

Appendix A
SEQRA

Appendix A
Zoning Petition

December 4, 2015

BY EMAIL (SANELLI@TOWNOFFOSSINING.COM) & FEDERAL EXPRESS

Hon. Susanne Donnelly, Supervisor, and
Members of the Town Board
Town of Ossining
16 Croton Avenue
Ossining, New York 10562

Re: Application of Stony Lodge Hospital, Inc. and Glenco Group LLC
Premises: Stony Lodge Hospital, 40 Croton Dam Road, Ossining, New York

Dear Supervisor Donnelly and Members of the Town Board:

On behalf of Stony Lodge Hospital, Inc. and Glenco Group LLC, we respectfully submit its Petition to Amend the Zoning Code of the Town of Ossining and a Full Environmental Assessment Form with supplemental documentation (“EAF”) in support of the proposed redevelopment of these Premises that are currently occupied by buildings comprising Stony Lodge Psychiatric Hospital.

The proposed redevelopment would involve construction of a multifamily rental community containing 169 market-rate units and 19 below-market-rate (“BMR”) units to be known as “River Knoll,” which has been designed to preserve significant open space, including the meadow area, along the Croton Dam Road frontage. A more detailed description of the proposed River Knoll community is set forth in the enclosed EAF and the following plans:

- a. Plans prepared by Minno & Wasko, Architects and Planners, entitled “River Knoll, Town of Ossining, Westchester County, New York,” dated October 2, 2015, consisting of the following sheets:
 - i. Concept Site Plan, including “Development Program”;
 - ii. Concept Site Plan Overlay showing existing Stony Lodge Hospital buildings;
- b. Plans prepared by John Meyer Consulting, entitled “River Knoll, 40 Croton Dam Road, Town of Ossining, New York” dated October 2, 2015, consisting of the following sheets:
 - iii. “Site Existing Conditions Plan” (SP-1);
 - iv. “Conceptual Site Layout Plan” (SP-2); and
 - v. “Conceptual Site Grading Plan” (SP-3).

The Premises comprise 17.9 acres, of which 16.65 acres are within the Town of Ossining and 1.24 acres are within the Village of Ossining. The Petition addresses only the Town of Ossining portion of the Premises with the buildings and improvement located within the Town’s boundaries, as well. However, the EAF considers use of the entire Premises and potential impacts arising from this development.

December 4, 2015

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We respectfully request that the enclosed documentation be accepted by this Board and that the Petition and supporting materials be forwarded to the Planning Board for its consideration and recommendation back to you.

Thank you for your courtesy and consideration in this matter.

Very truly yours,



William S. Null

Enclosures

cc: Carter Pottash, M.D.; Mr. Glen Vetromile; Ms. Nanette Bourne; Mr. Joseph Sarchino; Mr. David Stolman; and Wayne Spector, Esq.

**TOWN BOARD, TOWN OF OSSINING
STATE OF NEW YORK**

-----X
In the Matter of the Application of:

**STONY LODGE HOSPITAL, INC.
and GLENCO GROUP LLC**

PETITION

For an Amendment to the Zoning Code of the
Town of Ossining to:

- (1) Establish a new zoning district to be known as the MF2 (Multifamily Residence 2) District; and
- (2) Re-Map the Subject Premises commonly known as “Stony Lodge Hospital” situated at 51 Croton Dam Road, Ossining, New York, which Premises are designated on the Tax Assessment Map of the Town of Ossining as Section 1, Plate 4, Block 13, Lot 2 and Section 1, Plate 4-C, Block 30, Lot 1 from the R-15 (One Family Residence) District into the MF2 (Multifamily Residence 2) District.

-----X
TO THE HONORABLE SUPERVISOR AND MEMBERS OF THE TOWN BOARD:

The Petition of STONY LODGE HOSPITAL, INC. and GLENCO GROUP LLC (collectively the “Petitioner”) respectfully shows and alleges in support of Petitioner’s request:

1. Ownership Information: The Petitioner includes Stony Lodge Hospital, Inc., the owner of the Premises, and Glenco Group LLC, the Contract-Vendee thereof. The Premises comprise approximately 779,182 square feet of real property, or 17.89 acres, of which 1.24 acres is situated within the Village of Ossining, which Premises have frontage on Croton Dam Road in the Town of Ossining.
2. Description of the Subject Premises & Present Mapping: The portion of the Premises wholly within the Town of Ossining is the subject of this Petition (the “Subject Premises”) and is mapped in the R-15 (One Family Residence) District in accordance with the Zoning Code of the Town of Ossining (the “Zoning Code”). The Subject Premises, including the portion thereof situated in the Village of Ossining was most recently operated and known as Stony Lodge Hospital, a 61-bed, private psychiatric hospital for children and adolescents, which were opened in 1927.

3. Reasons Supporting Petition: The operation of Stony Lodge Hospital is a legally permitted use in accordance with the Zoning Code. In the almost 100 years since the opening of Stony Lodge Hospital, the properties surrounding it have been developed with single family residences. During the past century, the area has been transformed from the rural character existing when the Stony Lodge Hospital first opened to a suburban neighborhood of single family homes. Stony Lodge Hospital employed approximately 250 people and ran multiple shifts to operate the 7 day per week, 24 hours per day demands of a hospital. In addition, delivery trucks, including large multi-axle trucks, regularly serviced the Hospital to provide supplies. Police and fire department vehicles regularly were dispatched to the Premises and ambulances frequented the site for emergency transport of patients. Outside agencies also sent staff daily to coordinate care. Family members visited by car, usually in the evening and on weekends. Lastly, regional conferences were regularly held on-site including attendance by outside visitors from the County and State.

While the Stony Lodge Hospital is a legally permitted use under the Zoning Code, multi-family housing would redevelop this hilly and rocky site with a use more compatible with the surrounding community thereby:

- a. Enabling more undeveloped permanent open space as the proposed, new residential community will be clustered to the center of the Premises;
- b. Preserving more mature stands of trees;
- c. Maintaining the scenic meadow along the entire frontage of Croton Dam Road as well as the expansive meadow on the easterly side of the Premises;
- d. Allowing for the addition of sizeable new green buffer areas protecting adjacent homeowners along the northerly and southerly boundaries of the Premises;
- e. Minimizing internal roadways and extensive infrastructure that would require more impervious surfaces and increased excavation, disrupting the terrain in a manner that also would necessitate tree removal; and
- f. Producing a fiscally beneficial change to the Premises improving revenue generation for the Town, Village and School District.

4. Documents detailing Subject Premises: Annexed hereto are the following documents detailing the Subject Premises in connection with this proposed zoning amendment and remapping:

- a. **Exhibit A** contains an excerpt of the relevant portion of the Town of Ossining

Zoning Map identifying and the showing the location of the Subject Premises (highlighted in yellow); and

- b. **Exhibit B** is a survey entitled, “Survey of Property situate in the Town of Ossining Westchester County, New York,” dated February 27, 2006, last revised March 15, 2006, prepared by Thomas C. Merritts Land Surveyors, P.C. showing the Subject Premises with the buildings and improvements comprising Stony Lodge Hospital.

