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## **Chapter 2: Probable Impacts of Revised Project**

### **1. EXECUTIVE SUMMARY**

This chapter summarizes and evaluates the potential environmental impacts from the Draft Environmental Impact Statement (DEIS) and includes additional data and analysis, and relevant new information of the revised proposed project since publication of the DEIS. The topics below are the same as those addressed and analyzed in the DEIS. Each topic is analyzed where the potential for environmental impacts exists. For the reasons stated below, the additional information concerning the revised proposed project do not conclude that the proposed project, as revised, will have the potential to generate any significant adverse environmental impacts in those subject areas.

### **2. REVISED PROJECT DESCRIPTION**

As described in Chapter 1, River Knoll will repurpose the site of the former Stony Lodge Hospital into a 174-unit residential building in the approximate location of the former main hospital building. River Knoll will have 169 market rate units and 19 affordable housing units. Eighty-six (86) of the market rate units will be one-bedroom; and eighty-three (83) of the market rate units will be two-bedrooms. Ten of the affordable rental units will be one-bedroom and nine will be two-bedroom units. Parking will be per Town Code, with the majority of resident parking being below the building. There will be surface parking around the building for River Knoll guests. River Knoll will be a well-amenitized and upscale residential community attractive to empty-nesters and young professionals. Amenities for River Knoll residents will include a swimming pool, outdoor kitchen for private entertaining, extensive landscaping, and a dedicated dog walk and 'dog spa'. Each apartment will have an indoor garage parking space in a secure and well-lighted facility. Guest parking will be located around the building. In addition, a "jitney" shuttle Uber and similar ridesharing programs will provide River Knoll residents with morning and evening commuter service, either to the Croton and/or Ossining Metro-North rail stations, plus service to the downtown Ossining commercial district for access to retailers and services.

Amenities for the community will include a public trail/sidewalk that will extend from the entrance of River Knoll and extend southward along the eastern side of Croton Dam Road to the intersection of Dale Avenue. It will be designed and engineered in accordance with Town standards. The sidewalk will allow residents of River Knoll and the surrounding community to have an uninterrupted off-road access to Veterans Park. In addition, the Applicant is dedicating to the Town space in a corner of the site for a community garden. The community garden will be approximately 110 x 1130 sf and will be designed and managed by the Town.

Nine existing hospital buildings onsite and their respective contiguous parking areas will be removed. The new building will be located in the same general location as the original Main, East and North Stony Lodge Hospital buildings. Once constructed, the Proposed Project will create approximately 14 acres (or 76 percent of the Project Site) of permanently protected open space.

The Project Site is currently zoned R-15, which permits single family homes on 15,000 square foot lots. There is no zoning district within the Town Code to facilitate the development of the Proposed Project at its proposed density. Accordingly, the applicant determined that a new zoning district would be needed to enable the kind of development envisioned for the Project Site. Therefore, the applicant is proposing the adoption of a new Multifamily Residence 2 (MF 2) zoning district to enable the proposed use. Multifamily housing would be permitted in this new district as a conditional use subject to approval by the Planning Board. Subsequent to the temporary disturbance during construction that will be required for installing the infrastructure needed to serve the project, River Knoll will revegetate 14 acres (or 76 percent of the site) in the form of large landscaped buffers surrounding the perimeter of the project site to protect this open space.

in perpetuity via a conservation easement. The proposed buffers will be infilled with additional trees and shrubs and will range from a minimum width of 53.8 feet in the north to approximately 260 feet in the south. Post the temporary impacts from construction, the existing signature grassy-meadow fronting Croton Dam Road will be revegetated and preserved (approximately one quarter-mile in length) via a conservation easement with a third-part entity that will be coordinated with the Town and the Village. This buffer will replace existing surface parking areas and accessory buildings that are currently located adjacent to existing single-family residential uses.

As described in Chapter 1, “Description of the Revised Project”, a landscaping palette has been prepared in greater detail for the Proposed Project. The plants and meadows will be primarily native species with low watering demands, as opposed to introducing non-native, invasive species. Those areas designated for stormwater management will be planted with a combination of wet site tolerant seed mix (i.e. Sedges, Carex, Bulrush, New England Aster) live herbaceous plants (i.e. plus/one-gallon containers of Joe Pye Weed, Switchgrass, Blue Flag), and native shrubs and trees (i.e. Viburnum, Shadblow Serviceberry, Grey Dogwood, River Birch). The upland meadow along Croton Dam Road will be planted with an upland wildflower mix (i.e. Creeping Fescue, Goldenrod, False Indigo, New England Aster, Black Eyed Susan, Little Bluestem, Milkweed). The perimeter buffer will retain healthy trees within undisturbed areas for preservation; and selectively remove and prune existing trees to help promote the health and growth of trees to remain. The proposed perimeter buffer will be enhanced with the addition of woodland fringe plantings consisting of small trees and shrubs (i.e. Flowering Dogwood, Redbud, Viburnum, Witch Hazel), and a mix of shade trees, evergreens, flowering trees and shrubs (i.e. Red Maple, Red Oak, Bicolor Oak, Sweetgum, Spruce, Fir, Great Western Cedar, Viburnum, Inkberry).

### 3A. WETLANDS

As before, the Revised Proposed Project will not encroach into the wetland, or the 100-foot buffer regulated by the Town of Ossining. The Village of Ossining does not regulate a buffer around Village regulated wetlands. There are no New York State Department of Environmental Conservation (NYSDEC) regulated wetlands on or within the proximity of the Project Site.

### 3B. SOILS, TOPOGRAPHY (STEEP SLOPES), AND GEOLOGY

The topography of the Project Site has a high point at elevation 414-ft and descends in elevation to 305-ft towards the southeast corner. The existing Stony Lodge Hospital is located at the high point of the property, and the proposed River Knoll building will be located in this approximate location, though seven-feet lower in height than the existing former hospital buildings.

A goal of the Town is to “regulate, preserve, protect and conserve its steep slopes so as to maintain and protect the natural terrain and its vegetative features, preserve wetlands, water bodies and watercourses, prevent flooding, protect important scenic views, preserve areas of wildlife habitat, provide safe building sites, protect the subject property and adjoining properties by preventing erosion and sudden slope erosion.” “Steep Slopes” are defined as any “geographical area with a topographical gradient of 15% or greater.” The Town discourages the disturbance of steep slopes exceeding 15% and prohibits the disturbance of extremely steep slopes, 35% and greater, unless it can be demonstrated that the “site cannot be reasonably used without disturbance of an extremely steep slope”.<sup>1</sup> In accordance with Chapter 167, the Town regulates Steep Slope Disturbance. **Table 1-4: Steep Slope Characterization** lists the three categories of steep slopes and associated characteristics, regulated pursuant to the Town Code.

