

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GATE RAIL
	EXISTING FENCE
	EXISTING ROCK LEDGE
	EXISTING PEDESTRIAN CROSSING
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED STORMWATER AREA
	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED CONCRETE SIDEWALK
	PROPOSED PAVEMENT
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	EXISTING FEATURE TO BE REMOVED

NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC AND UTILITIES SURVEY OF PROPERTY," PREPARED BY JMC, PLLC, DATED 06/20/2021.
- EXISTING WETLANDS WERE DELINEATED AND FLAGGED BY ECOLOGICAL SOLUTIONS, LLC ON JUNE 11, 2021 AND FIELD SURVEYED ON JUNE 28, 2021.

APPLICANT/OWNER

HUDSON PARK GROUP LLC

100 BROOKFIELD ROAD

FLEETWOOD, NY 10532

ARCHITECT

BCT DESIGN GROUP

100 SOUTH CHESAPEAKE STREET

BALTIMORE, MARYLAND 21201

DATE

09/27/2021

DATE

10/07/2021

DATE

12/23/2021

DATE

12/23/2021

REVISION

1. SHEET SUBMISSION FOR COMPLETENESS

2. CORRECTED PROJECT ARCHITECT NAME

3. RESPOND TO COMMENTS

Drawn

JE

Approved

AG

Scale:

1" = 40'

Date:

09/27/2021

Project No:

15064

Sheet No:

LAYOUT

Lat/Long:

C-100

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

JMC

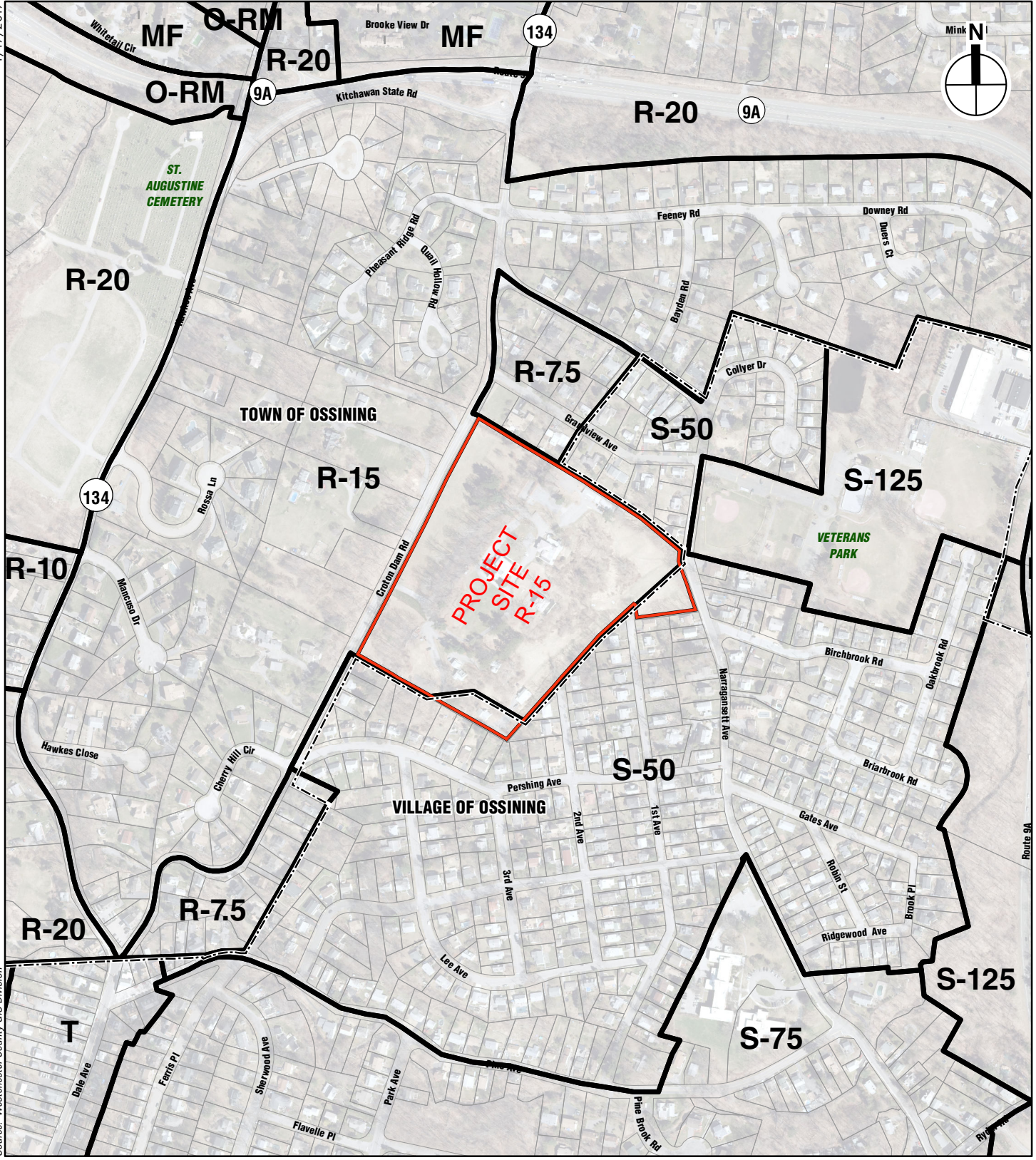
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WWW.JMCPCLLC.COM

