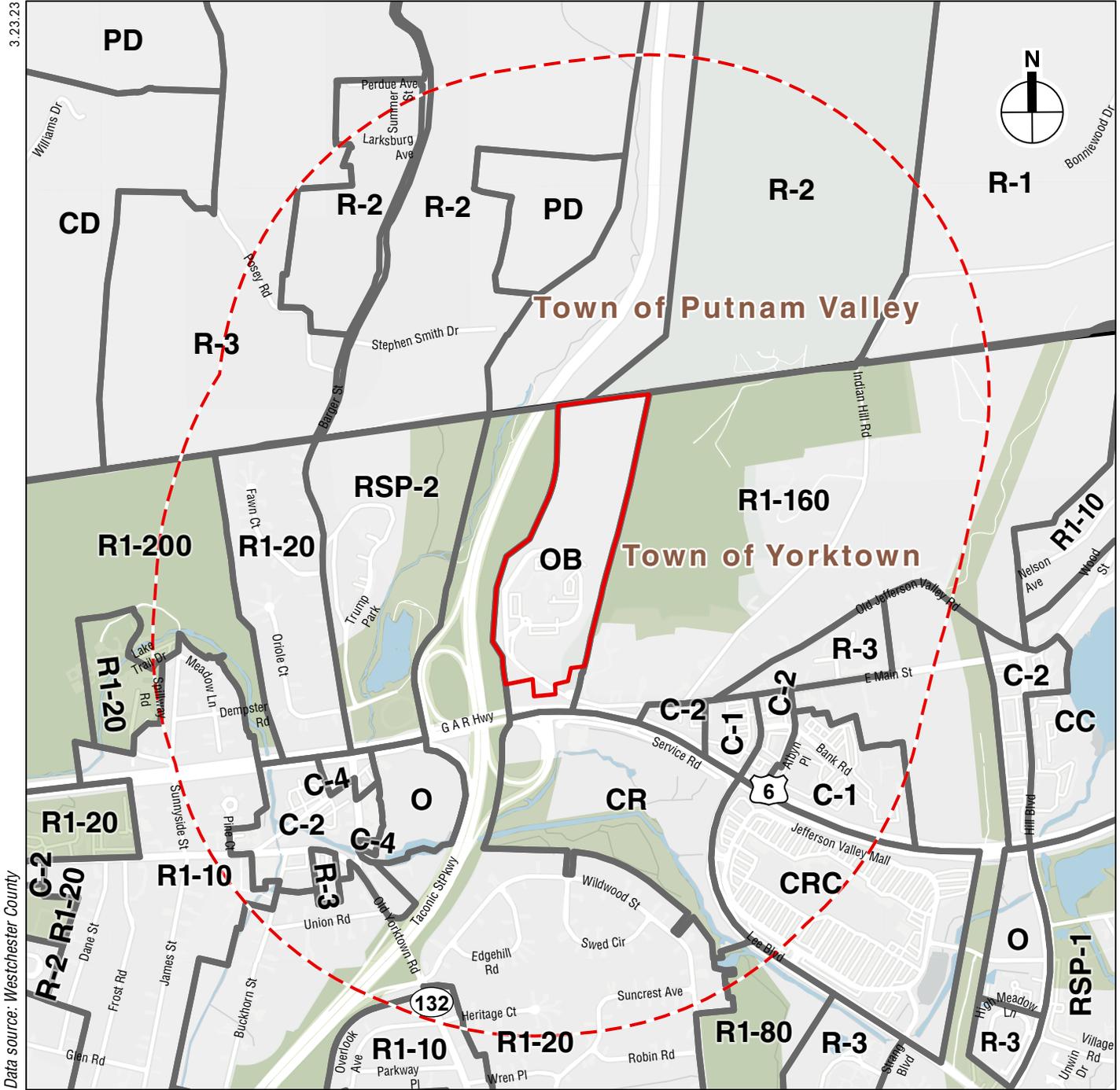
Data source: Westchester County

- | | | | |
|--|----------------------------------|--|---|
| | Project Site | | Public Services |
| | Study Area (Half-mile perimeter) | | Recreation & Entertainment |
| | Agricultural | | Residential |
| | Commercial | | Vacant Land |
| | Community Services | | Wild, Forested, Conservation Lands & Public Parks |
| | Industrial | | |

0 800 FEET

800 EAST MAIN STREET

Project Site and Land Use
Figure 1



Data source: Westchester County

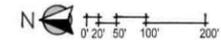
- Project Site
- Study Area (Half-mile perimeter)
- Zoning District Boundary

0 1,000 FEET



	Building Type	Units			Estimated Parking Count	
		Quantity of Building Type	No. Floors per Bldg	Total Units	Resident Parking Spaces	Staff Parking Spaces
Rental	Villa	4	4	96	144	0
	Flats	7	2	32	50	0
	Building	1	4	72	108	5
	Clubhouse				0	0
	SUBTOTAL	12		200	302	5
For Sale	Townhomes	12	2	50	76	0
	Clubhouse				0	0
	SUBTOTAL	12		50	76	0
GRANDTOTAL		24		250	378	5

1.5 Ratio



Source: Perkins Eastman

“empty-nesters” or those seeking to downsize from single-family homes but wishing to remain in the community.

REQUIRED APPROVALS

Table 1 identifies the Involved and Interested Agencies and the approvals/reviews required for the Proposed Project.

**Table 1
Involved and Interested Agencies**

Involved Agencies	Approval/Review
Town of Yorktown Town Board	Amendment to Zoning Code Amendment to Zoning Map
Town of Yorktown Planning Board	Site Plan Approval Special Permit Approval
NYS Department of Transportation (NYSDOT)	Traffic mitigation measures along US Route 6 (if necessary)
NYS Department of Environmental Conservation (NYSDEC)	Potential 5-acre waiver
Westchester County Department of Health	Water and Sewer Main construction, improvements, connections
Interested Agencies	
Town of Yorktown Water Department	
Yorktown Advisory Board on Architecture & Community Appearance (ABACA)	Architectural Review at Site Plan
Yorktown Conservation Board	
Yorktown Tree Conservation Advisory Commission	
Yorktown Advisory Committee on Open Space	
Westchester County Department of Planning	Referral per General Municipal Law §239-m
Putnam County Department of Planning	Referral per General Municipal Law §239-m
Town of Putnam Valley	
NYS Office of Parks, Recreation and Historic Preservation (OPRHP)	Historic resources review

C. POTENTIAL ENVIRONMENTAL IMPACTS

The SEQRA Determination of Significance adopted by the Town of Yorktown Town Board identified potential significant adverse environmental impacts in the following areas based on the Full EAF (“FEAF”) prepared for the Proposed Project by the Applicant, dated November 1, 2022.

LAND USE, ZONING, AND PUBLIC POLICY

Land Use: Potential changes in the use, or intensity of use, or land and other natural resources, capacity of the Project Site to support such change(s) in use, and potential impacts to the character of the surrounding and adjacent neighborhoods from changes in land use.

Zoning: Proposed modifications to the Town of Yorktown Zoning Code and Zoning Map to allow development of the Proposed Project.

800 East Main Street Redevelopment

Public Policy: Consistency with the Town's 2010 Comprehensive Plan ("Comprehensive Plan") and Westchester County's Planning Documents (e.g., *Patterns* and *Westchester 2025*).

