SUPPLEMENTAL SCOPING OUTLINE
SUPPLEMENTATION OF FINAL ENVIRONMENTAL IMPACT STATEMENT
RIVER KNOLL PROJECT, TOWN OF OSSINING, NY

SEQRA Classification:	**Type I Action**
Lead Agency:	**Town of Ossining Planning Board**
Applicant:	**Hudson Park Group, LLC (the "Applicant")** (Successor Company to Glenco Group, LLC)
Property:	**Stony Lodge Hospital Property (the "Property")**

INTRODUCTION

The River Knoll Project (the **"Project"**) has been under review by the Town of Ossining through the municipal review process for more than six (6) years and has gone through a lengthy and comprehensive review with the submission and re-submission of numerous documents. The Project's compliance with SEQRA guidelines is required as part of the Applicant's rezoning petition and the site plan application. To provide perspective on the prior submitted documents and review process completed to date, the following is a summary timeline of those major submissions:

2014 – 2015	Preparation and submittal of Long-Form Environmental Assessment Form (the **"EAF"**) and Comprehensive Plan amendments pertaining to Stony Lodge property.
2016	Request for Environmental Impact Statement.
2016	Scoping process and adoption of Scope (June 22, 2016) ("**Scoping Document"**).
Feb 2017	Submittal of Environmental Impact Statement - Draft #1; the **"DEIS"**).
June 2017	Submittal of Environmental Impact Statement - Draft #2.
Dec. 2017	Submittal of Environmental Impact Statement - Draft #3.
Feb 2018	Notice of Completion
Aug 2018	Submittal of the draft Final EIS (the **"FEIS"**).
Spring 2019	Preparation of Final EIS incorporating Town's requests and commencement of draft Findings Statement.
Fall 2019	Project placed on hold following Town public meeting.
Spring 2020	Discussions with Town on smaller 155-unit multifamily plan.
Summer 2020	Discussions and preparation of revised Alternative E.b; Townhouse Plan.

It has been determined, through the above described process, that the "Alternative E.b – Townhouses with Existing Multifamily Zone" as displayed and analyzed in the EIS documents, is the preferred approach to developing the Property by the Town Board and Planning Board, based on their comments and their assessment of public comment. This alternative is now being re-focused and reduced in size (previously 132 townhouse units and now 98 townhouse units), and, based upon public comments, is being presented as an age-restricted project (the **"Refined Alternative"**). This Refined Alternative maintains the same site plan layout as with similar unit clusters. Of the 98 units, 10 will be affordable as mandated by Article VI of the Town of Ossining's zoning code, and 88 units will be market-rate for-sale condominium or PUD (Planned unit Development) units, and all units will be operated as a "55 or over" community pursuant to the Housing for Older Persons Act ("HOPA").

As such, the Planning Board has requested further detail of this alternative including analysis of those impacts that may change due to its size reduction and its seniors orientation (55+). This additional information will be presented in a supplement to the EIS (the **"SEIS"**). To provide a guide in identifying the areas that will require further analyses in the SEIS, the areas for review incorporated in the final 2016 Scoping Document will be referenced below. As to each area of the original Scoping Document there will be comments as to whether and what supplementation will be required in the SEIS. These areas are shown in bold and italicized type.

GENERAL GUIDELINES

- The SEIS 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 have 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 SEIS shall be performed by professionals in their respective fields.

- 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 SEIS.

- Maps in the SEIS should also be made available in shapefile format to facilitate viewing and analysis.

CONTENTS OF THE SEIS

- **FRONT COVER SHEET MATERIAL INCLUDED**

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

1) This is a Supplemental Draft Environmental Impact Statement
2) Date submitted
3) The name and location of the project
4) The Town of Ossining Planning Board is acting as the Lead Agency for the Project with the name and telephone number to be contacted for information
5) The name and address of the Project Sponsor, and the contact information for the Sponsor.
6) The name and address of the primary preparer of the SEIS and the contact information for the preparer.
7) Date of acceptance of the SEIS (to be inserted at later date)
8) The deadline comments on the SEIS are due by.
9) A list of all consultants involved with the project

TABLE OF CONTENTS

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

SUMMARY

The SEIS shall include a summary. The summary will only include information found elsewhere in the body of the SEIS but at a minimum should include:

a) A brief description of the action 98 townhouse development plan. Included are associated utility improvements and internal road network. Access to the site will be from Croton Dam Road. The site is to be served by Town Services. A percentage of the site will be preserved as permanent open space.
b) A brief description of the reasons why the plan is being provided as the new preferred alternative. Included will be an explanation as to why the studies conducted for the SEIS are limited. The DEIS is to be incorporated by reference.
c) A list of all involved agencies with required approvals and permits
d) A brief listing of the anticipated impacts of the reduced scale alternative over and above what was anticipated by the original DEIS together with any proposed mitigation measures for each of the impacts discussed in the SEIS. The presentation will be simple and precise.