1/17/2017
Source: Westchester County GIS Division



- Project Site
- Village/Town Boundary
- Tax Parcel Boundaries
- Zoning Boundaries

- | | |
|---|---------------------------------------|
| MF - Multi-Family | S-100 - One-Family Residential |
| O-RM - Office-Research Manufacturing | S-125 - One-Family Residential |
| R-15 - One-Family Residential | S-50 - One-Family Residential |
| R-20 - One-Family Residential | S-75 - One-Family Residential |
| R-7.5 - One-Family Residential | T - One-Family Residential |

0 500 FEET

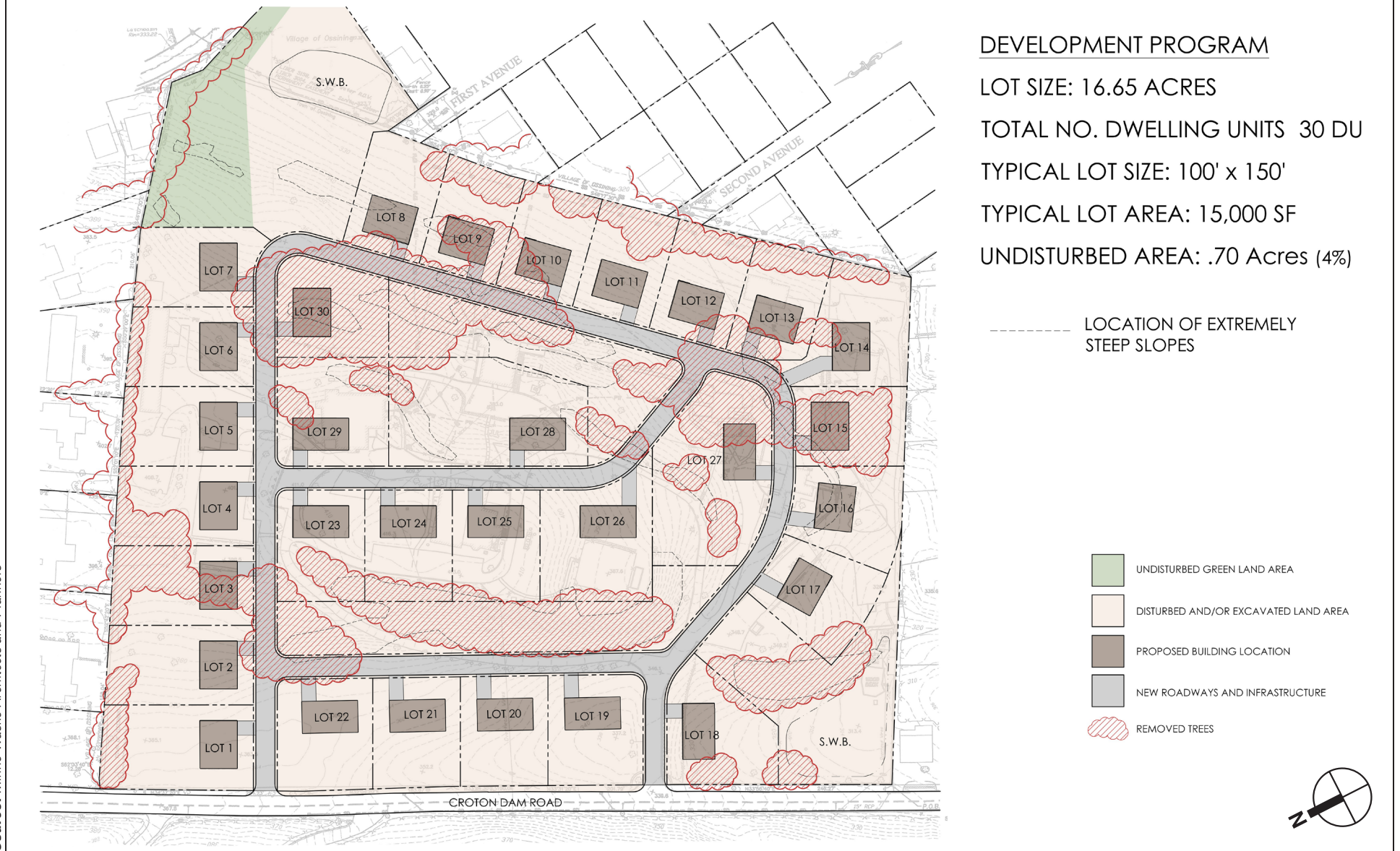
Table V-1
Comparison of Alternatives

SDEIS Analysis Area	SDEIS Proposed Project Senior Housing	Alternative A - The Former Project	Alternative B - Conventional Layout with R-15 Zoning	Alternative C - Clustered Development Based on R-15 Layout Density	Alternative D - Conventional Layout with R-5 Layout	Alternative E – No Action Alternative
Project Description	95 age-restricted townhouse units, including 10 affordable units in 19 multifamily buildings	188 multifamily units, including 19 affordable units in one building. 373 residents.	30 single-family lots, including 3 affordable homes. 110 residents.	29 single-family lots, including 3 affordable homes. 128 residents	67 single-family lots, including 7 affordable homes. 246 residents	Existing buildings to remain. No residents anticipated.
Wetlands	Wetland and wetland buffer will not be disturbed	Wetland and wetland buffer will not be disturbed	Direct disturbance to wetland for stormwater management. Wetland buffer disturbance for new road and 115 house lots.	Direct disturbance to wetland for stormwater management. Wetland buffer disturbance for new road and 35 house lots.	Direct disturbance to wetland for stormwater management. Wetland buffer disturbance for new road and house lots.	No new wetland or wetland buffer disturbance.
Soils and Topography	7.6 acres of steep slopes (>15%) disturbance.	5.3 acres of steep slopes (>15%) disturbance.	Significantly greater steep slopes disturbance than Proposed Project.	Significantly greater steep slopes disturbance than Proposed Project.	Significantly greater steep slopes disturbance than Proposed Project.	No steep slopes disturbance.
Site Disturbance*	Approximately 80% percent of the site will be disturbed by construction. *	Approximately 61 percent of the site will be disturbed by construction. *	Approximately 87% would be disturbed by construction.*	Approximately 85% would be disturbed by construction.*	Approximately 87% would be disturbed by construction.*	No change from existing conditions.