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<sup>1</sup> Town of Ossining Zoning Code 167-1

**Table 2-1: Steep Slope Characterization**

<b>Steep Slope Characterization</b>	<b>Topographical Gradient (ratio of vertical distance to horizontal distance) (%)</b>	<b>Minimum Horizontal Area</b>
Moderately Steep	15< slope <25	.30 acre/13,068 sf
Very Steep	25< slope <35	.20 acres/8,712 sf
Extremely Steep	slope >= 35	.10 acre/4,356 sf

**Source:** Town of Ossining Code § 167-2

Much of the steep slope disturbance from construction will be in areas already developed as part of the existing hospital structures, roadways and parking areas. Such areas include the widening of the existing entrance road and secondary access road, removing the East Building and adjoining parking areas, removing the North Building and adjoining parking areas, and removing the Maintenance Building and adjoining parking areas. In addition, demolition, removing and subsequent restoration to new greenspace of the South Building, the Administration Building, the Garage and the West Building adds to the calculation of disturbed steep slopes, but creates a larger buffer to neighboring properties.

As part of the public comment period, additional documentation concerning the impact of the proposed project on steep slopes was requested. **Table 1-5: Existing Slopes** presents the square footage and acreage of existing slopes on the proposed River Knoll site. Of the total 17.9 acres that comprise the Project Site, slopes having a topographical gradient of 15% or greater with a minimum horizontal dimension of 10 feet to be considered steep, existing steep slopes account for 9.5 acres of the site.

**Table 2-2: Existing Slopes**

<b>Slope Category</b>	<b>SF</b>	<b>Acres</b>	<b>Percent of Site</b>
0-15%	366,769	8.4	47%
15-25%	218,201	5	28%
25-35%	109,107	2.5	14%
35% or greater	85,105	2	11%
<b>Total</b>	<b>779,182</b>	<b>17.9*</b>	<b>100%</b>

**Notes:** Slope categories conform to Town of Ossining Code Chapter 167: Steep Slope Protection.

\* 17.9 acres rounded from 17.89 acres.

**Table 2-3: Steep Slope Disturbance** indicates that Steep Slope Disturbance as a result of the development of the proposed River Knoll project, would impact approximately 3 acres, or 27 percent of the moderately steep slopes present on-site; 1.4 acres, or 13 percent, of the very steep slopes present on-site; and 0.9 acres, or 8 percent, of the extremely steep slopes present on-site. Assessment of the project site indicates that the development of the Revised Proposed Project would result in disturbance to 5.3 acres of steep slopes present on-site.

**Table 2-3: Steel Slope Disturbance**

Steep Slope Categorization	Minimum Slope	Maximum Slope	SF	Acres	Percent of Project Site
	0%	10%	160,068	3.7	34%
	10%	15%	88,232	2	18%
Moderately Steep	15%	25%	131,494	3	27%
Very Steep	25%	35%	59,666	1.4	13%
Extremely Steep	35%	Vertical	38,137	0.9	8%
<b>Total</b>			<b>477,597</b>	<b>11</b>	<b>100%</b>

As requested by the EAC during the DEIS comment period, the ratio of steep slope disturbance relative to the total 9.5 acres of those areas of the site in excess of slopes 15 percent or greater at the Project Site was calculated to be approximately 56 percent, whereas relative to the total acreage of the Project Site, total steep slope disturbance would be 30 percent, as shown in **Table 2-4: Percent Steep Slope Disturbance**.

**Table 2-4: Percent Steep Slope Disturbance**

Total Project Site Area (acres)	Total Steep Slope Area (acres)	Total Steep Slope Disturbance (acres)	Percent of Steep Slopes (15%+) to be disturbed	Percent Steep Slope Disturbance Relative to Total Project Site Area
17.9	9.5	5.3	56%	30%

According to the Town of Ossining Zoning Code § 167-7, the approval authority for steep slope permits for any application involving a disturbance in an area of very steep slope or extremely steep slope, the Planning Board shall be the approval authority for the steep slope permit. See **Figure 2-1: Existing Slopes** and **Figure 2-2: Steep Slope Disturbance**.

**Figure 2-1: Existing Slopes**

**Figure 2-2: Steep Slope Disturbance**

### **3C. STORMWATER MANAGEMENT**

The Revised Proposed Project will not substantively alter the proposed stormwater management plan that was analyzed in the DEIS. As presented in the DEIS, stormwater is currently discharged untreated directly off-site towards the surrounding neighborhoods and streets, particularly along the southern edge of the property. This condition will be alleviated and improved as the Proposed Project will collect and convey runoff into an engineered new onsite stormwater system using conventional and green infrastructure stormwater practices, such as infiltration basins with forebays and stormwater planters. The vegetated stormwater practices and overland discharges will also provide opportunities to enhance water quality and infiltration practices. The proposed stormwater management improvements will provide runoff reduction, water quality treatment for the 90 percent rainfall event, stream channel protection, and attenuate peak rates of runoff for the 10- and 100-year storms as required by NYSDEC SPDES General Permit No. GP-0-15-002.

### **3D. VEGETATION AND WILDLIFE**

The Revised Proposed Project will not alter the natural resource on the project site from the conditions that were analyzed in the DEIS.

### **3E. HISTORIC AND ARCHEOLOGICAL RESOURCES**

As discussed in the DEIS, the Revised Proposed Project will not substantially alter the historic and archaeological resources on the project site from the conditions that were analyzed in the DEIS. As presented in the DEIS, OPRHP determined that the Proposed Project will have “no adverse effect” on the existing buildings.

### **3F. INFRASTRUCTURE AND UTILITIES**

As presented in the DEIS, the Revised Proposed Project will not substantially alter the infrastructure and utilities on the project site from the conditions that were analyzed in the DEIS.

#### **Water**

The Town of Ossining's Consulting Engineer has advised that the existing water system has adequate capacity to serve the estimated demand of 30,800 gpd from the Proposed Project (see Appendix B). In addition, representatives of the Village of Ossining Department of Public Works and Town's Consulting Engineer (see Appendix B), reported that proposed water system improvements that are being engineered in connection with the Proposed Project will further improve the function and reliability of the Town/ Village water system in the vicinity of the Project Site.

The Proposed Project will be connected to a new 8" water main to be installed by the Ossining Water Department as part of the water system improvements. The water main will cross the Project Site in a 10' wide easement that will be dedicated to the Village of Ossining. A private service line will be connected to the new 8" water main to serve the proposed building.