A. PROPOSED ACTION

Glenco Group originally proposed 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, had 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 original River Knoll project (the "Preferred Project" or "River Knoll"), was 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 proposed to repurpose the property from an institutional use to a residential use. The proposal incorporated an architectural design using Hudson Valley vernacular, the original River Knoll was 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 was to maintain a certain amount of permanent open space in perpetuity.

The original and new 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.

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.

Supplementation to be Provided:

The modified proposed Refined Project consists of an attached townhouse style owner occupied development with 93 townhomes, each with a garage which would be developed as an age targeted development which would appeal to empty-nesters. Like the original proposal, the project would include amenities and recreation facilities. The new format of this proposed development would address the major public concerns communicated to the Town and Planning Boards as noted above. The modified proposal is a consistent with "Alternative E.b – Townhouses with Existing Multifamily Zone" as displayed and analyzed in the EIS documents.

The revision to the proposed Refined Plan still requires zoning amendments consisting of rezoning the property to the existing MF zone in the Town, but the proposed lower density presents an opportunity to simplify the process. The revised plan, like the original plan, is consistent with the existing Comprehensive Plan which promotes the concept of an adaptive reuse of the Stony Lodge property and also promotes the concept of encouraging a diversity of housing options within the Town

Additional details of the Refined Alternative will be provided in the Supplement

REQUIRED APPROVALS

The below listed required approvals are shown in Table 1 below and included in the DEIS will not change:

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

CHAPTER I: EXECUTIVE SUMMARY

The original Executive Summary outlined details about the community that the Glenco Group plans to build. It discussed the layout of the Preferred Project, as well as possible alternatives. This original summary also addressed any potential adverse impacts, along with all mitigation measures

Supplementation to be Provided:

The Supplement will include a revised Executive Summary providing details of the Refined Alternative as described above. All other alternatives applying the Town's various zoning designations that may be practicable for the Property have all been exhaustively analyzed and incorporated in the DEIS/draft FEIS and will be incorporated by reference in the SEIS.

CHAPTER II: PREFERRED PROJECT DESCRIPTION

The original Preferred Project description in the DEIS included the below items followed by reference in italics to SEIS treatment of those items:

A. Proposed Action

1. Description of the Proposed Action.
The SEIS will include a revised description of the Proposed Action and comparison to original preferred project

2. Regulations and requirements of the site's existing and proposed zoning designations.
The SEIS will address regulations and requirements of the MF zone and comparison to original preferred project

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. *Covered in the DEIS and no supplementation is required.*

3. A brief history of the site and area.
Covered in DEIS and no supplementation required

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.

Covered in the DEIS and no supplementation required

C. 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.
SEIS will provide descriptions above as relates to revised proposal and comparison to original preferred project

D. Vehicular access and circulation of the Preferred Project.
SEIS will provide information related to revised proposal and comparison to original preferred project

E. Other components of Preferred Project including vegetated buffers, street trees, landscaping, lighting, roadways, sidewalks, recreation and other amenities, etc.
SEIS will address as relates to revised proposal and comparison to original preferred project

F. Plans for maintenance of the common elements of the Preferred Project including roads, utilities and passive open space.
SEIS will address as relates to revised proposal and comparison to original preferred project

G. Plans and a timeline for ongoing maintenance of all proposed mitigation for the Preferred Project.
SEIS will address as relates to new proposal and comparison to original preferred project