Stormwater Management	New stormwater management to improve water quality.	New stormwater management to improve water quality.	New stormwater management would improve water quality.	New stormwater management would improve water quality.	New stormwater management would improve water quality.	Stormwater would remain untreated
Vegetation and Wildlife	11.8 ac of green space will be preserved and enhanced. Significant amount of contiguous buffer with habitat value to be maintained. No impact to threatened or endangered species.	13.65 ac of green space will be preserved and enhanced. Significant amount of contiguous buffer with habitat value to be maintained. No impact to threatened or endangered species.	Significantly more site disturbance than Proposed Project. Majority of the Project Site would need to be revegetated. Lawn and green space would not be contiguous, and would have less habitat value. No impacts to threatened or endangered species.	Significantly more site disturbance than Proposed Project. Majority of Project Site would need to be revegetated. Lawn and green space would not be contiguous, and would have less habitat value. No impacts to threatened or endangered species.	Significantly more site disturbance than Proposed Project. Majority of Project Site would need to be revegetated. Lawn and green space would not be contiguous, and would have less habitat value. No impacts to threatened or endangered species.	No change from existing conditions, existing habitat corridors would remain fragmented. No impacts to threatened or endangered species.
Historic and Archaeological Resources	No impact to historic resources.	No impact to historic resources. SHPO to determine if further assessment of impacts to archeological resources is needed.	No impact to historic resources. SHPO to determine if further assessment of potential impacts to archeological resources is needed.	No impact to historic resources. SHPO to determine if further assessment of potential impacts to archeological resources is needed.	No impact to historic resources. SHPO to determine if further assessment of potential impacts to archeological resources is needed.	No change from existing conditions.
Infrastructure and Utilities	Adequate services available to support Proposed Project.	Adequate services available to support Former Project.	Adequate services available to support this Alternative.	Adequate services available to support this Alternative.	Adequate services available to support this Alternative.	Adequate services available to support this Alternative.