GEOLOGY, SOILS AND TOPOGRAPHY

The Proposed Project would require excavation and regrading of soils within the Project Site for the new buildings and associated foundations and utility infrastructure. The Proposed Project may involve construction on, and grading of, slopes greater than 15 percent (which comprise approximately 47 percent of the Project Site) or where bedrock is exposed or within five feet of the surface, and may involve the excavation and removal of more than 1,000 tons of natural material.

VEGETATION AND WILDLIFE

The Proposed Project would include the clearing of approximately 9 acres of currently forested lands. The Proposed Project could also impact the habitat of species that have been identified as species of special concern, endangered and/or threatened (New England Cottontail rabbit).

VISUAL AND COMMUNITY CHARACTER

The Proposed Project would result in changes to existing views of the Project Site and would increase the height and bulk of the development permitted on the Project Site. The Proposed Project would permit buildings greater in height than are allowed by the current zoning. Portions of the Proposed Project would have the potential to change views from the Taconic State Parkway (a New York State Designated Scenic Byway) and other publicly accessible vantage points.

SOCIOECONOMIC AND FISCAL IMPACTS

The Proposed Project would increase the residential population of Yorktown, creating a new demand for local goods and services. Construction and operation of the Proposed Project would generate jobs.

COMMUNITY FACILITIES

The Proposed Project would create an additional demand for community services, including police, fire, and emergency medical services. In addition, new residents may create a demand for open space and recreational facilities, and for solid waste and recycling services.

INFRASTRUCTURE AND UTILITIES

The Proposed Project would result in increased demand on water supply and delivery and sewage disposal systems. Utilization of energy would increase.

STORMWATER MANAGEMENT

The Proposed Project would add new impervious surfaces, and increased stormwater runoff and erosion could result from site disturbance and construction of new impervious surfaces in the form of structures and access roads. In addition, surface water and groundwater may be impacted by the introduction of fertilizers and pesticides.

TRAFFIC AND TRANSPORTATION

The Proposed Project would result in an increase in daily vehicle trips to and from the currently vacant property, which may impact the surrounding roadway network, particularly at the intersection where residents access U.S Route 6.

CONSTRUCTION

Construction of the Proposed Project, which would occur for longer than one year, may have temporary impacts on neighboring properties related to noise, air quality, and erosion and sedimentation. Construction may also temporarily alter existing traffic patterns.

D. REQUIRED ELEMENTS OF THE DEIS

GENERAL GUIDANCE

The DEIS is intended to convey general and technical information regarding the potential environmental impacts of the Proposed Project to the Town of Yorktown Town Board (as Lead Agency) as well as other agencies involved in the review of the Proposed Project. The DEIS is also intended to convey the same information to the interested public. Enough detail should be provided in each subject area to ensure that most readers of the document will understand, and be able to make decisions based upon, the information provided.

Narrative discussions should be accompanied by appropriate tables, charts, graphs, figures and renderings 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. Plans and maps showing the Project Site and Proposed Project should include adjacent properties (if appropriate), neighboring uses and structures, and roads.

REQUIRED ELEMENTS

The DEIS shall contain an analysis of environmental impacts in the subject areas outlined below and shall identify significant adverse environmental effects that cannot be avoided if the Proposed Action is implemented. Information for each of the subject areas shall be provided in individual chapters describing existing conditions, conditions in the future without the Proposed Project (the “No Build” condition), potential impacts of the Proposed Project, and mitigation measures for significant adverse impacts identified. Each chapter shall include a brief introduction identifying the major topics to be considered, relevant methodology used, and thresholds for determining if significant adverse impacts exist. The current conditions on the Project Site shall be considered the existing conditions throughout the technical analyses. The analysis of the future without the Proposed Project should be based upon conditions projected in the “Build Year” (i.e., 2027) for the Proposed Project.

An Executive Summary describing the Proposed Project, significant adverse impacts, and mitigation measures identified, shall also be included.

E. ORGANIZATION AND EXPECTED CONTENT OF THE DEIS

COVER SHEET AND GENERAL INFORMATION

The Cover Sheet shall identify: the Proposed Project; its location; the name, address, and phone number of the Lead Agency; the name and address of the Preparer of the DEIS; the document as

800 East Main Street Redevelopment

a Draft Environmental Impact Statement; the Date of Acceptance of the DEIS by the Lead Agency; and the date of the Public Hearing and the closing of the Public Comment Period.

Additional information, to be provided on pages following the Cover Sheet, shall list the name(s) and address(es) of all consultants involved in the preparation of the DEIS and their respective roles.

The DEIS shall include a list of all Involved and Interested Agencies to which copies of the DEIS and supporting material will be distributed.

A Table of Contents followed by a List of Tables, List of Figures, and List of Appendices shall be provided.

EXECUTIVE SUMMARY

- Introduction
- Description of Proposed Action
- List of Approvals Required
- List of Interested and Involved Agencies
- Statement of Proposed Project Purpose and Need
- Summary of potential significant adverse environmental impacts identified in each subject area
- Summary of mitigation measures proposed for potential significant adverse environmental impacts
- Description of Alternatives Analyzed

CHAPTER 1: PROJECT DESCRIPTION

A. Introduction

1. The introduction should identify the document as the Draft Environmental Impact Statement for the Proposed Action and should describe the location and main programmatic elements of the Proposed Project.

B. Project Description

1. Location and Site Definition – Include local and regional geographic descriptors, tax map designation, size of parcel affected by Proposed Project, existing zoning designation, adjoining streets, and land uses on-Site and proximate to the Project Site. The project description will identify and describe the Project Site in text and graphics. Include a description of current access to the Project Site and the Project Site's relationship to the Town's business districts, hamlets, and major transportation resources. Describe the Applicant's ownership status with respect to the Project Site.
2. Project Description – Include information necessary to describe the Proposed Project and its component parts. The text will include a description of the proposed development plan, including a description of the unit mix and type. Information should be provided regarding vehicular and pedestrian circulation, as well as open

space and recreational amenities. A description of parking facilities should be included. A description of the staffing and operations of the Site shall be provided.

3. Building Design – The chapter will include graphic depictions of the Proposed Project, including conceptual site plans, grading plans, landscaping plans, building sections, and renderings to supplement the narrative descriptions provided.
4. Description of the proposed amendments to the Zoning Code and Zoning Map and why such amendments are necessary to achieve the objectives of the Proposed Project. The applicability of the Proposed Zoning to other sites in the Town will also be provided.

C. Project Purpose and Need

1. Description of the Applicant’s purpose and need for the Proposed Project.

D. Summary of Approvals Required

1. A complete list of all approvals required by Federal, State, County, and Town agencies, and identification of all Involved and Interested Agencies that will receive the DEIS.

CHAPTER 2: LAND USE, ZONING, AND PUBLIC POLICY

A. Introduction and Summary of Findings – Summarize the key findings of the consistency of the Proposed Project with existing proximate land uses and applicable public policies, and measures proposed to mitigate impacts from the Proposed Project.

B. Land Use

1. Existing Conditions – Describe the existing conditions on the Project Site and in the vicinity of the Proposed Project, using text, photographs, and maps. The study area for the land use survey shall include all land uses within ½-mile of the Project Site boundaries (the “Land Use Study Area”).
2. Future without the Proposed Project – Describe known changes in land uses that are expected to occur within the Land Use Study Area in the future without the Proposed Project. This section will also include a discussion of potential changes to land use in the Study Area resulting from continuing market forces (e.g., decline in demand for campus office uses).
3. Future with the Proposed Project (the “Build Condition”) – Describe the relationship of the Proposed Project to adjoining land uses anticipated in the Build Year and discuss the effects of the proposed use on the general land use pattern within the Land Use Study Area, and more generally in the Town.
4. Mitigation – Describe mitigation measures proposed, if required.