CHAPTER III: EXISTING CONDITIONS, POTENTIAL IMPACTS AND PROPOSED MITIGATION

A. Wetlands[1]

1. Existing Conditions: All existing wetlands, watercourses and water bodies within 200 feet of the site, regardless of size, were delineated and described in a wetland study, including functional analyses, performed by a certified Professional Wetland Scientist. To the extent not covered in the the DEIS analysis of alternatives, the source of each wetland's hydrology will be determined to assess how the new Proposed Action would alter the sources of hydrology for existing wetlands on the property and then compared to the original preferred project. Each point of delineation was flagged with GPS identification. A wetland map, full report, and resultant data sheets of the site's study was included in the DEIS. Soil borings were taken to identify wetland and hydric soils. Hydrophytic vegetation was a wetland criterion. Identification of vernal pools and ephemeral streams were performed during the Spring season, with soils free of snow and not frozen, when these were in evidence. All work was and to the extent supplemented 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 were clearly identified, described and mapped. All impacts proposed were 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 was discussed.

Supplementation to be Provided:
The SEIS will include new analysis of any impact to vegetative cover as the Refined Alternative and a comparison will be made to the impacts identified in the DEIS with respect to the original preferred project

3. Mitigation: Wetland disturbance will be avoided as much as feasibly possible. Any additional Wetland mitigation measures required in connection with the revised proposal 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.

Supplementation to be Provided:
The Refined Alternative will not affect the Project Site's defined wetlands and the SEIS will be limited to comparison of the original proposal and its impacts to the defined wetlands to the new proposal

B. Soils, Topography (Steep Slopes) and Geology

1. Existing Conditions: Soil conditions and types were identified using the USDA National Web Survey. Topography information will be attained from a professional Surveyor. The varying landscape was discussed, and steep slopes were identified and mapped in accordance with the different steep slope categories described in the Ossining Town Code § 167-2. These maps were provided in the DEIS for reference. The potential presence of rock on the site was also discussed.

2. Potential Impact: Potential impacts to the steep slopes were discussed in the DEIS. The DEIS provided that 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 were also discussed. Compliance of the Preferred Project with the Steep Slope Protection chapter of the Town code were discussed.

Supplementation to be Provided:
The Supplement will provide a new preliminary grading plan for the Refined Alternative and provide a comparison with the original preferred project.

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 SEIS.

Supplementation to be Provided:
The Supplement will address any impacts to steep slopes and methodologies to minimize runoff, minimize runoff of wetlands and buffers, minimize runoff to adjacent homes and provide a comparison with the impacts identified in the DEIS relating to the original preferred project

C. Stormwater Management and Subsurface Water

1. Existing Conditions: The existing stormwater conditions were studied and described in the DEIS and will be updated in the SEIS in connection with the revised project. A pre-development investigative analysis was performed at the site during the wet season, when soils are free of snow and not frozen. Deep-test holes was excavated throughout the site, and a series of percolation tests will be performed until a constant rate of percolation is achieved. A complete study was 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 was included in the DEIS. Known and documented drainage problems on surrounding properties were described. The on-site underground fuel tanks were addressed.

Potential Impact: The potential impact following the introduction of new impervious surfaces (among other things), were outlined and discussed in the DEIS *and compare to original preferred project.* .The stormwater management system was described and will be updated in the SEIS, 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 were included. The potential impact of failed erosion, sedimentation, and stormwater control waters during construction activities and post completion were assessed and will be updated in the SEIS. The potential impact to groundwater on the site resulting from past activities, and/or from the demolition and construction associated with the Preferred Project, were addressed. Lack of adverse impact upon neighboring properties shall continue to 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 were addressed and will be updated if required.

2. 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 was provided in the DEIS and will be updated in the SEIS to assist with the drainage analysis and design of the mitigating practices. All peak rates of runoff in the developed condition will continue to 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 were addressed but updated if required.

Supplementation to be Provided:

The Supplement will provide a new stormwater management and subsurface water management plan and mitigation for the Refined Alternative and also provide a comparison with the original preferred project.

D. Vegetation and Wildlife

Existing Conditions: The existing types of vegetation, habitats and wildlife[2], including the identification of any rare, threatened or endangered plant and animal species, was 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 included 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, were identified and included in the DEIS in descriptive format. No supplementation is therefore required. Based on these identifications, urveys for identified species were performed, and potential impacts to the species and their habitats were described. Plant identification included both early season Spring ephemerals and later season plants for the most accurate assessment. A tree survey of the entire property was also be performed listing all Town regulated existing trees indicating their location, species and DBH and will be updated in the SEIS.