As further described in Chapter 3.F of the DEIS, “Infrastructure and Utilities,” and based upon consultation with Town representatives, since water demands of the Proposed Project can be met with or without the proposed improvements, no significant adverse impacts are anticipated to the Ossining Water Department.

## **Sewer**

Sewage will be conveyed to the Ossining Wastewater Treatment Plant. The Ossining Treatment Plant treats an average of approximately 4.1 million gallons of wastewater per day (MGD) and has a permitted flow of 7.0 MGD monthly average. An 8" sanitary sewer line exists along the east property line of the Project Site. A connection is proposed to the existing 8" sewer line at an existing manhole between First and Second Avenues to serve the new building. As requested by representatives of the Village of Ossining Department of Public Works and Town of Ossining Consulting Engineer, a video inspection was performed of the existing 8" sanitary line along the site's east property line, and the line was cleaned in connection with performing the video.

Westchester County has advised that the existing wastewater treatment plant has adequate capacity to serve the increase of 16,615 gpd from the Proposed Project (see Appendix B in the DEIS). As further described in Chapter 3.F of the DEIS, "Infrastructure and Utilities," it is the Applicant's conclusion that no significant adverse impacts are anticipated to the Ossining Wastewater Treatment Plant or sanitary sewer lines.

## **Energy and Telephone Service**

The Revised Proposed Project will not alter the energy or telephone service on the project site from the conditions that were analyzed in the DEIS.

## **3G. LAND USE, COMPREHENSIVE PLAN, ZONING AND COMMUNITY CHARACTER**

### **Land Use**

The 17.9-acre Project Site is comprised of approximately 16.69 acres situated within a residential neighborhood in the Town of Ossining, and a small portion (1.24 acres) within a residential neighborhood in the Village of Ossining. The Project Site comprises the former Stony Lodge Hospital grounds, formerly used as a psychiatric treatment hospital for adolescents. The former Stony Lodge Hospital (closed since 2012) provided residential care for 61 children at a time on a two-week rotation (600 children annually) with a support staff of approximately 200 persons in three shifts (morning shift, early evening shift, and midnight shift). There are nine existing buildings on the Town portion of the property. The oldest building, also known as the Main Building (circa 1868) stands at the top of the hill. Other buildings include the North, East, West and South Buildings, a garage, the Maintenance Building, the Administration Building, and the Recreation Room (a former garage close to residential neighbors). Additionally, a small pump house and access road is located within the Village portion of the property.

As before, the Revised Proposed Project will change the use on the Project Site from a long-standing institutional use to a multifamily residential use. In the applicant's opinion, the change in land use is compatible with surrounding residential land uses in that instead of the site being an institutional site surrounded by residential uses, the site will be a residential site surrounded by residential uses. Eliminating the accessory buildings and constructing one new building on the central portion of the Project Site will represent a change but will not adversely impact surrounding land uses as the new development will be on the interior of the Project Site, well screened from most views from surrounding areas, including abutting residential homes. The routine activities of future residents of River Knoll will be no different from the routine activities of residents of the surrounding neighborhood. Vehicular circulation will be directed to Croton Dam Road, which previously carried traffic associated with 24-7 shifts at the Stony Lodge Hospital.

The visual character of the Project Site will be similar as the proposed building will also be located on the top of the Project Site and will be buffered from surrounding properties by dense existing and proposed vegetation. However, instead of the three-story Main Hospital building being surrounded by nine accessory buildings, the proposed River Knoll building will be only one three-story residential structure located at the top of a hill—in the same general area as the former Main Hospital building. The proposed building will be larger than the existing Main Hospital building, but the removal of the accessory buildings will allow the land area in which these buildings are located to be replaced with a much larger permanently landscaped buffer between the proposed residential building and the adjacent residential neighborhoods on all four sides of the property.

## Public Policy

As discussed in the DEIS, the Town of Ossining adopted a Comprehensive Plan Update on December 15, 2015. Within the Comprehensive Plan, the following policies are applicable to the redevelopment of the Stony Lodge Hospital into a multi-family residence and new residential multifamily zoning district:

***“Preserve and conserve existing open space, acquire new properties for preservation and recreation, and protect the trees, water supply and watersheds, steep slopes, viewsheds, scenic resources, wildlife habitats, and other significant environmental assets to the community” (Environmental Resources Chapter).***

***“Preserve the quality, character, and stability of neighborhoods within the Town... make a wide range of housing opportunities available to members of the community... and require suitable buffer areas for non-residential uses and properties abutting neighborhoods and residential areas” (Residential Chapter).***

***“Cooperate in efforts to make a wide range of housing opportunities available to members of the community” (Residential Chapter).***

***“Promote development and redevelopment to be consistent with the current scale and historic character of the community... (and) preserve residential neighborhoods and protect environmental resources” (Future Development and Redevelopment Chapter).***

It is within the section entitled “Future Development and Redevelopment” that the Town will need to clarify and expand the following policy to address more specifically density limits, buffer maintenance, and open space protection:

***“The Town should be open to an analysis of the zoning of the underutilized and non-conforming Stony Lodge Hospital property in order for this property to be adaptively reused or redeveloped in a manner that is feasible and which protects surrounding neighborhoods and environmental resources to the maximum extent practicable.”***

## Zoning

The majority of the Project Site (16.65 acres) is zoned One-Family Residence (R-15) in the Town of Ossining. This district is an R-15 District with a 15,000 square foot minimum lot size. A small 1.2-acre portion of the Project Site is located in the Village of Ossining and is zoned S-50. This is a Single-Family Residence District with a 5,000 square foot minimum lot size. Multifamily uses are not permitted as-of-right in either district. Permitted, conditional, and accessory uses on the Project Site in the R-15 district are consistent with and listed under the zoning regulations pursuant to §200-7: R-40 “One-Family Residence District.” Permitted uses are one-family detached dwellings, not to exceed one dwelling on each lot, in addition to limited agricultural operations and municipal structure uses. The permitted uses by special permit upon approval by the Board of Appeals are places of worship, educational or general medical care institutions, public utility rights-of-way, annual membership clubs, one-story temporary structures for agricultural display, and cemeteries.