- 5. Existing Mapping of Adjacent Lands: **Exhibit A** is an excerpt from the Official Zoning Map of the Town of Ossining showing the zoning classifications affecting the Subject Premises and the properties adjacent thereto, as follows:

Northerly Boundary: The properties immediately to the north of the Subject Premises are: (a) situated in the Town of Ossining, mapped in the R-7.5 (One-Family Residence) District, and improved with single-family residential uses; and (b) situated in the Village of Ossining, mapped in the S-50 (One Family Residence) District, and improved with single-family residential uses.

Southerly Boundary: The properties immediately to the south of the Subject Premises are situated in the Village of Ossining, mapped in the S-50 (One Family Residence) District, and improved with single-family residential uses.

Easterly Boundary: The properties immediately to the east of the Subject Premises are situated in the Village of Ossining, mapped in the S-50 (One Family Residence) District, and improved with single-family residential uses.

Westerly Boundary: The properties immediately to the west of the Subject Premises within the Town of Ossining are across Croton Dam Road and are mapped in the R-15 (One Family Residence) District, and improved with single-family residential uses.

- 6. Proposed Use of the Subject Premises: The Petitioner proposes develop a new multifamily community to be known as “River Knoll.” The Stony Lodge Hospital buildings will be demolished. Thereafter, River Knoll will be constructed utilizing existing developed portions of the site with the buildings clustered to the center of the property to facilitate the substantial expansion of open space to create a generous buffer between the surrounding single-family, residential neighborhood. This new community would be comprised of 169 market-rate and 19 Affordable housing units (providing more below-market-rate (BMR) units than mandated by Article VI of the Zoning Code), totaling 188 dwelling units within four (4)

buildings. Parking for the residents of River Knoll will be provided in a combination of secured garages and at-grade spaces. Amenity space for the residents of River Knoll, will include a fitness center and swimming pool, among other things.

To illustrate the proposed River Knoll development the Petitioner has prepared a Concept Site Plan, copies of which accompany this Petition as **Exhibit C** and are incorporated herein by reference, as more particularly described below:

- a. Plans prepared by Minno & Wasko, Architects and Planners, entitled “River Knoll, Town of Ossining, Westchester County, New York,” dated October 2, 2015, consisting of the following sheets:
 - i. Concept Site Plan, including “Development Program”;
 - ii. Concept Site Plan Overlay showing existing Stony Lodge Hospital buildings;
- b. Plans prepared by John Meyer Consulting, entitled “River Knoll, 40 Croton Dam Road, Town of Ossining, New York” dated October 2, 2015, consisting of the following sheets:
 - i. “Site Existing Conditions Plan” (SP-1);
 - ii. “Conceptual Site Layout Plan” (SP-2); and
 - iii. “Conceptual Site Grading Plan” (SP-3).

7. SEQR Compliance and Planning Considerations in Support of Petition: The Environmental Assessment Form (“EAF”) annexed hereto as **Exhibit D**, outlines the relevant information regarding the potential environmental impacts associated with this zoning and map amendments.

We respectfully submit that the Town Board should recognize that the transition of the Subject Premises from its current institutional use would be beneficial to the surrounding community. Accordingly, this Petition proposes an amendment to the Zoning Code to permit the adaptive reuse of the property in a manner that is feasible and which protects surrounding neighborhoods and environmental resources to the maximum extent practicable. Given the substantial financial costs involved in demolishing the existing Stony Lodge Hospital improvements, this Petition proposes the adaptive reuse of the Subject Premises for multi-family housing and requests the adoption of an amendment to the Zoning Code establishing a new Multifamily Residence District that would permit a greater density of housing than the existing “MF Multifamily Residence District” set forth in the Zoning Code and exceeds the requirements of the Town’s affordable housing mandate in its provision of BMR’s creating

19, rather than 17 affordable apartments. Petitioner’s request regarding the remapping of the Subject Premises to permit its use as a “multifamily development” is wholly consistent with the Comprehensive Plan of the Town of Ossining.

8. Proposed Zoning Code Amendments: We respectfully submit that the Zoning Code should be amended by adding the following provisions:

- a. The words “MF-2 Multifamily District” shall be inserted in “§200-3. Classes of districts” to recognize the establishment of the “MF2 District,” as noted by the underlined text below:

The Town of Ossining is hereby divided into the classes of districts listed below:

Symbol Title

R-40	One-Family Residence District
R-30	One-Family Residence District
R-20	One-Family Residence District
R-20A	One-Family Residence District
R-15	One-Family Residence District
R-10	One-Family Residence District
R-7.5	One-Family Residence District
R-5	One-Family Residence District
MF	Multifamily District
MF-I	Multifamily-Inn District
<u>MF-2</u>	<u>Multifamily District</u>
NC	Neighborhood Commercial District
GB	General Business District
GB-1	General Business District-1
O-RB	Office-Research Business District
O-RE	Office-Research Education District
BE	Business Education District

- b. A new “§200-16.A. MF2 Multifamily District” should be established as set forth below, which District shall be mapped in areas that have at least 10 acres with frontage on a collector road. This new “§200-16.A. MF2 Multifamily District” would be inserted in the Zoning Code following “§200-16. MF Multifamily District” and prior to “§200-17 NC Neighborhood Commercial District” and would read as follows:

§200-16.A. MF2 Multifamily District

In an MF2 Multifamily District, no building or premises shall be used, and no building or part of a building shall be erected or altered, which is arranged, intended or designed to be used, in whole or in part, for any uses except the following:

A. Permitted uses.

(1) Any permitted use or accessory use listed in, and as regulated in, the R-40 Residence District.

B. Uses permitted by special permit upon approval by the Board of Appeals in accordance with Article IX hereof. The following uses are permitted subject to approval by the Board of Appeals in accordance with the provisions of §200-45. These uses are subject to the requirements specified below and elsewhere in this chapter, including site plan approval by the Planning Board in accordance with §200-50 hereof.

(1) Any use so permitted in, and as regulated in, the R-10 Residence District.

C. Conditional uses permitted upon approval by the Planning Board in accordance with Article XI hereof. The following conditional uses are permitted subject to approval by the Planning Board in accordance with §200-49 hereof. These uses are subject to the requirements specified herein and elsewhere in this chapter, including site plan approval in accordance with §200-50 hereof.

(1) Multiple dwellings, subject to the following requirements:

(a) To enable and encourage flexibility of design and development of larger parcels of land in such a manner as to promote the most appropriate thereof, to facilitate the adequate and economical provision of vehicular access and utilities thereto, and to preserve the natural and scenic qualities of such lands, the Planning Board is hereby authorized, simultaneous with its review of the Site Plan in accordance with §200-50 hereof, to consider the architectural design and layout of multiple dwellings developed hereunder without regard to pre-determined, maximum lengths of buildings, established minimum distances between them.

(b) In furtherance of the flexibility set forth in §200-16.C.(1) above, it is expressly noted that the dimensional parameters otherwise applicable to MF Multifamily District developments in accordance with §200-16, shall not be applicable to MF2 Multifamily District developments.

(c) Signs, subject to the requirements of §200-28, and not more than one building identification sign of an area not greater than 14 square feet and located in the front or side yard.