SDEIS Analysis Area	SDEIS Preferred Project	Alternative A - The Former Project	Alternative B - Conventional Layout with R-15 Zoning	Alternative C - Clustered Development Based on R-15 Layout Density	Alternative D - Conventional Layout with R-5 Layout	Alternative E – No Action Alternative
Land Use, Zoning, and Public Policy	Rezoning to existing MF zoning district. Proposed use consistent with Comprehensive Plan.	Zoning amendment required. Proposed use consistent with Comprehensive Plan.	Consistent with zoning and not consistent with Comprehensive Plan.	Consistent with zoning and Comprehensive Plan.	Zoning amendment required. Not consistent with Comprehensive Plan.	No change to existing zoning. Not consistent with Comprehensive Plan.
Traffic	19 AM and 25 PM peak trips.	96 AM and 121 PM peak trips.	31 AM and 36 PM peak trips.	34 AM and 41 PM peak trips	57 AM and 73 PM peak trips.	No change from existing conditions
Off-site Road Improvement	None required.	Yes. Improvements To Route 9A and Croton Dam Road. Improvements to the LOS	No improvement to LOS	No improvement to LOS	No improvement to LOS	No improvement to LOS
Community Facilities	No school children.	22-29 school children. \$350,000 community benefits fund	26 school children. No community benefit fund	30 school children. No community benefit fund.	58 school children. No community benefit fund.	No school children generated. No community benefit fund.
Fiscal	Net increase in tax revenues (\$29 million AV).	Net increase in tax revenues (\$26 million AV). School taxes generated will exceed costs associated with the increase in school children to the OUFSD. In addition, \$350,000 community benefits fund proposed.	Net increase in tax revenues (\$16.5 million AV). However, school taxes generated would not cover costs associated with the increase in school children to the OUFSD. No community benefit fund.	Net increase in tax revenues (\$19.3 million AV). However, school taxes generated would not cover costs associated with the increase in school children to the OUFSD. No community benefit fund.	Net increase in tax revenues (\$36.9 million AV). However, school taxes generated would not cover costs associated with the increase in school children to the OUFSD. No community benefit fund.	No change from existing conditions.
Construction	Site excess of 14,943 cubic yards.	Site cut-and-fill would balance.	Site cut-and-fill would balance.	Site cut-and-fill would balance.	Site cut-and-fill would balance.	No change from existing conditions.
Adverse Environmental Impacts that Cannot Be Avoided	No significant adverse impacts that cannot be avoided	No significant adverse impacts that cannot be avoided	Adverse impacts to steep slopes and wetlands.	Adverse impacts to steep slopes and wetlands.	Adverse impacts to steep slopes and wetlands.	No change from existing conditions.
Irreversible and Irretrievable Commitment of Resources	Land and building materials would be irreversibly and irretrievably committed. However, no significant adverse impacts anticipated.	Land and building materials would be irreversibly and irretrievably committed. However, no significant adverse impacts anticipated.	Land and building materials would be irreversibly and irretrievably committed. However, no significant adverse impacts anticipated.	Land and building materials would be irreversibly and irretrievably committed. However, no significant adverse impacts anticipated.	Land and building materials would be irreversibly and irretrievably committed. However, no significant adverse impacts anticipated.	No change from existing conditions.
Growth-Inducing Impacts	No significant adverse growth inducing impacts anticipated.	No significant adverse growth inducing impacts anticipated.	No significant adverse growth inducing impacts anticipated.	No significant adverse growth inducing impacts anticipated.	No significant adverse growth inducing impacts anticipated.	No change from existing conditions.
Effects on the Use and Conservation of Energy Resources and Solid Waste Management	New building would be designed with green building technology to reduce energy consumption.	New building would be designed with green building technology to reduce energy consumption.	New single-family homes would not be as energy efficient as the design considered for the Proposed Project Site.	New single-family homes would not be as energy efficient as the design considered for the Proposed Project Site.	New single-family homes would not be as energy efficient as the design considered for the Proposed Project Site.	No change from existing conditions.
	Note: * Calculation of site disturbance to construct the alternative. Such disturbance includes the removal of trees and green habitat, excavation, installation of new roads, infrastructure, storm water systems and the footprint of the proposed alternative structures and parking areas.					