The Proposed Project will require a MF-2 (Multifamily Residence 2) zoning district be adopted to accommodate the use and the site would be re-mapped from the One-Family Residence (R-15) District to the proposed MF-2 District. Multifamily housing would be permitted in the proposed MF-2 district by the Planning Board as a conditional use subject to the following:

- Enabling more undeveloped permanent open space as the proposed, new residential community will be placed at the center of the Premises;
- Preserving more mature stands of trees;
- 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;
- Allowing for the addition of sizeable new green buffer areas protecting adjacent homeowners along the northerly and southerly boundaries of the Premises;
- Minimizing internal roadways, infrastructure, and impervious surfaces for roads and parking, as well as minimizing excavation that would otherwise disrupt the terrain in a manner that would necessitate tree removal; and
- Producing a fiscally beneficial change to the Premises improving revenue generation for the Town, Village and School District

Towns are required to zone in a manner that is consistent with a comprehensive plan and the zoning should provide a benefit to the community and protect individuals from arbitrary restrictions on the use of their land.

The potential impact of adopting the proposed MF-2 Zoning District on other areas of the Town will be at the discretion of the Town Board to consider whether or not to entertain rezoning of a candidate site covering 10 acres or more within the Town of Ossining. There are few undeveloped 10-acre sites within the Town. However, there may be underutilized and tax-exempt religious or institutional uses of 10 acres that may be interested in having their property to be redeveloped as a multifamily housing site. If this were to occur, an applicant would need to petition the Town Board and the Town Board would need to agree to consider the petition to rezone to the proposed MF-2 zoning district.

## **Community Character**

### ***Balloon Test***

On June 22, 2018 a balloon test was performed to identify the maximum height of the proposed building roof and to approximate the height of the Proposed Project. The four balloons used for this test were 100-gram meteorological balloons with an un-inflated diameter of 13.8", a standard inflated diameter of 36" and a burst diameter of 52". The balloons were secured to the ground utilizing 1/2" x 2" x 36" wooden stakes and braided nylon mason's line. The balloons were filled with helium from a compressed helium tank. The balloon locations were chosen to best represent the roof peak height along the outer edge of the proposed building, as depicted in **Figure 2-2: Balloon Test Figure**.

**Figure 2-3: Balloon Test Figure**

Balloon #1 was placed at the proposed roof peak location nearest to Croton Dam Road in the existing lawn.

Balloon #2 was placed at the proposed roof peak, nearest to Second Avenue, adjacent to the existing driveway.

Balloon #3 did not allow for the placement of Balloon #3 exactly at the roof peak location nearest First Avenue due to dense vegetation. Therefore, it was placed as closely to the peak location as possible in the existing lawn on the edge of the vegetation, but still was at the exact height of the Proposed Project.

Balloon #4 was affixed to an existing chain link fence at the location of the proposed roof peak nearest to Croton Dam Road and Grandview Avenue.

To calculate the length of string needed to set the balloons at the proper height at each location, the proposed roof elevation was established by determining building height compared to the proposed finished floor elevation (FFE). The two drawings used were JMC drawing SP-3 “Grading Plan”, dated 2/15/2017, for the proposed finished floor elevation (FFE), and Minno & Wasko drawing “Site Sections”, dated 11/28/2017, for the building height from the FFE to the roof peak.

Based on this information, the roof peak elevation was determined to be approximately 450'. The length of each string was calculated based on the difference between the proposed roof peak elevation and the elevation at which the stake was placed based on the existing topographic information. For example, the elevation where the stake was set for Balloon #1 was approximately 408. The proposed roof peak (450') – balloon size (3') – existing elevation (408') = string length (39').

For the purposes of this balloon test, photographs were taken as shown in **Figure 2-3: Balloon Test Photographs**. The photos start within the site and then progress to the surrounding areas. For reference and comparison, the Figure also indicates the elevations of the existing roof peaks, ranging from 415' to 457' and the location each balloon was placed. While on the site, existing topography, vegetation, and buildings made it impossible to see all four balloons at once. It should be noted that the existing Main Building contributed to the visual blockage as it has a higher roof peak elevation than the proposed building's roof peak elevation by 7'. None of the balloons were visible from outside the site, primarily because of existing vegetation. A substantial amount of the existing tree buffer is proposed to remain. All the photographs taken outside the site are aimed towards the proposed building.

#### **Photograph No. 1**

Taken from an existing parking area on site looking south. In this image, two balloons are visible, though slightly obscured by existing vegetation, and the existing main building is shown between them. From the perspective of this photo, the balloons are well below the peak of the existing roof. The existing roof peak is approximately 7' higher than the proposed roof peak. The existing tree buffer, much of which will remain, is above the proposed roof.

#### **Photograph No. 2**

Taken from the existing driveway on site looking north towards both the proposed building location and the existing main building. As shown, the site in this location was previously developed with an existing building, driveway, and grassy slope.

#### **Photograph No. 3**

Panorama taken from the north side of the site facing south near the existing garage. Two balloons are visible from this vantage point and are clarified in the image by arrows. Balloon #3 (left in the photo) is actually lower than the existing building shown in the photo, although it looks higher due to the perspective. The balloon seen on the right is below the existing tree line.

#### **Photograph No. 4**

Panorama taken from Croton Dam Road looking east into the site. The balloons are not visible from this vantage point.

**Photograph No. 5**

Taken from Grandview Avenue looking south into the site. The balloons are not visible from this vantage point.

**Photograph No. 6**

Taken from Grandview Avenue looking south into the site. The balloons are not visible from this vantage point.

**Photograph No. 7**

Taken from Narragansett Avenue looking west into the site. The balloons are not visible from this vantage point.

**Photograph No. 8**

Taken from First Avenue Looking northwest into the site. The balloons are not visible from this vantage point.

**Photograph No. 9**

Taken from Second Avenue looking northwest into the site. The balloons are not visible from this vantage point.

**Photograph No. 10**

Taken from Pershing Avenue looking north into the site. The balloons are not visible from this vantage point.

**Photograph No. 11**

Taken from Pershing Avenue looking northeast into the site. The balloons are not visible from this vantage point.

**Figure 2-4: Balloon Test Photographs**  
**Photographs 1 & 2**

**Photographs 3 & 4**

**Photographs 5 & 6**

**Photographs 7 & 8**

**Photographs 9 & 10**

**Photograph 11**

In summary, the proposed building will be obscured by the existing vegetation that will be preserved when looking into the site from all surrounding roadways. It is important to note that a majority of the Proposed Project is occurring on land that is currently at the location of the now-vacant buildings of the former Stony Lodge Hospital buildings, and it is designed to work with the existing topography. Finally, new landscaping will provide additional long-term screening from all neighboring residences.

