DEIS SCOPING OUTLINE

Westchester BioScience & Technology Center
Town of Mount Pleasant, Westchester County, New York
August 1, 2019

Project Sponsor: Fareri Associates / North 80 LLC (the "Applicant")

Description of the Proposed Action:
A Draft Environmental Impact Statement ("DEIS") will be prepared for the proposed development of a mixed-use community that incorporates approximately 3 million square feet of bio-tech/research and development related uses including medical offices, a children's living science education center, neighborhood retail, potential residential uses and a hotel as part of a comprehensive master plan. This action, identified herein as The Westchester BioScience and Technology Center, will include a new street network that connects the site to the surrounding Grasslands Reservation, regional highway system, and community. Sustainable strategies and best practices are an integral part of the project and are incorporated into the master plan in every area (the "Proposed Action").

The project site encompasses approximately 80 acres located entirely within the Town of Mount Pleasant and is generally bounded by Old Saw Mill River Road and West Stevens Avenue to the north, Sprain Brook Parkway to the east, Hospital Road to the south, and Nilsson Drive to the west (the "Project Site"). The Project Site currently contains commercial buildings and vacant land, some of which is being used as construction staging by Westchester Medical Center. Westchester County owns approximately 60 acres of the Project Site which is located on the County's Grasslands Reservation, for which the Applicant has entered into a lease agreement with the County. The Applicant owns the adjacent 20-acre parcel of land.

The Project Site is located in the OB-6 Office Building, Distribution, Limited Fabrication District and R-20 One-Family Residential District. The Town of Mount Pleasant does not currently have a single zoning district with use, area and bulk controls designed to regulate this type of development. Therefore, the Proposed Action includes rezoning the entire Project Site to the OB-5 Office Business District and a text amendment to provide the required mechanisms to appropriately regulate the development.

The Proposed Action includes rezoning the Project Site to OB-5, the adoption of the new zoning text, review and approval of a Master Development Plan for the Project Site, and site plan approval for Phase 1 of the Master Development Plan, subdivision of the property to establish development parcels, Steep Slope and Wetland Permits. Once the Master Development Plan is approved by the Town Board, individual site plans for various phases of the proposed development would have to be consistent with the approved master development plan, and would be subject to approval by the Planning Board.

Lead Agency: Town of Mount Pleasant Planning Board
One Town Hall Plaza
Valhalla, NY 10595

Involved & Interested Agencies:

Involved Agencies

- Town of Mount Pleasant Town Board
- Town of Mount Pleasant Planning Board
- New York State Department of Environmental Conservation
- United States Army Corps of Engineers
- New York State Department of Transportation
- New York State SHPO
- Westchester County Planning Board
- Westchester County Department of Environmental Facilities
- Westchester County Department of Public Works
- Westchester County Department of Health
- Westchester County Department of Transportation

Interested Agencies

- Town of Greenburgh Town Board
- US Fish and Wildlife
- Hawthorne Fire Company
- Grasslands Fire Company
- Town of Mount Pleasant Police Department
- Town of Mount Pleasant Conservation Advisory Council
- Mount Pleasant Central School District
- Pocantico Hills School District

General Guidelines:
The DEIS will discuss relevant and material facts and evaluate the reasonable alternatives to the Proposed Action identified in this Scoping Document. It will be clearly and concisely written in plain language that can be easily read and understood by the public. Highly technical material will be summarized and, if it must be included in its entirety, will be referenced in the DEIS and included as an appendix. In addition, all relevant project correspondence from involved and interested agencies will be included in an appendix to the DEIS.

Narrative discussions will be accompanied to the greatest extent possible by illustrative tables and graphics. Each potential impact category (such as land use and zoning impacts or traffic impacts) will be the subject of a separate section describing *existing conditions*, *anticipated impacts*, and *proposed mitigation*.

The full DEIS will be made available to the Lead Agency in both hard copy and electronic formats (Adobe Acrobat (.pdf) file). When the DEIS is accepted for public review by the Lead Agency, sufficient hard copies will be provided as requested by the Lead Agency. In addition, the full DEIS will be posted on the internet (the Town of Mount Pleasant website) for public review as required by law.

Potential Impacts:
Based upon the preparation of the Environmental Assessment Form Parts 1 and 2, the Proposed Action could potentially impact the following:

- Land Use, Zoning and Public Policy;
- Visual Resources and Community Character;
- Geology and Soils;
- Topography and Slopes;
- Vegetation and Wildlife;
- Wetlands, Waterbodies and Watercourses;
- Stormwater Management;
- Utilities;
- Traffic and Transportation;
- Community Facilities and Services;
- Fiscal & Market Impacts;
- Historic, Archaeological and Cultural Resources;
- Hazardous Materials;
- Noise;
- Air Quality;
- Greenhouse Gas Emissions, Energy Conservation, Green Building and Sustainability
- Construction

The organization and expected content of the DEIS are as follows:

Cover sheet and General Information

- A Cover Sheet shall be provided that includes:
  - Title of the document – Identification as a Draft Environmental Impact Statement;
  - Title of the Proposed Action;
  - Location of the Proposed Action, including street names, Town of Mount Pleasant, Westchester County, New York, as well as tax map designations for all parcels comprising the Project Site;
  - Name and address of the Applicant of the Proposed Action and name, address, and telephone number of contact person representing the Applicant;
  - Name, address and phone number of the Lead Agency, including name of the contact person;
  - Name, address and phone number of the preparer of the DEIS and contact person;
  - Date and acceptance of the DEIS (to be inserted at later time);
  - Date of the public hearing, deadline by which comments on the DEIS are due, a statement that comments may be submitted up to ten days following the close of the hearing (to be inserted at later time).
- The DEIS shall include a list of the participating consultants, with their address, telephone number and project responsibilities.
- The DEIS shall also include a Table of Contents, List of Exhibits, List of Tables and List of Appendices.

