

UPPER WESTCHESTER MUSLIM SOCIETY MASJID AND ISLAMIC CENTER
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)
FINAL ADOPTED SCOPE (AS AMENDED – May _____, 2009)

Name of Project: Upper Westchester Muslim Society Masjid and Islamic Center

Project Location: 130 Pines Bridge Road
Town of New Castle, New York
Westchester County

Applicant: Upper Westchester Muslim Society, Inc.
130 Pines Bridge Road
Ossining, New York 10562

SEQR Classification of Action: Unlisted

Lead Agency : Town of New Castle Zoning Board of Appeals
200 South Greeley Avenue
Chappaqua, New York 10514

Lead Agency Contact: ~~Jane Kreuter~~ Lori Anderson, Secretary
New Castle Zoning Board of Appeals
200 South Greeley Avenue
Chappaqua, New York 10514
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Scoping Session: June 6, 2007

Final Scope Adoption by Lead Agency: July 18, 2007

Final Scope Amended by
Lead Agency: _____ May _____, 2009¹

¹ Following the adoption of the Scope in July, 2007, the Applicant and its consultants, during the course of preparing the DEIS, discovered an additional wetland on the subject site which was not previously identified. As a result, the Applicant made certain modifications to its site plan which resulted in modifications to the Proposed Action, and to the Scope as adopted in July, 2007. The modifications also include an increase in the number of proposed parking spaces (from 78 to 121, plus an additional 79 spaces to be designated as “overflow/future parking spaces.”) The Proposed Action has been modified to reflect the modifications to the plan as shown on “Revised Plan” (Drawing No. PALP -1), entitled “Proposed Action Layout Plan”, prepared by John Meyer Consulting and dated February 4, 2009. The Scope was also modified to reflect changes requested by the Lead Agency regarding the discussion of wetlands and alternatives to the Proposed Action.

DESCRIPTION OF THE PROPOSED ACTION

The Proposed Action involves the approval of permits necessary to authorize the demolition of an existing single-family dwelling, accessory buildings and related site features, and the construction and use of a 24,690 square foot building as a place of worship (two stories plus a mezzanine level), including among other components a prayer hall, a religious school composed of 18 classrooms, a library and recreational facilities, and a 12178-space parking lot (plus an additional 79 spaces to be designated as "overflow/future parking spaces" for a total of 200 parking spaces). The planned facility is proposed to contain religious and cultural facilities, and would accommodate educational, recreational and social activities.

The subject 8.33-acre site ("the Site") is located on the southerly side of Pines Bridge Road (C.R. Route 1323) approximately 2,100 feet southwest of the Taconic State Parkway southbound access ramp. It is in the R-2A Zoning District as well as the Environmental Protection Overlay District. Driveway access to the Site is proposed from a location along the Pines Bridge Road frontage of the Site approximately opposite Hoag Cross Road. The Site is proposed to be served by public water and an on-site sanitary sewage disposal system.

GENERAL GUIDELINES

"Scoping" means the process by which the Lead Agency identifies the potentially significant adverse impacts related to the Proposed Action that are to be addressed in the Draft Environmental Impact Statement (DEIS), including the content and level of detail of the analysis, the mitigation measures needed, the range of alternatives and the identification of non-relevant issues. Scoping provides an Applicant with guidance on matters that must be considered and provides an opportunity for early participation by Involved Agencies and the public in the review of the Proposed Action. The primary goals of scoping are to focus the EIS on potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant or non-significant.

- The DEIS shall be prepared to comply with the requirements of 6 NYCRR Part 617, State Environmental Quality Review.
- The DEIS shall cover all items in this Scope and shall conform to the format outlined herein. Each impact issue (e.g., transportation, wetlands, utilities, etc.) shall be presented in a separate subsection that includes a discussion of existing conditions, potential significant impacts associated with the Proposed Action, and whenever possible mitigation measures designed to minimize the identified impacts. If appropriate and subject to approval of the Lead Agency, impact issues listed

separately in this Scope may be combined in the DEIS, as long as all issues to be included are clearly addressed.

- Narrative descriptions shall be accompanied by appropriate tables, charts, graphs, figures, renderings and/or photo simulations wherever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion shall merely summarize and highlight the information presented graphically. All plans and maps showing the Site shall include adjacent homes, other neighboring uses and structures, roads, water bodies, watercourses, wetlands, lot lines, proposed wells and septic systems (if any), existing structures on-site, lot line dimensions and acreages, rock outcroppings, specimen trees (greater than 24" DBH) and a legend.
- An overall site plan depicting the entire Site and immediate environs on a single sheet shall be prepared at 1 inch = 100 feet. The proposed DEIS plans for the entire Site shall be prepared at a scale of no smaller than 1 inch = 50 feet. Reduced scale drawings shall also be incorporated into the DEIS text.
- Information shall be presented in a manner that can be readily understood by the public. Efforts shall be made to avoid the use of technical language and to describe impacts in terms that the lay person can readily understand.
- Terms such as “discuss,” “analyze” and “evaluate” shall have the meanings ascribed to them in Webster’s Dictionary or an equivalent source.
- All discussions of mitigation measures shall consider at least those measures mentioned in this Scope. Where reasonable and necessary, such measures shall be incorporated into the Proposed Action if not already included. If they are not incorporated, the reason why the Applicant considers them unnecessary or infeasible shall be discussed in the DEIS. The Applicant may also suggest additional mitigation measures. When no mitigation is necessary, the DEIS shall so indicate.
- The document shall be written in the third person (i.e., the terms “we” and “our” will not be used). The Applicant’s conclusions and opinions, if given, shall be identified as those of the “Applicant.”
- Any assumptions incorporated into the impact assessment shall be clearly identified. Where assumptions are made, the “worst case” scenario shall be identified and analyzed.
- The entire document shall be checked carefully to ensure consistency with respect to the information presented in the various sections.

The DEIS shall be organized according to the following sections:

FRONT MATERIALS

Cover Sheet

The DEIS shall begin with a cover sheet that identifies the following:

1. That it is a Draft Environmental Impact Statement.
2. Date submitted and draft number along with pertinent revisions dates.
3. The name and location of the project.
4. The Town of New Castle Zoning Board of Appeals as the Lead Agency for the Proposed Action, and the name and telephone number of the person to be contacted for further information.
5. The name and address of the Applicant, and the name and telephone number of the contact person representing the Applicant.
6. The name, address and telephone numbers of the primary preparers of the DEIS, and contact persons representing the preparers.
7. Date of acceptance of the DEIS (to be inserted later).
8. Deadline by which comments on the DEIS are due (to be inserted later).

List of Consultants Involved with the Project

The names, addresses, telephone numbers and project responsibilities of all consultants will be listed.

Table of Contents

All headings that appear in the text shall be presented in the Table of Contents along with the appropriate page numbers. The Table of Contents shall also include a list of figures, a list of tables, a list of appendix items, a list of DEIS plans (large-scale drawings) and a list of additional DEIS volumes, if any.

1.0 EXECUTIVE SUMMARY

The DEIS shall include an executive summary, to be organized as follows:

- Brief description of the Proposed Action.
- List of Involved Agencies and required approvals/permits.
- List of Interested Agencies and parties.
- Brief listing of the anticipated impacts and proposed mitigation measures for each significant impact issue discussed in the DEIS. The presentation format shall be simple and concise.
- Brief description of the reasonable alternatives to the Proposed Action or to specific elements of the action considered in the DEIS.
- A table that assesses and compares each alternative relative to the various impact issues, with reference to quantitative and qualitative data as pertinent.
- A summary of both the adverse and beneficial environmental impacts of the Proposed Action.