### ***Photo-simulations***

In response to requests made during the public review of the DEIS, the Applicant provided a revised photo-simulation of the Proposed Project as shown in **Figure 2-4: Revised Photo Simulation** prepared from a vantage point on Grandview Avenue, a surrounding roadway to the north of the Project Site, to accurately depict the viewpoint, vegetation, and view of the Proposed River Knoll Project (see Chapter 3.G of the DEIS). The DEIS includes views of the Project Site from each vantage point, to consist of simulations of summer views, winter views, and nighttime views that are provided in Figure 3.G-4b through Figure 3.G-4g of the DEIS. Views of the Project Site from the different vantage points studied will stay relatively similar to current views. During the summer, the dense foliage will continue to have the existing visual buffer, mostly hiding the proposed building from the surrounding neighborhoods. During the off-leaf months, the Proposed Project will be more visible than during the on-leaf season. The Proposed Project would be visible during the winter months along Croton Dam Road, Narragansett Avenue, 1st Avenue, and 2nd Avenue through existing and proposed vegetation. The Project Site would continue to not be visible from Pershing Avenue and Grandview Avenue. Low intensity and dark-sky compliant lighting will be for security and wayfinding. Minimal decorative down-lighting will be provided at the entrance to the site.

Based on the analysis contained in Chapter 3.G of the DEIS, it is the Applicant's opinion that no significant adverse impacts to community character would result from the Proposed Project. While the proposed building would be partially visible from select locations in the study area, most of those views would be shielded by existing or proposed vegetation. During winter months, views of the proposed building would be greater, but distance and angles of view would limit most views. Furthermore, reuse of the existing hospital property into a multifamily property is consistent with the Town's Comprehensive Plan and would represent a similar land use to the existing hospital.

**Figure 2-5: Revised Photo Simulation**

### **3H. TRAFFIC AND TRANSPORTATION**

The Traffic Impact Study (TIS) that was presented in the DEIS (see Appendix G in the DEIS) was amended with the following five intersections being evaluated:

- Intersection of Pershing Avenue and Narragansett Avenue
- Intersections of Pershing Avenue and smaller offshoot roads – specifically, First Avenue and Second Avenue
- Intersection of Pine Avenue and Narragansett Avenue
- Intersection of Dale Avenue where Routes 133 and 134 merges – the Washington School area.

The TIS identifies other planned or proposed development in the immediate vicinity as part of the future without the Proposed Project (“No Build”). That analysis also includes trip generation from the former Stony Lodge Hospital operation.

Intersection capacity analysis computed based on the Build Volumes indicate that the intersections will operate at the same or better levels of service as projected for the No Build Volumes with recommended improvements. Projected operations with the Proposed Project are further described and shown in Chapter 3.H, “Traffic and Transportation.”

A sight distance analysis was conducted for the proposed driveway. The sight distance was based on an 85th percentile speed of 43 mph in both directions along Croton Dam Road. The 85th percentile speed was determined by a speed study. The existing decorative walls would be relocated outside of the intersection sight line. Based on the plan and the relocated decorative walls, the intersection sight distance is accommodated for the proposed driveway.

The original TIS that was included in the Expanded Environmental Assessment (EEAF) and submitted to the Town in 2015 for the Proposed Project, identified signal timing improvements to manage the additional trips that would be generated from the Proposed Project mitigated the Proposed Project’s traffic impacts. However, to improve local traffic conditions, and in talks with neighbors, the Project Sponsor is proposing to improve the intersection of NY 9A and Croton Dam Road. Discussions were held with Town officials on potential improvements to address this existing congestion issue. As such, in November 2016 the Project Sponsor submitted preliminary plans to NYSDOT for right turn lanes on both the east-bound and west-bound Croton Dam Road approaches to Route 9A. Further, the Project Sponsor also recommended to reduce the existing 150 second cycle length to 110 seconds. This cycle change will improve the delay experienced by vehicles due to the long cycle length. The review of this improvement by NYSDOT was positively received and will continue concurrent with the SEQRA process. The proposed improvements at the intersection of NY 9A and Croton Dam Road will be a benefit to the community and are important mitigation measures to improve an existing condition. The recommended right turns along the Croton Dam Road approaches are depicted on JMC Figure CHP-1, “Conceptual Highway Improvement Plan,” which is contained within Appendix B of the TIS (Appendix G in the DEIS).

### **3I. COMMUNITY FACILITIES**

#### **Schools**

According to the analysis presented in Chapter 1 the Proposed Project would likely add approximately 14-15 students within the Ossining Union Free School District (OUFSD). As presented in Chapter 1, this estimate is based on a survey of comparable multi-family rental projects in the region that have been designed to attract young professionals and empty nesters. Projects with fee-ownership, 3+ bedrooms, townhomes, or projects marketed to seniors were not included in the survey.

It should be noted that if the site were to be developed with the current and underlying R-15 zoning, approximately 30 single family homes could be developed in either a conventional or clustered layout. These single-family homes would likely generate between 26 and 30 school age children – more than that

expected from a project similar to River Knoll. In addition, if these 30 homes were clustered in one- and two-bedroom townhouses (the same bedroom mix proposed for the Revised River Knoll project), the number of school age children would be comparable to the number of school age children generated by the 174 apartments proposed by the Applicant.

The Applicant is aware that the OUFSD is concerned with current enrollment growth and the programming and space constraints being experienced by the district, and the impact additional students will have on the quality of the educational programs in the OUFSD. While the school property taxes that would be generated by the project may be in excess of the costs to educate the additional students, school districts such as the OUFSD determine their budgets on a yearly basis based on state law and these budgets are subject to voter approval. It will be this process that will determine how best to apply the revenue generated by the project. Municipalities like Ossining need to continue their efforts to advocate to the state government to modify the manner in which education is funded in the state to address the well-documented inequalities. Nonetheless, it should be noted that over the past three years, the applicant has shared the concerns of the OUFSD regarding potential impacts of the additional school children in cooperation with school district officials and originally committed to make a 'community benefit contribution' of \$350,000. Owing to continued concerns over the impact to the school district of additional school aged children, the Applicant has increased the contribution to \$425,000 – over and above what will be paid in school taxes – for the district to use towards enhancing school programs and facilities. Moreover, the applicant will continue to cooperate with the school district to support the educational programs that have contributed to the success of the school district. This contribution is memorialized in an agreement between the OUFSD and the Project Sponsor, dated September 29, 2016 (see Appendix E).

### **Open Space and Recreation**

The existing buildings on the site are closed, and the site is not accessible to the public for recreation purposes. The Proposed Project will offer numerous recreational amenities to residents of River Knoll including a fitness center for residents with state-of-the-art exercise equipment, a yoga studio, a club room providing gathering areas and billiards and a Wi-Fi equipped library, and a "dog spa" providing a range of pet care, walking and sitting services. Outdoor amenities will include a swimming pool for residents, an outdoor kitchen for private entertaining, extensive landscaping, a dedicated dog walk, and a walkway to Veterans Memorial Park. Based upon the number and quality of recreational amenities to be provided, it is the Applicant's opinion that the Proposed Project will provide its residents with ample on-site recreation amenities and meet its demand for recreational needs. In response to concerns raised by the community, the Revised Proposed Project will now incorporate a segment of a trail to Veterans Memorial Park that will be accessible by the public. In addition, an area in a corner of the Project Site will be dedicated to the Town for a community garden.