Chapter I: Executive Summary

A. Summary description of the Project and Proposed Action, including purpose and need for the Project
B. Summary of anticipated impacts and proposed mitigation measures

C. Summary of alternatives, including a table that compares each alternative relative to the various impact issues.
D. List of required approvals and permits
E. List of Involved and Interested Agencies

Chapter II: Project Description

A. Introduction
Provide a brief overall description of the Proposed Action.

B. Site Description
1. Identify Project location, site ownership, tax lot numbers and acreage.
2. Identify frontage and access.
3. Describe the existing condition of the Project Site and natural and manmade features on the property.
4. Identify the number and size (square footage – approximately) of the existing buildings on the Project Site.
5. Description of any easements, restrictions and/or other conditions that would affect the future development and use of the Project Site, including submission of a full title report.
6. Provide a summary of existing zoning.

C. Description of Surrounding Uses and Facilities
1. Grasslands Campus
2. Office Parks along Skyline Drive
3. Uses along Saw Mill River Road (in proximity of new roadway access)
4. Residential uses north of West Stevens Avenue
5. Uses along Bradhurst Avenue, east of the Project Site
6. Regional and local roadway network

D. Detailed Description of the Proposed Action
1. Provide a description of the proposed zoning
2. Provide a description of the Proposed Action as shown on the Master Development Plan, including:
    a. Master Development Site Plan
    b. Proposed limits of disturbance
    c. Proposed new buildings, structures and uses of the Project Site. Include proposed building heights, stories, square footages and building architecture.
    d. Access, vehicular circulation, parking and loading, pedestrian circulation and sidewalks, transit access, and connections to surrounding uses.
    e. Sustainability, green technologies and/or energy efficient aspects of the Proposed Action.
    f. Tree removal/preservation, landscape design and open space.
    g. Stormwater management plan, facilities and practices.
    h. Wetland enhancement and mitigation of impacts
    i. Summary of proposed methods to address water supply, sanitary sewage, all other utilities.
    j. Proposed emergency service, fire protection and site security measures.

k. Description of off-site improvements (if any).
l. Discussion of operational aspects of the Proposed Action specific to a bioscience technology center (unique infrastructural requirements, handling of hazardous or biomedical substances.
m. Proposed phasing plan
n. Open space
o. Community/public use

3. Provide a detailed description of Phase 1 of the Master Development Plan. This plan shall be designed to meet all Town of Mount Pleasant requirements for site plan approval.
4. Describe and summarize the terms of the lease of the 60-acre County-owned property.
5. Describe the Proposed Action's purpose and public need and benefits from a regional, town-wide, neighborhood and site perspective.
6. Summarize required approvals and provide a list of Involved and Interested Agencies.

Chapter III: Environmental Impacts and Mitigation Measures

A. Land Use, Zoning and Public Policy

1. Existing Conditions

a. Identify and describe existing land uses and zoning designations on the Project Site.
b. Identify and describe land uses and zoning designations surrounding the Project Site (within ½ mile, and extended beyond ½ mile to incorporate unified land use blocks – for example the entire Grasslands campus).
c. Describe relevant planning studies, including the Mount Pleasant 1970 Comprehensive Master Plan and Mount Pleasant Master Plan Update (currently underway), Westchester 2025 and its precursor "Patterns", and the relevant elements of the Fourth Regional Plan for NY, NJ and CT Metropolitan Area, RPA 2018, FEMA National Flood Insurance Program, NYSDEC Stormwater Management Program, NYS Office of Emergency Management Agency Hazard Mitigation Plan, USEPA & NYSDEC Climate Action Plan.

2. Anticipated Impacts

a. Describe potential impacts of the Proposed Action in relation to all surrounding land uses (within ½ mile of the Project Site identified above), and specifically to the hamlets of Valhalla and Hawthorne and to the extent relevant Thornwood by the Master Development Plan and Phase 1.
b. Justify the use of the existing OB-5 zone to regulate the development of the Project Site.
c. Describe the requirements and criteria of the proposed amendments to the OB-5 district.
d. Discuss the compliance of the Project with the new zoning provisions.

e. Identify the consequences of the proposed zoning amendments on the other OB-5 areas of the Town.
f. Compare the consistency of the Proposed Action with the relevant policy documents (listed above).
g. Describe the affirmative fair housing marketing plan that will be adopted by the Applicant.
h. Identify the impacts on the Proposed Action on the character of the neighborhood surrounding the Project Site.

3. Mitigation Measures

a. Discuss and evaluate mitigation measures to minimize any potential impacts to the surrounding land use pattern for the Master Development Plan and Phase 1.
b. Discuss and evaluate mitigation measures to minimize any potential adverse impacts to the Town Zoning Code.
c. Provide mitigation measures for any potential adverse impacts to the identified policy documents.

B. Visual Resources and Community Character

1. Existing Conditions

Describe and illustrate the existing visual conditions of the Project Site and surrounding properties.

2. Potential Impacts

a. Describe the development proposed in the Master Development Plan and in Phase 1 in relation to surrounding buildings and uses using the NYSDEC Program Policy, Assessing and Mitigating Visual Impacts, DEP-00-2 as a guideline.
b. Provide architectural plans and elevations, renderings, digital massing models, sketches, site sections or other graphic depictions of the Proposed Action included in the Master Development Plan and in Phase 1.
c. Illustrate visibility of the Proposed Action included in the Master Development Plan and in Phase 1 as viewed from adjacent public streets and properties with common graphic design using photographic simulations at the following locations:
    - Sprain Brook Parkway (northbound and southbound in at least two locations)
    - Saw Mill River Parkway
    - West Stevens Avenue
    - Hospital Road
    - Bradhurst Park
    - Bradhurst Road/Hospital Road and Bradhurst Avenue/Sprain Parkway overpass
    - Philip Place
    - Dorothy Court
    - Nearby hospital uses
    - Skyline Drive office parks

- Gate of Heaven Cemetery

d. Discuss the proposed lighting on site included in the Master Development Plan and in Phase 1 and how it would potentially affect neighboring properties. Document measures to comply with, or exceed Dark Sky standards.

