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March 16, 2015

To: Chairperson Richards and Planning Board Members

Re: High View Farm Cluster Subdivision
123C Morningside Drive, Ossining, NY 10562

Dear Ms. Chairperson and Members of the Board,

We are pleased to submit the attached Draft Scoping outline for the High View Farm Cluster application. Please find the attached documentation for your review:

1. DEIS Scope Draft, Dated 3/12/15 – (12 Copies)

Thank you for your time reviewing our submission.

Regards,

Brandon Zappi, E.I.T.
Project Engineer
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Phone: (914) 232-1342

ZappiCo
REAL ESTATE DEVELOPMENT

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

March 12, 2015

Classification of Action: Type 1 Action

Lead Agency: Town of Ossining Planning Board

A. PROPOSED ACTION

Zappico Construction LLC. is proposing a 28 lot cluster subdivision, sprawling over three parcels of land in the Town of Ossining, consisting of a total area of 31.57 acres. The community will be accessed via an extension of Tavano Road, along with an Emergency accessway. To eliminate thru traffic, there will be a crash gate across the emergency accessway. The zoning of the cluster subdivision, as proposed, will meet R-5 zoning. A lot count of 24 homes has been met, at the current R-40 zoning. In accordance with section 200-33 of the Town of Ossining Zoning Law, the developer gained a density bonus for providing affordable housing.

The density bonus calculations are as follows:

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

See Required Approvals 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
NYSDEC Stormwater Permit	NYS DEC
Water Supply	Village of Ossining

B. SCOPE OF ENVIRONMENTAL IMPACT STATEMENT

COVER SHEET

The cover sheet should identify:

1. The proposed action
2. The location of the proposed action
3. Contact information for:
    a. The Lead Agency
    b. The preparer of the DEIS
    c. The company in charge of design

TABLE OF CONTENTS

The table of contents should list all chapters of the DEIS, as well as the corresponding page numbers.

The text of the DEIS will contain:

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.

CHAPTER II: PROJECT DESCRIPTION

This summary will describe the proposed development of 28 single family homes on three contiguous parcels of land, comprising a total of 31.57 acres. It will also introduce potential adverse impacts caused by the development of the land, and possible measures of mitigation for these adverse impacts.

CHAPTER III: EXISTING CONDITIONS, ANTICIPATED IMPACTS AND PROPOSED MITIGATION

Existing Conditions, Anticipated Impacts and Proposed Mitigation:

1) WETLANDS

a. Existing Conditions: Existing wetlands and water crossing(s) will be delineated and described in a wetland study, performed by a Professional Wetland Scientist. A wetland map of the site will be included in the DEIS. Soil borings will be taken to identify wetland or hydric soils. All work will be conducted in accordance with the Town of Ossining Wetland Law. It will be noted in the DEIS that wetlands on the site are *not* New York State Dept. of Environmental Conservation (NYSDEC) regulated wetlands.

b. Potential Impact: Any wetland crossings and wetland buffer crossings will be clearly identified, described and mapped. Any unavoidable adverse impacts caused by construction will be identified.

c. Mitigation: Wetland mitigation will be adopted as the designer/engineer sees feasible, with a one-to-one ratio of disturbed wetland to replaced wetland; disturbed buffer to replaced buffer. Excessive wetland disturbance will be avoided as much as feasibly possible, excepting where disturbance is necessary for the construction and utility of the development.

2) TOPOGRAPHY (STEEP SLOPES)

a. Existing Conditions: Soil conditions & 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 (A. 1-3). These maps will be provided in the DEIS for reference.

b. 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).

c. Mitigation: The developer will comply with the Town of Ossining's steep slope codes, and mitigation will be provided to any significant adverse impacts, as necessary. Designated soil stockpiling areas and silt fencing will be used during construction to minimize runoff.

3) STORMWATER MANAGEMENT AND SUBSURFACE WATER

a. Existing Conditions: The existing stormwater conditions will be studied and described in the DEIS. A predevelopment investigative analysis will be performed at the site. 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. All data, logs, and percolation sheets will be included in the DEIS.

b. 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.

c. 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.

4) VEGETATION AND WILDLIFE

a. Existing Conditions: The existing types of vegetation and groundcover will be identified by a professional wetland scientist, and included in the DEIS. Any rare species of animal or plant on the site will be identified. Online mapping resources provided by the New York State Department of Environmental Conservation (NYSDEC) will be used to identify any rare plants or animals on the site. A tree survey will also be performed.

b. Potential Impact: Any unavoidable potential impacts to vegetation and wildlife will be described. Any vegetative cover that will be lost due to construction will be listed. A tree survey will show any trees that must be removed for construction.

c. Mitigation: Mitigation will be provided, as feasible, for any significant adverse impacts to the vegetative resources. Methods of erosion mitigation, such as silt fencing, will be utilized during construction to alleviate erosion caused by loss of vegetative cover.