1. Potential Impact: Any potential impacts to vegetation, habitats and wildlife will be described was evaluated and will be updated and compared in the SEIS. Mapping of vegetation including a tree survey showed any trees that were proposed to be removed and will be updated and compared in the SEIS. To address potential impacts on existing bird migration patterns, specifications for all proposed outdoor lighting were provided and will be updated. Potential light trespass of outdoor lighting onto habitats within the project area were illustrated and included where appropriate and will be updated

2. 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.

Supplementation to be Provided:
The Supplement will provide a new analysis describing areas of disturbance by the Refined Alternative and mitigation measures the protection of trees and wetland buffers, to the extent practicable and will be compared to the original preferred project.

E. Historical and Archaeological Resources

1. Existing Conditions: Any important historical or archaeological resource, on or substantially contiguous to the site were identified in the DEIS and do not require supplementation. The New York State Historic Preservation Office (SHPO) was contacted to help identify any adverse impacts caused by the development of this property. Archeological and historical resources on the Preferred Project site were 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. *No supplementation is required*.

2. Potential Impact: Any potential impacts to historic and archaeological resources were identified and described. *No supplementation is required*.

3. Mitigation: Mitigation will be provided, as feasible, for any adverse impacts to historical and archaeological resources identified. *No supplementation is required.*

F. Infrastructure and Utilities

1. Existing Conditions: The locations of all existing utilities serving the Project Site, including any current or anticipated deficiencies, were located and described. Any current energy usage on the site was identified in the DEIS. Water service for the site will continue to 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 was presented. No supplementation is required.

2. Potential Impact: Any potential adverse impacts/additional loading on current municipal facilities were described in the DEIS. Also, any sewer or water main extensions that may be needed for the development were discussed and will be updated. Any increase in energy usage, as a result of the revised development will be discussed.

3. Mitigation: Measures of mitigation will be provided, where possible, and any adverse impacts to existing infrastructure and utilities were identified and will be updated in the SEIS for the revised project.

Supplementation to be Provided:
The Supplement will provide new analysis on potential impacts on infrastructure and utilities of the Refined Alternative and, in particular, the new demand on water and waste water infrastructure and will include a comparison with the original preferred project.

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

1. Existing Conditions: A description were 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 were also be included in the DEIS. The current state of development in the community were adequately discussed in the DEIS as well, including evaluations and photographs of existing views establishing the character of the community.

2. Potential Impact:

   a. In the DEIS, this section discussed how the original proposed use of the project site differed from the use of the adjacent properties in the Town and Village. This discussion will be updated in the SEIS for the new revised project. This section described 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.) were used to generate images of the potential visual impacts of the original Preferred Project from various vantage points on the surrounding neighborhood. Google Earth imaging will be utilized in conjunction with this modeling. Potential impact included lighting, signage and other proposed changes that may impact the surrounding neighborhood.

Supplementation to be Provided:
The Supplement will describe how the Refined Alternative is consistent with the surrounding neighborhoods community character and provide a comparison with the original preferred project..

b. This section of the DEIS discussed 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. The SEIS will update this section to address the revised project.

c. This section of the DEIS discussed the way(s) in which the original Preferred Project addressed the reservation of parkland or the provision of money in lieu thereof (recreation fee) requirements of the Town code and will be updated to address the revised project.

d. This section of the DEIS also discussed 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. No supplementation is needed.

e. This section of the DEIS also discussed 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. No supplementation is needed since the sponsor is now proposing to use the existing MF zone,

Supplementation to be Provided:
The Supplement will address the application of the Town's MF zone in lieu of the previously proposed MF-2 zone and its adherence to the intentions of the Town's Comprehensive Plan and to the Refined Alternative's consistency with the neighboring area's community character.

f. Discussion of any possible relevance of "spot zoning."

3. Mitigation: Mitigation measures for any adverse impacts caused by the development of this site were discussed in this section of the DEIS and will be supplemented in the SEIS for the revised project.