3. Mitigation Measures

a. Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development for the Master Development Plan and Phase 1. left off here

C. Geology and Soils

1. Existing Conditions

a. Describe regional and local bedrock geology.
b. Discuss any special geological features on or adjacent to the Project Site, including but not limited to the location of significant rock outcrops. Provide map identifying all such features.
c. Identify and list soil types on the Project Site, based on site-specific mapping with a discussion of soil characteristics and suitability for construction. Include a soils map and identify location of areas of sensitive soils (soils with shallow depth to bedrock, shallow water table, high erodibility characteristics or having greater than 20% clay content). Provide tables indicating soil characteristics (e.g., construction-related and long-term erosion potential, runoff, permeability), limitations and suitability of each soil type for particular land uses, specifically, roads, driveways, sewage disposal areas, underground utility installation, and building construction.
d. Submission of a Phase II analysis of the site indicating all existing conditions including any contamination on the Project Site.

2. Potential Impacts

a. Describe impacts to special geological features of the subject site, if any. Describe location and amount of blasting anticipated. Include map showing areas of potential blasting activities. Describe blasting procedures to be followed and materials to be used. Discuss compliance with Chapter 122 (Blasting and Explosives) of the Code of the Town of North Castle.
b. Describe soil types to be impacted, and to what extent, with a grading limit line indicated on the preliminary grading plan. Indicate amount (preliminary cut and fill analysis) and location of earthwork anticipated.
c. Discuss potential impacts of soil limitations on proposed actions. with respect to stormwater management and erodibility during construction.
d. Discuss whether on-site rock crushing is proposed. If so, discuss rock crushing procedures to be followed.
e. Discuss impacts on contamination, if any.

3. Mitigation Measures

a. Sedimentation and Erosion Control Plan based upon consideration of a 100-year storm event and proposed modifications to vegetative cover. Include discussion

of initial installation by phase, maintenance, contingency and emergency measures, notification procedures in the event of failure of sedimentation and erosion control measures, and timing of removal.

b. Corrective measures necessary to overcome any soil limitations.
c. If blasting is proposed, provide a draft blasting mitigation plan, including a discussion of alternatives to blasting (e.g., cutting, ripping, chipping); a description of blasting activities, methods and schedules; and a description of the procedures that will be followed to document existing conditions, notify neighboring properties and the pertinent municipal jurisdiction(s) of the timing of blasting activities and remediate potential impacts.
d. If required, provide a draft rock crushing mitigation plan, including a discussion of alternatives to on-site crushing; a description of crushing activities, methods and schedules.
e. Construction Phasing Plan.
f. Discuss mitigation of any contamination including locations for specific removal and disposal of contaminated soil.

D. Topography & Slopes

1. Existing Conditions

a. Describe existing topography on Project Site, variation in elevation and relationship to surrounding topography.
b. Identify historical modifications to the Project Site's topography.
c. Describe and provide slope analysis map of existing slopes including categories of 0-15%, 15%-25%, 25%-35%, and 35% and greater.

2. Potential Impacts

a. Provide a preliminary grading plan and limit of disturbance for the Master Development Plan and Phase 1.
b. Compare existing and proposed topography for the Master Development Plan and Phase 1.
c. Identify, quantify and map potential impacts to steep slopes (as defined in Chapter 180, Steep Slope Protection, of the Mount Pleasant Town Code) for the Master Development Plan and Phase 1.
d. Describe compliance with steep slopes permit standards as per Chapter 180 (Steep Slope Protection) of the Mount Pleasant Town Code for the Master Development Plan and Phase 1.
e. Provide a preliminary cut and fill analysis for the Master Development Plan and Phase 1 that will identify if the site will be balanced or if soil will need to be imported/exported. The need for retaining walls, if any, shall be discussed and addressed. Discuss quality of fill to be brought onto the Project Site from off-site locations (if any).

3. Mitigation Measures

a. Describe mitigation measures and best management practices that will be implemented on-site for the Master Development Plan and Phase 1. Measures

for controlling soil erosion, shear failure, settlement, dust and preventing sediments from migrating off site will be identified and described.

- Avoid construction on steep slopes to the greatest extent practicable;
- Erosion and sediment control plan complying with SPDES permit;
- Establish clear limits of disturbance and coordination of project phasing;
- Address additional mitigation measures, which may be identified during the EIS studies and analysis.

E. Vegetation & Wildlife

1. Existing Conditions

a. Identify vegetation cover types for the entire site (map required).
b. Obtain data from the New York Natural Heritage Program (NYNHP) and the USFWS regarding the presence of threatened, rare or endangered species on or near the subject site based upon existing available data and recent field reconnaissance.
c. Conduct site-specific analysis of resident and migratory wildlife, including amphibian, reptile, mammal and bird species. Assessment shall examine habitat functions (i.e., breeding habitat, transitional, staging areas, feeding and roosting sites and travel lanes).
d. Provide a survey of trees in the portion of the Site to be developed, as required by Chapter 201, Trees, of the Mount Pleasant Town Code, including specimen trees, protected trees and specimen tree stands.
e. Location of unique, specimen or champion trees on the Project Site that are not regulated by the Town (if any).