It can be expected that many of the residents at River Knoll will be existing Town/Village residents looking to downsize within the local area. Its residents will utilize the many recreation facilities and amenities provided within the Proposed Project, and its residents will likely make use of Ossining's parks, and participate in its recreation programs and leagues. In addition, River Knoll residents will be able to enjoy the passive use of the open space and trails and walkways that will be part of the site programming. If all 335 River Knoll residents were new to the Town, this would result in less than one percent increase in population entitled to use Town recreational programs and facilities. Based upon the technical analysis contained in Chapter 3.J, "Fiscal Impacts," it is the Applicant's opinion that the taxes projected to be generated by the Proposed Project will cover a portion of the additional costs.

### **Emergency Services**

The Revised Proposed Project will include 174 residential units. Demand for emergency services will be comparable to similar residential developments elsewhere in the community. In contrast, the former Stony Lodge Hospital was a frequent and disproportionate user of emergency services. Based upon technical analysis contained in Chapter 3.I, "Community Facilities," and correspondence from emergency service

providers, it is the Applicant's conclusion that no significant adverse impacts to emergency services are anticipated.

### **3J. FISCAL IMPACTS**

Due to the conversion from an almost vacant lot to a residential use, the Proposed Project will increase in total assessed value from approximately \$2,493,500 to \$27,500,000<sup>2</sup> for the total Project Site (including both the Town and Village parcels) to result in an approximately 90.9 percent increase in Full Market Valuation (or an increase of \$25,006,500). As of 2016, the Taxable Assessed Valuation of a property equates to it 100% of its Full Market Valuation. Thus, tax revenue will increase by 94.6 percent (or an increase of \$26,027,175) from 2016 conditions when a 5.95 percent equalization rate was in effect as opposed to the 100% assessment revaluation.

Taxes collected for municipal demands include Town-wide, unincorporated Town, Ambulance District, refuse, light, fire, Town-wide Water District, Ossining school, and library taxes. Currently, the Project Site generates a total of \$95,418 for these services, and once constructed Based on the analysis contained in Chapter 3.J, "Fiscal Impacts," it is the Applicant's opinion that the property enhanced by the Proposed Project will generate \$1,048,469 or a 90.9 percent increase; more than the costs for the additional community services for the population from the Proposed Project.

The Proposed Project is anticipated to generate approximately 335 residents, of which approximately 14-15 will be students enrolled in the OUFSD. According to the OUFSD 2018-2019 Proposed School Budget, it is projected that approximately 5,226 pupils will be enrolled in the school district in the 2018-2019 school year, a 3.48 percent increase from the prior 2017-2018 school year. Given the estimated 14-15 students generated by the Proposed Project, this would represent less than a 0.3 percent increase in the student population for the 2018-2019 school year. Projected net tax revenue to the Town of Ossining, Village of Ossining, and Ossining Union Free School District will exceed costs and offset the local tax burden for providing services for residents of River Knoll. However, the budgeting of the taxes that will be levied on the project will be determined by the Town Board, Village Board, and the School Board. In addition, school districts such as the OUFSD determine their budgets on a yearly basis based on state law and are subject to voter approval. It will be these processes that determine how best to apply the revenue generated by the project. Municipalities like Ossining need to continue their efforts to advocate to the state government to modify the unfair manner in which education is funded in the state to address the well-documented inequalities. In this regard, the Applicant originally agreed to a contribution of \$350,000 for us by the District to enhance programming and facility needs. As a result of further discussions with representatives from the School District, the Applicant has increased the contribution to \$425,000 for use by the OUFSD for programming and facility needs as determined by the District.

### **3K. CONSTRUCTION IMPACTS**

As stated in the DEIS, the construction period for the Revised Proposed Project is expected to last approximately 18 months. Construction of River Knoll will require a large portion of the site to be temporarily disturbed, including the meadow along Croton Dam Road. This disturbance will require that the existing driveway be widened to create a safe access to the site. Second, as previously noted, currently the site provides no stormwater management – neither for water quality nor water quantity - stormwater runs off the site unimpeded. To manage stormwater for the Proposed Project – that is to capture and treat runoff for improved water quality and to reduce the rate and volume of runoff, the site will need to be temporarily disturbed to install stormwater infrastructure – including disturbing the front meadow. Finally, removing existing surface parking areas and out- buildings that are located adjacent to several residential neighbors and within the perimeter of the site, will also require the site to be temporarily disturbed. However, upon

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<sup>2</sup> Based upon an estimate provided by the Town Assessor of \$27-29 million dollars. See Appendix B.

completion of River Knoll, the areas of the site that were temporarily disturbed will be restored with existing and new native vegetation and a contiguous green perimeter will be provided along the Croton Dam frontage to be protected in perpetuity.

The initial months of construction will disturb the perimeter of the site as the infrastructure is being installed. Months 11-18 of construction cycle will largely focus on work internal to the building with less noise generation. As discussed in Chapter 3.K, "Construction," in the DEIS, implementation of an Erosion and Sediment Control Plan, Best Practices, and construction management techniques would minimize any potential temporary construction-related impacts. Once the infrastructure is installed a Landscape Plan will be implemented to revegetate and return disturbed areas to their previous condition or an improved state. Based on the technical analysis contained in Chapter 3.K, "Construction," in the DEIS, it is the Applicant's opinion that construction of the Proposed Project will not result in any significant adverse impacts.

#### **4. ADVERSE ENVIRONMENTAL IMPACTS**

As discussed in the DEIS, the Revised Proposed Project will create a number of physical changes to the Project Site. The Revised Proposed Project will result in the clearing and grading of approximately 11 acres (61 percent) and the removal of 237 trees within the Project Site. The loss of vegetation, habitat, and trees within the area of disturbance is considered an unavoidable adverse impact. However, much of the disturbed area was previously occupied by uses associated with the former hospital and therefore the impact is not considered to be significant.