2.0 DESCRIPTION OF THE PROPOSED ACTION

2.1 Introduction

The introduction shall explain the nature and purpose of the DEIS and describe the nature of the Proposed Action, as follows:

- Project purpose, need, costs and benefits (both economic and non-economic).
- Project location and description.
- Project background and Site history.
- Format and contents of DEIS.

2.2 Site Description

The Site description shall include discussion of the following:

- Site location, size, tax lot numbers and zoning and a complete survey of all lots with easements and covenants, including identification of all property under the same ownership.
- Description of the existing Site character, including existing buildings, site access and other improvements, any natural features, prior uses of the Site, and the nature of the surrounding area.
- Site location relative to surrounding land uses, transportation corridors, prominent natural features, including connectivity between hydrologic features on and off the Site.

2.3 Proposed Development Program

Provide a narrative discussion of the following:

- Identify and describe the proposed use(s) of the Site, including but not limited to all components of the proposed building and outdoor areas of the Site. Indicate whether a maintenance building or other on-site location is proposed to accommodate equipment needed for grass cutting, snow plowing and other forms on property maintenance. If none is proposed, describe proposed plans for regular site maintenance throughout the year. Indicate whether any type of bus or other vehicle maintenance is proposed to occur on the Site and identify the proposed location for such maintenance, if proposed. Indicate whether a back-up power supply generator is proposed to be installed on the Site and identify its proposed location, type of fuel to be used, location of fuel storage and other pertinent operational and/or visual characteristics.
- Identify and describe the proposed operational program for regular activities and special events that are planned for the Site, with specific reference to type and location of activity, days of week, hours of day and number of adult and/or youth participants (based on average usage, total maximum capacity and maximum occupancy per proposed room). Identify the maximum permitted occupancy of the proposed building under the New York State Building Code.
- Indicate whether the proposed facility will involve calls to prayer from the Site that would be audible outside of the proposed building.

- Describe the proposed educational program, and indicate whether the program is intended to function as after-school religious education program or whether accreditation of that program by the New York State Education Department as alternative “non-public school” is planned. Identify ages of students and staffing needs.
- Indicate whether space in buildings located elsewhere would continue to be leased for special events if such events are expected to attract a large number of participants. If no such plans are proposed, describe the procedures that would be followed if the number of participants exceeds the capacity of the proposed off-street parking lot on the Site.
- Provide complete information on the Applicant’s short-term and long-term plans for the Site, and indicate whether the currently proposed site plan reflects the Applicant’s short-term or long-term plans for the Site.
- Describe project phasing, if applicable.

2.4 Proposed Development Plan

The development plan for the site shall include the following:

- All plans shall identify the existing Site features of the subject property and other surrounding land use. The DEIS shall include an aerial photograph of the Site and surrounding area and shall identify land uses on all contiguous properties as well as those located across the street from the Site.
- Site layout and open space.
- Parking, loading and circulation, including provisions for snow storage.
- Landscaping and screening.
- Water, sanitary and storm sewer systems (conceptual with the location of service connection for the specific individual uses).
- Aesthetics: A description of the proposed building design, signage and lighting, with reference to appropriate graphic illustrations.

2.5 Construction Schedule and Project Phasing

- Identify expected year of project completion.
- Description of construction process including location of staging areas, details of phasing plan and schedule for presence of trades on the Site during the construction phase.

2.6 Involved Agencies and Required Approvals

A complete listing of all Involved Agencies will be provided along with their addresses and telephone numbers and required approvals/permits to be granted. A preliminary list for the Proposed Action shall include at least the following:

- Town of New Castle Zoning Board of Appeals:
 - Approval of application for a Special Use Permit to permit a place of worship.
- Town of New Castle Planning Board:²
 - Approval of application for a Wetlands Permit.
 - Approval of application for a Resubdivision to merge existing lots.
 - Approval of application for a Tree Removal Permit.
 - Approval of application for Steep Slope Permit, if applicable.
- Town of New Castle Board of Architectural Review:
 - Approval of architectural plans for proposed building.
- Westchester County Department of Health (WCDOH):
 - Approval of subsurface sewage treatment system.
 - Approval of fire connection and backflow prevention devices.
 - Approval of resubdivision plat.
- Westchester County Department of Public Works (WCDPW):

² The Town of New Castle Planning Board is also responsible for conducting an advisory review of the proposed site plan based upon a referral to be made by the Town of New Castle Zoning Board of Appeals pursuant to Section 60-432 of the New Castle Town Code.

- Approval of Roadway Work Permit.
- New York State Department of Environmental Conservation (NYSDEC):
 - Approval of SPDES General Permit for Stormwater Discharges from Construction Activities.
- U.S. Army Corps of Engineers:
 - Approval of Wetlands Permit, if applicable.

2.7 Interested Agencies and Parties

A complete listing will be provided of all agencies, persons and groups who have expressed an interest in reviewing the DEIS in order to provide comments. This list shall, at a minimum, include the following:

- New York City Department of Environmental Protection (NYCDEP).³
- Town of New Castle Environmental Review Board.
- Town of New Castle Conservation Board.
- Town of New Castle Environmental Coordinator.
- Town of New Castle Department of Public Works.⁴
- Town of New Castle Deputy Town Engineer.
- Town of New Castle Building Department.⁵
- Town of New Castle Recreation & Parks Commission.

³ A small area in the north-northwestern portion of the Site lies within the New Croton Reservoir Drainage Basin, placing that area under the jurisdiction of the NYCDEP. If the Proposed Action is modified to involve disturbance within that portion of the Site, NYCDEC approval for those activities would be needed and the NYCDEP would become an Involved Agency instead.

⁴ This agency of the Town of New Castle will be responsible for approving the proposed water and fire line connections as well as the proposed building sprinkler system. However, these approvals are considered ministerial for SEQR purposes.

⁵ This agency of the Town of New Castle will be responsible for approving the building permit and certificate of occupancy for the Proposed Action. However, these approvals are considered ministerial for SEQR purposes.

- Town of New Castle Supervisor.
- Town of New Castle Town Clerk.
- Town of New Castle Police Department.
- Millwood Fire District.
- New Castle Fire District No. 1.
- Ossining Volunteer Ambulance Corps.
- Ossining Union Free School District.⁶
- Millwood Task Force.
- Town of Yorktown.⁷
- Town of Ossining.⁸
- Village of Ossining.⁹
- Westchester County Planning Board.
- Con Edison.¹⁰

3.0 EXISTING CONDITIONS, POTENTIAL IMPACTS AND PROPOSED MITIGATION

⁶ If the Applicant intends to seek accreditation of the proposed religious education program as a “non-public school,” additional consultation with the Superintendent of the public school district in which the Site is located (Ossining Union Free School District) as well as the New York State Education Department is expected to be necessary. At this time, it is not known whether the Applicant’s program involves the establishment of only a weekend religious school or whether it would involve the establishment of an alternative “non-public school” providing an educational curriculum that is intended to satisfy the requirements of the NYS Education Department.

⁷ Notification to the Town of Yorktown is recommended since the traffic patterns relating to the Proposed Action may involve use of roads in the Town of Yorktown as well as the Town of New Castle.

