

**SCOPE FOR THE
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT
FOR THE
PURCHASE CORPORATE PARK ASSOCIATES VI, PARCEL B
SPECIAL EXCEPTION USE, SITE PLAN AND WETLANDS PERMIT
TOWN OF HARRISON, NEW YORK
FOR PROPERTY LOCATED AT
100 MANHATTANVILLE ROAD, KNOWN & DESIGNATED
AS BLOCK 631, LOT 17 (PO5)**

OCTOBER 2005

SEQR Classification of Action: Type I

Lead Agency: Town of Harrison Planning Board

Proposed Action:

The proposal calls for the construction of a freestanding office building along with associated site improvements.

General Guidelines:

The Draft Supplemental Environmental Impact State (DSEIS) should cover, all items in this scoping document. Each impact issues should be presented in a separate sub-section, which includes a discussion of existing conditions, potential impacts of the proposed action, and mitigation measures as required.

Narrative discussions should be accompanied by appropriate tables, charts, graphs and figures whenever possible. If a particular subject can be more effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. Plans and maps showing the site should include adjacent properties, neighboring uses and structures, roads and other infrastructure.

Information should be presented in a manner that can be readily understood by the public. Efforts should be made to avoid the use of technical jargon. When practical, impacts should be described in terms that a layperson can readily understand.

The document and any appendices or technical reports should be written in the third person (i.e., the terms "we" and "our" should not be used). The applicants' conclusion and opinions, if given, should be identified as those of "the applicant" and opposing scientific views should be discussed.

Any assumptions that are not "worst case" assumptions should be clearly identified and the rationale for not incorporating the "worst case" assumption(s) provided.

1. COVER SHEET

- A. Identify the report as a Draft Supplemental Environmental Impact Statement.
- B. Name of the project.
- C. Location of the project.
- D. Name and address of the Lead Agency for the application and the name and telephone number of the Lead Agency contact person to be contacted for further information.
- E. Name and address of the project sponsor, and the name and telephone number of the contact person representing the applicant.
- F. Name and address of the primary preparer(s) of the DSEIS and the name and telephone number of a contact person representing the preparer.
- G. Date DSEIS was submitted and any revision dated.
- H. Date of acceptance of the DSEIS (to be inserted upon acceptance).
- I. Deadline date for receipt of the comments on the DSEIS (to be inserted upon acceptance).

2. TABLE OF CONTENTS

All headings that appear in the text should be presented in the Table of Contents along with the appropriate page numbers. In addition, the Table of Contents should include a list of figures, list of tables, a list of appendices and a list of additional DEIS volumes, if any. The DSEIS for the proposed action should include any other items required by law, and the following:

- A. Brief description of the action.
- B. Brief listing of the anticipated significant, beneficial and adverse impacts.
- C. Mitigation measures proposed for each impact issue identified in the DSEIS.
- D. Identification of any irreversible and irretrievable commitment of resources if the action is implemented.
- E. List of matters to be decided, including list of permits and approvals.
- F. List of involved agencies and interested parties.

3. EXECUTIVE SUMMARY

This section of the DSEIS should contain a brief but complete description of the proposed action, a brief summary of the affected environment now and in the anticipated building year, consequences of the proposed action with details and quantifications (as appropriate) given for significant negative impacts, description of mitigation measures and attention to the action.

4. PROJECT DESCRIPTION

A. Project Purpose, Public Need and Benefits

1. History of the project site.
2. Objectives of the project sponsor.
3. Prior projects of the applicant.
4. Benefits to be fulfilled by the project.
 - (1) Social
 - (2) Economic
 - (3) Physical
5. Summary of review and approval history, including all permits, approvals, settlements and decisions. Including a timeframe.

B. Location

1. Description of the geographic boundaries of the project in the region and Town.
2. Description of existing and proposed access to the site.
3. Description of existing zoning, site characteristics, and land uses of surrounding properties.

C. Design and Layout

1. Structures and Site Improvements
 - a. Location of proposed building, access roads, parking areas and other accessory structures, if proposed.
 - b. Architectural building plans with square footage summaries. Include gross and net square footages, and a verifiable method by which the areas can be confirmed by the Lead Agency.
 - c. Parking area and driveway construction plans and profiles.
 - d. Staging areas for material handling.
 - e. Drainage plans.
 - f. Sewer, water and other utilities.
 - g. Landscaping, lighting and signage.
 - h. Distances to nearby residential uses and dwellings.
 - i. Buffer areas that provide a vegetative and adequate spatial area between the site and the surrounding neighborhood.
 - j. Wetland mitigation plans.
2. Site Areas
 - a. Proposed impervious surface areas, including all roof areas, roads, driveways, parking areas and accessory structures.
 - b. Amount of land to be disturbed, including:
 - i. The building area.
 - ii. All roads, driveways and parking areas.

- iii. All areas that will be graded or modified to accommodate any part of the proposed development including construction access, stockpiles, phone, utility and sewer installations.
- iv. Estimate of vegetation that will be removed.
- c. Zoning requirements vs. proposed project.

D. Construction and Maintenance

- 1. Construction
 - a. Total construction period anticipated.
 - b. Schedule and phases of construction
 - c. Soil erosion and sedimentation controls before, during and after construction, including a plan for monitoring and implementation.
 - d. Construction traffic and delivery.
- 2. Maintenance
 - a. Roadways, parking areas, utilities and open spaces.

