

**SCOPING OUTLINE OF ISSUES TO BE ADDRESSED IN
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)
HIGH VIEW FARM SUBDIVISION, OSSINING, NY**

Planning Board's Second Draft: May 5, 2015

SEQRA Classification: Type I Action

Lead Agency: Town of Ossining Planning Board

**Applicants: Zappico Car Wash, LLC
Zappico Construction, LLC**

Public Scoping Session: April 29, 2015

GENERAL GUIDELINES

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

- 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 any mitigation measures listed in this Scope that are not incorporated into the Proposed Action, the reason why the Applicant considers them unnecessary should be discussed in the DEIS.

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

A. PROPOSED ACTION

Zappico Car Wash, LLC and Zappico Construction, LLC are proposing a 28 lot cluster subdivision, on three parcels of land in the Town of Ossining, consisting of a total area of 31.57 acres. The community is proposed to be accessed via an extension of Tavano Road, along with an emergency accessway to Morningside Court. To eliminate through traffic, there is proposed to be a crash gate across the emergency accessway at Morningside Court. The cluster subdivision is proposed to meet R-5 zoning requirements. An initial lot count of 24 homes has been proposed pursuant to the current R-40 zoning. In accordance with Section 200-33 of the Town of Ossining Zoning Law, the developer has included a proposed density bonus for providing affordable housing.

The proposed density bonus calculations are as follows:

(24 Conventional Units) x (20% Density Bonus) = 4 Additional Units; 50% of which (2 units) are proposed to be dedicated as affordable housing in perpetuity. The original proposed lot count of 24 homes, plus the proposed density bonus of 4 additional homes brings the total proposed lot count to 28 single family homes.

Required approvals are shown in Table 1 below:

Table 1: Required Approvals

Approval Required	Government Entity
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 Dept.
New York State Department of Environmental Conservation (NYSDEC) Stormwater Permit	NYSDEC

Water Supply Approval	Village of Ossining
<u>Approval for Construction and Development Above New Croton Aqueduct</u>	<u>New York City Department of Environmental Protection and/or New York State Historic Preservation Office</u>

B. SCOPE OF ENVIRONMENTAL IMPACT STATEMENT

COVER SHEET

The cover sheet should identify:

1. Title of the document
2. Title of the proposed action
3. The location of the proposed action
4. Name, address, telephone number and contact person(s) for:
 - a. The Lead Agency
 - b. The applicant(s)
 - c. The preparer(s) of the DEIS
5. Date of acceptance of DEIS (to be inserted)
6. DEIS public hearing date (to be inserted)
7. End of DEIS comment period (to be inserted)

TABLE OF CONTENTS

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

CHAPTER I: EXECUTIVE SUMMARY

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

CHAPTER II: PROJECT DESCRIPTION

The project description will include:

- A. Proposed Action
 1. Description of the Proposed Action.
 2. Regulations and requirements of the site's zoning designation.

B. Overview and Description of Site and Environs

1. Description of the location, frontage, access, acreage, ownership and tax map designation of lots involved in the Proposed Action. This should also include descriptions of surrounding properties including those in New Castle.
2. A brief history of the site and area.

C. Description of Environmental Characteristics of the Site

1. Steep slopes and elevations.
2. Wetlands and wetland buffer areas, watercourse(s) and hydrology.
3. The New Croton Aqueduct.
4. Aesthetic resources and scenic views.
5. Flora and fauna.

D. Describe project components, including items such as potential number of dwelling units, amount of open space, total number of parking spaces required, and nature and amount of other project components.

E. Vehicular access and circulation of the proposed project.

F. All other components of proposed project including any vegetated buffers, street trees, landscaping, lighting, roadways, sidewalks, recreation and other amenities, etc.