(2) Row or attached dwellings, in addition to being subject to the provisions of Subsection C above, shall also be subject to the following conditions:

(a) The maximum number of dwelling units in a group of row dwellings shall be six.

(3) Additional requirements for multiple-family and row and/or attached dwellings.

(a) At least 1/3 of the net site area shall be devoted to permanent open space and/or for sites suitable for recreation.

(b) Any such construction shall be subject to the New York State Multiple Family Building Code.

c. A new “§200-22.A. MF2 Multifamily Residence District” would be added to “Chapter 200, Article IV, Bulk Regulations” and would be inserted after “§200-22. MF Multifamily Residence District and MF-I Multifamily-Inn Residence District” and before “§200-23. NC Neighborhood Commercial District, GB General Business District and GB-1 General Business District-1,” which new “§200-22.A. would read as follows:

§200-22.A. MF2 Multifamily Residence District

The following bulk regulations shall apply in the MF Multifamily Residence District and the MF2 Multifamily Residence District:

Minimum Requirements	Row or Attached Dwelling	Multiple
Lot area (square feet)	10 acres	10 acres
Lot area per dwelling unit (square feet)*	4,250*	4,250*
Lot width (feet)	50	250
Lot depth (feet)	250	250
Front yard (feet)	200	200
One side yard (feet)	100	100
Both side yards (feet)	200	200
Rear yard (feet)	100	100
Livable floor area dwelling unit (square feet)	850	700 per for 1 or more bedrooms
Usable open space	50%	50%
Maximum Permitted:		

Minimum Requirements	Row or Attached Dwelling	Multiple
Building height		
Stories	3	3
Feet	50	50
Building coverage	12%	12%
* NOTE: Consistent with §200-33 hereof at least ten percent (10%) of the units shall be designated as below-market-rate (BMR) units, permitting a density bonus of 20% for sites of 10 acres or more as set forth in Article VI hereof.		

- c. To consistently encourage the construction of below-market-rate (BMR) units in future developments in the MF2 District, Article VI of the Zoning Code, entitled “Affordable Housing” should be amended, as follows:
- i. At §200-34 entitled “Residential density bonus; Multifamily, General Business and One-Family Residence Districts,” the text should be modified, so that it reads as follows [with proposed inserted text underscored]:

§200-34. Residential density bonus; Multifamily, General Business and One-Family Residence Districts.

A. To achieve the purposes above, the approval authority shall grant a residential density bonus for multiple, row or attached dwellings constructed or rehabilitated in the MF and MF2 Districts, with 1/2 of said density bonus consisting of below-market-rate units as defined and regulated in this article. The maximum permitted density bonus shall be in accordance with the following schedule:

Size of Property (acres)	Maximum Permitted Density Bonus
10 or more	20%
More than 5 but fewer than 10	30%
Fewer than or equal to 5	40%

B. To achieve the purposes above, the approval authority shall grant a residential density bonus for multiple, row or attached dwellings constructed or rehabilitated in the GB District, with 1/2 of said density bonus consisting of below-market-rate units as defined and regulated in this article. The maximum permitted density bonus shall be in accordance with the following schedule:

Size of Property (acres)	Maximum Permitted Density Bonus
10 or more	20%
More than 5 but fewer than 10	30%

Size of Property (acres)	Maximum Permitted Density Bonus
More than 2 but fewer than 5	40%
Fewer than 2	100%

C. To achieve the purposes above, for dwelling units constructed or rehabilitated in the One-Family Residence Districts, the approval authority shall grant a residential density bonus, with 1/2 of said density bonus consisting of below-market-rate units as defined and regulated in this article. The maximum permitted density bonus shall be in accordance with the schedule in §200-34A above. To assist in achieving the density permitted, the applicant may apply to the Planning Board for a cluster development pursuant to §200-31 of this chapter.

WHEREFORE, Petitioner respectfully requests that this Petition be granted in its entirety so that the Zoning Code may be amended as aforesaid and the Subject Premises may be mapped in the MF2 District, as set forth herein.

Dated: December 4, 2015

STONY LODGE HOSPITAL, INC.

By: Cartera Prash, President

GLENCO GROUP LLC

BY: [Signature]