⁸ If the Proposed Action is modified by changing the method of sanitary sewage disposal from an on-site septic system to a connection to the Ossining Sewage Treatment Plant, Town of Ossining approval for use of its sewer lines would be needed and the Town of Ossining would then become an Involved Agency instead.

⁹ If the Proposed Action is modified by changing the method of sanitary sewage disposal from an on-site septic system to a connection to the Ossining Sewage Treatment Plant, Village of Ossining approval for use of its sewer lines would be needed and the Village of Ossining would then become an Involved Agency instead.

¹⁰ Notification to Con Edison is recommended since the Site is adjacent to a utility right-of-way containing high tension electrical transmission lines, and input is desired on whether any special precautions need to be taken when locating a place of public assembly or a school in relation to those Con Edison facilities.

For each of the different environmental issues listed below, the DEIS shall include a discussion of the existing environmental conditions, potential significant adverse or beneficial impacts related to the Proposed Action and potential mitigation measures for significant adverse impacts identified.

For purposes of this analysis, the actual physical and occupancy conditions of the Site as of November 27, 2006 shall be defined as the “Existing Conditions,” based upon the adoption of a Positive Declaration by the Town of New Castle Zoning Board of Appeals on that date.

The discussion of “Potential Impacts” shall include a description of the specific methodology used to compute potential impacts, including identification of all assumptions upon which such analysis is based and the basis for such assumptions.

For purposes of determining needed mitigation associated with the Proposed Action, comparisons shall be made between “Existing Conditions” and “Potential Impacts” and between the “No Build” alternative and “Potential Impacts.”

The subheadings presented under each impact issue below represent items of specific interest that shall be addressed. Some topics may require quantitative or similarly detailed analyses, while other topics may require a less intensive narrative discussion.

3.1 Land Use, Planning and Zoning

A. Existing Conditions

1. Identify and describe existing land uses, buildings, driveways, parking areas, other improvements and existing lots on the Site. Identify and describe existing land uses in the surrounding area within one mile of the subject Site's boundaries. Identify and analyze applicable land use plans and regulations for the site and within one mile of the subject Site's boundaries.
2. Identify and analyze recommendations of the Westchester County Master Plan, *Patterns for Westchester*.
3. Identify and analyze recommendations of the Town of New Castle *Town Development Plan*.
4. Identify and describe existing zoning of the Site and the surrounding area within one mile of the subject Site's boundaries.

5. Discuss similar uses (places of worship, including those with religious schools) within similar zoning districts within the Town.

B. Potential Impacts

1. Discuss the compatibility of proposed project with existing land uses and zoning, including but not limited to all area, bulk, and off-street parking and loading requirements, the criteria for issuance of a Special Use Permit and signage regulations set forth in Chapter 60 (Zoning) of the New Castle Town Code. Describe whether the proximity of the adjacent Con Edison high-tension wires poses any safety hazard or other special considerations for the location of a place of public assembly or an educational facility.
2. Discuss the compatibility of proposed project with all applicable land use plans and planning policies identified in Subsections 3.1.A.2 through 3.1.A.4 above.
3. Describe the proposed resubdivision, including but not limited to compliance with applicable provisions of Chapter 60 (Zoning) and Chapter 113 (Subdivision of Land) of the New Castle Town Code.

C. Proposed Mitigation

1. Discuss and evaluate features of the proposed operational program and site plan that reflect steps taken to avoid, minimize or mitigate potential impacts to surrounding land uses.

3.2 Geology and Soils

A. Existing Conditions

1. Geology.
 - a. Identify and describe bedrock geology, including but not limited to rock outcrops and other geological formations (with reference to a map).
 - b. Identify and discuss depth to bedrock (with reference to a map).
2. Soils.
 - a. Identify and describe soil types for the Site based upon Natural Resource Conservation Service (NRCS) soil types, including reference to soil mapping unit and hydrologic soil group (with reference to maps of each).
 - b. Identify and describe site-specific soil investigations (either borings or deep test pits) completed to verify site conditions in the existing literature and maps (with reference to a map) and discuss results of such investigations.

- c. Identify and provide acreage of erosion-prone soils, poorly drained soils, hydric soils, soils with shallow depth to bedrock, soils with high or seasonally high water table and other soils unsuitable for development (with reference to maps for each preceding soil condition).

B. Potential Impacts

1. Geology.

- a. Identify and analyze potential location for rock removal (with reference to a map) based upon a proposed Clearing and Grading Limit Line (to be identified on the proposed site plan).
- b. Identify and analyze amount of blasting activity (with reference to a map), if proposed, and evaluate effect of such activity.
- c. Identify and discuss blasting procedures to be followed if required.
- d. Identify alternative methods of rock removal, if proposed.

2. Soils.

- a. Identify and analyze acreage of NRCS soil types to be impacted (with reference to a map) based upon a proposed Clearing and Grading Limit Line (to be identified on the proposed site plan), and evaluate effect of such impacts.
- b. Identify acreage of the Site that may be cleared at any one time, and evaluate effect of such amount of clearing.
- c. Evaluate potential effect of soil limitations on implementation of the Proposed Action, including impacts on poorly drained soils, hydric soils, erosion-prone soils, soils with shallow depth to bedrock, soils with a high or seasonally high water table and other soils unsuitable for development (to include maps depicting proposed site features in relation to the preceding soil conditions).

C. Proposed Mitigation

1. Geology.

- a. Discuss and evaluate avoidance of construction in areas with shallow depth to bedrock.
- b. Discuss and evaluate alternatives to blasting (if required).
- c. Discuss blasting mitigation plan (if required), including pre-blast survey and monitoring procedures, and all applicable regulations.
- d. Discuss and evaluate additional features of the proposed site plan that reflect steps taken to avoid, minimize or mitigate potential

impacts on shallow bedrock or other noteworthy geological formations.

2. Soils.
 - a. Provide and discuss Sedimentation and Erosion Control Plan prepared in accordance with the latest edition of the *New York Guidelines for Erosion and Sediment Control* (“Blue Book”) and the latest edition of the New York State Department of Environmental Conservation publication, *Stormwater Management Design Manual*.
 - b. Discuss establishment of minimal areas of disturbance as depicted by a proposed Clearing and Grading Limit Line (to be identified on proposed site plan).
 - c. Discuss maintenance plan and responsibility for sedimentation and erosion controls.
 - d. Discuss and evaluate plan modifications to avoid disturbance to sensitive soils.
 - e. Provide and discuss sequencing and phasing plans for site development to reduce erosion potential.
 - f. Discuss construction phasing and treatment of areas that are not initially proposed to be developed.
 - g. Discuss and evaluate additional features of the proposed site plan that reflect steps taken to avoid, minimize or mitigate potential impacts on soil types with severe limitations.

3.3 Topography and Slopes

- A. Existing Conditions
 1. Identify and discuss Site topography and relationship to surrounding topography.
 2. Identify and describe special topographic features.
 3. Provide slope analysis based upon regulated steep slope criteria set forth in Chapter 108 (Steep Slope Protection) of New Castle Town Code (with reference to a map), including quantification of amount of existing land in regulated slope categories (15%–25%, 25%–35% and 35+%) and a description of slope conditions by category.
- B. Potential Impacts
 1. Identify and describe proposed grading for the Site (with reference to a map).