G. Plans for maintenance of the common elements of the project including roads, utilities and passive open space.

H. Plans and a timeline for ongoing maintenance of all proposed mitigation for the project.

CHAPTER III: EXISTING CONDITIONS, POTENTIAL IMPACTS AND PROPOSED MITIGATION

A. Wetlands¹

1. Existing Conditions: All Existing-existing wetlands, watercourses and water bodies within 200 feet of the site, regardless of size, will be delineated and described in a wetland study, including functional analyses,

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

performed by a certified Professional Wetland Scientist. The source of each wetland's hydrology will be determined to assess how the Proposed Action will alter the sources of hydrology for existing wetlands on the property. Each point of delineation should be flagged and have GPS identification. A wetland map, full report, and resultant data sheets of the site's study will be included in the DEIS. Soil borings will be taken to identify wetland and hydric soils. Hydrophytic vegetation shall also be a wetland criterion. Identification of vernal pools and ephemeral streams shall be performed during the Spring season, with soils free of snow and not frozen, when these would be in evidence. All work will be conducted in accordance with the Town of Ossining Wetland Law and, if applicable, the regulations of the New York State Department of Environmental Conservation and the U.S. Army Corps of Engineers. It will be noted in the DEIS that wetlands on the site are not New York State Dept. of Environmental Conservation (NYSDEC) regulated wetlands. The jurisdiction of the wetlands will not be determined until all wetlands have been delineated and any possible wetland and watercourse connectivity have been established. Connectivity of existing wetlands and water courses may establish a total size warranting additional governing jurisdictions, including the New York State Department of Environmental Conservation and the U.S. Army Corps of Engineers.

2. Potential Impact: All proposed wetland disturbance to or crossing of wetlands, wetlands buffers, water courses, and watercourse buffers and wetland buffer disturbance will be clearly identified, described and mapped. All impacts proposed will be identified, measured and evaluated, including the loss of any and all vegetative cover due to construction.

3. Mitigation: Wetland disturbance will be avoided as much as feasibly possible. Wetland mitigation measures will be clearly proposed, described, approved by the Town, and as deemed necessary by the Town, monitored, and maintained by the Developer for a set number of years. Mitigation measures will include 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 wetland and upland 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. Mitigation for proposed wetland and wetland buffer disturbance shall be proposed.

B. Topography (Steep Slopes)

1. Existing Conditions: Soil conditions and types will be identified by a Certified Professional Geologist. Topography information will be attained from a professional Surveyor. The varying landscape will be discussed, and steep slopes will be identified and mapped in accordance with the different steep slope categories described in the Ossining Town Code §167-2. These maps will be provided in the DEIS for reference.
2. Potential Impact: Potential impacts to the steep slopes will be discussed in the DEIS. Grading will be carried out as to minimize runoff, potentially utilizing land swales to redirect water runoff and minimize any impacts caused by construction (where reasonable and possible). A preliminary grading plan will be provided to identify potential negative impacts to the steep slopes.
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 from the existing ridge to the existing adjacent homes below are two of the biggest issues to this project; they will be thoroughly and adequately addressed.

C. Stormwater Management and Subsurface Water

1. Existing Conditions: The existing stormwater conditions will be studied and described in the DEIS. A pre-development investigative analysis will be performed at the site during the wet season, when soils are free of snow and not frozen. Deep-test holes will be excavated throughout the site, and a series of percolation tests will be performed until a constant rate of percolation is achieved. A complete study will be conducted of surface water quality and quantity impacts on receiving wetlands, streams, ponds, and the 100-year floodplain within the watershed of which the subject area is a part. All data, logs and percolation sheets will be included in the DEIS.

Known and documented drainage problems on surrounding properties shall be described.

2. Potential Impact: The potential impact following the introduction of new impervious surfaces (among other things), will be outlined and discussed in the DEIS. The stormwater management system will be described, including the description and location of any applicable detention basin(s), catch basins and drainage configurations. The project site will be modeled for the peak rates of runoff and volumes of runoff for the 1-, 10-, and 100-year Type III – 24-hour storm events in both the Pre- and Post-Developed Conditions. Pre- and post-developed watershed maps will be included in the DEIS. This project will be required to conform to the new/proposed 100-year flood plain standards, rather than those that will potentially become outdated in the near future. A complete phosphorous loading study will be prepared in accordance with the requirements of the New York City Department of Environmental Protection (NYCDEP). The potential short and long-term impact of runoff carrying fertilizers, pesticides, herbicides, fungicides, and other chemicals from lawns, roadways, other impervious surfaces, and sedimentation will also be included. The potential impact of failed erosion, sedimentation, and stormwater control waters during construction activities and post completion should also be assessed. Lack of adverse impact upon neighboring properties shall be demonstrated through the design of stormwater management facilities and practices which are entirely compliant with the New York State Department of Environmental Conservation regulations.
3. Mitigation: A stormwater analysis will be developed utilizing the Soil Conservation Service (SCS) TR-20 methodologies (HydroCad) to assist with the drainage analysis and design of the mitigating practices. All peak rates of runoff in the developed condition will be *less* than those in the pre-developed condition. Detention basins will only be constructed outside of existing wetlands.