EXHIBIT A

Excerpt of the Relevant Portion of the Town of Ossining Zoning Map

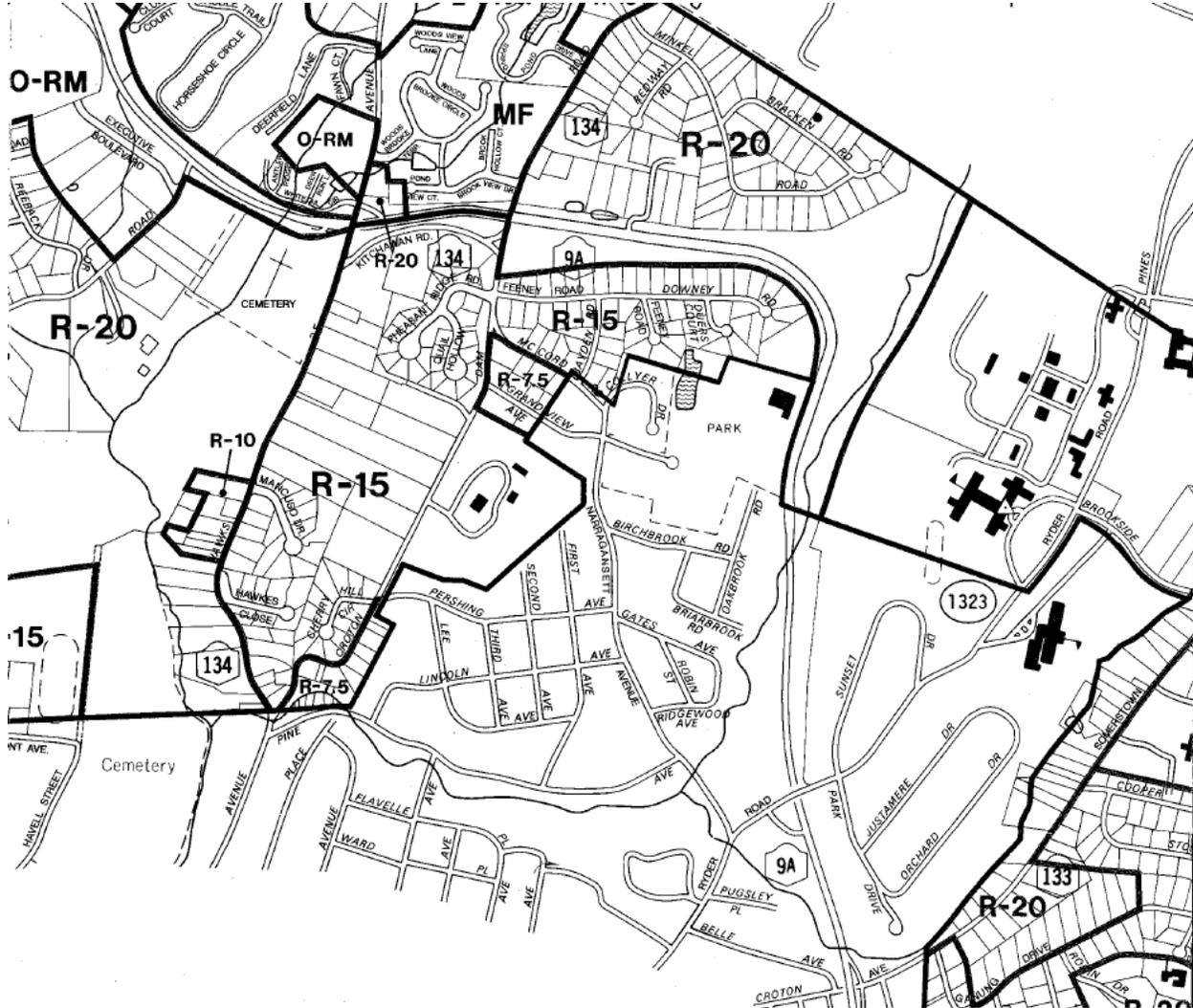


EXHIBIT B Survey of Property

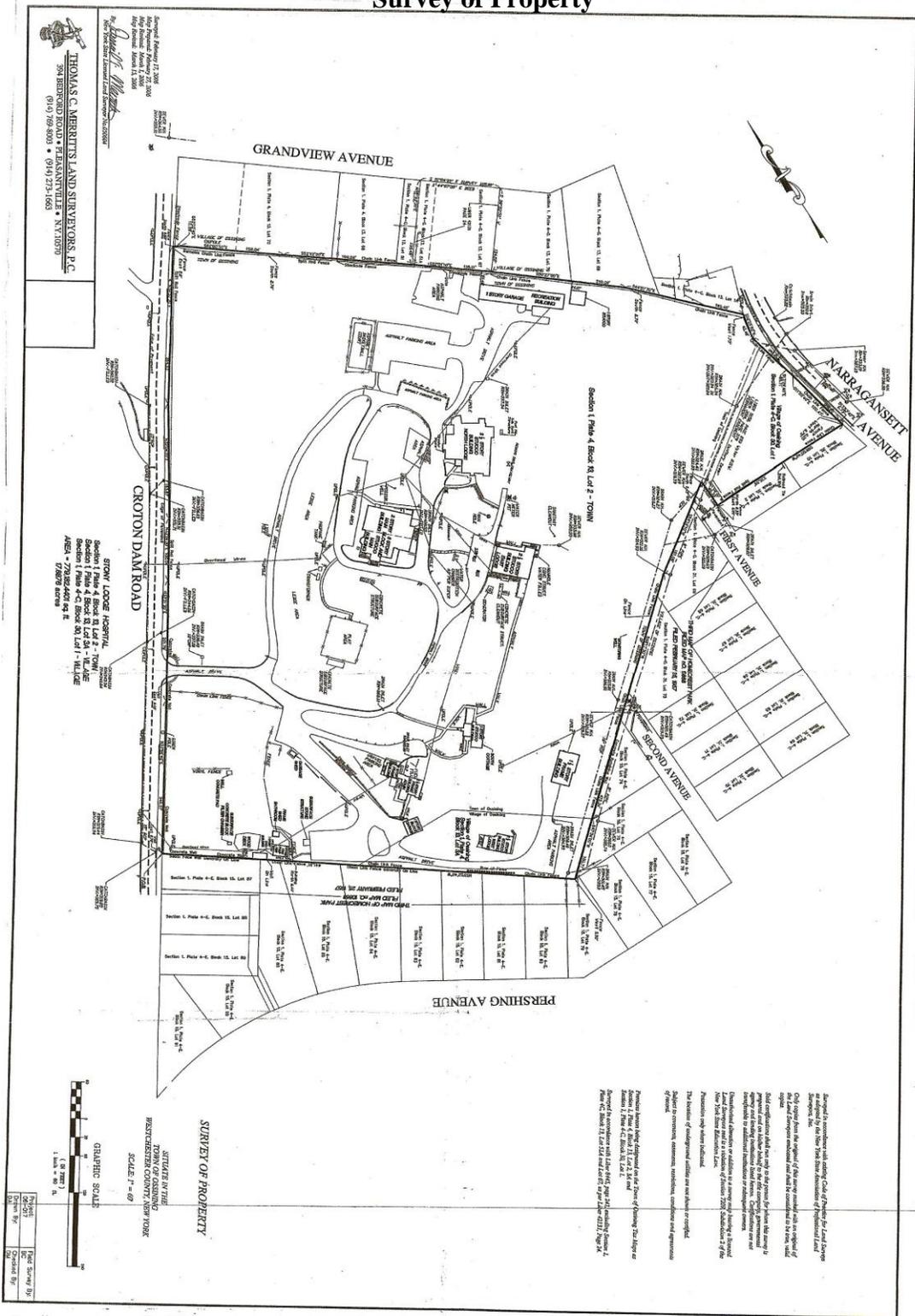


EXHIBIT C
Concept Site Plan

As Noted in this Petition the following plans are submitted in furtherance of this request to amend the Zoning Code and are incorporated herein by reference:

- a. Plans prepared by Minno & Wasko, Architects and Planners, entitled “River Knoll, Town of Ossining, Westchester County, New York,” dated October 2, 2015, consisting of the following sheets:
 - i. Concept Site Plan, including “Development Program”;
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 - v. “Conceptual Site Grading Plan” (SP-3).

Appendix A

Final Scope

July 20, 2016

FINAL
SCOPING OUTLINE OF ISSUES TO BE ADDRESSED
IN DRAFT ENVIRONMENTAL IMPACT STATEMENT
(DEIS) RIVER KNOLL PROJECT, TOWN OF OSSINING, NY

SEQRA Classification: Type I Action

Lead Agency: Town of Ossining Planning Board

Applicant: Glenco Group, LLC

Public Scoping Session: June 22, 2016

GENERAL GUIDELINES

- The DEIS should cover all items in this Scoping Outline. It is suggested that the DEIS also conform to the format outlined in the Scope. The word “should” herein has the same meaning as “shall.”
- The document should be written in the third person. The terms "we" and "our" should not be used. The Applicant's conclusions and opinions should be identified as those of "the Applicant" or "the Developer."
- Narrative discussions should be accompanied by appropriate charts, graphs, maps and diagrams whenever possible. If a particular subject matter can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the site should include adjacent homes, other neighboring uses and structures, roads, watercourses, water bodies and a legend.
- The entire document should be checked carefully to ensure consistency with respect to the information presented in the various sections.
- Environmental impacts should be described in terms which the layperson can readily understand (e.g., truck-loads of fill and cubic yards rather than just cubic yards).
- All analysis in the DEIS shall be performed by professionals in their respective fields.

River Knoll Project – Final Scoping Outline

- All discussions of mitigation measures should consider at least those measures mentioned in the Scoping Outline. Where reasonable and necessary, mitigation measures should be incorporated into the Proposed Action if they are not already included. For mitigation measures listed in this Scope that are not incorporated into the Proposed Action, the reason why the Applicant considers them unnecessary should be discussed in the DEIS.
- Maps in the DEIS should also be made available in shapefile format to facilitate viewing and analysis.