2. Potential Impacts

a. Description of proposed limits of site disturbance and impacts to each vegetative cover type and threatened, rare or endangered plant species on entire site; and other trees (including specimen trees) identified above.
b. Describe anticipated tree removal and the Mount Pleasant tree removal permit regulations (Chapter 201, Trees, of the Mount Pleasant Town Code) for the Master Development Plan and Phase 1.
c. Cumulative loss of vegetation, overall and by vegetative cover type, upon project completion.
d. Vegetation to remain after construction, especially at critical buffering locations, such as the site's property lines.
e. Unique or specimen trees worthy of preservation as part of the development, and discussion of any compelling reasons justifying the removal of such trees.
f. Increased erosion resulting from removal of vegetation.
g. Impact on habitat and habitat functions caused by site development (e.g., clearing of vegetation, loss of wetlands).
h. Impacts of use of fertilizer, pesticides, herbicides, fungicides and other chemicals on the Project Site.
i. Habitat and wildlife corridor fragmentation.

j. Wildlife impacts on neighboring properties caused by displacement of wildlife from the Project Site.

3. Mitigation Measures

a. Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development included in the Master Development Plan and Phase 1.
b. Utilization of existing cleared areas to maximum extent possible.
c. Establishment of Clearing Limit Lines and Clearing and Grading Limit Lines (if not the same) to depict maximum limits of areas of disturbance.
d. Schematic landscape plan for the Project Site showing proposed planting areas, as well as their design intent and function (e.g., visual buffer, wetland enhancement, wildlife, street trees, slope stabilization, formal garden, etc.). Typical plant lists for each of specified functions shall be provided, emphasizing the use of native species. Include a description of the resulting planting character of the site and the length of time it will take to achieve that character. Include scientific names on the proposed landscaping plan, and review New York State invasive species regulations to assure that no invasive species will be used. In addition, avoid the use of plant species known to be invasive in other states, particularly those listed as invasive in neighboring states but which may not yet appear on the New York list. Species of plants native to New York should be used to the extent practicable for landscaping, soil stabilization, and stormwater mitigation features.
e. Buffer screening to reduce impacts on neighboring properties and area roadways.
f. Preservation of trees, to the maximum extent possible.
g. Proposed method of identification and preservation of unique and/or specimen (significant) trees, to the maximum extent possible.
h. Preservation of existing conditions (e.g., forested areas, wetlands).
i. Protection of wetlands.
j. Preservation and creation of wildlife corridors.
k. Fertilizer, Herbicide, Fungicide and Pesticide Application Plans, if proposed.
l. Alternative landscape plans emphasizing xeriscaping and without the use of Fertilizer, Herbicides, Fungicides, Pesticides or other chemicals.

F. Wetlands, Waterbodies and Watercourses

1. Existing Conditions

a. Describe and map Mount Pleasant, NYSDEC USACOE (and NYCDEP if any) existing surface water bodies, intermittent and perennial streams; and 100-year floodplains on the Project Site, and immediately surrounding (within 100’ of site property lines).
b. Identify the water body classification in accordance with the federal Clean Water Act, and the NYSDEC.
c. Describe and quantify regulated wetland areas or regulated adjacent areas on the Project Site - USACOE, NYSDEC and local as per Chapter 111, Freshwater Wetlands, of the Mount Pleasant Town Code.

d. Identify and map existing Town of Mount Pleasant, NYSDEC and USACOE wetlands within a distance of not less than 1/4-mile from the site boundaries, expanded as necessary to include all areas that are functionally related to and which might reasonably be expected to be impacted by development of the Project Site. All wetlands should be identified regardless of size.

e. For each on-site wetland, indicate:

(1) Location.

(2) Wetlands type, including soils, vegetation and hydrology.

(3) Wetlands acreage (approximate for off-site wetlands).

(4) Pertinent jurisdiction.

(5) Wetlands functions. Functional analysis shall be based upon one of the accepted methodologies, such as the U.S. Army Corps of Engineers HGM (hydrogeomorphic model), EPW (Evaluation of Planned Wetlands) model or Hollands-Magee Method.

2. Potential Impacts

a. Describe any potential impacts to waterbodies or watercourses including any unique features. To the extent that grading activities on-site, or addition or modifications to impervious surfaces, erosion and sedimentation may impact wetlands, waterbodies or watercourses located on adjacent properties, discuss potential impacts from the Master Development Plan and Phase 1.

b. Describe and quantify areas in regulated wetlands and adjacent areas to be disturbed based on the limit of disturbance line. Describe potential significant adverse impacts to wetlands from the Master Development Plan and Phase 1.

c. Describe potential for and evaluate the impact of increased concentrations of fertilizer, pesticides, herbicides, fungicides and other chemicals proposed for use on the Project Site in the existing waterbodies, watercourses and wetlands.

d. Identify and assess any altered drainage patterns and the potential adverse impacts that increased or, in some cases, decreased runoff amounts would pose to waterbodies, watercourses and wetlands.

e. Address impacts to the contributing watershed and to aquifer recharge.

f. Describe regulated activities and permits required for wetland and/or adjacent area disturbance on the Project Site for the Master Development Plan and Phase

3. Mitigation Measures

g. Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development included in the Master Development Plan and Phase 1.

G. Stormwater Management

1. Existing Conditions

a. Identify and map overall drainage basin area, existing drainage patterns on-site and within surrounding off-site areas, existing intermittent streams located within the same drainage basin(s). Study ultimate points of stormwater discharge from the Project Site.
b. Prepare a pre-development hydrologic analysis to determine existing peak rates of runoff from the Project area during the statistical 1-, 2-, 10-, 25-, 50-, and 100-year storm events as well as water quality criteria compliance will be provided as per the New York State Department of Environmental Conservation current Stormwater Management Design Manual. This analysis will be the basis for determining stormwater management requirements.
c. Identify and describe existing surface water quality conditions on the Project Site.
d. Describe existing point and non-point sources of pollution on the Project Site, including but not limited to subsurface sewage disposal systems, roadway runoff, grass clippings and other organic materials, chemical residues.