C. Zoning

1. Existing Conditions – Describe the existing zoning for the Project Site and the Land Use Study Area. Include information on current allowed uses, density, and dimensional requirements (e.g., height and setbacks).
2. Future without the Proposed Project – Describe known changes in zoning proximate to the Project Site that are expected to occur in the future without the Proposed

Project. This will include a discussion of zoning recommendations in the 2010 Comprehensive Plan, and a description of which recommendations have been adopted by the Town in the intervening years.

3. Future with the Proposed Project – Describe the proposed amendments to the Zoning Code and the Zoning Map. Describe the Proposed Project’s conformance with other applicable zoning provisions. Analyze the applicability of the Proposed Zoning to other sites in the Town, as well as describe the potential impacts thereof, including cumulative impacts.
4. Mitigation – Describe mitigation measures proposed, if required.

D. Public Policy

1. Existing Conditions – Outline relevant policies contained in the following plans with respect to the Project Site and the Proposed Project in general.
 - i. Town of Yorktown Comprehensive Plan (2010)¹
 - ii. Westchester County’s Patterns for Westchester and Westchester 2025²
 - iii. Westchester County Housing Needs Assessment, and Appendix B (Town of Yorktown Municipal Housing Snapshot)³
2. Future without the Proposed Project – Describe known public policy initiatives expected to occur in the future without the Proposed Project and assess the compatibility of the Proposed Project with those potential policies.
3. Future with the Proposed Project – Describe the consistency of the Proposed Project with the applicable portions of the policy documents and policies listed above.
4. Mitigation – Describe mitigation measures proposed, if required.

CHAPTER 3: VISUAL AND COMMUNITY CHARACTER

- A. Introduction and Summary of Findings – Summarize the key findings of the existing conditions survey, the analysis of potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project.
- B. Existing Conditions – Describe the visual character of the Project Site within the context of its surrounding area. The description should include text and graphics describing on- and off-Site structures, landforms, topography, vegetative/tree cover, and illumination patterns.

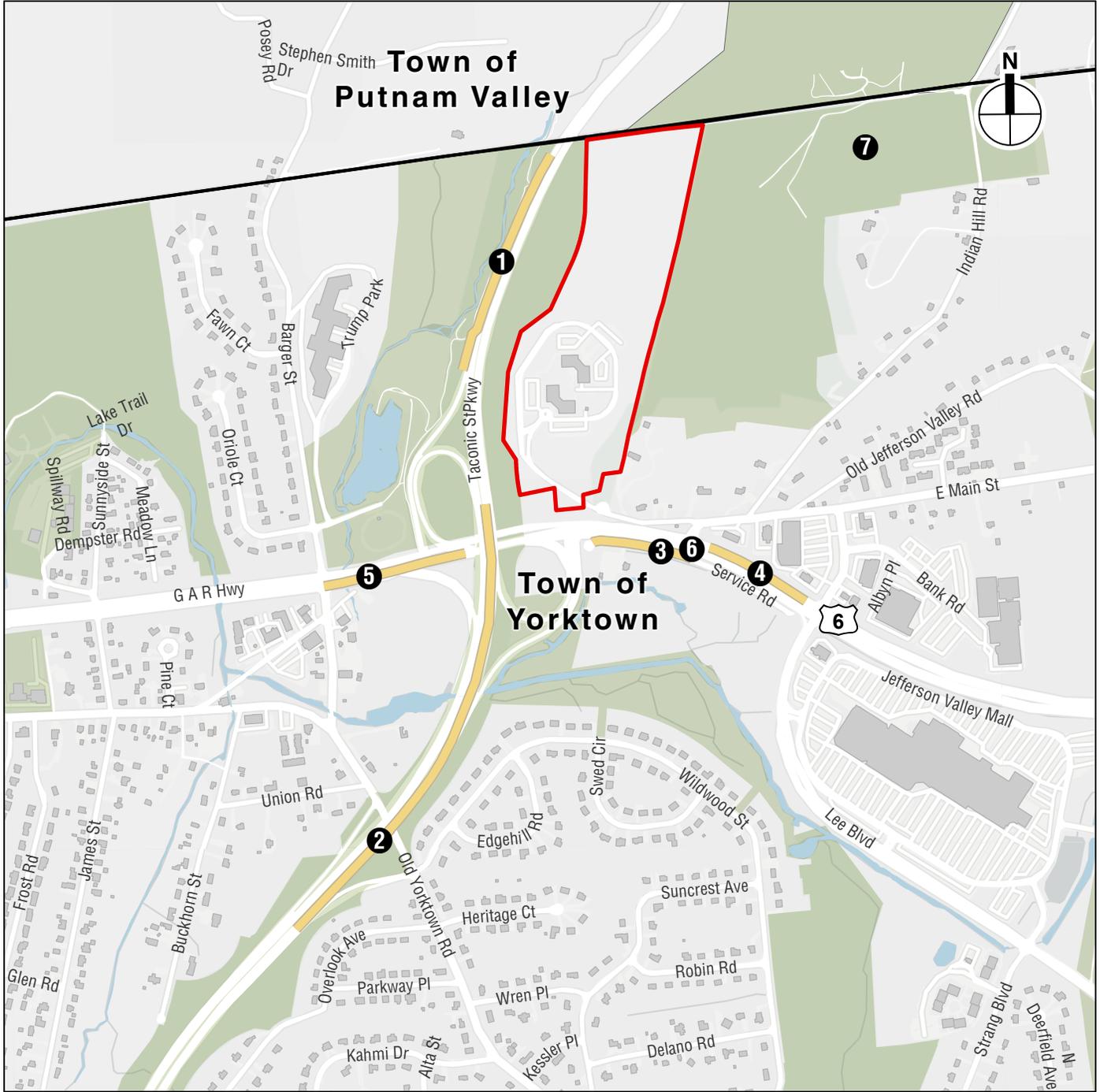
Identify, illustrate, and describe significant views into the Project Site from a preliminarily identified range of representative, publicly accessible, vantage points, including, but not limited to, the following: (see **Figure 4**):

- Taconic State Parkway (traveling northbound)
- Taconic State Parkway (traveling southbound)

¹ <https://www.yorktownny.org/planning/adopted-comprehensive-plan-june-15-2010>

² <https://planning.westchestergov.com/initiatives/westchester-2025>

³ <https://homes.westchestergov.com/resources/housing-needs-assessment>



- Project Site
- 1 Visual Assessment Locations

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- U.S. Route 6 and East Main Street
 - U.S. Route 6, between East Main Street & Lee Blvd.
 - U.S. Route 6, between Taconic State Parkway and Barger St.
 - Service Road for Par 3 Golf Course
 - Donald J. Trump State Park (Indian Hill Section)
- C. Future without the Proposed Project – Describe potential changes to the Land Use Study Area that would be expected to change the visual and community character of the Project Site or alter the views of and into the Project Site from the vantage points listed above in the future without the Proposed Project.
- D. Future with the Proposed Project – Analyze the impacts to the existing visual and community character described above as a result of the Proposed Project. Specifically, analyze the changes to community character as a result of the proposed building and landscaping program on the Project Site.