A. PROPOSED ACTION

Glenco Group proposes to develop the former Stony Lodge Hospital site into a 188-unit multi-family residential project. The 17.9 acre site is roughly bounded by Croton Dam Road, Pershing Avenue, Grandview Avenue, and Narragansett Avenue. The majority of the 17.9 acre site lies within the Town of Ossining (16.7 acres or 93%); 1.2 acres (7%) is within the Village of Ossining (collectively, the “Property”). The Applicant, Glenco Group, LLC, has applied to the Town Board of the Town of Ossining for approval of an amendment to the Zoning Law creating the Multi-Family Residence 2 (MF2) zoning district and applying this new zoning district to the property and referral of the application to the Town Planning Board.

The River Knoll project (the “Preferred Project” or “River Knoll”), is proposed to be 169 market-rate rental units plus 19 affordable rental units, as mandated by Article VI of the Town of Ossining’s zoning code, for a total of 188 units of multi-family housing on the site of Stony Lodge Hospital – a child and adolescent psychiatric center. The hospital has been closed for many years, and is practically speaking, now defunct for this purpose.

River Knoll is proposed to repurpose the property from an institutional use to a residential use. Using an architectural design that uses Hudson Valley vernacular, River Knoll is proposed to be clustered in the center of the 18-acre site, with large green buffers around the perimeter of the site to buffer its adjacent neighbors. In doing so, the property would maintain a certain amount of permanent open space in perpetuity.

In addition, the proposed use is consistent with the policies included in the recently updated Town of Ossining Comprehensive Plan Update (2015). The Town’s “Plan Update” specifically identifies the project site as appropriate for adaptive reuse and/or redevelopment to a use that would be protective of environmental resources and the surrounding residential neighborhoods.

River Knoll Project – Final Scoping Outline

The layout of the proposed River Knoll project was originally presented to the Town Board as 188 dwelling units (169 market-rate rental units plus 19 affordable rental units) laid out in four buildings (referred to herein as the “Original Proposed Project”). In response to comments from the Planning Board, as Lead Agency, regarding site disturbance and in an effort to reduce steep slope impacts, an alternative layout was presented to the Town Board and Planning Board that consolidated the 188 units (169 market-rate rental units plus 19 affordable rental units) into a single, compact building (referred to herein as the “Preferred Project”). The examination of potential significant adverse impacts will focus on the Preferred Project; the Original Proposed Project will not be further evaluated. The Preferred Project will be fully evaluated as the principal project rather than being considered as an alternative in Chapter V, Alternatives.

Required approvals are shown in Table 1 below:

Table 1: Required Approvals

Approval Required	Government Entity
Zoning Map and Text Amendments	Town Board
Sewer District Extension	Town Board
Subdivision Approval	Planning Board
Wetland Permit	Planning Board
Steep Slope Permit	Planning Board
Tree Removal Permit	Planning Board
Site Plan Approval	Planning Board
Health Department Subdivision Approval	Westchester County Health Department
New York State Department of Environmental Conservation (NYSDEC) Stormwater Permit	NYSDEC
Water Supply Approval	Village of Ossining
Highway Work Permit	NYS Department of Transportation

B. SCOPE OF ENVIRONMENTAL IMPACT STATEMENT

COVER SHEET

The cover sheet should identify:

1. Title of the document
2. Title of the proposed action
3. The location of the proposed action
4. Name, address, telephone number and contact person(s) for:
 - a. The Lead Agency
 - b. The applicant
 - c. The preparer(s) of the DEIS

5. Date of acceptance of DEIS (to be inserted)
6. DEIS public hearing date (to be inserted)
7. End of DEIS comment period (to be inserted)

TABLE OF CONTENTS

The table of contents shall list all of the chapters of the DEIS and the corresponding page numbers, as well as lists of all exhibits, tables, and appendices, etc.

CHAPTER I: EXECUTIVE SUMMARY

The Executive Summary will outline details about the community that the Glenco Group plans to build. It will discuss the layout of the Preferred Project, as well as possible alternatives. This summary will also introduce any potential adverse impacts, along with all mitigation measures. It will also include a list of all approvals and permits required for the project.

CHAPTER II: PREFERRED PROJECT DESCRIPTION

The Preferred Project description will include:

- A. Proposed Action
 1. Description of the Proposed Action.
 2. Regulations and requirements of the site's existing and proposed zoning designations.
- B. Overview and Description of Site and Environs
 1. Description of the location, frontage, access, acreage, ownership and tax map designation of lot(s) involved in the Proposed Action, including the proposed future disposition of the portion of the subject property in the Village of Ossining. This should also include descriptions of surrounding properties including those in the Village of Ossining.
 2. A brief history of the site and area.
- C. Description of Environmental Characteristics of the Site
 1. Steep slopes and elevations.
 2. Wetlands and wetland buffer areas, watercourse(s) and hydrology.
 3. Aesthetic resources and scenic views.

4. Flora and fauna, including but not limited to trees regulated by the Town code.
 5. Potential for contamination from on-site underground fuel tanks.
 6. Potential for contamination from any on-site hazardous waste.
 7. Potential for contamination relating to the previous disposal of hospital and/or medical waste.
- D. Describe components of the Preferred Project, including items such as potential number of market-rate and affordable dwelling units respectively, size and number of bedrooms of market-rate and affordable dwelling units respectively, amount of open space, total number of parking spaces required and provided, and nature and amount of other Preferred Project components.
- E. Vehicular access and circulation of the Preferred Project.
- F. Other components of Preferred Project including vegetated buffers, street trees, landscaping, lighting, roadways, sidewalks, recreation and other amenities, etc.
- G. Plans for maintenance of the common elements of the Preferred Project including roads, utilities and passive open space.
- H. Plans and a timeline for ongoing maintenance of all proposed mitigation for the Preferred Project.

CHAPTER III: EXISTING CONDITIONS, POTENTIAL IMPACTS AND PROPOSED MITIGATION

- A. Wetlands¹
1. Existing Conditions: All existing wetlands, watercourses and water bodies within 200 feet of the site, regardless of size, will be delineated and described in a wetland study, including functional analyses, performed by a certified Professional Wetland Scientist. The source of each wetland’s hydrology will be determined to assess how the Proposed Action would alter the sources of hydrology for existing wetlands on the property. Each point of delineation should be flagged and have GPS identification. A wetland map, full report, and resultant data sheets of the site’s study will be included in the DEIS. Soil borings will be taken to identify wetland and hydric soils. Hydrophytic vegetation shall also be a wetland criterion. Identification of vernal pools and ephemeral streams shall be performed

¹ Sections A through K of this chapter shall hereinafter be known as “Impact Issues.”

during the Spring season, with soils free of snow and not frozen, when these would be in evidence. All work will be conducted in accordance with the Town of Ossining Wetland Law and, if applicable, the regulations of the New York State Department of Environmental Conservation (NYSDEC) and the U.S. Army Corps of Engineers (USACE). The jurisdiction of the wetlands will not be determined until wetlands have been delineated and wetland and watercourse connectivity have been established. Connectivity of existing wetlands and water courses may establish a total size warranting additional governing jurisdictions, including NYSDEC and USACE.