2. Potential Impacts

a. Discuss any changes to the quality or quantity of stormwater runoff due to the development included in the Master Development Plan and in Phase 1.
b. Discuss the proposed drainage collection system included in the Master Development Plan and Phase 1.
c. Prepare a post-development hydrologic analysis to determine the changes in the pre-development peak runoff rates for the Master Development Plan and Phase 1.
d. Prepare a Stormwater Pollution Prevention Plan and discuss compliance with New York State Department of Environmental Conservation (NYSDEC) general permits for Phase 1.
e. Prepare preliminary stormwater quality calculations to satisfy the requirements of NYSDEC for the Master Development Plan and Phase 1.
f. Identify surface water quality and quantity impacts on receiving wetlands, waterbodies, and tributary watercourses within the watersheds of which the Project Site is a part. Include potential short-term and long-term impacts of runoff carrying fertilizers, pesticides, herbicides, fungicides and other chemicals from lawns, roadways and other impervious surfaces, and sedimentation. Evaluate potential impact of failure of erosion and sedimentation control measures and stormwater control measures both during the construction process and after the Proposed Action is in operation.
g. Discuss the access to, ownership of, and responsibility for maintenance requirements during construction and long-term maintenance of any stormwater management facilities for the Master Development Plan and Phase 1.
h. Identify Federal, State and local permits that will be required for any watercourse impact, including an analysis of the effects of site development on the hydrology of on- and off-site wetlands and watercourses, from the Master Development Plan and Phase 1.
i. Analyses shall conform to the New York State Department of Environmental

Conservation current Stormwater Management Design Manual and the SPDES General Permit. Per the New York State Department of Environmental Conservation, the Applicant shall discuss and address the required stormwater management planning process and steps for maintaining preconstruction natural hydrologic conditions of the site by application of environmentally-sound development principles as outlined in the New York State current Stormwater Management Design Manual.

j. Address the implementation of low impact development design strategies.

3. Mitigation Measures

a. Mitigation measures will be provided to minimize impacts from the stormwater quantity and minimize adverse stormwater quality impacts included in the Master Development Plan and Phase 1. Outline stormwater treatment methods per current NYSDEC Design Standards and local regulations.
b. Design a stormwater management plan according to the NYSDEC Stormwater Management Design Manual for the Master Development Plan and Phase 1. Peak flow mitigation will be provided for the statistical 1-, 2-, 10-, 25-, 50-, and 100-year storm events.
c. Description of erosion and sedimentation control measures to protect water bodies, wetlands, and tributary watercourses, and maintenance of such measures during construction.
d. Preliminary Stormwater Pollution Prevention Plan (SWPPP) prepared for the Project Site in accordance with the Chapter 183 of the Town Code.
e. Fertilizer, Herbicide, Fungicide and Pesticide Application Plan, if applicable.
f. Compliance with the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities (Permit #GP 0- 015-002).
g. Compliance with the NYCDEP Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and Its Sources, if applicable.
h. Address need to provide a bond for construction and maintenance of stormwater facilities.
i. Discuss and address provisions for enhanced treatment and/or utilizing green infrastructure practices including but not limited to permeable pavement, rain barrels, rain gardens, open grassed swales, etc.
j. Stormwater infrastructure to be employed shall be described, including its location on-site, purpose, and capacity for collecting, storing, and treating stormwater successfully.
k. A comparison of pre- and post-development peak flows, runoff volumes, and land cover percentages shall be provided.
l. Ownership and maintenance responsibilities of stormwater facilities built onsite will be discussed and addressed.

H. Utilities

1. Existing Conditions

a. Water Supply

1. Identify public water supply systems in the vicinity of the Project Site including interconnections with adjacent sites and associated easements (if any), including mapping of districts and capacity of each district.
2. In addition to the public water supply, include a discussion of any existing on-site wells and water services and any modifications to same.
3. Identify location of existing water main(s) serving the Project Site and point(s) of connection, pressure, flow and available capacity.

b. Sanitary Sewer
1. Identify existing sewer district, treatment facilities to be used condition and capacity to accept additional wastewater from the Proposed Action.
2. Identify existing service lines and downstream sewer district mains.

c. Other Utilities
1. Identify other utility services required to support the Proposed Action (electric, gas, telecommunications, etc.).
2. Identify other utility network facilities to be utilized, and capacity to accommodate additional demand generated by the Proposed Action.
3. Address ConEd gas moratorium.

2. Potential Impacts

a. Water Supply
1. Identify water demands of the Proposed Action and compare to current capacity levels for the Master Development Plan and Phase 1. Include water demand for domestic, fire and irrigation. Specifically address any unique demand requirements for bioscience facilities.
2. Identify method of supplying water to the Proposed Action.
3. Evaluate capacity of the water district to supply the Proposed Action and describe proposed water connection for the Master Development Plan and Phase 1.
4. Identify off-site improvements that may be required to adequately supply water to the Project Site.
5. For each of the above analyses, also include consideration of cumulative impacts of other developments planned or proposed in the vicinity of the Project Site.

b. Sanitary Sewer
1. Estimate the potential sewage generation from the proposed Master Development Plan and Phase 1 calculated in accordance with NYSDEC and NYSDOH requirements.
2. Identify the method of disposing of wastewater generated by the Proposed Action.
3. Evaluate capacity of the sewer district to supply the Proposed Action and describe proposed sewer connection for the Master Development Plan and Phase 1.
4. Identify and provide a map of any off-site improvements that may be required to adequately convey wastewater from the Project Site.

5. Identify if wastewater generated from the proposed bioscience uses requires any special or tertiary treatment.
6. For each of the above analyses, also include consideration of cumulative impacts of other developments planned or proposed in the vicinity of the Project Site.
7. Obtain a will serve letter from the Westchester County Department of Environmental Facilities.

c. Other Utilities

1. Identify other utility demands of the Proposed Action and compare to current capacity levels for the Master Development Plan and Phase 1.
2. Identify method of supplying other utilities to the Proposed Action.
3. Evaluate utility capacity to supply the Proposed Action.
4. Identify off-site improvements that may be required to adequately supply other utilities to the Project Site.
5. For each of the above analyses, also include consideration of cumulative impacts of other developments planned or proposed in the vicinity of the Project Site.