H. Traffic and Transportation

1. Existing Conditions: An Engineer prepared a Traffic Impact Study for the

original proposed development. An inventory of all roadways in the designated study area was created and included in the DEIS. To determine the existing traffic conditions, turning movements and traffic, traffic counts was 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 were 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 were graphically illustrated in the DEIS for the peak hour volumes for each intersection by turning movement. The peak hours were 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, a Capacity Analyses per the procedure described in the *2010 Highway Capacity Manual*. SYNCHRO modeling was the basis for completing the analysis in the DEIS . A summary table of the results of this analysis identified Levels of Service and included volume to capacity ratios, average vehicle delay and vehicle queuing by lane group/approach and overall, as needed.

Accident history was obtained from the applicable police department(s) for the most recent three-year period and summarized in a table format and identified 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 were included in this section of the DEIS.

2. Future Traffic Conditions Without the Preferred Project.

a. In the DEIS ,the existing traffic volumes were 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 contacted the Town of Ossining and Village of Ossining planning and engineering departments to identify other developments. These volumes were graphically illustrated for each intersection and time period included in the analysis.

b. Capacity analyses were 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 in the DEIS was 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 was included in a table format for each of the peak hours and specify entering and exiting traffic levels.

b. For build conditions, capacity analyses in the DEIS was completed and compared to the no-build condition. This comparison provided the specifics of potential impact from the original proposed development on area roadways. Results of the analyses were provided in a table format and included all of the information noted above. Significant traffic impacts attributable to the original proposed development on area roadways were identified. Any Study Area intersections with significant traffic impacts was identified, with appropriate mitigation measures provided to address potential impacts. The type of improvement, responsibility and timing of each improvement were identified.

c. In the DEIS,a mitigation plan, as necessary, was provided describing responsibility, type of mitigation and basis for need for this mitigation. Mitigation will be recommended by the Applicant to address significant traffic impacts to area roadways.

d. In the DEIS, intersection sight distance analyses for each of the

proposed intersections followed criteria set forth by the American Association of State Highway and Transportation Officials (AASHTO). Intersection sight distance was based on the 85th percentile of vehicles traveling on these roadways. The intersection sight distance was 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 was 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 was provided. Hours of operation for construction was included.

f. Potential impacts to public transportation, as well as to school bus routes and stops, was identified.

g. The potential to increase the capacity of the intersection of Croton Dam Road and Route 9A, as well as alternate mitigation, discussed in connection with the traffic generation from the original preferred project and the SEIS will discuss the reduced increase in capacity from the revised project.

h. The traffic impact from the original Preferred Project was compared to the impact of the traffic from the Stony Lodge Hospital when it was in operation, including with respect to accident histories. This section will be updated in the SEIS for a comparison with the revised project.

j. The potential impact of increased traffic from the Preferred Project upon the safety of pedestrians and bicyclists on nearby roadways evaluated and discussed in the DEIS and the reduced impact from the revised project will be discussed in the SEIS..

<u>Supplementation to be Provided:</u>

The Supplement will provide New ITE Trip Generation analyses for peak weekday AM and PM hours, providing a comparison of the Re-occupied Hospital generation, the proposed Refined Alternative generation, and the 188 Unit Apartment proposal generation. The levels of service for the required intersections will be analyzed and discussed.

I. Community Facilities

1. <u>Existing Conditions:</u> 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 were discussed in the DEIS *and do not require supplementation*.

2. Potential Impact: Any potential impacts to community facilities were identified and described in the DEIS. A comparison of projected future demand on community facilities was prepared, comparing a fully built site scenario to an unbuilt site scenario. This took estimated Town growth, discussions with service providers, and application of industry standards into consideration. *No supplementation is required in the SEIS except to identify the reduced impacts from the revised project.*

3. Mitigation: Mitigation should be provided, as feasible, for any adverse impacts to community services caused by the development of the proposed community. *No supplementation to this section of the DEIS is required.*

4. The SEIS will address the feasibility or lack of feasibility of including public trails in the revised project.

Supplementation to be Provided:
The Supplement will address the Refined Alternative's potential impacts to schools, emergency services, and open space and recreation. Particular attention will be given to school-age children generation. Included in this analysis will be a comparison of the revised project with the original preferred project.

J. Fiscal Impacts

1. Existing Conditions: Current taxes generated from the site were identified and described in the DEIS. A brief discussion of the current economic status of the Town of Ossining was also presented, based on data acquired from available information. *No supplementation is required.*

2. Potential Impact: A projection of expected taxes generated from the original proposed development was prepared and discussed in the DEIS. The amount of additional tax revenues generated by construction activity resulting from the original proposed community was estimated. The costs and benefits of the original proposed development was discussed, in terms of tax revenues and increased employment opportunities as a direct result of the construction of the original

proposed community. Revenue generated from the residents of River Knoll was 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 were identified. This information will be updated in the SEIS for the revised project.