- Existing Trees
- Proposed Trees



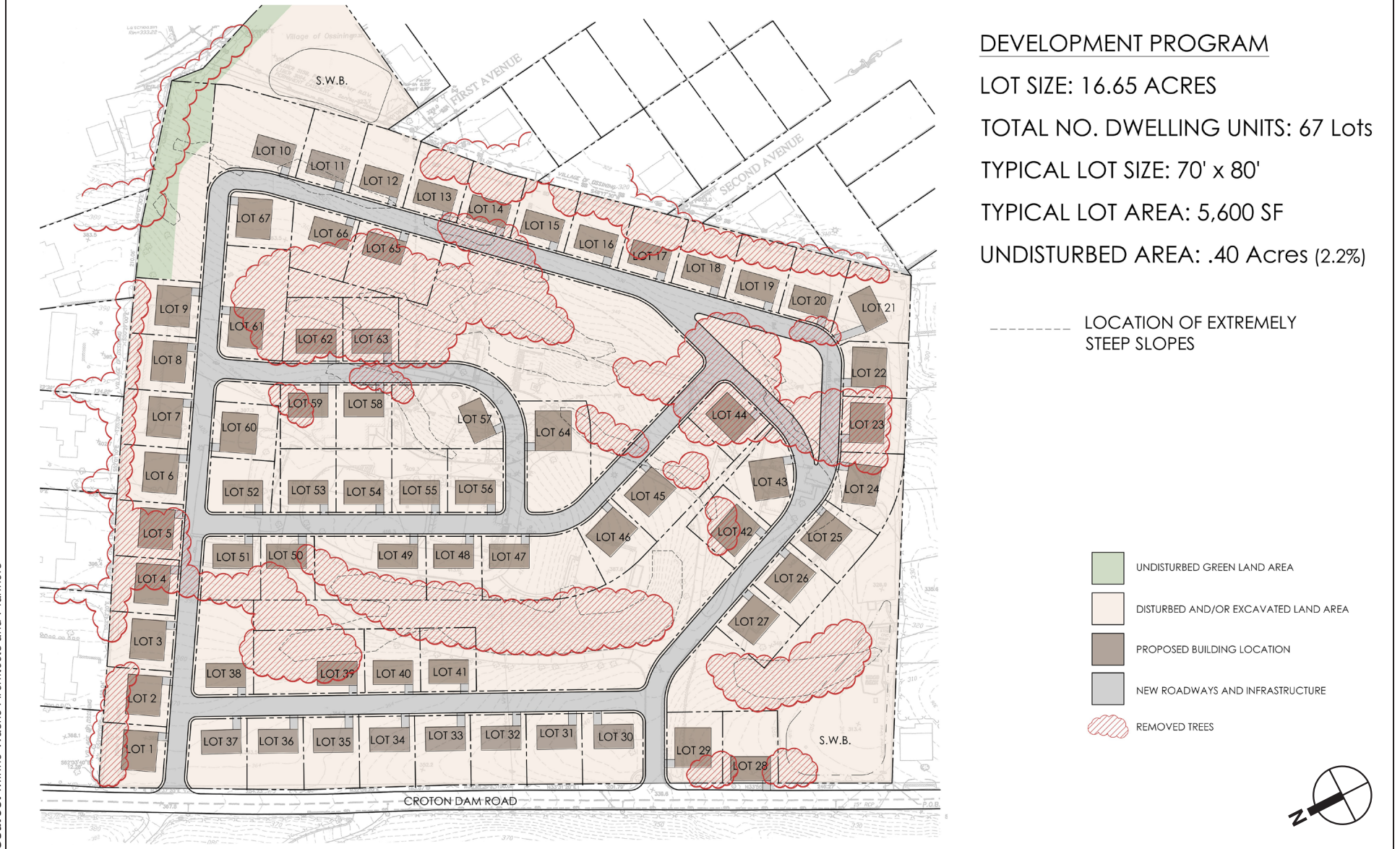
Alternative B - Conventional Layout with R-15 Zoning

Figure 5-2



Alternative C - Clustered Development Based on R-15 Layout Design

Figure 5-3



Alternative D - Conventional Layout with R-5 Layout
Figure 5-4