Describe and visually demonstrate the changes to the views into the Project Site from the publicly accessible vantage points identified above using a combination of photographs depicting the existing conditions, simulations depicting the proposed future conditions, and line-of-sight sectional diagrams. Discuss the visual and architectural character of the building and landscaping program proposed. Assessment of impacts shall be based on the NYSDEC Program Policy Document “Assessing and Mitigating Visual and Aesthetic Impacts,” dated December 13, 2019.⁴

Describe and illustrate the proposed conceptual site lighting program. Analyze the potential for off-site impacts from the proposed site lighting, including those impacts related to light spillage and glare.

- E. Mitigation – Describe mitigation measures proposed, if required.

CHAPTER 4: CULTURAL RESOURCES

Because the Proposed Project will require the preparation of a Stormwater Pollution Prevention Plan (SWPPP), the Proposed Project is subject to compliance with the January 2015 Letter of Resolution (LOR) executed among the New York State Department of Environmental Conservation (NYSDEC) and the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) pursuant to Section 14.09 of the New York State Park Recreation and Historic Preservation Law (Section 14.09). Therefore, the cultural resources analysis will be prepared in conformance with SEQRA and Section 14.09.

- A. Introduction and Summary of Findings – Summarize the conclusions of the cultural resources analysis and consultation with ORPHP. Describe measures proposed to mitigate anticipated adverse impacts to cultural resources that could result from the Proposed Project.
- B. Archaeological Resources - The Project Site is located in an area indicated as potentially sensitive for archaeological resources by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) (per the FEAF Part I – EAF Mapper Summary Report). Further consultation with OPRHP is necessary to determine whether the Project Site is itself

⁴ <https://www.dec.ny.gov/permits/115147.html>

considered sensitive for archaeological resources. As the Project Site was disturbed for the construction of the existing commercial office campus, this minimizes the potential for archeological resources to remain. Measures to avoid or mitigate potential adverse impacts to archaeological resources, if necessary, will be described.

C. Historic Resources –

1. Existing Conditions – Map and describe known or potential architectural or historic resources in a study area, as defined by OPRHP or the Town of Yorktown, including the Hyatt House.
2. Future without the Proposed Project – Describe likely changes to historic resources in the study area that are expected to occur in the future without the Proposed Project.
3. Future with the Proposed Project – Describe the potential impacts of the Proposed Project on known and/or potential historic resources within the study area, including potential direct (physical) and indirect (contextual and visual) impacts. This analysis will be based on consultation between the Applicant and OPRHP and the Town of Yorktown.
4. Mitigation – Describe mitigation measures proposed, if required, based on consultation with OPRHP.

CHAPTER 5: GEOLOGY, SOILS AND TOPOGRAPHY

- A. Introduction and Summary of Findings – Summarize the key findings of the existing Project Site conditions, the analysis of potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed project.
- B. Existing Conditions – Identify the major geologic, soil, and topographical conditions on the Project Site, focusing on the suitability of the Project Site for development using published data (i.e., NRCS Soils Survey, NYS surficial geology) and Site-specific information that has been obtained by the Applicant, if available.
- C. Future with the Proposed Project – Describe potential impacts to bedrock and soil conditions as a result of the Proposed Project. Impacts of grading and excavation should be quantified (i.e., cut and fill) and discussed. Potential impacts with regard to soil erosion should be discussed. Describe potential impacts to steep slopes (15% and greater) on the Project Site. Discuss long-term post-development impacts due to changes in surface coverage and topography.
- D. Mitigation Measures – Describe measures that will be implemented to mitigate potentially adverse impacts resulting from construction of the Proposed Project, including proposed sediment and erosion control measures.

CHAPTER 6: ECOLOGICAL RESOURCES

- A. Introduction and Summary of Findings – Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts resulting from the Proposed Project.
- B. Existing Conditions – Trees equal to or greater than 8 inches in diameter at breast height are protected under Chapter 270 (Trees) of the Yorktown Town Code. The same Chapter

prescribes certain activities which require a tree removal permit. Prepare a tree inventory for the Project Site as to the type, location, size and condition of existing trees on the Project Site. Identify Protected Tree(s) and Specimen Tree(s) as defined in the Town Code.

Identify the specific vegetative communities and habitat types located on and immediately adjacent to the Project Site and map the general location of those communities. Using information from Federal, State and County resources and Site inspections, identify known protected plants or habitats on the Project Site, and any protected species known to occur or that have the potential to occur on the Project Site.

Identify the presence or absence of wetlands, surface waters, and/or water bodies on and immediately adjacent to the Project Site, and map the location of those resources, if any. Identify the presence of any aquifer(s) in the area of the Project Site.

- C. Future without the Proposed Project – Identify changes to vegetative communities or wildlife habitat that have the potential to occur in the future without the Proposed Project.
- D. Future with the Proposed Project – Identify and assess the potential impacts to existing vegetative communities or wildlife habitat as a result of the Proposed Project. Identify and assess the potential impacts to the wildlife presently occurring, or expected to occur, on the Project Site. Potential impacts to the New England Cottontail Rabbit, including those relating to habitat impacts as well as impacts from construction, should be discussed in this Chapter.

Analyze the Proposed Project’s impacts on wetlands, waterbodies, and aquifer(s) on or adjacent to the Project Site.

Describe the proposed landscaping plan, including walking trails, programmatic elements, and outdoor recreation areas.

- E. Mitigation Measures – Describe measures that will be implemented to mitigate potentially adverse impacts resulting from the Proposed Project.

CHAPTER 7: SOCIOECONOMIC AND FISCAL IMPACTS

- A. Introduction and Summary of Findings – Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project.
- B. Existing Conditions – Describe the current demographic, commercial, residential, and economic characteristics of the Town of Yorktown in general, and the area surrounding the Project Site in particular. Describe the property tax revenues and fees to all taxing jurisdictions attributable to the Project Site. Compare the existing socioeconomic conditions in the Town to those identified in the 2010 Comprehensive Plan. Discuss and describe the existing housing stock in the Town (e.g., household type, household size, housing tenure, housing values) and any discernable housing trends. Discuss the Town’s and Westchester County’s affordable housing goals and policies.
- C. Future without the Proposed Project – Estimate the increase in the Town’s population, and other relevant demographic changes, expected to occur in the future without the Proposed Project. Using historic trends, and information obtained by the Applicant, project the changes in property and other taxes and fees attributable to the Project Site that are expected to occur in the future without the Proposed Project.

- D. Future with the Proposed Project – Estimate the changes in the Town’s population and other demographic characteristics that are expected to occur as a result of the Proposed Project. Provide an analysis of anticipated property tax revenue generated by the Proposed Project. Describe the potential growth-inducing impacts of the Project; specifically, describe the increased consumer spending power introduced by the Project’s new residential population, the expected local capture of their consumer spending in the Town, and the estimated jobs supported by local spending within the Town and County.
- E. Mitigation Measures – Describe measures that will be implemented to mitigate potentially adverse impacts resulting from the Proposed Project.