D. Vegetation and Wildlife

1. Existing Conditions: The existing types of vegetation, habitats and wildlife,² including the identification of any rare, threatened or endangered plant and animal species, will be performed by a professional Wildlife Biologist hired to perform this ground level research using the classification

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

of the New York Natural Heritage program and included in the DEIS in descriptive and map formats. All plants and wildlife found should include their common and scientific names. All species on the U.S. Fish & Wildlife and New York State Department of Conservation rare, threatened or endangered species lists, and species on special concern lists, including all plant material, and all wildlife species known or believed to occur in Westchester County, will be identified and included in the DEIS in descriptive format. Based on these identifications, surveys for identified species should be performed, and potential impacts to the species and their habitats should be described. Plant identification will include both early season Spring ephemerals and later season plants for the most accurate assessment. A tree survey of the entire property will also be performed listing all Town regulated existing trees indicating their location, species and DBH.

2. Potential Impact: Any potential impacts to vegetation, habitats and wildlife will be described and evaluated. Mapping of vegetation including a tree survey will show any trees that are proposed to be removed. To address potential impacts on existing bird migration patterns, specifications for all proposed outdoor lighting should be provided. Potential light trespass of outdoor lighting onto habitats within the project area should be illustrated and included where appropriate.
3. Mitigation: Mitigation will be provided, as feasible, for any significant 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 project area will be described. Plans and methods that will be employed to protect plant materials not permitted for removal, including but not limited to their complete root systems, will be described.

E. Historical and Archaeological Resources

1. Existing Conditions: Any important historical or archaeological resource, on or substantially contiguous to the site will be identified in the DEIS. It will be noted that the New Croton Aqueduct runs through a portion of the site. The New York City Department of Environmental Protection (NYCDEP) and the New York State Historic Preservation Office (SHPO) will be contacted to help identify any adverse impacts caused by the development of this property. Archeological and historical resources on the project site will be analyzed via a Phase I assessment report, followed if applicable by a Phase II assessment report. The Phase I assessment shall be

accompanied by a documented on-site inspection by the Cultural Resources expert.

2. Potential Impact: Any potential impacts to historic and archaeological resources will be identified and described. This includes any potential impact to the potentially historic Tavano Road neighborhood. Any potential impacts to the New Croton Aqueduct will be identified.
3. Mitigation: Mitigation will be provided, as feasible, for any adverse impacts to historical and archaeological resources identified.

F. Infrastructure and Utilities

1. Existing Conditions: The locations of all existing utilities serving the project site will be located and described. Any current energy usage on the site will be identified. Water service for the site will be provided by the Village of Ossining. The source of the water supply will be identified, and the number of citizens that are currently served by this water district will be presented.
2. Potential Impact: Any potential adverse impacts / additional loading on current municipal facilities will be described. Also, any sewer or water main extensions that may be needed for the development will be discussed. This includes the intention to run a sewer line through Ryder Park to the existing sewer manhole in Ryder Park off Stonegate Road. The impacts of running this sewer line and a maintenance roadway through the natural environment of Ryder Park will be described and evaluated. Any increase in energy usage, as a result of this development will be discussed.
3. Mitigation: Measures of mitigation will be provided, where possible, and any adverse impacts to existing infrastructure and utilities will be identified.

G. Land Use, Zoning and Community Character

1. Existing Conditions: A description will be provided for current property uses of the project site and of substantially contiguous properties. A discussion of the permitted land uses and regulations in the R-40 zone will also be included. The current state of development in the community will be discussed as well, including evaluations and photographs of existing views establishing the character of the community.