5) HISTORICAL AND ARCHAELOGICAL RESOURCES

a. 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) will be contacted to identify any significant adverse impacts to operations, caused by the development of this property.

b. Potential Impact: Any potential impacts to historic and archaeological resources will be identified and described. Any potential impacts to the function or utility of the aqueduct will be identified.

c. Mitigation: Mitigation will be provided, as feasible, for any significant adverse impacts to historical and archaeological resources identified.

6) INFRASTRUCTURE AND UTILITIES

a. 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 amount of citizens that are currently served by this water district will be presented.

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

c. Mitigation: Measures of mitigation will be provided, where possible, and any significant adverse impacts to existing infrastructure & utilities will be identified.

7) LAND USE, ZONING, AND COMMUNITY CHARACTER

a. 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 in the R-40 zone will also be included. The current state of development in the community will be discussed as well.

b. Potential Impact: This section will discuss if the proposed use of the project site differs from the use of the adjacent properties. This section will also discuss regional planning initiatives, specifically Westchester County's plan for the implementation of 750 new "affordable housing" units.

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

8) TRAFFIC AND TRANSPORTATION

a. Existing Conditions: A licensed engineer will prepare a Traffic Impact Study for the proposed development. To determine the existing traffic conditions, turning movements and traffic counts will be performed between the hours of 7:00 AM and 9:30 AM to determine the Weekday Peak AM Highway Hour, and between the hours of 4:00 PM and 6:30 PM to determine the Weekday Peak PM Hour. The traffic counts will be performed at the intersections of:

   i. NYS Route 133 and Tavano Road, and

   ii. Morningside Drive/Ryder Road and Morningside Court

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*.

b. Potential Impact: To account for normal background growth in the area, the traffic volumes will be increased by a growth factor of 2% per year to the 2018 design year. The 2018 no-build design year data will be used in obtaining the

year 2018 Build Traffic Volumes. To determine any potential impacts, there will be a comparison of the 2018 No-Build Traffic Volumes versus the 2018 Build Traffic Volumes, and the capacity analyses will be analyzed as well.

c. Mitigation: If the Licensed Traffic Engineer determines the proposed project will result in any significant adverse impacts, appropriate measures of mitigation will be taken.

9) COMMUNITY FACILITIES

a. Existing Conditions: The current conditions of existing municipal facilities and services, such as fire and police departments, emergency services, and schools will be discussed.

b. 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, taking estimated town growth into consideration.

c. Mitigation: Mitigation may be provided, as feasible, for any significant adverse impacts to community services caused by the development of the proposed community. Any unavoidable adverse impacts will be identified.

10) FISCAL IMPACTS

a. 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 readily available information.

b. Potential Impact: A projection of expected taxes generated from inhabitants of the proposed future development will be prepared and discussed. The amount of additional tax revenues will be estimated, as generated by both on-site and off-site construction activity resulting from the construction and development of this proposed community. The benefits of the proposed development will be discussed, in terms of added tax revenues, and increased employment opportunities as a direct result of the construction of the proposed community. Governmental costs associated with providing services to the development will be identified as feasibly possible. Additional revenue generated from the residents of the proposed development will be compared to the cost of providing community facilities to the extent available gathered from information publicly available.

c. Mitigation: Any unavoidable adverse impacts will be identified. Proposed mitigation measures for any identified adverse impacts will be discussed.

CHAPTER IV: CONSTRUCTION IMPACTS

Any potential impacts as a result of the construction of the development will be presented in this section. Matters to be discussed may include the expected hours of construction operations, expected noises, traffic from construction workers, and any potential rock removal. Any potential impacts resulting from construction operations will be identified, and mitigation will be provided as feasible.

CHAPTER V: POSSIBLE ALTERNATIVES

Alternatives to be addressed in the DEIS are:

1. Conventional Layout, maximum lot count
2. Reduced Density cluster layout
3. No Action Alternative

TECHNICAL APPENDICES

1. Natural Resource Studies (including wetlands, vegetation and soils).
2. Stormwater Pollution Prevention Plan
3. Water and Sewer System Report
4. Traffic Study
5. SEQRA Documentation (i.e., Scoping Outline)
6. List of all Involved Agencies and their mailing addresses