CHAPTER 8: COMMUNITY FACILITIES

- A. Introduction and Summary of Findings - Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts resulting from the Proposed Project.
- B. Police – Describe existing police protection to the Project Site and the surrounding area, including the staff size and organization of the Police Department and the number and types of calls for service received per year. Describe any changes to service levels anticipated in the future without the Proposed Project. Assess potential impacts of the Proposed Project on police protection based on correspondence with the Police Department and standard industry multipliers. Compare the increase in property tax revenue to the potential increase in demand for police services.
- C. Fire – Describe existing fire protection in the area, including the staff size and organization of the Mohegan Fire Department (“Fire Department”), which serves the Project Site, the number and types of calls for service received per year, and the apparatus and equipment used by the Fire Department. Describe any changes to service levels anticipated in the future without the Proposed Project. Assess potential impacts of the Proposed Project on fire protection based on correspondence with the Fire Department and other applicable information. Compare the increase in property tax revenue to the potential increase in demand for fire services.
- D. Emergency Medical Services –Identify the staff size and organization of the EMS service provider that serves the Project Site, the EMS apparatus and equipment, and the number and nature of calls for service per year. Describe any anticipated changes to service levels in the future without the Proposed Project. Assess potential impacts of the Proposed Project on the provision of emergency medical services on- and off-Site based on correspondence with the EMS service and other applicable information. Compare the increase in property tax revenue to the potential increase in demand for EMS services.
- E. Parks, Recreation and Open Space
 - 1. Existing Conditions – Using text and graphics, identify and describe the parks, recreation, and open spaces and trails proximate to the Project Site.
 - 2. Future without the Proposed Project – Using publicly available information and information provided by the Town (and County/State as appropriate), describe changes to parks and recreation facilities expected to occur in the future without the Proposed Project.

3. Future with the Proposed Project – Identify the potential increase in demand for parks and recreation space as a result of the expected increase in population attributable to the Proposed Project. Describe on-Site open space and recreational resources and amenities included as part of the Proposed Project. Describe potential impacts on use patterns in the Donald J. Trump State Park.
4. Mitigation Measures – Describe measures that will be implemented to mitigate potentially adverse impacts to parks and recreational spaces resulting from the Proposed Project.

F. Solid Waste and Recycling

1. Existing Conditions – Describe the Town of Yorktown sanitation, solid waste and recycling services provided to the Project Site. Identify the transfer station and Westchester County Refuse District to which solid waste is transported from the Project Site.
2. Future without the Proposed Project – Describe planned changes to the Town of Yorktown or Westchester County solid waste and recycling handling and disposal practices in the future without the Proposed Project.
3. Future with the Proposed Project – Estimate the amount of solid waste and recycling that would be generated from the Proposed Project. Describe how solid waste and recycling would be stored and collected at the Project Site. Describe how solid waste and recycling vehicles would access and maneuver the Project Site. Include an assessment referencing the Westchester County recycling regulations and the Town of Yorktown solid waste and recycling management practices. Describe potential impacts to the Town of Yorktown of Westchester County solid waste services from the Proposed Project.
4. Mitigation Measures - Describe measures that will be implemented to mitigate potentially adverse impacts on solid waste services resulting from the Proposed Project.

CHAPTER 9: WATER AND WASTEWATER

This Chapter will discuss and analyze the impacts of the Proposed Project on water supply and sanitary wastewater. Impacts to stormwater and roadway infrastructure, as well as electric and natural gas services, are discussed in other chapters, as noted in this Scoping Document.

- A. Introduction and Summary of Findings - Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts resulting from the Proposed Project.
- B. Existing Conditions – Using information obtained from the Town Engineering and Sewer Department, Westchester County, and other available sources, describe in text and graphics the size, location, age, condition, and capacity of the municipal water and sanitary sewer infrastructure serving the Project Site to the extent practical.

Identify the wastewater treatment plant that receives the sanitary wastewater flow from the Project Site and the capacity and current flow conditions at the plant.

Identify the source of potable water for the Project Site and the capacity of, and current demand on, that source.

- C. Future without the Proposed Project – Using information from the Town Engineering and Sewer Department, and Westchester County, identify planned improvements to the water or sanitary sewer conveyance systems and new water and wastewater demands planned or expected to be undertaken in the future without the Proposed Project.
- D. Future with the Proposed Project – Quantify the anticipated water demand (domestic and fire) and sanitary sewer flow generated by the Proposed Project.

Based on information obtained from the Town or County, together with appropriate Project-specific engineering analyses, determine the adequacy of existing water and sanitary wastewater conveyance systems to serve the Proposed Project. Identify on- and off-Site improvements that would be required to adequately supply water to, and remove wastewater from, the Project Site.

Determine the capacity of the water supply and sewage treatment plant to serve the anticipated demands of the Proposed Project.

- E. Mitigation Measures - Describe measures that will be implemented to mitigate potentially adverse impacts from the Proposed Project, including necessary improvements to the water or wastewater conveyance systems. Identify and discuss mitigation measures for the potential increase in sewer flows to County operated wastewater facilities.

CHAPTER 10: STORMWATER MANAGEMENT

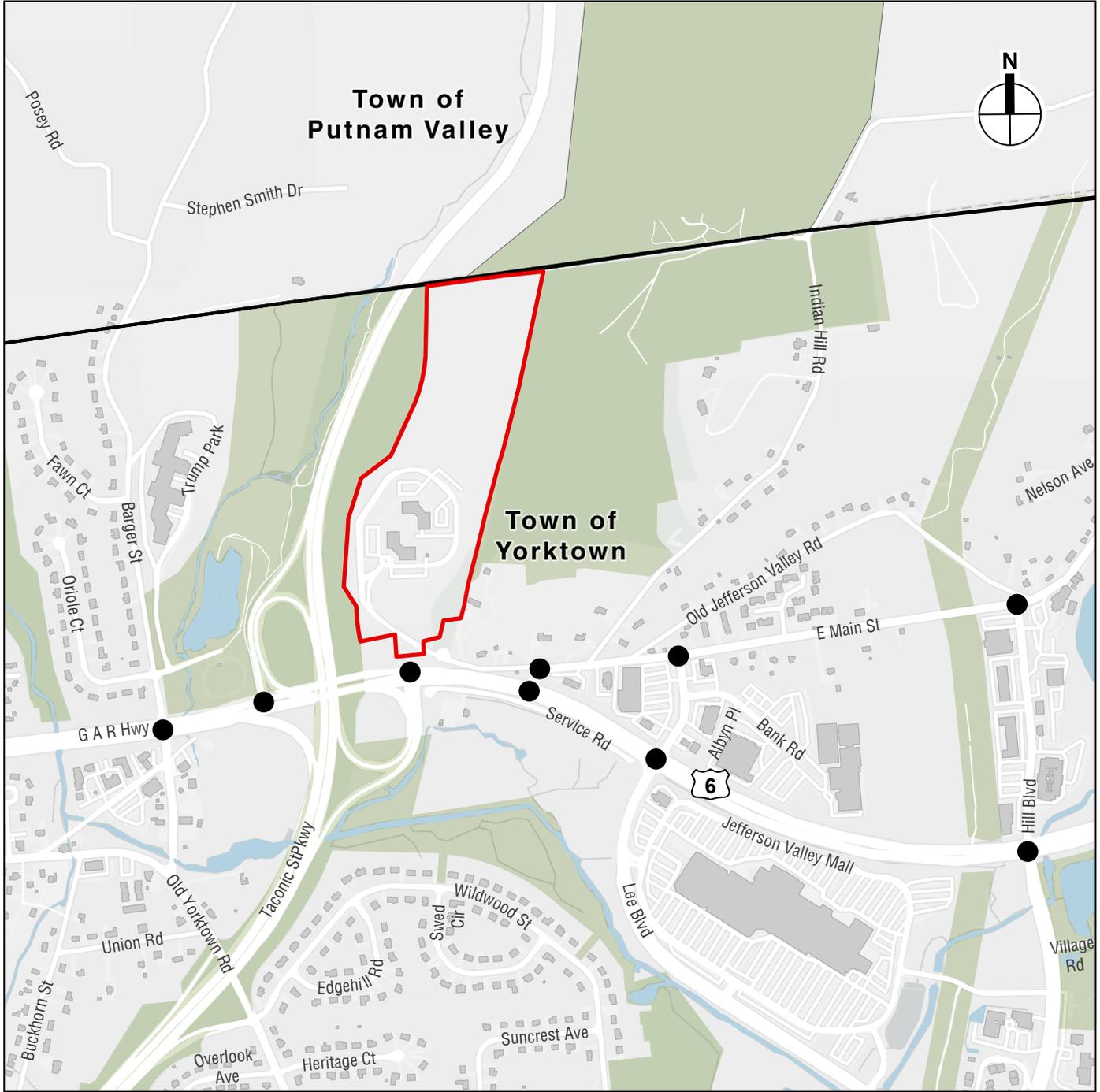
- A. Introduction and Summary of Findings - Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts resulting from the Proposed Project.
- B. Existing Conditions - Identify and describe existing drainage patterns on the site and within surrounding off-site areas located within the same drainage basin(s). Calculate and describe the pre-development peak runoff rates for the 1-, 10-, and 100-year storm events.
- C. Future without the Proposed Project – Identify changes to the drainage patterns, systems, and rates anticipated in the future without the Proposed Project.
- D. Future with the Proposed Project - Describe and show in tables graphics the proposed post-construction stormwater management system, including changes to existing drainage patterns and subsurface conveyance systems. Calculate and describe the post-development peak run-off rates for the 1-, 10- and 100-year storm events. Prepare preliminary stormwater quality calculations to satisfy the requirements of the Town of Yorktown and NYSDEC. Demonstrate compliance with Town and State stormwater regulations, including those with respect to stormwater quality, quantity, and green infrastructure. Discuss the feasibility of incorporating aboveground stormwater management solutions that treat runoff on-site. Include a preliminary Stormwater Pollution Prevention Plan (SWPPP) in an Appendix to the DEIS.
- E. Mitigation Measures - Describe measures that will be implemented to mitigate potentially adverse impacts from the Proposed Project, including necessary improvements to drainage systems.