2. Potential Impact

- a. This section will discuss if the proposed use of the project site differs from the use of the adjacent properties. This section will also evaluate the size of the proposed homes and lots, as well as their architectural features, relative to the homes in the surrounding neighborhoods. 3D modeling software will be used to generate visuals of the project from various vantage points. Google Earth imaging will be utilized in conjunction with this modeling. Potential impact should include lighting, signage, and other proposed changes that may impact the surrounding neighborhood.
- b. This section will also discuss regional planning initiatives, including Westchester County's "Patterns" and "Westchester 2025," as well as the County's plan for the development of new "affordable housing" units.

3. Mitigation: Mitigation measures for any adverse impacts, caused by the development of this site will be discussed in this section.

H. Traffic and Transportation

- 1. Existing Conditions: A licensed Engineer will prepare a Traffic Impact Study for the proposed development. A detailed inventory of all roadways in the designated study area will be created.

To determine the existing traffic conditions, turning movements and traffic, Traffic counts will be performed at the intersections of:

- a. NYS Route 133 and Tavano Road; and
- b. Morningside Drive/Ryder Road and Morningside Court.

These counts will be performed when schools are open and during appropriate weather conditions during the following time periods:

- a. Weekday Morning – 7:00 AM to 9:30 AM.
- b. Weekday Afternoon – 4:00 PM to 6:30 PM.
- ~~c. Sunday Morning – 11:00 AM to 2:00 PM.~~

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

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

Accident history is to be obtained from the Town of Ossining Police Department for the most recent three-year period and summarized in a table format and identify number of accidents by location, severity, injuries, roadway conditions, type of accidents, and probable cause.

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

2. Future Traffic Conditions Without the Project

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

3. Anticipated Traffic Impacts Based on Existing Roadways

- a. Site traffic generation should be based on trip generation rates provided by the Institute of Transportation Engineers (ITE) and included in the most recent publication of "Trip Generation," 9th Edition, 2012. This information should be included in a table format

for each of the peak hours and specify entering and exiting traffic levels.

- b. For build conditions capacity analyses will be completed and compared to the no-build condition. This comparison will provide the specifics of potential impact from the proposed development on area roadways. Results of the analyses should be provided in a table format and include all of the information noted above. Significant traffic impacts attributable to the proposed development on area roadways will be identified. Any Study Area intersections with significant traffic impacts are to be identified, with appropriate mitigation measures provided to address potential impacts. The type of improvement, responsibility and timing of each improvement should be identified. These improvements may include roadway widening, modification to traffic control, modification to pavement markings and/or traffic signal installation.
- c. A mitigation plan, as necessary, should be provided describing responsibility, type of mitigation and basis for need for this mitigation. If a traffic signal is to be warranted at any location, a Traffic Signal Warrant Analysis must be provided, which follows the criteria set forth by the New York State Department of Transportation (NYSDOT). Recommended mitigation will be recommended by the Applicant to address significant traffic impacts to area roadways.
- d. Intersection sight distance analyses for each of the proposed intersections. The analysis should follow criteria set forth by the American Association of State Highway and Transportation Officials (AASHTO). Intersection sight distance should be based on the 85th percentile of vehicles traveling on these roadways. The intersection sight distance should not be based on the posted speed limit.
- e. A discussion of construction traffic should be provided in text and table format based on each phase of development, as necessary. The number of trucks, by size and number of employees by phase should be provided. Hours of operation for construction should be included.
- f. Potential impacts to public transportation should be identified.

- g. The potential for a through road from Tavano Road to Morningside Court being used a short-cut from Route 133 to the North State Road area shall be discussed.
- h. The responsibility for the conversion of any cul-de-sac into a through road, including the restoration of paved areas into natural areas shall be discussed.

I. Community Facilities

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

J. Fiscal Impacts

- 1. Existing Conditions: Current taxes generated from the site will be identified and described. A brief discussion of the current economic status of the Town of Ossining will be presented, based on data acquired from available information.
- 2. Potential Impact: A projection of expected taxes generated from the residents of the proposed development will be prepared and discussed. The amount of additional tax revenues will be estimated, as generated by construction activity resulting from the proposed community. The costs and benefits of the proposed development will be discussed, in terms of tax revenues and increased employment opportunities as a direct result of the construction of the proposed community. Revenue generated from the residents of the proposed development will be compared to the cost of

providing community facilities to the extent available from information publicly available. Governmental costs, including an analysis of service costs including but not limited to the Town of Ossining and the school district associated with providing services to the development will be identified.