2. Potential Impact: All proposed disturbance to or crossing of wetlands, wetlands buffers, water courses, and watercourse buffers will be clearly identified, described and mapped. All impacts proposed will be identified, measured and evaluated, including the loss of any and all vegetative cover due to construction. Compliance of the Preferred Project with the Freshwater Wetlands chapter of the Town code will be discussed.
3. Mitigation: Wetland disturbance will be avoided as much as feasibly possible. Wetland mitigation measures will be clearly proposed, described, and as deemed necessary and approved by the Town, monitored, and maintained by the developer for a set number of years. Mitigation measures will include at least a one-to-one ratio of disturbed wetland and wetland buffers to those replaced, and will be provided, as feasible, to address any adverse impacts to the habitat or species resources. Mitigation measures will ensure a zero influx of road and lawn chemical runoff into the wetlands and wetland buffer areas, and all habitats. A full report on the scheduled long-term maintenance for mitigation measures will be presented. Ongoing maintenance and upkeep reports for any proposed mitigated wetlands should be submitted to the Town on a routine basis. Any wetland that becomes hydrologically isolated due to construction shall be considered a disturbed wetland, and therefore included in mitigation plans. All replacement plant materials for any proposed mitigation will be listed with both their common and scientific names. Native plant materials must be used with no consideration given to any listed under the NYSDEC Prohibited and Regulated Invasive Plant Law. The potential for a bridge to be constructed at each wetland and watercourse crossing shall be evaluated.

B. Soils, Topography (Steep Slopes) and Geology

1. Existing Conditions: Soil conditions and types will be identified using the USDA National Web Survey. Topography information will be attained from a professional Surveyor. The varying landscape will be discussed, and

steep slopes will be identified and mapped in accordance with the different steep slope categories described in the Ossining Town Code §167-2. These maps will be provided in the DEIS for reference. The potential presence of rock on the site shall also be discussed.

2. Potential Impact: Potential impacts to the steep slopes will be discussed in the DEIS. Grading will be carried out as to minimize runoff, potentially utilizing land swales to redirect water runoff and minimize any impacts caused by construction (where reasonable and possible). A preliminary grading plan will be provided to identify potential negative impacts to the steep slopes. The potential for, and methods of rock removal shall also be discussed. Compliance of the Preferred Project with the Steep Slope Protection chapter of the Town code will be discussed.
3. Mitigation: The developer will comply with the Town of Ossining's steep slope codes, and mitigation will be provided to any adverse impacts, as necessary. Designated soil stockpiling areas and silt fencing will be used during construction to minimize runoff and to prevent runoff into the wetlands and wetland buffer areas. Wetlands protection and the prevention of problematic runoff to the existing adjacent homes below are two important issues on this project; they will be thoroughly and adequately addressed. Blasting mitigation measures will be discussed in the DEIS.

C. Stormwater Management and Subsurface Water

1. Existing Conditions: The existing stormwater conditions will be studied and described in the DEIS. A pre-development investigative analysis will be performed at the site during the wet season, when soils are free of snow and not frozen. Deep-test holes will be excavated throughout the site, and a series of percolation tests will be performed until a constant rate of percolation is achieved. A complete study will be conducted of surface and subsurface water quality and quantity impacts on receiving wetlands, streams, ponds, and the 100-year floodplain within the watershed of which the subject area is a part. All data, logs and percolation sheets will be included in the DEIS. Known and documented drainage problems on surrounding properties shall be described. The on-site underground fuel tanks shall be addressed.
2. Potential Impact: The potential impact following the introduction of new impervious surfaces (among other things), will be outlined and discussed in the DEIS. The stormwater management system will be described, including the description and location of any applicable detention basin(s), catch basins and drainage configurations. The project site will be modeled

for the peak rates of runoff and volumes of runoff for the 1-, 10-, and 100-year Type III – 24-hour storm events in both the Pre- and Post-Developed Conditions. Pre- and post-developed watershed maps will be included in the DEIS. The potential short and long-term impact of runoff carrying fertilizers, pesticides, herbicides, fungicides, and other chemicals from lawns, roadways, other impervious surfaces, and sedimentation will also be included. The potential impact of failed erosion, sedimentation, and stormwater control waters during construction activities and post completion should also be assessed. The potential impact to groundwater on the site resulting from past activities, and/or from the demolition and construction associated with the Preferred Project, shall be addressed. Lack of adverse impact upon neighboring properties shall be demonstrated through the design of stormwater management facilities and practices which are entirely compliant with NYSDEC regulations. The potential impacts relating to the on-site underground fuel tanks shall be addressed.

3. Mitigation: A Storm Water Pollution Prevention Plan (SWPPP) which complies with the NYSDEC SPDES General Permit No. GP-0-15-002 for Stormwater Discharges from Construction Activity will be provided in the DEIS to assist with the drainage analysis and design of the mitigating practices. All peak rates of runoff in the developed condition will be *less* than those in the pre-developed condition. Detention basins will only be constructed outside of existing wetlands. Any needed mitigation regarding the on-site underground fuel tanks shall be addressed.

D. Vegetation and Wildlife

1. Existing Conditions: The existing types of vegetation, habitats and wildlife,² including the identification of any rare, threatened or endangered plant and animal species, will be performed by a professional Wildlife Biologist hired to perform this ground level research using the classification of the New York Natural Heritage program and included in the DEIS in descriptive and map formats. All plants and wildlife found should include their common and scientific names. All species on the U.S. Fish & Wildlife and NYSDEC rare, threatened or endangered species lists, and species on special concern lists, including all plant material, and all wildlife species known or believed to occur in Westchester County, will be identified and included in the DEIS in descriptive format. Based on these identifications, surveys for identified species should be performed, and potential impacts to

² Wildlife and vegetation shall include mammals, fish, insects, reptiles, amphibians, birds and plants. New York State and Federal criteria shall be utilized in this analysis.

the species and their habitats should be described. Plant identification will include both early season Spring ephemerals and later season plants for the most accurate assessment. A tree survey of the entire property will also be performed listing all Town regulated existing trees indicating their location, species and DBH.

2. Potential Impact: Any potential impacts to vegetation, habitats and wildlife will be described and evaluated. Mapping of vegetation including a tree survey will show any trees that are proposed to be removed. To address potential impacts on existing bird migration patterns, specifications for all proposed outdoor lighting should be provided. Potential light trespass of outdoor lighting onto habitats within the project area should be illustrated and included where appropriate.
3. Mitigation: Mitigation will be provided, as feasible, for any adverse impacts to the vegetative, habitats and wildlife resources. Methods of erosion mitigation, such as silt fencing, will be utilized during construction to alleviate erosion caused by loss of vegetative cover. Any proposed methods for reversing soil compaction in the Preferred Project area will be described. Plans and methods that will be employed to protect plant materials not permitted for removal, including but not limited to their complete root systems, will be described.