3. Mitigation Measures

a. Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development included in the Master Development Plan and Phase 1. Specifically address the reduction of inflow and infiltration (I&I) at a ratio of 3:1, and how this will be achieved.

I. Traffic and Transportation

1. Existing Conditions

a. Provide a detailed description of roadways in the immediate area, as well as regional access and roadways serving the Project Site. Roadway characteristics will include classifications, general condition, and number and width of lanes by direction, speed limits, public transportation options, general sight distance discussion, roadway jurisdiction, bus stops and frequency of buses, pedestrians and bicycles and traffic control. Discuss with the NYSDOT, County and Town regarding on-going construction projects and potential future projects in the area.

b. Existing traffic conditions will be documented for the weekday AM and PM peak hours from historical data and by conducting turning movement manual counts at the following intersections near the Project Site:

- Route 100A/100C and Bradhurst Avenue (Route 100)
- Bradhurst Avenue (Route 100) and 19 Bradhurst Avenue Driveway
- Bradhurst Avenue and Hospital Road
- Hospital Road and Sprain Brook Parkway NB Off Ramp
- Hospital Road and Sprain Brook Parkway SB On Ramp
- Hospital Road and Woods Road
- Hospital Road and Sunshine Cottage Road
- Bradhurst Avenue and Sprain Brook Parkway NB On Ramp

- Bradhurst Avenue and Sprain Brook Parkway SB On/Off Ramp
- Route 9A and Dana Road
- Dana Road and Walker Road
- Dana Road and Hammond House Road
- Route 9A and Saw Mill River Parkway NB On/Off Ramp
- Route 9A and Skyline Drive (North)
- Route 9A and Skyline Drive (South)
- Route 9A and Old Saw Mill River Road (South)
- Route 9A and Old Saw Mill River Road (North)
- Route 9A and Belmont Road
- Broadway and West Cross Street
- Bradhurst Avenue and Brighton Avenue
- Bradhurst Avenue and Broadway/Memorial Drive
- Bradhurst Avenue and Lakeview Avenue
- Bradhurst Avenue and Joyce Place
- Route 100C and Sprain Brook Parkway NB On/Off Ramps
- Route 100C and Sprain Brook Parkway SB On/Off Ramps
- Route 100C and Woods Road/Taylor Road
- Route 100C and Walker Road/Clearbrook Road
- Old Saw Mill River Road and West Stevens Avenue
- Bradhurst Avenue and Chelsea Street
- Bradhurst Avenue and Broad Street

Turning movement counts will be collected during typical weekday morning and weekday afternoon peak periods. Data shall not follow or precede holidays and weekday conditions should include dates when schools are in session (including Westchester Community College and New York Medical College in addition to Mount Pleasant schools). Observations of existing queueing along Hospital Road, Bradhurst Avenue, Route 100C and the Sprain Brook Parkway Ramps (at Hospital Road and at Route 100C) should be provided.

Automatic Traffic Recorder (ATR) data, including volumes, vehicle classification and speeds, is to be provided and summarized for the following locations:

- Route 9A (North of Old Saw Mill River Road)
- Bradhurst Avenue (Route 100) north of Hospital Road
- Bradhurst Avenue (Route 100) south of Sprain Brook Parkway Ramps
- Hospital Road west of Woods Road
- Woods Road south of Hospital Road

Utilizing the ATR Data and the Project Trip Generation Data, document why Saturday and Sunday should or should not be Study Hours analyzed in detail.

Provide Capacity Analysis (Level of Service) for each of the above intersections (SYNCHRO Analysis).

c. Describe current actual Peak Hour roadway back-ups including along Hospital Road, Bradhurst Avenue, Route 100C, Sprain Brook Parkway, and Sprain Brook Parkway Ramps.
d. Discuss current cut-thru's along Belmont Road, West Stevens Avenue, Philip Place, Pythian Avenue, and Joyce Place, as well as other cut-thru locations.
e. Identify public transportation services for the area.
f. Identify pedestrian and bicycle circulation patterns in the area. Address the County's ongoing effort to develop the Tarrytown-Kensico Trailway.
g. Perform a review of the accident history of the Study Locations and Roadways and prepare an analysis regarding types/number/location of accidents ad whether any patterns exist. A comparison against statewide average accident rates shall be made and identification of personal injury/fatal accidents.
h. Describe existing truck routes in the vicinity of the Site.

2. Potential Impacts

a. Provide "No Build" Traffic Volumes and LOS for each of the intersections, to include background traffic growth and other proposed projects in the area (to be provided by the Town, the County and the Town of Greenburgh) for the build year for the Master Development Plan and Phase 1.
b. Describe access to the Project and confirm that there will be no direct connections with the residential area to the north.
c. Provide "Build" Traffic Volumes and LOS for each intersection, to include Site Generated Traffic Volumes for the Proposed Action and the assignment of Site Generated Traffic Volumes to the roadway network for the Master Development Plan and Phase 1. Describe and trip generation credits proposed to be utilized and supporting documentation for such credits. Provide support for arrival and departure patterns including factoring in existing queueing. Also provide potential Design Years for Phase 1 and Master Development Plan.
d. Provide Figures showing the Existing, Projected, No-Build, Site Generated, and Build Traffic Volumes for each of the intersections for each of the peak hours for the Master Development Plan and Phase 1.
e. Provide results from the SYNCHRO capacity analysis for each of the intersections utilizing the Existing, No-Build and Build Traffic Volumes for the Master Development Plan and Phase 1. Summarize the results of the capacity analysis in tabular form and include a summary of the average vehicle delays and Levels of Service as well as volume to capacity ratios, for each location by lane group for each condition. Queues and available stacking should also be provided.
f. Discuss Project generated demand for public transportation that is accessible to the Project Site for the Master Development Plan and Phase 1 including access via a project provided shuttle system as well as availability to meet that demand. Describe potential details of the shuttle system such as routes and frequency.
g. Describe proposed pedestrian and bicycle accommodations for the Master Development Plan and Phase 1 including crossings, pedestrian signals, new routes/paths, etc.
h. Describe parking to be required, needed and provided including Phasing, location, landbanking, etc. as well as the potential for shared parking. An

analysis of parking locations relative to buildings being serviced should be provided to demonstrate the efficiency of the parking from a Level of Service standpoint.