2. Identify and analyze the amount and location of earthwork anticipated (preliminary cut and fill analysis), and evaluate effect of such earthwork.
3. Identify and analyze impacts to topography, and evaluate effect of such impacts.
4. Identify and analyze acreage impacted by construction for each of the Town's regulated steep slope categories (with reference to a map), including quantification of existing steep slopes to be disturbed and new steep slopes to be created and an evaluation of the effect of such impacts.
5. Describe and analyze proposed demolition of existing buildings, structures, driveways and parking areas, and evaluate the effect of such impacts, including but not limited to testing for hazardous materials and the removal of construction debris.
6. Provide information on use of excavated soils and materials, and describe procedures for removal of excess material from the Site, if applicable.
7. Evaluate compliance with all applicable provisions of Chapter 108 (Steep Slope Protection) of the New Castle Town Code.

C. Proposed Mitigation

1. Provide and discuss Sediment and Erosion Control Plan prepared in accordance with the latest edition of the *New York Guidelines for Erosion and Sediment Control* ("Blue Book") and the latest edition of the New York State Department of Environmental Conservation publication, *Stormwater Management Design Manual*.
2. Discuss and evaluate additional features of the proposed site plan that reflect steps taken to avoid, minimize or mitigate potential impacts on existing topography and Town-regulated steep slopes.

3.4 Vegetation, Wildlife, and Ecology

A. Existing Conditions

1. Provide report describing plant and animal species found or expected to be found on the Site, including any endangered, threatened, or special concern species, and significant habitats based on a field survey and existing information.
2. Identify and discuss, each vegetative community on the Site (with reference to a map) and provide acreage of each community.
3. Identify and discuss significant vegetation on the site and provide a tree survey, including information on size, species and health condition of trees 8" and greater in DBH for the proposed area of

disturbance and an area 25 feet beyond the proposed limits of disturbance as defined by a proposed Clearing and Grading Limit Line.

B. Potential Impacts

1. Identify and analyze potential impacts on endangered, threatened or special concern species and significant habitats, if applicable, and evaluate effect of such impacts.
2. Identify location of Site in relation to the study area of the Croton Highlands Biodiversity Plan, and describe the implications of that Plan if applicable.
3. Identify and analyze the location, acreage and types of vegetation proposed to be cleared (with reference to a map) and evaluate effect of such impacts.
4. Identify and analyze potential impacts on wildlife, and evaluate effect of such impacts, including cumulative impacts.
5. Discuss all substantive provisions of Chapter 121, Tree Preservation, of the Code of the Town of New Castle (with reference to a map) and evaluate compliance with all pertinent provisions.

C. Proposed Mitigation

1. Discuss and evaluate preservation of open space areas designed to protect each of the vegetative community types identified on the site and provide for wildlife corridors.
2. Discuss and evaluate plan modification or limitations to avoid significant wildlife habitat areas.
3. Discuss and evaluate protection of significant vegetation and trees 8" or greater DBH, including tree preservation and tree protection plan.
4. Discuss and evaluate establishment of minimal areas of disturbance as depicted by proposed Clearing and Grading Limit Lines.
5. Discuss and evaluate additional features of the proposed site plan that reflect steps taken to avoid, minimize or mitigate potential impacts on existing vegetation, wildlife and ecology.

3.5 Wetlands

A. Existing Conditions

1. Provide delineation, field verification, survey and mapping of Town of New Castle, NYSDEC, and U.S. Army Corps of Engineers wetlands and wetland buffers on and within 150 feet of the site, using definition appropriate to each jurisdiction (with reference to a

map). Town of New Castle mapping shall be based upon criteria in Chapter 137, Wetlands, of New Castle Town Code.

2. For each wetland, indicate and discuss the location, type (including soils), vegetation, hydrology, acreage (approximate for off-site wetlands), pertinent jurisdiction, wetland function and quality based upon the Hollands-Magee Method, total wetlands acreage and percent of site occupied by wetlands and 150-foot wetlands buffer areas, and value to wildlife.
3. For each 150-foot wetland buffer identify type and percent cover of vegetation (with referenced to a map). Identify and describe the function of buffer areas.

B. Potential Impacts

1. Identify, discuss and analyze direct and indirect disturbances to wetlands and 150-foot wetlands buffer areas as regulated by the Town of New Castle, the NYSDEC and the U.S. Army Corps of Engineers, including acreage impacted for each regulatory jurisdiction (with reference to a map).
2. Identify and discuss permits required by local, City, State and Federal agencies.
3. Identify and discuss all potential direct and indirect impacts on wetlands and provide qualitative analysis regarding the potential degradation of wetland functions in comparison to those identified in Subsection 3.5.A.2 above.
4. Evaluate impact of proposed stormwater management plan on wetland hydrology and hydrologic cycle.
5. Evaluate impact of proposed sewage treatment on wetlands including increases in nutrients and water to the natural systems.

C. Proposed Mitigation

1. Discuss and evaluate avoidance and minimization of wetlands impacts.
2. Discuss and evaluate wetland mitigation plan, including the creation of natural wetlands (where it is found that avoidance is not possible) designed to replace those wetlands and wetland buffers that are proposed for disturbance. Identify current characteristics (e.g. vegetation, soils, hydrology) of areas that are proposed for wetland creation. Discuss, analyze, and evaluate the benefits of wetland creation versus wetland buffer enhancement and wetland restoration. Describe the functions that would result from each. Discuss benefits of restoring an isolated wetland and buffer versus hydrologically

connecting the wetland to a larger complex in both an ecological and regulatory context.

3. Provide Monitoring and Maintenance plan and discuss responsibility for installation, inspection, monitoring and maintenance of wetlands mitigation measures.
4. Discuss and evaluate preservation of wetlands and wetland buffers.
5. Discuss limitations on use of potential sources of pollution to wetlands and wetland buffers, and how mitigation measures will eliminate pollutants, how mitigation measures will handle pollutants, or to what degree they will be attenuated.
6. Identify and discuss proposed water quality systems maintenance schedule.

3.6 Water Resources and Stormwater Drainage

A. Existing Conditions

1. Surface Water Resources.
 - a. Provide delineation, field verification, survey and mapping of Town of New Castle, NYSDEC, and U.S. Army Corps of Engineers regulated existing wetland areas on the Site and within 150 feet of the site based on the definition appropriate to each jurisdiction. Surface water resources within ¼ mile of the Site's boundary will be identified based on existing resource data (e.g., Soil Survey, National Wetland Inventory maps) (with reference to a map).
 - b. Identify and discuss existing drainage patterns on the Site and within surrounding off-site areas located within the same drainage basin(s) (with reference to a map).
 - c. Identify NYSDEC classification (both existing and proposed) of streams and water bodies on the site, and discuss the significance of such classification.
 - d. Identify and discuss existing surface water on the Site.
 - e. Identify and discuss pre-development rate of runoff and pre-development analysis of 1-, 2-, 10-, 25-, 50- and 100-year storm events.
2. Groundwater Resources/Water Supply.
 - a. Identify and evaluate availability of public water supply to existing water district and applicable connection policies.
 - b. Describe the water table and in particular locations where it is at or near the surface (with reference to a map).