The Revised Proposed Project will also result in a net increase of approximately 1.32 acres of impervious surface or approximately a 7.1 percent increase. To mitigate this increase, a Stormwater Pollution Prevention Plan (SWPPP) will be implemented to ensure proper management of stormwater runoff including both water quality and quantity. The Proposed Project will now capture and treat stormwater runoff and convey stormwater to new stormwater facilities, thus, for the first time for this site, control the quantity and velocity of stormwater moving off-site during rain events, and improve the quality of stormwater runoff. Furthermore, the new impervious surfaces (pavement and buildings) will be clustered in the center of the Site where most of the existing hospital buildings are located. Existing impervious surfaces (buildings/pavement) around the periphery of the 17.89-acre site will be removed and revegetated and expanded, particularly to the east, south, and west, resulting in permanent buffer areas between 53.8 and 260 feet separating the new building from surrounding properties. Therefore, although there would be a net increase in impervious surfaces, the concentration of the development in the center of the Project Site and the treatment of stormwater runoff would mitigate any impacts and would generally be an improvement over existing conditions.

The Revised Proposed Project will generate additional vehicle trips to and from the Project Site. Emissions from vehicles generated by the Proposed Project will be unavoidable, but are not considered adverse impacts, as none of the screening locations for mobile source emissions exceed the volume threshold criteria for either carbon monoxide or particulate matter established by NYSDOT.

Once constructed and occupied, River Knoll will have an increase in use of energy, potable water demand, increase in sewage generation, and increase in solid waste generation. As previously noted, none of these impacts are considered significant because River Knoll will include state-of-the-art energy saving devices and programs that were not used by the former hospital. The Town's Consulting Engineer has stated that there is capacity to accommodate the increase in water demand, sewage generation, and solid waste generation.

Short-term impacts will include grading anticipated to involve both cut-and-fill operations. Based on the proposed grading plan for the Proposed Project, a net export of approximately 2,500 cubic yards (approximately 125 trucks) of soil will be required.

Based on the findings of the geotechnical investigations, some blasting may be required. If so, blasting will be conducted in accordance with applicable local, state, and federal regulations, including Town Code

Chapter 89, “Explosives.” The licensed blasting specialist will use care and caution to prevent excessive shock waves or stones and other material from flying and endangering life and property. The blasting of material near to any building or other structure will be conducted so as not to cause any damage. All blasting will be under the direct supervision of persons approved and licensed by New York State.

Unavoidable short-term construction impacts may also include increased storm water run-off during construction. To minimize these impacts a SWPPP, an erosion and sediment control plan, and a construction plan will be implemented.

Short-term construction activities will generate traffic to and from the site, and noise from construction equipment. To minimize these impacts, a phasing plan and traffic safety measures will be implemented. It is the Applicant’s conclusion that these impacts will be temporary and are not considered significant.

As previously stated in the DEIS, the Proposed Project will not alter the adverse environmental impacts of the project site from the conditions that were analyzed in the DEIS.

## 5. ALTERNATIVES

As presented in Chapter 1, the applicant prepared eight (8) additional alternatives that were requested by the Planning Board using the lot and dimensional regulations for the R-5 and R-15 zoning districts but making the layouts more compact to preserve the front meadow and other wide swaths of open space on the site. The additional alternatives are both single family, townhomes, and multi-family units located in the area of the proposed 188-unit building (**Figure 2-5: Additional Alternatives**). The eight additional alternatives are:

- Alternative A: Single-family Cluster Development using R-15 Zoning District – 30 homes
- Alternative B: Townhome Clustered Development using R-15 Zoning District - Layout Density – 30 residential units
- Alternative C: Single Family Conventional using R-5 Zoning District – 67 single family homes
- Alternative D: Cluster townhomes using R-5 Zoning District – 67 residential units)
- Alternative Ea: Multi-family Developments based upon Existing Multifamily Zone – 150 residential units (125 market rate units + 20% density bonus = 25 units (15 below market rate + 10 market rate))
- Alternative Eb: Townhouse Development based upon Existing Multifamily Zone – 132 residential units
- Alternative Fa: Multifamily Dwelling Developments at Eight Dwelling Units per Acre – 160 residential units (133 market rate units + 20% density bonus = 27 units (16 below market rate + 11 market rate))
- Alternative Fb: Townhouse Development at Eight Dwelling Units per Acre - 160 residential units

The number of school children estimated for the Community Facilities assessment of each additional alternatives was derived from Chapter 1, “Description of Project” **Table 1-8: Comparable Developments**.

The comparative impacts of each additional alternative are shown on Table 2-5. It should be noted that according to local resources, the median sales price of single-family homes in the Town of Ossining is approximately \$413,000 or \$244/square foot. Applying this median value to the alternatives, the assessed value of the development is approximated. The assessed value per lot has been assigned proportionally to the size of each lot.

Table 2-5: Comparison of Alternatives

	<b>Revised Proposed Project</b>	<b>Single Fam Conventional (Alt A)</b>	<b>Townhouse Cluster (Alt B)</b>	<b>Single Fam Conventional (Alt C)</b>	<b>Townhouse Cluster (Alt D)</b>	<b>MFD Underlying Multifamily (Alt Ea)</b>	<b>MFD Underlying Townhouse (Alt Eb)</b>	<b>MFD @ 8 du/ac Multifamily (Alt Fa)</b>	<b>MFD @ 8 du/ac Townhouse (Alt Fb)</b>
Project Description	174 units	30 units	30 units	67 units	67 units	150 units	132 units	160 units	160 units
Zoning	Modified MF2 Zone	R-15	R-15	R-5	R-5	MFD	MFD	MFD	MFD
Post Construction Green Space (% of site)	76% of site	12% of site	40% of site	35% of site	30% of site	76%	51%	76%	35%
Peak Traffic Level of Service Pre-Post Construction	C - E 96 AM peak 121 PM peak	D - E 31 AM peak 36 PM peak	D - E 31 AM peak 36 PM peak	D - F 57 AM peak 73 PM peak	D - F 57 AM peak 73 PM peak	E - F 77 AM peak 100 PM peak	E - F 64 AM peak 75 PM peak	E - F 82 AM peak 106 PM peak	E - F 82 AM peak 106 PM peak
Off-site road improvement	Yes	No	No	No	No	No	No	No	No
Fiscal	Tax Positive to School District	Tax Negative to School District	Tax Negative to School District	Tax Negative to School District	Tax Negative to School District	Tax Positive to School District	Tax Negative to School District	Tax Positive to School District	Tax Negative to School District
Schools	14-15 SAC \$425,000 community benefits fund	26 SAC No community benefit fund	26 SAC No community benefit fund	26 SAC No community benefit fund	26 SAC No community benefit fund	14 SAC No community benefit fund	17 SAC No community benefit fund	18 SAC No community benefit fund	24 SAC No community benefit fund

**Figure 2-6: Additional Alternatives  
Alternative A**

**Figure 2-5  
Alternative B**

**Figure 2-5  
Alternative C**

**Figure 2-5  
Alternative D**

**Figure 2-5  
Alternative Ea**

**Figure 2-5  
Alternative Eb**

**Figure 2-5  
Alternative Fa**

**Figure 2-5  
Alternative Fb**

## 6. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The Revised Proposed Project will remove 237 trees and will regrade portions of the site. As shown in **Table 2-3**, there will be a net increase of 1.32 acres of impervious surface. The Proposed Project will enable the protection and preservation of the rest of the natural habitat, open space, and significantly forested areas within the Town and Village of Ossining. The steepest wooded habitat will remain untouched. The existing wetland and wetland buffer within the Town and Village of Ossining will remain unaltered.