i. Describe potential locations for ridesharing and livery service (i.e. Uber, Lyft) loading and unloading areas.
j. Conduct a Traffic Signal Warrant Analysis for the potential new connection to Route 9A, as well as any other locations proposed to be signalized.
k. Provide a video simulation of the Existing, No Build and Build conditions for the Master Development Plan and Phase 1.
l. In addition to the Master Development Plan and Phase 1, the above should also be performed for the Residential Alternative.
m. Discuss potential impact from direct connection to Route 9A and impacts to Old Saw Mill River Road, including truck deliveries to businesses along Old Saw Mill River Road. Also discuss potential grades on the roadway connection to Route 9A as well as traffic control at Route 9A and potential impact to the adjacent Skyline Drive signalized intersection. In addition, discuss potential for increase in cut-thru's through residential area.
n. Discuss capacity of bridges over Sprain Brook Parkway, particularly the Bradhurst Avenue Bridge and the Hospital Road Bridge and their ability to accommodate the future traffic demands from the Master Development Plan and Phase 1.
o. Discuss amount/size of trucks currently and in the future, utilizing Bradhurst Avenue.
p. Discuss impacts to Sprain Brook Parkway Northbound, particularly in the Peak PM Hour, due to existing delays resulting from the lane drop and merge with Bronx River Parkway/Taconic State Parkway.
q. Discuss potential impacts of autonomous vehicles.
r. Discuss potential impacts on current at-grade railroad crossings within the study area.
s. Discuss potential diversion of traffic from the Sprain Brook Parkway Ramps at Hospital Road to the Ramps at Route 100C and potential impacts, as well as additional traffic diversions.
t. Discuss impacts on response times and routes as well as other impacts for emergency services such as police, fire and EMS.

3. Mitigation Measures

a. Where the increased traffic has the potential to affect traffic operations, the traffic study will identify potential mitigation measures to address such conditions. The discussion of mitigation measures will include, but not be limited to the following information for the Master Development Plan and Phase 1:
   - The types of roadway improvements, including traffic control.
   - The party responsible for implementing the improvements and the method of funding.
   - Diversion of traffic to mass transportation via bus and shuttle systems.
   - Analyze shuttle capability to Hamlets and Train stations in the Town (Hawthorne, Thornwood and Valhalla) as well as to White Plains and North

White Plains. Also discuss availability of parking at each of these stations for potential residents of the Project.

b. Discuss the possibility and need of another entrance/exit along the Sprain Brook Parkway.
c. Discuss the viability of widening Bradhurst Avenue to provide bike lanes.
d. Discuss potential for a vehicular connection to the Mid Westchester Executive Park (Robert Martin Property/Skyline Drive).
e. Discuss how mitigation corresponds to the Town's Comprehensive Plan.
f. Discuss currently proposed improvements under construction at the intersection of Route 9A and 100C. Also describe potential long-term plans by the NYSDOT and County in relationship with the Project.
g. Describe any proposed Monitoring Programs to be implemented including methodology, limits, timeframes, resulting mitigation, etc.
h. Discuss the potential for a bike share program between the North 60 and the Grasslands Campus.

J. Community Services

1. Police Services

a. Existing Conditions

1. Identify Police Department jurisdiction (does County Police Department have responsibility for the Project Site as County property).
2. Identify the staff size and organization of the Police Department.
3. Identify the number of calls for service per year and the service ratio.
4. Identify the location of police station in relation to the Project Site.
5. Identify average response time to the Project Site.

b. Potential Impacts

1. Evaluate increased demand for police services for the Master Development Plan and Phase 1.
2. Identify increased costs for Police Department.
3. Identify concerns of the Police Department (if any) for the Master Development Plan and Phase 1.
4. Analyze the adequacy of access to the proposed development for the Master Development Plan and Phase 1.

c. Mitigation Measures

1. Discuss potential methods for mitigation of potential adverse impacts to the Police Department that could result from the proposed development included in the Master Development Plan and Phase 1.
2. Identify private security measures that are proposed or may be employed.
3. Identify any and all additional equipment needed for the Police Department as a result of Phase I and the Project as a whole (vehicles, emergency service equipment, bicycles, etc.)

2. Fire and Emergency Services

a. **Existing Conditions**
1. Identify Fire Department jurisdiction (does County Police Department have responsibility for the Project Site as County property).
2. Identify the staff size and organization of the Fire Department.
3. Identify Fire Department apparatus and equipment.
4. Identify the number of calls for service per year and service ratio.
5. Identify the average response time to the Project Site and location of fire stations.

b. **Potential Impacts**
1. Evaluate the increase demand for fire and emergency services for the Master Development Plan and Phase 1.
2. Identify concerns from the Fire Department (if any) for the Master Development Plan and Phase 1.
3. Describe how the site plan will adequately provide emergency service access for the Master Development Plan and Phase 1.
4. Identify increased costs to Fire Department.
5. Identify any unique fire safety issues related to the biotech/research and development operation.
6. Identify source of water supply and evaluate pressure and required storage volumes for the Master Development Plan and Phase 1.
7. Discuss potential impacts to fire or emergency service access to nearby hospital and medical uses for the Master Development Plan and Phase 1.

c. **Mitigation Measures**
1. Discuss possible methods for mitigation of potential adverse impacts that could result from the proposed development included in the Master Development Plan and Phase 1.
2. Emergency service access.
3. Provision of fire hydrants and water supply systems.
4. Fire suppression sprinklers and standpipe systems.
5. Identify any and all additional equipment needed for the Fire Departments as a result of Phase I and the Project as a whole (vehicles, emergency service equipment, etc.)