B. Potential Impacts

1. Surface Water Resources.
 - a. Identify, discuss and analyze direct and indirect disturbances to surface water and 150-foot buffer areas, as regulated by the Town of New Castle, the NYSDEC, and the U.S. Army Corps of Engineers, including acreage impacted by category for each regulatory jurisdiction (with reference to a map).
 - b. Identify, discuss and evaluate changes to existing drainage patterns and discharge points (with reference to a map).
 - c. Identify and discuss Federal, State and local permits that will be required for any watercourse impact, including an analysis of the effects of site development on the hydrology of on- and off-site wetlands and watercourses.
 - d. Analyze and discuss post-development rate of runoff and post-development analysis of 1-, 2-, 10-, 25-, 50- and 100-year storm events.
 - e. Identify total impervious area for each developed area of the proposed site plan, and analyze expected design loads for each such area.
 - f. Analyze and discuss stormwater volume control needs for each developed area of the proposed site plan.
 - g. Estimate the Site's existing pollutant load per methodologies included in the New York State *Stormwater Management Design Manual* and describe stormwater quality.
 - h. Describe and evaluate the Proposed Action's compliance with the provisions of Chapter 108-A, Stormwater Management and Erosion and Sediment Control, of the Code of the Town of New Castle.
2. Groundwater Resources/Water Supply.
 - a. Identify, analyze and discuss anticipated water demand.
 - b. Identify, analyze and discuss water supply needs for each developed area of the proposed site plan.
 - c. Identify, analyze and discuss potential impact of the Proposed Action (i.e., increase in impervious surfaces, modifications to stormwater management system, diversion of wastewater to off-site facility) on groundwater recharge.
 - d. Identify potential impacts on quantity and quality aspects of on-site and affected downstream groundwater, including but not limited to potential impacts of construction on land where the depth to water table is less than three feet.
 - e. Discuss potential impacts to groundwater from fertilizers and pesticides, if proposed for use. If not proposed for use, discuss

measures to be taken to ensure non-use of fertilizers and pesticides on an ongoing basis.

C. Proposed Mitigation

1. Surface Water Resources

- a. Provide and discuss Stormwater Management and Erosion and Sediment Control Plans developed according to the following:
 - i. *Reducing the Impacts of Stormwater Runoff from New Development*, NYSDEC.
 - ii. *New York State Stormwater Management Design Manual*, NYSDEC, August 2003 or later.
 - iii. *New York State Standards and Specifications for Erosion and Sediment Control*.
- b. Discuss SPDES General Permit for Stormwater Discharges from Construction Activities, ~~GP-02-01~~ GP-0-08-001 (General Permit), NYSDEC.
- c. Discuss and evaluate avoidance and minimization of impacts to surface and water resources.
- d. Discuss and evaluate provision of watercourse buffers to protect surface water resources.
- e. Discuss and evaluate monitoring and maintenance plan and responsibility for stormwater control systems.
- f. Identify and discuss measures to be employed to demonstrate that the proposed stormwater management plan will not result in the Town being in noncompliance with the MS4 permit.

2. Groundwater Resources/Water Supply

- a. Identify and evaluate water conservation measures.

3.7 Traffic, Transportation, Access, Off-Street Parking and Loading

A. Existing Conditions

1. Vehicular Traffic and Circulation.

- a. Provide a detailed inventory of existing roadways and nearby intersections. The inventory shall include, at a minimum, a description of the following roads to identify the number of travel lanes, roadway and pavement conditions, pavement markings, traffic control, posted speed limits, on-street parking, maintenance responsibilities and pedestrian access, driveways serving properties across from or adjacent to the Site, and other pertinent information necessary to complete the traffic analysis:
 - i. Pines Bridge Road/Ryder Road (C.R. 1323).

- ii. Croton Dam Road/Kitchawan Road (N.Y. Route 134).
 - iii. Somerstown Turnpike/Saw Mill River Road (N.Y. Routes 100/133).
 - iv. Hoag Cross Road/McDonald Road.
 - v. Overlook Road.
 - vi. Grace Lane.
- b. Provide manual traffic volume surveys, which shall be conducted during appropriate weather conditions on a typical ~~weekday (Tuesday, Wednesday or Thursday) morning, typical weekday (Tuesday, Wednesday or Thursday) midday, typical weekday (Tuesday, Wednesday or Thursday) afternoon, typical weekday (Tuesday, Wednesday or Thursday) evening,~~ Friday midday (11:00 A.M. to 2:00 P.M.), ~~Friday afternoon, and Saturday (12:00 P.M. to 1:00 P.M.), Sundays~~ and Muslim holidays ~~(Monday, 9:00 A.M. to 10:00 A.M.)~~. The time selected for such counts shall be based upon the proposed schedule of activities at the proposed facility and the anticipated schedule of activities for the proposed Amsterdam Fields on Hoag Cross Road, and shall be designed to capture the anticipated peak periods of activity at both facilities. The above-described manual surveys shall be conducted at the following intersections:
- i. Pines Bridge Road (C.R. 1323) at Hoag Cross Road.
 - ii. Pines Bridge Road (C.R. 1323) at Taconic State Parkway Ramps (2 intersections).
 - iii. Pines Bridge Road (C.R. 1323) at Shingle House Road.
 - ~~iv. Pines Bridge Road (C.R. 1323) at Kitchawan Road (N.Y. Route 134).~~
 - ~~v. Pines Bridge Road/Ryder Road (C.R. 1323) at Narragansett Avenue.~~
 - ~~vi. Pines Bridge Road (C.R. 1323) at Somerstown Turnpike (N.Y. Route 133).~~
 - ~~vii. Croton Dam Road (N.Y. Route 134) at McDonald Road.~~
 - ~~viii. Croton Dam Road/Kitchawan Road (N.Y. Route 134) at Taconic State Parkway Ramps (4 intersections).~~
 - ~~ix. Croton Dam Road/Kitchawan Road (N.Y. Route 134) at Somerstown Turnpike/Saw Mill River Road (N.Y. Route 100).~~
 - ~~x. Somerstown Turnpike (N.Y. Route 100) at Shingle House Road.~~
 - ~~xi. Somerstown Turnpike (N.Y. Route 100) at Taconic State Parkway Ramps (2 intersections).~~

- c. Based upon the results of the field surveys, identify the peak hour volumes for each intersection. The peak hour volumes shall be graphically illustrated on individual figures for each peak hour. The report text and accompanying figures shall identify the time and date of the field surveys.
- d. In addition to the manual traffic volume surveys, provide data from automatic traffic recorders (ATRs) to be installed on Pines Bridge Road in the vicinity of the Site ~~the roadways listed in Subsection 3.7.A.1.a above~~ to capture hourly and directional traffic volumes for at least a seven-day period~~nt~~. Identify both hourly and directional traffic volumes for each of the seven days as well as the daily volume for each of the days included in the analysis. The results of the machine counts shall be compared to the manual traffic volume survey data and other data available from the Town or others. The ATR shall also identify the 85 percentile speed of motorists traveling on Pines Bridge Road in the vicinity of the Site. That data shall be used for purposes of identifying intersection sight distance, as necessary.
- e. Provide accident history data based upon information obtained from the Town of New Castle Police Department and others for each of the intersections listed in Subsection 3.7.A.2.a above as well as along Pines Bridge Road in the immediate vicinity of the Site for the previous three year period. The results of this analysis shall identify the number of accidents by location, type of accident, date, weather conditions, roadway conditions, probable cause and other pertinent information. The results of this analysis shall be included in the overall analysis of intersections and potential impacts to area roads due to the proposed development.
- f. Provide existing levels of service for intersections listed in Subsection 3.7.A.2 based upon results of capacity analyses for each of the peak hours. The analyses shall be based on the latest computer program available from the Transportation Research Board (TRB) and based on the “Highway Capacity Manual” (HCM) published in 2000. The Synchro analysis is the preferred computer program. Results of the capacity analyses for existing conditions shall be shown in a tabular form and provide the Level of Service by lane group, vehicle delay in seconds and, where appropriate, the overall Level of Service and vehicle delay.
- g. Describe existing pedestrian and bicycle traffic in the vicinity of the Site. Provide an evaluation of existing conditions for pedestrians and bicyclists in the vicinity of the Site.