E. Historical and Archaeological Resources

1. Existing Conditions: Any important historical or archaeological resource, on or substantially contiguous to the site will be identified in the DEIS. The New York State Historic Preservation Office (SHPO) will be contacted to help identify any adverse impacts caused by the development of this property. Archeological and historical resources on the Preferred Project site will be analyzed via a Phase IA assessment report, followed if applicable by a Phase II assessment report. The Phase IA assessment shall be accompanied by a documented on-site inspection by the Cultural Resources expert.
2. Potential Impact: Any potential impacts to historic and archaeological resources will be identified and described.
3. Mitigation: Mitigation will be provided, as feasible, for any adverse impacts to historical and archaeological resources identified.

F. Infrastructure and Utilities

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1. Existing Conditions: The locations of all existing utilities serving the project site, including any current or anticipated deficiencies, will be located and described. Any current energy usage on the site will be identified. Water service for the site will be provided by the Village of Ossining. The source of the water supply will be identified, and the number of citizens that are currently served by this water district will be presented.
2. Potential Impact: Any potential adverse impacts/additional loading on current municipal facilities will be described. Also, any sewer or water main extensions that may be needed for the development will be discussed. Any increase in energy usage, as a result of this development will be discussed.
3. Mitigation: Measures of mitigation will be provided, where possible, and any adverse impacts to existing infrastructure and utilities will be identified.

G. Land Use, Comprehensive Plan, Zoning and Community Character

1. Existing Conditions: A description will be provided for current uses of the project site and of substantially contiguous properties in the Town and Village. A discussion of the Town's Comprehensive Plan as it relates to the subject property, as well as the permitted land uses and regulations of the R-15 zone will also be included. The current state of development in the community will be discussed as well, including evaluations and photographs of existing views establishing the character of the community.
2. Potential Impact
 - a. This section will discuss how the proposed use of the project site differs from the use of the adjacent properties in the Town and Village. This section will describe the architectural features, intensity and scale of the Preferred Project, relative to the character of residential areas in the surrounding neighborhoods. Visual analysis (such as site sections, photographic or video simulations, 3D computer modeling, etc.) will be used to generate images of the potential visual impacts of the Preferred Project from various vantage points on the surrounding neighborhood. Google Earth imaging will be utilized in conjunction with this modeling. Potential impact should include lighting, signage and other proposed changes that may impact the surrounding neighborhood.

- b. This section will discuss the affordable housing component of the Preferred Project and whether said component complies with the provisions of Article VI, Affordable Housing, of the Zoning Law.
 - c. This section will discuss the way(s) in which the Preferred Project addresses the reservation of parkland or the provision of money in lieu thereof (recreation fee) requirements of the Town code.
 - d. This section will also discuss regional planning initiatives, including Westchester County’s “Patterns” and “Westchester 2025,” as well as the County’s plan for the development of new “affordable housing” units.
 - e. This section will also discuss the potential impact of the approval of the proposed MF2 zoning district, including the potential for other areas of the Town to be developed under the new zoning.
 - f. Discussion of any possible relevance of “spot zoning.”
3. Mitigation: Mitigation measures for any adverse impacts caused by the development of this site will be discussed in this section.

H. Traffic and Transportation

1. Existing Conditions: An Engineer will prepare a Traffic Impact Study for the proposed development. An inventory of all roadways in the designated study area will be created. To determine the existing traffic conditions, turning movements and traffic, traffic counts will be performed at the intersections of:
 - a. Dale Avenue & Pine Avenue;
 - b. Croton Dam Road & Hawkes Avenue;
 - c. Croton Dam Road & Pershing Avenue with Cherry Hill Circle;
 - d. Croton Dam Road & Site Driveway;
 - e. Croton Dam Road & Kitchawan Station Road;
 - f. Croton Dam Road & NYS Route 9A;
 - g. Croton Dam Road & Grandview Avenue;
 - h. Croton Dam Road & Pheasant Ridge Road/Feeney Road; and
 - i. Croton Dam Road & Narragansett Avenue.

Counts will be performed at an appropriate time of year when schools are open, during appropriate weather conditions, and during the following time periods, all in accordance with accepted engineering protocols:

- a. Weekday Morning – 6:00 AM to 10:00 AM;
- b. Weekday Afternoon – 3:00 PM to 7:00 PM; and
- c. Saturday Morning/Afternoon – 9:00 AM to 1:00 PM.

Results of the traffic counting program will be graphically illustrated for the peak hour volumes for each intersection by turning movement. The peak hours should be identified, as well as the day of the week and weather conditions on the day of the traffic count.

To determine existing and future traffic operating conditions, it will also be necessary to perform Capacity Analyses per the procedure described in the *2010 Highway Capacity Manual*. SYNCHRO modeling will be the basis for completing the analysis. A summary table of the results of this analysis will identify Levels of Service and include volume to capacity ratios, average vehicle delay and vehicle queuing by lane group/approach and overall, as needed.

Accident history is to be obtained from the applicable police department(s) for the most recent three-year period and summarized in a table format and should identify the number of accidents by location, severity, injuries, roadway conditions, type of accidents, and probable cause.

Current availability and capacity of public transportation serving the subject property will also be included in this section.

2. Future Traffic Conditions Without the Preferred Project

- a. The existing traffic volumes will be expanded to reflect a future design year, which should include an appropriate growth rate and traffic related to any other planned or proposed development in the immediate vicinity of the subject property. The Applicant will contact the Town of Ossining and Village of Ossining planning and engineering departments to identify other developments. These volumes will be graphically illustrated for each intersection and time period included in the analysis.
- b. Capacity analyses will be completed following the same criteria noted above for the no-build condition and following each of the requirements for the summary in a table format, as noted above.

3. Anticipated Traffic Impacts Based on Existing Roadways

- a. Site traffic generation should be based on trip generation rates provided by the Institute of Transportation Engineers (ITE) and included in the most recent publication of “Trip Generation,” 9th Edition, 2012. This information should be included in a table format for each of the peak hours and specify entering and exiting traffic levels.
- b. For build conditions, capacity analyses will be completed and compared to the no-build condition. This comparison will provide the specifics of potential impact from the proposed development on area roadways. Results of the analyses should be provided in a table format and include all of the information noted above. Significant traffic impacts attributable to the proposed development on area roadways will be identified. Any Study Area intersections with significant traffic impacts are to be identified, with appropriate mitigation measures provided to address potential impacts. The type of improvement, responsibility and timing of each improvement should be identified. These improvements may include roadway widening, modification to traffic control, modification to pavement markings and/or traffic signal installation.
- c. A mitigation plan, as necessary, should be provided describing responsibility, type of mitigation and basis for need for this mitigation. If a traffic signal is to be warranted at any location, a Traffic Signal Warrant Analysis must be provided, which follows the criteria set forth by the New York State Department of Transportation (NYSDOT). Mitigation will be recommended by the Applicant to address significant traffic impacts to area roadways.
- d. Intersection sight distance analyses for each of the proposed intersections should follow criteria set forth by the American Association of State Highway and Transportation Officials (AASHTO). Intersection sight distance should be based on the 85th percentile of vehicles traveling on these roadways. The intersection sight distance should not be based on the posted speed limit, but rather on a speed study along the site’s frontage.
- e. A discussion of construction traffic should be provided in text and table format based on each phase of development, as necessary. The number of trucks, by size and number of employees by phase should be provided. Hours of operation for construction should be included.