CHAPTER 11: USE AND CONSERVATION OF ENERGY

- A. Introduction and Summary of Findings - Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts resulting from the Proposed Project.
- B. Existing Conditions – Describe the existing electricity and gas service and infrastructure, including location and conditions, serving the Project Site.
- C. Future without the Proposed project – Using information provided by the utility provider, if any, identify improvements to the electric or gas systems planned or expected to be undertaken in the future without the Proposed Project.
- D. Future with the Proposed Project – Quantify the anticipated electric and gas demand from the Proposed Project. Determine if the capacity of the existing electric and gas systems to the Project Site are adequate to meet the projected demand of the Proposed Project. Identify if the Proposed Project will include renewable energy infrastructure or energy conservation techniques (e.g., solar power, geothermal heating, etc.), or other green building practices.
- E. Mitigation Measures - Describe measures that will be implemented to mitigate potentially adverse impacts from the Proposed Project, including necessary improvements to energy supply systems.

CHAPTER 12: TRAFFIC AND TRANSPORTATION

- A. Introduction and Summary of Findings – This Chapter should summarize the key findings of the Traffic Impact Study (TIS), which will be included as an appendix to the DEIS. The summary will include the existing conditions survey, the analysis of potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project on the traffic and transportation systems.
- B. Existing Conditions – Describe the roadway characteristics in the area surrounding the Project Site. Determine the existing conditions traffic volume within the Traffic Study Area during the weekday AM and PM peak hours. Additionally, if the site-generated traffic or the traffic volumes on Route 6 are higher during the Saturday peak hour than during either the weekday AM or PM peak hours, then the Saturday peak hour will also be analyzed. The Traffic Study Area shall include the following intersections (see **Figure 5**). The existing conditions shall be based on recent traffic counts, except for intersections marked with a *, which will be based on historical 2019 traffic counts provided by the Town grown to 2023:
 - 1. US Route 6 & Barger Street
 - 2. Taconic State Parkway Southbound Ramp & US Route 6
 - 3. Taconic State Parkway Northbound Ramp & US Route 6
 - 4. US Route 6 & E Main Street
 - 5. Old Route 6 & E Main Street
 - 6. US Route 6 & Lee Boulevard
 - 7. E Main Street & Lee Road
 - 8. US Route 6 & Hill Boulevard*
 - 9. E. Main Street & Hill Boulevard/ Old Jefferson Valley Road*



- Project Site*
- Traffic Study Intersections*

0 1,000 FEET

Conduct a capacity analysis (Level of Service, or “LOS”) for each of the above intersections using the Synchro software version 11 for the study peak hours. The traffic analysis will utilize official traffic signal timing plans from NYSDOT where applicable. Summarize the existing LOS in tabular format.

The most recent pre-COVID three years (2017 to 2019) of available crash data records at the study intersections and segments between them will be obtained and summarized in tabular form to determine general vehicular safety conditions at the study intersections. In addition to the study intersections, crash data will be summarized for two additional intersections:

10. E Main Street & Indian Hill Road

11. E Main Street & Old Jefferson Valley Road

Trends in the Existing Conditions crash data will be discussed, and countermeasures will be proposed for consideration for implementation by the Town at high crash locations. A crash diagram will be developed for the US Route 6 & E Main Street and Old Route 6 & E Main Street intersections.

- C. Future without the Proposed Project (“No Action”) – Estimate traffic volumes in the Traffic Study Area in the future without the Proposed Project, utilizing a background growth factor based on historical data and agreed upon with the Town and NYSDOT, and estimated traffic volumes from other pending or approved projects in the area, if any, as identified and provided by the Town. If traffic signal timing is found to be inefficient under the No Action analysis, with concurrence from NYSDOT, a separate scenario will be presented in which signal timing is optimized. This optimized signal timing will be carried through to the Build analysis. If NYSDOT does not allow a No Action analysis with optimized signal timings, optimization of signal timing will not be incorporated as part of the No Action condition.

Conduct a capacity analysis for each of the above intersections using the Synchro software for the study peak hours. Summarize the No Action LOS in tabular format.

- D. Future with the Proposed Project (“With Action”) – Estimate Project-generated traffic utilizing the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition*. The trip generation estimates will utilize the maximum of the equation or average rate, and generator or roadway peak hour rate. Credit will not be taken for the existing land uses, pass-by trips, or internal capture. The existing traffic data from NYSDOT and historic counts from the Town as well as the site plan and proposed circulation will be used to develop project-generated trip assignment and distribution percentages to the Study Area intersections.

Combine the Project-generated traffic volumes with the No-Build volumes to obtain the With Action traffic volumes.

Conduct a capacity analysis for each of the above intersections, and the Site Driveway, using the Synchro software for the study peak hours. Summarize the With Action LOS in tabular format.

Using the following industry-standard criteria, identify the potential of the Proposed Project to result in one or more significant adverse impacts. Significant adverse traffic impacts are defined as: (1) a change in LOS D or better to LOS E or F; (2) a change from LOS E to LOS F; or (3) an increase of 10 percent or greater in traffic volumes for LOS F. The impact criteria are applied to the approach and lane group LOS for signalized intersections and

approach LOS for unsignalized intersections. Consideration for traffic improvement measures in the study area may be requested by the Town to mitigate impacts that may not be considered “significant” by the standard criteria.