2. Public Transportation
 - a. Identify and discuss availability of public transportation services in the vicinity of the Site.
3. Site Access
 - a. Identify and describe the existing site access driveways (with reference to a map).
 - b. Identify and describe existing intersection sight distance at the Site driveway.
4. Off-Street Parking and Loading
 - a. Identify and describe existing parking facilities on the Site.

B. Potential Impacts

1. Vehicular Traffic and Circulation.
 - a. Identify, discuss and analyze “no-build” traffic volumes. Provide a future “no-build” analysis of projected impacts on traffic, on-street parking, and facilities for pedestrians and bicyclists for the intersections listed in Subsection 3.7.A.1.b above based upon application of an appropriate growth rate to the baseline traffic volumes obtained through the manual traffic volume surveys and the ATR counts as well as the addition of traffic for other planned or proposed developments. The baseline traffic volumes obtained through the manual traffic volume surveys and the ATM counts shall be expanded by an appropriate growth rate for each of the years between existing conditions and a future design year (i.e., the year of completion of the proposed development), and traffic anticipated for other planned or proposed developments (e.g., full build-out of Amsterdam Fields to reflect use of two ball fields) shall be added to that figure. The “no-build” traffic volumes shall be graphically shown for each of the peak hours listed above. Traffic for other developments shall be graphically shown for each of the peak hours listed above. The future “no-build” traffic volumes, which would include the growth rate and traffic for other developments, shall be graphically shown for each of the peak hours.
 - b. Provide and discuss results of capacity analyses for future no-build conditions calculated. Capacity analyses shall be completed for each of the intersections listed in Subsection 3.7.A.1.b above for the “no-build” condition and for each of the peak hours listed above. These analyses shall follow the same format followed for the “Existing Conditions” analysis. Results of the capacity analyses for “no-build” conditions shall be shown in a tabular form and provide the Level of Service by lane group,

vehicle delay in seconds and, where appropriate, the overall Level of Service and vehicle delay.

- c. Identify, discuss and analyze projected site-generated peak hour traffic based on trip generation rates provided by the Institute of Transportation Engineers (ITE) in *Trip Generation*, 7th edition, published in 2003. If available, the Applicant may also provide actual trip generation data for other existing similar uses. For purposes of computing site-generated traffic, the Applicant shall use one of the above-described methodologies and shall provide an explanation for why the selected methodology was considered appropriate for analysis purposes. Provide details on assumptions for the analysis. Identify and describe any proposed use of buses to serve the Site, as well as potential traffic generation from delivery and service vehicles.
- d. Provide and analyze projected vehicular trip distribution and assignment from proposed development for each peak hour and for each of the intersections listed in Subsection 3.7.A.1 above.
- e. Identify, discuss and analyze build traffic volume projections based on no-build traffic volumes and added site-generated traffic as described above.
- f. Based upon the addition of traffic from the “no-build” condition to the traffic projected for the proposed development, capacity analyses shall be completed for each of the intersections listed in Subsection 3.7.A.1 above plus the proposed site access driveway as necessary. Results of the capacity analyses for build conditions shall be shown in a tabular form and provide the Level of Service by lane group, vehicle delay in seconds and, where appropriate, the overall Level of Service and vehicle delay.
- g. Provide and discuss results of capacity analyses for future build traffic conditions as noted above and compared to capacity results for existing and no-build traffic conditions.
- h. Analyze and discuss whether the traffic impacts of the Proposed Action are significant based upon consideration of the following guidelines:
 - For unsignalized intersections, lane group with Level of Service deteriorating from A, B, C to D, E and F shall be considered significant.
 - If the v/c ratio is equal to or less than 1.0 in the “no-build” scenario, but increases to over 1.0 in the “build” scenario for individual lane groups, the impact shall be considered significant.

- If the “no-build” scenario queue length does not exceed the storage length, but the “build” scenario queue length does exceed the storage length, the impact shall be considered significant.
 - i. Evaluate potential impacts on pedestrian and bicycle circulation in the vicinity of the Site.
 - 2. Public Transportation
 - a. Discuss and evaluate potential impacts on public transportation.
 - 3. Site Access
 - a. Identify the available and required intersection sight distance (ISD) for the proposed site access drive based upon consideration of prevailing vehicular travel speeds on Pines Bridge Road in addition to the posted speed limit, and describe any clearing on the Site or within the adjacent street right-of-way that would need to be undertaken to provide such sight lines (e.g., removal of natural and/or man-made obstructions or regrading). Describe how the proposed site access driveway location was selected and whether sight lines will be maximized at that location.
 - b. Indicate whether an emergency access drive will be provided to the Site, and identify the proposed location if any.
 - 4. Off-Street Parking and Loading
 - a. Identify and discuss off-street parking (all proposed categories, including but not limited to passenger vehicles and buses). Describe how proposed parking demand was computed for the proposed facility and planned activities, and compare to the amount of parking that would be required in compliance with Chapter 60 (Zoning) of the New Castle Town Code.
 - b. Identify and discuss loading, including consideration of loading requirements and provisions for sanitation service for the site.
 - 5. Discuss snow removal practices and salt/sand storage needs on the site, including identification of needed features on the proposed site plan.
- C. Proposed Mitigation
- 1. Vehicular Traffic and Circulation.
 - a. Discuss and evaluate road improvements (as needed).
 - b. Identify responsibility for completion of improvements.
 - c. Discuss schedule for completion of improvements.
 - d. Discuss public transportation services, including measures designed to facilitate and encourage use of such service.

2. Public Transportation.
3. Site Access.
4. Off-Street Parking and Loading.
 - a. Discuss and evaluate off-street parking facilities
 - b. Discuss and evaluate loading facilities.
5. Discuss and evaluate features of the proposed operational program and site plan that reflect steps taken to avoid, minimize or mitigate potential impacts to traffic and transportation facilities.

3.8 Air Quality and Noise

A. Existing Conditions

1. Air Quality.
 - a. Provide qualitative discussion of existing conditions.
 - b. Provide quantitative discussion of existing conditions if potential traffic impacts are projected to be significant based upon criteria described in Subsection 3.7.B.1.h. of this document.
2. Noise.
 - a. Provide qualitative and quantitative description of existing conditions.
 - b. Discuss sensitive noise receptors in proximity to the proposed project (i.e., schools, hospitals, etc.).

B. Potential Impacts.

1. Air Quality.
 - a. Identify, analyze and evaluate potential emissions from additional vehicular traffic if Subsection 3.8.A.1.b of this document is required to be completed. Describe whether buses, if any, will be permitted to idle on the Site and, if so, the proposed maximum duration of such idling.
 - b. Identify, analyze and evaluate potential impacts of blasting.
2. Noise.
 - a. Identify, analyze and evaluate potential impacts from additional vehicular traffic.
 - b. Identify, analyze and evaluate potential impacts of blasting.
 - c. Identify, analyze and evaluate potential impacts from audible outdoor calls to worship, if proposed, and from use of outdoor facilities and/or a back-up power supply generator on the Site. Indicate whether outdoor amplification of sound is proposed for any purpose.