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- f. Potential impacts to public transportation, as well as to school bus routes and stops, should be identified.
- g. The potential to increase the capacity of the intersection of Croton Dam Road and Route 9A, as well as alternate mitigation, shall be discussed.
- h. The traffic impact from the Preferred Project shall be compared to the impact of the traffic from the Stony Lodge Hospital when it was in operation, including with respect to accident histories.
- i. The jitney service which is part of the proposal shall be factored into the traffic analysis.
- j. The potential impact of increased traffic from the Preferred Project upon the safety of pedestrians and bicyclists on nearby roadways will be evaluated and discussed.

I. Community Facilities

- 1. Existing Conditions: The current services, service levels, and capacities of existing municipal facilities and services, such as fire and police departments, emergency services, open space and recreation, and schools will be discussed.
- 2. Potential Impact: Any potential impacts to community facilities will be identified and described. A comparison of projected future demand on community facilities will be prepared, comparing a fully built site scenario to an unbuilt site scenario. This will take estimated Town growth, discussions with service providers, and application of industry standards into consideration.
- 3. Mitigation: Mitigation should be provided, as feasible, for any adverse impacts to community services caused by the development of the proposed community.

J. Fiscal Impacts

- 1. Existing Conditions: Current taxes generated from the site will be identified and described. A brief discussion of the current economic status of the Town of Ossining will be presented, based on data acquired from available information.

2. Potential Impact: A projection of expected taxes generated from the proposed development will be prepared and discussed. The amount of additional tax revenues generated by construction activity resulting from the proposed community will be estimated. The costs and benefits of the proposed development will be discussed, in terms of tax revenues and increased employment opportunities as a direct result of the construction of the proposed community. Revenue generated from the residents of River Knoll will be compared to the cost of providing community facilities to the extent available from information publicly available. Governmental costs, including an analysis of service costs including but not limited to the Town of Ossining and the school district associated with providing services to the development will be identified.
3. Mitigation: Proposed mitigation measures for any identified adverse impacts will be discussed.

K. Construction Impacts

1. Existing Conditions: Describe the methods and nature of the construction of the proposed development, including site features proposed to be altered.
2. Potential Impacts:
 - a. Describe the anticipated schedule, as well as the days and hours of operation for the various construction phases of the proposed development.
 - b. Identify truck routes and truck traffic volumes associated with construction activities at the site.
 - c. Describe temporary air quality impacts associated with construction and construction vehicles, and truck and worker traffic related to construction activities. Also discuss the potential for adverse impacts on adjacent land uses.
 - d. Estimate construction noise levels and vibration levels from various pieces of construction equipment used at the site and construction traffic. Also discuss the potential for adverse impacts on adjacent land uses. Discuss potential need for rock excavation and blasting, describe the pre- and post-construction protocols for rock excavation and blasting, and discuss alternatives to blasting.

- e. Discuss the potential for erosion and sedimentation, and the mitigation therefor, to occur during construction when vegetation is removed, and prior to redevelopment with buildings, paving, or new vegetation.
 - f. Potential impacts on wildlife or vegetation as a result of any construction activities should be described.
 - g. Discuss the performance and maintenance guarantees which will be in place to ensure against potential damage caused by the developer, ensuring performance by the developer, and maintenance of facilities.
 - h. Potential impacts relating to the on-site underground fuel tanks, any on-site hazardous waste, and the previous disposal of hospital and/or medical waste should be discussed.
3. Mitigation: Discuss measures to mitigate potential adverse impacts of construction activities. A construction management plan which discusses the mitigation measures related to the potential impacts above should be included in the DEIS.

CHAPTER IV: ADVERSE ENVIRONMENTAL IMPACTS THAT CANNOT BE AVOIDED

Describe the short- and long-term adverse environmental impacts that cannot be avoided or adequately mitigated if the Proposed Action is implemented.

CHAPTER V: ALTERNATIVES

A graphic layout shall be prepared for each alternative listed below. Each alternative will be discussed at such a level of detail sufficient to permit a comparative assessment of each Impact Issue³ with each alternative and the Proposed Action. Summarize the comparative analysis description and evaluation in tabular format. Alternatives to be addressed in the DEIS are:

- A. Conventional layout which meets all of the requirements of the R-15 zoning district, the balance of the Zoning Law, and the various chapters of the Town Code, and which respects the site's environmental constraints.

³ "Impact Issue" is a defined term herein.

- B. Clustered development based upon R-15 conventional layout density.
- C. Conventional layout which meets all of the requirements of the R-5 zoning district, the balance of the Zoning Law, and the various chapters of the Town Code, and which respects the site’s environmental constraints.
- D. Clustered development based upon R-5 conventional layout density.
- E. Townhouse and multiple dwelling developments based upon existing multi-family zone.
- F. Townhouse and multiple dwelling developments at eight (8) dwelling units per acre.
- G. Continued institutional use.
- H. Adaptive re-use of existing buildings for residential and other non-residential uses.
- I. Adaptive re-use of smaller existing residential buildings in the southeasterly part of the site, especially for affordable housing, and any zoning text amendments needed for this scenario. The potential adverse social impact(s) of segregating the affordable housing in this manner should also be discussed.
- J. Alternative development with less trucking of rock and earth off-site.
- K. No Action alternative. The No Action alternative discussion should evaluate the adverse or beneficial site changes that are likely to occur in the reasonably foreseeable future, in the absence of the Proposed Action.

CHAPTER VI: IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Identify natural resources that would be consumed, converted or made unavailable for future use by the Preferred Project.

CHAPTER VII: GROWTH-INDUCING IMPACTS

- A. The potential for the Preferred Project to induce growth based on anticipated increases in local expenditures that would be made by new residents of the proposed community through the local purchases of goods and services should be discussed.

- B. The potential for additional residential development in the Town based upon the proposed MF2 zoning should be quantitatively and qualitatively discussed.

CHAPTER VIII: EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES AND SOLID WASTE MANAGEMENT

The energy sources to be used, anticipated levels of consumption, efficiency of energy consumption, and energy conservation measures are to be identified and discussed. The discussion is to include the standards of the NYS Energy Code and the NYS Energy Research and Development Authority Programs. The management of solid waste produced by the Preferred Project shall also be discussed. The DEIS will analyze the potential and feasibility for the use of alternative energy resources for heating, cooling and power, including the use of solar energy.

TECHNICAL APPENDICES SHALL INCLUDE (BUT NOT NECESSARILY BE LIMITED TO)

- A. Natural Resource Studies (including wetlands, vegetation, soils, all animals including fish, terrestrial and aquatic macroinvertebrates, birds, amphibians, reptiles, etc.)
- B. Storm Water Pollution Prevention Plan
- C. Water and Sewer System Report(s)
- D. Traffic Study
- E. Phase IA and, if needed, Phase II Cultural Resource Report(s)
- F. Possible study(ies) pertaining to on-site contamination
- G. Construction Management Plan
- H. All SEQRA Documentation (for example, Scoping Outline)
- I. All official correspondence related to issues discussed in the DEIS