Pedestrian and bicyclist access to the site will be thoroughly considered.

Delivery/service truck volumes and proposed access patterns will be discussed.

Adequacy of parking (number of spaces as well as proposed regulations to manage the parking resource) will be documented.

Alternative primary access to the Project Site will be considered and investigated in consultation with the Town and NYSDOT, including, but not limited to, access via East Main Street and via a new leg of the signalized intersection of Route 6 and the Taconic State Parkway northbound on/off ramps. If a practicable alternative primary access is not identified, the feasibility of improving emergency access to the Site, including but not limited to, through the construction of a secondary emergency access, shall be investigated.

- E. Mitigation Measures – Describe measures that will be implemented to mitigate potentially significant adverse impacts from the Proposed Project, including necessary improvements to the local transportation network.

Conduct a capacity analysis (Level of Service, or “LOS”) for each of the intersections where mitigation measures are proposed using the Synchro software. Summarize the “With Action with Mitigation” LOS in tabular format. A traffic impact is considered mitigated when the LOS and delay of approach or lane group is returned to the No Action condition or better.

Any unmitigated traffic impacts will be described.

CHAPTER 13: AIR QUALITY

- A. Introduction and Summary of Findings - Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project.
- B. Existing Conditions - Describe existing ambient air quality using information from NYSDEC’s Ambient Air Quality Monitoring Network. In addition, describe the latest information regarding the status of the State Implementation Plan (SIP) and attainment status.
- C. Future without the Proposed Project – Describe the potential cumulative impacts to air quality in the future without the Proposed Project.
- D. Future with the Proposed Project –

- 1. Stationary Source Analysis –

Perform a screening level analysis to determine whether emissions from on-site fuel-fired heat and hot water systems (for example, boilers or hot water heaters) are significant. The screening analysis should use the procedures outlined in the *CEQR Technical Manual* that consider the distance of the heat and hot water system exhausts to the nearest building of equal or greater height, the proposed building sizes, the heights of the exhaust, and the types of fuel used. The analysis will identify the location and nature of new combustion sources and will assess the emissions and potential impacts from these units.

If the potential for air quality impacts are identified using the screening level analysis, a refined air quality modeling analysis will be performed using the Environmental Protection Agency (EPA) AERMOD dispersion model, detailed building and receptor information, and five years of meteorological data and upper air data to determine if significant adverse air quality impacts are expected.

2. Mobile Source Analysis –

Carbon Monoxide (CO)

Perform a screening analysis of intersections evaluated under the traffic analysis to determine the potential for significant carbon monoxide impacts and which locations may need further detailed study. Intersections will be chosen based on the procedures outlined in the New York State Department of Transportation (NYSDOT) The Environmental Manual (TEM), or latest available NYSDOT guidance and the United States Environmental Protection Agency's (EPA) Guidelines for Modeling Carbon Monoxide Roadway Intersections.

For intersections with a Level of Service of "D" or worse in the Future with the Project condition, use the TEM capture criteria to determine whether intersections require further study. If any of the capture criteria are met, perform a volume threshold screening analysis at affected intersections. The intersections selected for the screening analysis will be based on the traffic network.

If any intersections do not pass the volume threshold screening criteria, a mobile source analysis would be performed using vehicular CO engine emission factors from EPA's MOVES model based on provided speed and vehicle mix data and EPA's CAL3QHC dispersion model to predict the maximum change in carbon monoxide concentrations, and to determine if the potential for exceedances of the carbon monoxide ambient standard exists at intersections near the Project Site. The area to be included in this modeling effort following EPA's recommendations in the Guideline for Modeling Carbon Monoxide from Roadway Intersections (i.e., all significant mobile source emissions within 1,000 feet of the intersection of concern) will be determined.

Particulate Matter (PM)

Perform a screening analysis for particulate matter (PM) less than 10 microns and less than 2.5 microns in diameter (PM₁₀ and PM_{2.5}) from mobile sources. Based on EPA guidance regarding PM, traffic data for the intersections that would be affected by the Proposed Project, such as the Level of Service at these intersections, the increase in the number of diesel vehicles, and potential receptor locations will be considered to determine whether a refined microscale modeling analysis would be warranted for PM₁₀ and PM_{2.5}.

If the screening analysis indicates the need for a refined PM analysis, maximum predicted PM₁₀/PM_{2.5} concentrations will be determined using appropriate MOVES emission factors and applying corresponding traffic data included in the Traffic Impact Study. Following the procedures outlined in the Transportation Conformity Guidance for Quantitative Hot-Spot Analyses in PM_{2.5} and PM₁₀ Nonattainment and Maintenance Areas (November 2013), or latest, 24-hour PM₁₀ and PM_{2.5} and annual average PM_{2.5} concentrations will be determined using the EPA's CAL3QHCR

model at simulated receptors for the critical analysis year. Using the procedures in the Transportation Conformity Guidance four peak hour periods (morning peak, midday, evening peak, and overnight) will be analyzed using the latest available 5-year data-set from the most representative meteorological station near the Proposed Project. Maximum predicted PM₁₀ /PM_{2.5} concentrations will be compared to the NAAQS and the potential for significant adverse air quality impacts would be determined.

- E. Mitigation Measures - Describe measures that will be implemented to mitigate potentially adverse impacts from the Proposed Project, as identified in the analysis above.

CHAPTER 14: NOISE

- A. Introduction and Summary of Findings – Summarize the key findings of the existing conditions analysis, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project. Describe the fundamental effects and characteristics of noise as they relate to the noise analysis.
- B. Existing Conditions - Determine existing noise levels and noise characteristics within the Noise Study Area. The Noise Study Area will include areas of noise-sensitive land use (e.g., residences, schools, hospitals, open space, etc.) adjacent to the Project Site or along routes used by vehicular traffic traveling to and from the Project Site. Conduct field measurements of existing noise levels (one-hour equivalent noise level, L_{eq(1)}) at up to three (3) locations representing the site of the Proposed Project and along Old Route 6 leading to and from the site. Measurements will be made during two time periods--the AM and PM peak periods. Measurements will be made using a Type I noise analyzer and would include measurements of L_{eq}, L₁, L₁₀, L₅₀, and L₉₀ noise levels. A continuous 12-hour noise level measurement may be conducted in lieu of spot measurements at one location. Where necessary, measurements will be supplemented by mathematical model results to determine an appropriate base of existing noise levels.

Describe the regulations relating to noise in Chapter 216 (Peace and Good Order) of the Town Code.

- C. Future without the Proposed Project - At each receptor location described above, determine the noise levels without the Proposed Project using existing noise levels and proportional modeling techniques or other approved analysis methodologies to account for increases in traffic volumes. Compare existing noise levels and future noise levels without the Proposed Project with various noise standards, guidelines, and other noise criteria.
- D. Future with the Proposed Project - At each receptor location described above, determine the noise levels with the Proposed Project for the analysis years using existing noise levels and proportional modeling techniques or other approved analysis methodologies to account for changes in traffic volumes due to the Proposed Project.

Qualitatively describe potential increases in noise levels due to operation of proposed amenity features (including amphitheater) and on-site mechanical equipment (i.e. HVAC equipment), including potential impacts to Donald J. Trump State Park.

Compare noise levels with standards, guidelines, and other criteria, and impact evaluation. Existing noise levels and future noise levels with and without the Proposed Project will be compared with various noise standards, guidelines, and other noise impact criteria.