C. Proposed Mitigation.

1. Air Quality.
 - a. Discuss and evaluate erosion control measures for dust control.
 - b. Discuss and evaluate measures for properly maintaining construction equipment.
 - c. Discuss and evaluate alternatives to blasting.
 - d. Discuss and evaluate additional features of the proposed site plan that reflect steps taken to avoid, minimize or mitigate potential impacts on air quality.
2. Noise.
 - a. Discuss and evaluate measures for properly maintaining construction equipment.
 - b. Discuss and evaluate measures for muffling of noise from any proposed back-up power supply generator, if proposed.
 - c. Discuss and evaluate alternatives to blasting.
 - c. Discuss and evaluate additional features of the proposed site plan that reflect steps taken to avoid, minimize or mitigate potential impacts on noise.

3.9 Utilities and Services

A. Existing Conditions

1. Sewage Treatment
 - a. Identify existing wastewater treatment facilities and discuss their ability to accept additional waste.
2. Gas, Electric, Telephone and Solid Waste
 - a. Discuss availability of services.
 - b. Identify easements and restrictions associated with any of those easements.
 - c. Discuss and evaluate recycling, if applicable.
3. Water Supply System.
 - a. Identify location of water main and other associated components of system.
 - b. Identify nearest point of connection to existing system.
4. Storm Water System.
 - a. Identify location of existing components of system on or in vicinity of the Site .
 - b. Identify nearest point of connection to existing system.

B. Potential Impacts

1. Sewage Treatment

- a. Provide estimate for quantity of effluent discharge based upon consideration of total average daily and maximum daily Site population and pre-treatment (if any).
 - b. Identify and evaluate impacts related to construction of proposed infrastructure.
 - c. Provide a preliminary design for the proposed subsurface sewage treatment system. Include results of preliminary percolation and deep holes tests to demonstrate feasibility of Site soils to accommodate a proposed subsurface sewage treatment facility of the size needed to support the proposed building area.
2. Gas, Electric, Telephone and Solid Waste
 - a. Identify and evaluate impacts of any easements on development of site.
 3. Water District
 - a. Identify and evaluate potential impacts.
 4. Storm Water System.
- C. Proposed Mitigation
1. Sewage Treatment.
 - a. Identify and discuss the proposed subsurface sewage treatment system.
 2. Gas, Electric, Telephone and Solid Waste.
 3. Water District
 4. Discuss the Stormwater Maintenance requirements for the project.

3.10 Community Facilities and Services

- A. Existing Conditions
1. Police Protection.
 - a. Identify and discuss staff size and organization of service provider(s).
 - b. Identify and discuss location of stations.
 - c. Identify and discuss average response time.
 - d. Discuss adequacy of access to Site.
 2. Fire Protection.
 - a. Identify and discuss staff size and organization of service provider(s).
 - b. Identify and discuss location of stations and distance from the Site.
 - c. Identify and discuss average number of calls per year.
 - d. Identify and discuss average response time.
 - e. Discuss adequacy of access to the Site.

- f. Analyze water supply and capacity for fire-fighting purposes.
3. Ambulance and Hospital Services.
 - a. Identify and discuss staff size and organization of service provider(s).
 - b. Identify and discuss location of stations and hospitals and their distances from the Site.
 - c. Identify and discuss available equipment.
 - d. Identify and discuss average number of calls per year.
 - e. Identify and discuss average response time.
 - f. Discuss adequacy of access to the Site.
4. Solid Waste Disposal.
 - a. Identify and describe the type and amount of solid waste and recyclables currently generated by the Site.
 - b. Describe current procedures for collection and removal of solid waste and recyclables generated by the Site.
 - c. Describe the Town's existing regulations and practices concerning garbage and refuse collection as set forth in Chapters 72 and 73 of New Castle Town Code, and how those provisions apply to the Site at the present time.

B. Potential Impacts

1. Police Protection
 - a. Evaluate and discuss increased demand for services.
 - b. Evaluate and discuss increased costs.
 - c. Identify and discuss Town Police Department concerns (if any).
 - d. Analyze the adequacy of access to the Site.
2. Fire Protection.
 - a. Evaluate and discuss increased demand for services.
 - b. Evaluate and discuss increased costs.
 - c. Identify and discuss Fire Department concerns (if any).
 - d. Analyze adequacy of access to proposed development.
 - e. Analyze adequacy of access to the Site.
 - f. Identify source of water supply and evaluate pressure and required storage volumes.
3. Ambulance and Hospital Services.
 - a. Evaluate and discuss increased demand for services.
 - b. Evaluate and discuss increased costs.
 - c. Identify and discuss Ambulance Corps and hospital concerns (if any).
 - d. Analyze adequacy of access to the Site.
4. Provide estimate of increased solid waste and recyclables generation for proposed uses on the Site and evaluate implications of such

increase on service providers (either public or private), including quantification of potential additional costs. Identify and describe the type of solid waste to be generated by the proposed uses on the Site, the proposed service provider(s) for each of the proposed uses on the Site, the type of collection anticipated, and how the proposed development would operate in relation to the Town's existing Residential Refuse and Garbage District. Describe the proposed solid waste plan for the Site in detail and analyze local facilities' ability to accommodate additional solid waste and recyclables generated by the proposed development on the Site.

C. Proposed Mitigation

1. Police Protection.
 - a. Analyze and discuss tax revenue.
 - b. Discuss and evaluate site access.
2. Fire Protection.
 - a. Analyze and discuss tax revenue.
 - b. Discuss and evaluate site access.
3. Ambulance and Hospital Services.
 - a. Discuss and evaluate site access.

3.11 Open Space and Recreational Facilities

A. Existing Conditions

1. Provide inventory of facilities in the area.
2. Evaluate and discuss adequacy of facilities in the area.

B. Potential Impacts

1. Evaluate increased demand for recreational services and facilities as a result of the proposed development.
2. Identify and describe the recreation facilities proposed to be provided on the Site within the proposed building and outdoors.

C. Proposed Mitigation.

1. Identify and discuss provision of open space/recreational facilities.

3.12 Economic and Fiscal Impacts

A. Existing Conditions

1. Identify property taxes generated prior to development of the Site by taxing jurisdiction and for the site as a whole.

B. Potential Impacts

1. Analyze and discuss increased costs (if any) as a result of the Proposed Action by taxing jurisdiction .

C. Proposed Mitigation

1. Identify property taxes (if any)) generated after development of the Site.

3.13 Cultural and Visual Resources**A. Existing Conditions**

1. Identify and discuss archaeological resources (with reference to maps and photographs, as appropriate).
2. Identify and discuss historic resources (with reference to maps and photographs, as appropriate).
3. Identify and discuss visual resources on the site and surrounding area (with reference to maps, photographs and cross-sectional analyses).
4. Identify and discuss lighting on the surrounding area (with reference to maps and photographs, as appropriate).

B. Potential Impacts

1. Identify and analyze potential impacts on identified archaeological resources, and evaluate effect of such impacts (with reference to maps and photographs, as appropriate).
2. Identify and analyze potential impacts on identified historic resources, and evaluate effect of such impacts (with reference to maps and photographs, as appropriate).
3. Identify and analyze potential change in the visual character of the area as a result of the proposed development of the Site and the surrounding area, and evaluate effect of such impacts (with reference to maps, photographs, computer-generated renderings and 1:1 vertical:horizontal scale cross-sectional analyses).
4. Identify and describe the proposed building materials and colors.
5. Identify proposed signs for the Site, and indicate whether such signs are proposed to be illuminated.
6. Describe the proposed lighting plan for the site, including a description of the locations, types and hours of use of lighting proposed. Provide and describe technical specifications for proposed lighting in exterior and interior building locations visible from outdoors

7. Identify and analyze potential impacts of proposed lighting on the site and surrounding properties, including photometric calculations of average maintained illumination and level of illumination at property lines.

