

IV. ALTERNATIVES

A. No Action

Under the No Action Alternative, Parcel B would remain in its current state and none of the improvements associated with the proposed office building would be performed.

There are no impacts associated with the No Action Alternative compared to existing conditions since this alternative proposes no changes to the site. As compared to the Proposed Action, the No Action Alternative would result in no increase of 76,384 square feet of zoning floor area associated with the proposed building. However, this alternative does not benefit from the numerous positive aspects associated with the added development of the site. Nor does this alternative allow the previously approved development of Parcel B with 355,000 zsf of office space in accordance with the Stipulations of Settlement.

New landscaping and wetland buffer enhancements would not be installed, and stormwater quality upgrades would not be performed.

The No-Build Alternative would provide no additional property taxes for the Town of Harrison. Also, the potential for additional jobs for local area residents resulting from construction of the project in the short-term, and employment opportunities at the new office building in the long term, would be lost.

B. Reduced Square Footage

This alternative contemplates the construction of a 35,000 square foot office building in place of the 76,384 square foot office building to be constructed under the Proposed Action.

This alternative results in a net decrease in building area of 41,384 square feet as compared to the Proposed Action. Building Coverage would be reduced from 6.8% of the site under the Proposed Action to 5.7% under this alternative. Similarly, floor area ratio (FAR) would be decreased from 0.23 under the Proposed Action to 0.20 under this alternative. Both of these reductions represent modest benefits compared to the Proposed Action.

A total of 363 parking spaces are required under the Proposed Action and 175 spaces are required under this alternative. Under both scenarios, 20% of the required parking spaces are proposed to be "landbanked", resulting in the provision of 285 parking spaces under the Proposed Action and 140 spaces under this alternative, which represents a decrease of 145 parking spaces

With regard to traffic, this alternative would generate approximately 81 vehicles in the Peak Weekday AM Hour and 87 vehicles in the Peak Weekday PM Hour. The Proposed Action would generate approximately 159 vehicles in the Peak Weekday PM Hour and 170 vehicles in the Peak Weekday AM Hour. Accordingly, this alternative would result in approximately 78 fewer vehicles during the Peak Weekday AM Hour and 83 fewer vehicles during the Peak Weekday PM Hour, when compared to the Proposed Action.

This alternative would result in a decrease of approximately \$100,000 to \$150,000 per year in real estate taxes paid to the Town of Harrison and other taxing jurisdictions as compared to the Proposed Action, which would have an adverse impact on the Town's tax revenue.

In terms of employment opportunities, the Proposed Action would result in approximately 100 short term jobs related to the construction of the project and 225 long term jobs for employees and operators of the Proposed Office Building. The Reduced Square Footage Alternative would result in approximately 75 short term jobs and 120 long term jobs, resulting in a reduction of approximately 25 short term jobs and 135 long term jobs, when compared to the Proposed Action which would have an adverse impact on employment opportunities in the Town of Harrison.

This alternative would result in the creation of a Class A building with 35,000 square feet, making it among the smallest Class A office buildings in Westchester County. A building of this reduced size would have limited marketability and would present questionable economic viability in the Westchester marketplace. A smaller building in this location would not address the demands for larger contiguous office spaces being expressed by expanding corporations and Manhattan-based corporations seeking suburban relocation opportunities or for high quality and accessible back-office operation locations.

The construction-period economic benefits resulting from a smaller building would be commensurately less than those resulting from the proposed building, as would on-going operational benefits resulting from local spending by employees and tenants, and by locally contracted services for maintenance and repair services.

Visual impacts may be slightly reduced with a reduction of the height of the proposed building, although the building footprint would remain unchanged from the Proposed Action.

There would be no difference in noise impacts from the Proposed Action.

There would be no difference in archeological impacts because the siting of the building and the building footprint would remain unchanged from the Proposed Action.

The Proposed Action would generate an average daily wastewater load of approximately 6,530 gpd and would have an average daily water demand of approximately 7,180 gpd. This alternative would produce an average daily wastewater load of approximately 2,800 gpd and an average daily water demand of approximately 3,080 gpd, resulting in a reduction of approximately 3,730 gpd of wastewater generation and approximately 4,100 gpd of water demand as compared to the Proposed Action. These impacts are mitigated by the fact that the sanitary sewer and water infrastructure systems, as well as the capacity of the Mamaroneck Wastewater Treatment Plant and Westchester Joint Water Works supply systems are adequate to serve the project.

While this alternative results in both adverse and beneficial impacts, it does not meet the objectives of the project sponsor. Nor does this alternative allow the previously approved development of Parcel B with 355,000 zsf of office space in accordance with the Stipulation of Settlement.