E. Approvals

- 1. Permits or approvals required and the involved agencies.

5. EXISTING CONDITIONS, ANTICIPATED IMPACTS AND MITIGATION

A. Existing Legal Limitations/Restrictions on Property Development

- 1. Site plan approvals.
- 2. Special Exception Use approvals.
- 3. Prior SEQOR reviews and findings.
- 4. Stipulations and settlements and Court Decisions
- 5. Other permits and approvals

B. Zoning and Harrison Town Code Compliance

- 1. Narrative addressing zoning compliance of the proposed project.
- 2. Narrative Addressing Anticipated Impacts.
- 3. Narrative Addressing Wetlands and Stormwater Management

C. Wetlands and Stormwater Management

1. Existing Conditions
 - a. Water resources/Storm water Management.
 - b. Wetlands.
2. Description of Measures Developed to Address Town's Concerns regarding Wetlands and Stormwater Management
3. Anticipated Impacts
4. Mitigation Measures

D. Transportation

1. Existing Conditions
 - a. Existing Transportation Resources
 1. Describe the site features, condition, maintenance and ownership of transportation facilities including but not limited to roads, driveways, parking area, etc.
 2. Provide a qualitative and quantitative discussion of vehicular accident history data at project area intersections. Information should be derived from the New York State Department of Transportation, New York State and/or the Town of Harrison Police Department.
 3. Address pedestrian circulation patterns and requirements on surrounding roadways.
2. Traffic
 - a. Description of Prior Traffic Studies Conducted by Applicant
 - b. Update of March 6, 2000 Traffic Impact Study
 - c. If significant adverse impacts are identified as a result of the proposed action, provide and describe mitigation measures as needed that have not been addressed or were inadequately addressed in the prior environmental reviews.
3. Transit

- a. Description of measures designed in consultation with the Westchester DOT regarding by circulation routes.

4. Anticipated Impacts
5. Mitigation Measures

F. Market Conditions

1. Description of prior analysis of market conditions
2. Update to prior analysis
3. Anticipated Impacts
4. Mitigation Measures

G. Infrastructure

1. Existing Conditions
 - a. Obtain formation on the existing network of water supply facilities, pipes, and pressures. Estimate the total water damage for the proposed action and peak usage. Determine whether or not adequate water supply or sufficient pressure can be provided for both domestic and fire purposes. The cumulative impact on the water supply system should also be acknowledged.
 - b. Obtain information on existing storm and sanitary sewer conditions, including information from the Westchester County Department of Environmental Facilities regarding the capacity of the County Waste Water Treatment Plant. Determine sanitary sewage generation of the project. Assess the actions impact on the sanitary & storm water sewer system, including the treatment plants' ability to accept and treat waste water generated by the action.
 - c. Determine solid waste generated by the project. Document the impacts of solid waste disposal on the Country resource

recovery facility. Describe disposal plans for construction debris.

2. Anticipated Impacts
3. Mitigation Measures

H. Visual Issues

1. Existing Conditions
 - a. Identify the visual impact of the proposed project. Computer simulations of the project superimposed upon site photographs are recommended. Views should be provided from:
 - Purchase Street
 - Manhattanville Road
 - I-684
 - Manhattanville College
 - Existing Site Office Building
 - MasterCard Site
 - Office Buildings West of College Road

2. Anticipated Impacts
3. Mitigation Measures

I. Noise

1. Existing Conditions
 - a. Address noise issues within Westchester County Airport 65Ldn noise contour.
2. Anticipated Impacts
3. Mitigation Measures

J. Historic and Archaeological Resources

1. Describe prior analysis of historic and archaeological resources and existing conditions
 - a. Conduct documentary research to assess the historical significance of the site and surrounding area, including Reid Hall at Manhattanville College and the remnants of

Ophir Farm. An archaeological sensitivity assessment
(Stage 1A Study) shall be conducted.

2. Update prior analysis
3. Anticipated Impacts
4. Mitigation Measures

6. **ALTERNATIVES**

In the event that the EIS identifies significant adverse environmental impacts that were not addressed or were inadequately addressed in the prior environmental reviews conducted by or on behalf of the applicant, the applicant shall identify and analyze a "lesser impact" alternative. That analysis must include a description of the impacts (adverse, beneficial, long and short-term, cumulative) created by the lesser impact alternative, as well as their probability and significance in comparison to the proposed action. The alternative should be analyzed qualitatively, except where project impacts have been identified in which case quantitative analyses comparing impacts should be performed. This comparative analysis should be provided in each narrative and matrix form.

The following alternatives should be evaluated:

- a. *No Action* – no development takes place and the site remains unchanged. This analysis should include the impact of not approving the action, including the loss of commercial office space, tax revenue, construction jobs, etc.
- b. *Reduced Square Footage Alternative* – This alternative involves the construction of a smaller building addition, in the range of 35,000 square feet

7. **ADVERSE ENVIRONMENTAL IMPACTS THAT CANNOT BE AVOIDED**
8. **IRREVERSIBLE AND IRRETRIEVABLE ACCOUNT OF RESOURCES**
9. **GROWTH INDUCING ASPECTS**

10. REFERENCES

11. ORGANIZATIONS AND PERSONS CONTACTED

12. APPENDICES