Compare the predicted noise levels at the proposed new residential uses, including noise generated by the Taconic State Parkway, to generally accepted noise level standards for residential uses.

- E. Mitigation Measures - Describe measures, if any, which will be implemented to mitigate potentially adverse impacts from the Proposed Project as identified in the analysis above.

CHAPTER 15: HAZARDOUS MATERIALS

- A. Introduction and Summary of Findings – Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate hazardous materials impacts from the Proposed Project.
- B. Existing Conditions – Using data compiled from a Phase I Environmental Site Assessment (ESA), identify potential or known locations of contamination and types of contaminants likely to be found on the Project Site. This should include the potential for hazardous materials to be present within structures to be demolished, and the potential for hazardous materials to be present in subsurface areas where new development would occur as part of the Proposed Project.
- C. Future without the Proposed Project – Describe potential changes to subsurface environmental conditions at the Project Site in the future without the Proposed Project.
- D. Future with the Proposed Project – Describe the potential for impacts with respect to hazardous materials as a result of the Proposed Project, both during the Proposed Project’s construction and operation. Describe the measures anticipated to be taken during construction and operation of the Proposed Project to avoid, minimize, and mitigate potential adverse impacts from subsurface environmental conditions.
- E. Mitigation Measures – Describe measures that will be implemented to mitigate potentially adverse impacts from hazardous materials that may result from construction or operation of the Proposed Project.

CHAPTER 16: CONSTRUCTION

- A. Introduction and Summary of Findings – Summarize the major phases of construction, potential significant adverse impacts expected to result from construction, and measures proposed to mitigate those significant adverse impacts.
- B. Construction Schedule – Generally describe the construction schedule and timeline by phase of construction. Describe the main construction elements included in each phase, with attention to those elements with the potential to adversely impact neighboring properties (e.g., pile driving, chipping and blasting, excavation). Identify preliminary construction staging areas and areas for construction worker parking.
- C. Construction Period Impacts and Mitigation –
 - 1. Erosion and Sediment Control – Summarize the Erosion and Sediment Control Plan that is proposed, in compliance with State and Town regulations.
 - 2. Traffic and Transportation – Identify potential temporary impacts to the traffic network resulting from construction activity. This assessment will consider increased vehicle trips from construction workers and equipment and potential impacts from truck traffic.

Identify mitigation measures necessary to mitigate potential significant adverse impacts to traffic and transportation during the Proposed Project's construction.

3. Air Quality - Qualitatively discuss potential air quality impacts from mobile source emissions from construction equipment and worker and delivery vehicles, as well as fugitive dust emissions. Identify measures to mitigate potential adverse impacts.
4. Noise - Qualitatively discuss potential noise impacts from construction of the Proposed Project. Describe the Town's requirements and limitations on hours of construction work. Identify measures to mitigate potential adverse impacts.
5. Blasting and Subsurface Investigations – Identify whether blasting is anticipated during the Proposed Project's construction. If blasting is anticipated, discuss the blasting protocol that would be followed to minimize or mitigate significant adverse impacts from blasting activities.

CHAPTER 17: ALTERNATIVES

As outlined in Section 617.9(b)(5)(v) of SEQRA regulations, the DEIS shall provide a narrative description of each impact issue and evaluation for each alternative identified below. The description and evaluation of each alternative should be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed and should focus on those environmental impacts that are likely to differ from the Proposed Project. The range of alternatives must include the No Action Alternative.

- A. No Action Alternative: This alternative analyzes the potential environmental impacts of not approving the Proposed Project and not redeveloping the Project Site. This alternative assumes re-use of the Project Site as an office campus.
- B. Development Under Existing Zoning Alternative: This alternative analyzes the potential environmental impacts of redeveloping the Project Site to the maximum amount as permitted under the existing (OB) zoning.
- C. Development Under Existing RSP-2 Zoning: This alternative analyzes the potential environmental impacts of redeveloping the Project Site pursuant to the existing height and FAR requirements of the RSP-2 Zoning District.
- D. Non-Age-Restricted Development: This alternative analyzes the potential environmental impacts of redeveloping the Project Site with a site plan and program similar to the Proposed Project, but without an age-restriction. An analysis of the consistency of this alternative with the Town's existing multifamily zoning district (R-3) shall be included.
- E. Alternative Site Layouts: The Applicant shall develop one or more alternative site layouts that accommodate a development program that is the same, or similar, to the Proposed Project. The alternative layout(s) shall be developed so as to reduce one or more adverse impacts of the Proposed Project, if any, as identified in the technical chapters of the DEIS. Alternative layout(s) with respect building footprint, size, and location may be considered, as appropriate.

CHAPTER 18: CUMULATIVE IMPACTS OF PROPOSED ZONING TEXT CHANGE

This Chapter shall identify the sites within the Town to which the Proposed Zoning may apply (e.g., sites of 25 acres or more within the RSP-2 Zoning District), and analyze, at a generic level,

the potential impacts of development that may occur on those sites as a result of the Proposed Zoning (e.g., increased FAR and increased maximum building height).

CHAPTER 19: MITIGATION

Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS. Because these measures, once recommended, would become part of the Proposed Project, their formulation and analysis of their effectiveness would be undertaken in close coordination with the Lead Agency and other agencies, as necessary. Identify the agency or entity responsible for implementing the identified mitigation measures.

CHAPTER 20: SUSTAINABILITY

Discuss the use and conservation of energy, and other sustainability measures of the Proposed Project. Discuss green building practices incorporated into the Proposed Project (e.g., green infrastructure, renewable energy generation, EV charging stations, etc.). Summarize the anticipated energy needs of the Proposed Project and any means and methods for reducing the overall energy consumption through conservation practices and green building technologies. In addition, discuss any other sustainable building practices (e.g., stormwater management, green roof, LED lighting, solar power, EV charging stations, etc.) that would be incorporated into the Proposed Project.

CHAPTER 21: GROWTH-INDUCING ASPECTS

Identify any growth-inducing aspects related to the Proposed Project.

CHAPTER 22: IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Identify any irreversible and irretrievable commitments of environmental resources that would be associated with the Proposed Project should it be implemented.

CHAPTER 23: UNAVOIDABLE ADVERSE IMPACTS

Identify those significant adverse environmental impacts that cannot be avoided or adequately mitigated if the Proposed Project is implemented.

APPENDICES

Certain procedural documentation, as well as technical studies summarized or references in the DEIS should be provided in full in an appendix to the DEIS:

- SEQRA Documentation: FEAF, Positive Declaration, Final Scoping Document
- Official Correspondence related to DEIS
- Proposed Zoning Text & Map Amendments
- Visual Impacts, if needed.
- Preliminary SWPPP
- Traffic Impact Study
- Phase I ESA
- Full Size Site Plan Drawings

F. ISSUES NOT INCORPORATED INTO THE SCOPE

Pursuant to §617.8(e)(7), the DEIS scoping document shall include a brief description of the prominent issues that were considered in the review of the environmental assessment from or raised during scoping, or both, and determined to be neither relevant nor environmentally significant or that have been adequately addressed in a prior environmental review and the reasons why those issues were not included in the final scope.

For the reasons set forth below, the following environmental categories do not require further analysis in the DEIS:

- A. Adverse Impacts to the School District: The Proposed Project would be age-restricted (55+) and would not be anticipated to generate public school aged children that would attend the Lakeland Central School District.

*