Natural and manmade resources will be expended in the construction and operation of the Proposed Project. These natural resources include the use of land and energy. The use of land is the most basic of irretrievably committed resources, as the development of the new building and associated parking areas, walkways and driveways require the commitment of land for the Proposed Project. The actual building materials used in the construction of the Proposed Project (wood, steel, concrete, glass, etc.) and energy, in the form of gas and electricity, consumed during the construction and operation of the Proposed Project by the various mechanical systems (heating, hot water, and air conditioning) will also be irretrievably committed to this particular undertaking. It is the Applicant's conclusion that none of these impacts are considered significant.

**Table 2-6: Project Site Calculations**

Parameter	Existing		Proposed with Town Property Only		Proposed with Town and Village Property	
Lot Area (S.F./A.C.)	779,182	17.9	725,252	16.7	779,182	17.9
Number of Units	N/A		174		174	
Lot Area Per Dwelling Unit (S.F.)	N/A		3,858		4,145	
Min. Lot Width (Feet)	N/A		979.5 <sup>(1)</sup>		979.5 <sup>(1)</sup>	
Min. Lot Depth (Feet)	N/A		665.5		641.8	
Min. Yards for Building (Feet)						
Front	138.1		241		241	
One Side	0.3		140.5		140.5	
Both Sides	14.4		454.6		553.8	
Rear	46.7		248.8		265.3	
Max. Building Coverage (%)	3.08		9.96		9.27	
Max. Building Coverage (S.F./A.C.)	23,999	0.55	72,235	1.66	72,230	1.66
Max. Building Height (Feet/Stories)	N/A		40/3 <sup>(2)</sup>		40/3 <sup>(2)</sup>	
Min. Parking (9' x 18' Spaces) (1.8 per DU)	112		313		313	
Min. Yards for Parking Lots (Feet)						
Front	253		212.6		212.6	
Side	3		53.8		53.8	
Rear	35		192.4		208.5	
Total Site Disturbance (S.F. / A.C.)	N/A		463,950	10.7	477,600	11
Percent Site Disturbance	N/A		64%		61%	
Percent Change			N/A			
Impervious Surface (S.F./A.C.)	127,044	2.92	184,668	4.24	184,668	4.24
Percent Impervious Surface	16%		25%		24%	
Increment (Existing vs. Proposed)			57,624	1.32	57,624	1.32
Increment share of Project Site			7.40%		7.40%	
Percent Change			45%		45%	
Open Space (Pervious Surfaces)	N/A		540,584	12.4	594,514	13.7
Percent Open Space	N/A		75%		76%	
Percent Change			N/A			
Forested Area Disturbance (S.F./A.C.)	N/A		60,700	1.39	61,700	1.42
Percent Forested Area Disturbance	N/A		8%		8%	
Percent Change			N/A			

<sup>1</sup> Measured at front of building.

<sup>2</sup> Provided by Minno & Wasko and measured from the finished floor grade to the mean height between the eave and ridge of the roof.

## **7. GROWTH-INDUCING IMPACTS**

As presented in the DEIS, the Revised Proposed Project will likely have 335 residents, which could increase the Town's population by 0.99 percent. A portion of the residents likely to reside at River Knoll will be local residents looking to down-size and stay in the community, and a portion may be new residents to the Town. Additionally, if other large undeveloped or underdeveloped parcels in the Town were to petition the Town Board to rezone their site to the proposed MF-2 zoning, additional new development would bring new residents to the Town that would increase its population. It should be noted that this scenario is speculative, and the Town Board would retain its discretion to consider whether applying the proposed MF-2 zoning is appropriate and in an area that could be adequately provided Town services. It is the Applicant's conclusion that a population increase of 0.99 percent is negligible. Further, it is the Applicant's conclusion that local businesses and services will be beneficially impacted by future residents of River Knoll because they will shop in local stores and avail themselves of local services.

## **8. EFFECTS ON USE AND CONSERVATION OF ENERGY RESOURCES AND SOLID WASTE MANAGEMENT**

As presented in the DEIS, River Knoll will be designed to meet or exceed the NYS Energy Conservation Code (ECC), which requires the use of energy efficient products in all new construction. Based on the energy conservation measures and designs that will be incorporated in the construction of River Knoll, the Proposed Project will conserve and manage energy demands in a state-of-the-art manner—significantly in excess of existing conditions—and will not pose any significant adverse impacts for energy demand/consumption.

The former Stony Lodge Hospital generated approximately 178 tons per year during its operations based on industry-reported solid waste generation rates for hospitals.<sup>3</sup> The Proposed Project will generate approximately 137 tons of solid waste per year.<sup>4</sup> The decrease in waste generation with the Proposed Project is due mainly to the switch from an institutional use (hospital) to a residential use. The solid waste will be hauled by a private entity, as it was previously done for the hospital. It is anticipated that the private hauler would use the Westchester County Charles Point Resource Recovery Facility in Peekskill. That facility has a capacity of 710,000 tons per year and currently accepts approximately 585,000 tons per year.<sup>5</sup> Since the facility is below capacity and waste generation will be reduced, no significant impacts on solid waste generation are anticipated.

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<sup>3</sup> According to the state of California, hospitals generate 16 lbs. of waste per bed per day. Since the hospital had 61 beds, this makes 976 lbs. per day, or 356,240 lbs. or 178 tons per year. (<http://www.calrecycle.ca.gov/wastechar/wastegenrates/Institution.htm> last accessed 10.15.15).

<sup>4</sup> According to the state of California, the average apartment unit waste generation is of 4 lbs a day, or 1460 lbs. per year. Since the project involves 188 apartments, the total waste generation would be of 274,480 lbs., or 137 tons, per year. (<http://www.calrecycle.ca.gov/wastechar/wastegenrates/Residential.htm> last accessed 10.15.15)

<sup>5</sup> <http://environment.westchestergov.com/facilities/solid-waste-and-recycling-facilities>. (Last accessed 12.01.17)