3. Mitigation: Proposed mitigation measures for any identified adverse impacts will be discussed.

4. The SEIS will address the economic and financial necessity of constructing units at the anticipated price points

5. The SEIS will also address the comparative impacts of condominium versus Home Owner Association structuring of the project.

Supplementation to be Provided:
The Supplement will provide an updated Town of Ossining Adopted Budget, updated property tax rates, updated tax revenue generated by the Project Site (current condition), projected tax revenue for the original preferred project and projected tax revenues to be generated by the Refined Alternative.

K. Construction Impacts

1. Existing Conditions: The DEIS described the methods and nature of the construction of the original proposed development, including site features proposed to be altered.

2. Potential Impacts:

a. The DEIS described the anticipated schedule, as well as the days and hours of operation for the various construction phases of the proposed development.

b.

Supplementation to be Provided:
The Supplement will update the scheduling and phasing of construction as is contemplated for the revised project and compared to the original preferred project.

c. The DEIS Identified truck routes and truck traffic volumes associated with construction activities at the site.

Supplementation to be Provided:
The Supplement will update the anticipated truck traffic during the construction of the revised project, compared to the original preferred project and measures to mitigate this traffic.

d. The DEIS Described temporary air quality impacts associated with construction and construction vehicles, and truck and worker traffic related to construction activities. It also discussed the potential for adverse impacts on adjacent land uses.

e. The DEIS estimated construction noise levels and vibration levels from various pieces of construction equipment used at the site and construction traffic. It also discussed the potential for adverse impacts on adjacent land uses. It discussed potential need for rock excavation and blasting, described the pre- and post-construction protocols for rock excavation and blasting, and discussed alternatives to blasting.

f. The DEIS discussed 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.

g. The DEIS discussed potential impacts on wildlife or vegetation as a result of any construction activities should be described.

h. The DEIS discussed 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.

i. The DEIS discussed 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: The DEIS discussed measures to mitigate potential adverse impacts of construction activities. A construction management plan which discusses the mitigation measures related to the potential impacts above was included in the DEIS and will be supplemented in the SEIS for the revised project.

CHAPTER IV: ADVERSE ENVIRONMENTAL IMPACTS THAT CANNOT BE AVOIDED

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

Supplementation to be Provided:
The Supplement will update this section to address significant unavoidable adverse impacts of the revised project, if any and will compare to impacts, if any, of the original preferred project..

CHAPTER V: ALTERNATIVES

In the DEIS a graphic layout was prepared for each alternative listed below. Each alternative was discussed at such a level of detail sufficient to permit a comparative assessment of each Impact lssue3 with each alternative and the Proposed Action. the DEIS summarized the comparative analysis description and evaluation in tabular format. Alternatives addressed in the DEIS were:

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.

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.

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 were also be discussed.

I. Alternative development with less trucking of rock and earth off-site.

J. No action alternative. The No Action alternative discussion evaluated the adverse or beneficial site changes that are likely to occur in the reasonably foreseeable future, in the absence of the Proposed Action.

SUPPLEMENTATION TO BE PROVIDED: *No supplementation of alternatives is needed in the SEIS*

CHAPTER VI: IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The DEIS discussed natural resources that would be consumed, converted or made unavailable for future use by the Preferred Project. *No supplementation is required*

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 was discussed in the DEIS and *no supplementation is required in the SEIS*.

B. The potential for additional residential development in the Town based upon the proposed MF2 zoning should be quantitatively and qualitatively was discussed in the DEIS and does not require discussion in the SEIS since the MF2 zone is no longer proposed.

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 were identified and discussed and do not require supplementation . The discussion included 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 was also discussed. The DEIS analyzed the potential and feasibility for the use of alternative energy resources for heating, cooling and

power, including the use of solar energy and does not require supplementation.

TECHNICAL APPENDICES TO THE EXTENT NOT INCLUDED WITH THE DEIS SHALL INCLUDE (BUT NOT NECESSARILY BE LIMITED TO)

A. Natural Resources 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