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

K. Construction Impacts

1. Existing Conditions: Describe the methods and nature of the construction of the proposed development, including site features proposed to be altered.
2. Potential impacts:
 - a. Describe the anticipated schedule and hours of operation for the construction of the proposed development.
 - b. Identify truck routes and truck traffic volumes associated with construction activities at the site.
 - c. Describe any temporary air quality impacts associated with construction and construction vehicles, and truck and worker traffic related to construction activities. Also discuss the potential for adverse impacts on adjacent land uses.
 - d. Estimate construction noise levels and vibration levels from various pieces of construction equipment used at the site and construction traffic. Also discuss the potential for adverse impacts on adjacent land uses. Discuss potential need for rock excavation and blasting, potential impacts of same on the New Aqueduct and land uses adjoining the site, pre- and post-construction protocols for rock excavation and blasting, and alternatives to blasting.
 - e. Discuss the potential for erosion and sedimentation, and the mitigation therefor, to occur during construction when vegetation is removed, and prior to redevelopment with buildings, paving, or new vegetation.
 - f. Any potential impact on wildlife or vegetation as a result of any construction activities should be described.

g. Discuss the performance and maintenance guarantees which will be in place to insure against potential damage caused by the Developer, ensuring performance by the Developer, and maintenance of facilities.

3. Mitigation measures: discuss measures to mitigate potential adverse impacts of construction activities.

CHAPTER IV: ADVERSE ENVIRONMENTAL IMPACTS THAT CANNOT BE AVOIDED

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

CHAPTER V: POSSIBLE ALTERNATIVES

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

- A. Conventional layout which meets all of the requirements of the R-40 zoning district, the balance of the Zoning Law, and the various chapters of the Town Code.
- B. No less than five different conventional layouts shall be provided with a minimum of 10 lots and a maximum of 24 lots. Alternatives should include 10, 12, 15, 20 and 24-lot layouts. ~~with lower lot counts.~~
- C. No less than five different cluster⁴ layouts shall be provided with a minimum of 10 lots and a maximum of 24 lots. Alternatives should include 10, 12, 15, 20 and 24-lot layouts. The lots sizes in the cluster layouts shall vary with the size of the lots

³ "Impact Issue" is a defined term herein.

⁴ As per Section 200-31.A of the Town's Zoning Law, "The general purposes and intent of cluster development are to enable and encourage flexibility of design and development of land in such a manner as to promote the most appropriate use of land, to facilitate the adequate and economical provision of streets and utilities, to preserve the natural and scenic qualities of open lands, to protect areas of meaningful ecological value and to reserve suitable lands for park and recreation purposes."

being inversely proportional to the number of lots in the layout. All cluster layouts shall have a substantial wooded common open space buffer between the proposed lots and the outer property lines of the subject property.

D. An open space corridor link to the Peekskill/Briarcliff Trailway.

E. A wooden raised platform walkway through on-site wetlands with educational signage that forms a pedestrian through-path from Ryder Park to the Peekskill/Briarcliff Trailway protected with a conservation easement.

F. Alternative project access.

1. Layout with regular vehicular access through adjacent property the Developer owns in New Castle with emergency access to Tavano Road or Morningside Court.
2. Layout with regular vehicular access from Morningside Court with emergency access to Tavano Road.
3. Layout with regular vehicular access from Morningside Court for approximately half the lots, regular vehicular access from Tavano Road for the remainder of the lots, with emergency access connecting the two development areas.

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

CHAPTER VI: IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

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

CHAPTER VII: GROWTH-INDUCING IMPACTS

The potential for the proposed project to induce growth is primarily 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.

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

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

TECHNICAL APPENDICES

- A. Natural Resource Studies (including wetlands, vegetation, ~~and~~ soils, all animals including fish, terrestrial and aquatic macroinvertebrates, birds, amphibians, reptiles, etc.).
- B. Stormwater Pollution Prevention Plan
- C. Water and Sewer System Report(s)
- D. Traffic Study
- E. Phase I and, if needed, Phase II Cultural Resource Report(s)
- E. All SEQRA Documentation (i.e., Scoping Outline)
- F. All official correspondence related to issues discussed in the DEIS