C. Proposed Mitigation

1. Discuss and evaluate preservation of existing vegetation and open space.
2. Discuss and evaluate landscaping and buffers.
3. Discuss and evaluate architectural design of buildings in keeping with the character of the surrounding area.
4. Discuss and evaluate additional features of the proposed site plan that reflect steps taken to avoid, minimize or mitigate potential impacts on cultural and visual resources.

3.14 Construction Impacts

A. Potential Impacts

1. Describe and discuss all aspects of proposed construction phasing and sequencing plan, including but not limited to demolition activities.
2. Discuss demolition of existing buildings and parking areas, including a description of the demolition process, identification of type and amount (in cubic yards) of materials to be removed, evaluation and treatment of potential hazardous materials and location where materials from demolition activities are to be taken.
3. Discuss proposed earthwork and describe any special construction techniques that will be employed to address existing Site limitations resulting from presence of hazardous materials, subsurface conditions and/or other factors. Indicate whether fill will be required or excess cut will result and, if so, identify the projected amount of fill or cut, and the number of truck trips associated with importation of fill to or exportation of fill from the Site, if the job will not be balanced.
4. Identify and analyze potential construction traffic during the demolition and construction phases, including traffic associated with construction workers, cut and fill operations, and delivery of equipment and materials, etc. Identify the anticipated volume of construction traffic by day of week and hour of day; the types and numbers of vehicles involved for each category of construction traffic over the course of the demolition and

construction phases (i.e., clearing and grubbing, cut and fill operations, delivery of materials, etc.); the average, maximum and total number of truck traffic trips to and from the Site on a daily basis; construction routes to be used; the proposed location for parking of construction worker vehicles; and plans for traffic control along adjacent roadways during the demolition and construction phases. Discuss impact of demolition and construction activities on pedestrian traffic in the vicinity of the Site.

5. Identify and analyze potential impacts on air quality.
6. Identify and analyze potential impacts on noise.
7. Identify and analyze potential impacts on water quality.

B. Proposed Mitigation

1. Discuss and evaluate Construction Plan.
2. Discuss and evaluate Construction Schedule.
3. Provide and describe a soil erosion and sediment control plan that incorporates all recommended guidelines and has been designed in accordance with all applicable government regulations, and includes information on proposed staging and stockpile areas and parking areas for construction workers, among other customarily required features.
4. Provide and describe the proposed construction monitoring plan to be implemented during the construction phase.
5. Discuss and evaluate additional features of the proposed site plan and/or construction plan that reflect steps taken to avoid, minimize or mitigate potential impacts relating to construction activities.

4.0 ALTERNATIVES

Except as otherwise specified, each alternative to the Proposed Action identified below shall be discussed with regard to the applicable environmental impact issues described in Sections 3.0, 5.0, 6.0, 7.0 and 8.0 of this document in sufficient detail to enable a meaningful comparison of potential environmental impacts between alternatives and between the Proposed Action and the alternatives.. The results of these comparisons shall be presented in a summary matrix that quantifies potential impacts to the maximum extent practicable for each of the alternatives in comparison to those associated with the Proposed Action. The DEIS shall include conceptual site plans for the Project Site corresponding to each alternative. The

design of each alternative shall reflect an accurate assessment of the requisite environmental mitigation, including but not limited to the extent of stormwater management measures necessary to achieve no increase in stormwater runoff volumes (cf) and peak rates of runoff and no increase in pollutant loading over existing conditions.

A. No Action Alternative.

1. Describe the conditions associated with the existing features and residential use of the Site, on the assumption that such conditions will continue.

B. Alternative Uses Permitted Under Existing Zoning.

1. Identify and describe the features of a conventional single-family residential subdivision layout that reflects conformance with applicable minimum zoning and land development requirements of the New Castle Town Code.

C. Alternative Site Plan Elements.

1. Identify and describe features of a site layout that would involve no disturbance within the Town-designated 150-foot wetlands buffer area.
- ~~2. Identify and describe features of a site layout that would eliminate impervious surface on former tennis court and would restore that area to a functioning wetland buffer. replace that surface with grass or another pervious surface that that could still accommodate overflow parking demands, if needed.~~
- ~~3. Identify and describe features of a site layout that would involve use of retaining walls to minimize amount of proposed site grading, particularly in the area of the Site between the front lot line and the proposed building.~~
- ~~4. Identify and describe features of a site layout that would provide for increased separation and/or an increased buffer between proposed parking facilities and the neighboring property lines.~~
54. Identify and describe features of a site layout that would provide for connection of the proposed use to the sewer line in Pines Bridge Road and use of the Ossining Sewage Treatment Plant instead of the proposed on-site subsurface sewage disposal area.
- ~~5. Identify and describe features of a site layout demonstrating maximum practicable application of sustainable site design practices and "green/low impact" development techniques and components (beyond those that may already be included in Proposed Action), including but not limited to the highest possible reduction of impervious surfaces, the use of "green" stormwater practices (e.g., rain gardens, bioretention, curb cuts) the use of infiltration instead of ponds for stormwater management, the use of proposed design and construction methods and/or long-term operational~~

~~practices reflecting the use of Green Building Technology, and application of measures to achieve LEED certification on a conceptual basis and further reduction of the Proposed Action's carbon footprint. Practices and techniques to be reflected in this alternative site layout need not be in compliance with existing codes and regulations, but the alternative site layout shall incorporate elements that reflect consistency with prevailing community character. that would employ "green/low impact" or sustainable building methods and technologies, and/or would be designed to comply with LEEDS standards and criteria for building efficiency; if such measures are not already incorporated into the Proposed Action.~~

5.0 ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED

Those adverse environmental impacts that can be expected to occur if the Proposed Action is implemented regardless of the mitigation measures considered should be identified.

6.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Those natural and human resources listed in Section 3.0 that will be consumed, converted or made unavailable for the future use if the Proposed Action is implemented should be identified.

7.0 GROWTH INDUCING IMPACTS

Those secondary and/or indirect impacts, including cumulative impacts, that could occur if the Proposed Action is implemented should be identified.

8.0 EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

The energy resources to be used if the Proposed Action is implemented, anticipated levels of consumption, and ways to reduce energy consumption should be addressed, including evaluation of LEEDS standards for energy efficiency and possible re-use of materials that already exist on the Site.

9.0 REFERENCES

A. Studies and reports consulted.

B. Persons and agencies contacted.

10.0 APPENDICES

The following materials should be included:

- A. All SEQR documentation, including a copy of the Environmental Assessment Form (without current expanded narrative and appendices), the Positive Declaration and the adopted DEIS Scope.
- B. Copies of official correspondence related to issues discussed in the DEIS.
- C. Copies of at least the following technical studies, in their entirety:
 - 1. Environmental Audit reports.
 - 2. Traffic Study.
 - 3. Stormwater Management and Pollution Prevention Plan including Drainage Study.
 - 4. Erosion and Sediment Control Plan.
 - 5. Wetlands Mitigation, Monitoring and Maintenance Plan.
 - 6. Construction Sequencing Schedule, including identification of proposed location of staging area.