3. Recreation and Open Space

a. **Existing Conditions**
1. Describe existing public recreation and open space facilities in the Town and immediate vicinity.
2. Describe the Project Site's current open space characteristics and benefits.

b. **Potential Impacts**
   1. Discuss potential impacts to public recreation and open space for the Master Development Plan and Phase 1.
   2. Document the impact of the loss of the open space now available on the Project Site.

c. **Mitigation Measures**
   1. Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development for the Master Development Plan and Phase 1.
   2. Discuss how proposed open space areas are to be protected and maintained. If restrictions such as deed restrictions, conservation easements or other prohibitions in future development are proposed, discuss what legal mechanism will be put into place to ensure perpetual preservation of open spaces.
   3. Discuss the potential for connections of on-site open spaces to off- site open spaces and how this could be implemented and maintained.
   4. Discuss the potential for purchase of additional property for open space.
   5. Discuss the enhancement of existing recreation facilities within the Town.

4. Solid Waste and Recycling

a. **Existing Conditions**
   1. Describe how solid waste and recycling are collected and disposed of in the Town.

b. **Potential Impacts**
   1. Describe how solid waste and recycling will be collected and disposed of for the Project for the Master Development Plan and Phase 1.

c. **Mitigation Measures**
   1. Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development for the Master Development Plan and Phase 1, including zero waste systems including but not limited to the use of compostable materials in consumer waste and composting programs for food services and other businesses.
   2. Identify how the County recycling requirements will be met.
   3. Demonstrate that adequate storage measures are included for recycled materials.
   4. Address special waste handling requirements associated with bioscience operations, including pharmaceutical and nuclear waste.

5. Schools

a. Existing Conditions.
   1. Describe the location of the Project Site in relation to the Mount Pleasant School District and Pocantico Hills School District that serve the site.

b. Potential Impacts.

1. Estimate the public-school child generation from the proposed residential uses by use of accepted school child multipliers (Rutgers CUPR or ACS PUMA cross tabs and/or any location specific method by analyzing the relevant school facilities in the Town and the estimated numbers of students generated), segmented by unit mix, tenure and rent or income level; if possible, confirmed by experience of similar developments.
2. Apply the average annual current enrollment expenditure per student as borne by property taxes net of state aid (based on the average of all grades and special needs) to the number of proposed development students for the measure of the development costs. Evaluate the impacts of projected enrollment increases, from the project, on the Mount Pleasant and Pocantico Hills school districts, school facilities and budgets. Consider long term cumulative impacts of enrollment increases within the districts. Communicate with the school districts and evaluate the potential for the need for new buildings, fields or other facilities. Impacts on property tax revenues to the School Districts and other taxing jurisdictions should take into consideration the need for capital improvements resulting from the proposed project.
3. Discuss transportation impacts upon the Mount Pleasant and Pocantico School Districts, including need for the Districts to add a transportation route and pick up location to accommodate students.
4. Discuss whether the Proposed Action will generate more older "existing students" than "new" kindergarten students. Discuss cost impacts of educating "new" students vs. "existing students."
5. Analyze potential numbers of children that would attend public schools within the Town.

c. Mitigation Measures.

1. Discuss potential mitigation measures, if necessary. Discuss tax implications of the project.
2. Analyze taxes received for each School District and necessity for additional funds needed given potential number of students attending the schools.

K. Fiscal and Market Impacts

1. Existing Conditions

a. Describe existing demographic characteristics of the Town of Mount Pleasant.
b. Describe the existing tax revenues generated by the Project Site for the various taxing jurisdictions.

c. Analyze key economic and demographic variables which influence demand for the various uses included in the Proposed Action.
d. The analyses will be prepared for the individual primary and secondary market areas. The definition of the market areas should take into consideration the town's three hamlets – Hawthorne, Thornwood and Valhalla, and the major commercial areas along Route 9A and Columbus Avenue (in Mt. Pleasant) in the Town of Mount Pleasant and the Town of Greenburgh.
e. The analysis shall address the national economy as well as the metropolitan area, Westchester County and Town of Mount Pleasant employment base. The analysis shall evaluate the state of the current local and national economy as it relates to the existing and future demand for the proposed property uses in the Town of Mount Pleasant, Westchester County and the surrounding metropolitan areas.
f. Key markets and uses to be analyzed include:
    - Bio-Medical Facility
    - Residential Housing
    - Retail/Service
    - Medical Office
    - Hotel
    - Museum/Educational Use

2. Potential Impacts

a. Document that adequate demand exists for the proposed uses.
b. Document absorption rate of proposed uses.
c. Address marketability of phasing.
d. Project new site population that will be employed and/or reside at the Project Site for the Master Development Plan and Phase 1.
e. Provide analysis of property tax revenue to be generated by the Master Development Plan and Phase 1.
f. Estimate temporary (construction) employment and permanent bioscience and support service employment associated with the Proposed Action.
g. Prepare an economic impact assessment of the direct, indirect and induced effects on employment, output and earnings in the Town of Mount Pleasant and surrounding area by the temporary (construction) and permanent (operations) activity associated with the Proposed Action. Quantify the expected economic impacts to the local economy during the construction period. Identify the number of jobs (in person-years) to be generated directly and indirectly as a result of construction. Calculate income to the local economy from sales of construction material, construction labor and sales tax.
h. Specifically address economic impact of bioscience operations.
i. Address hotel tax and sales tax from retail and service uses.
j. Incorporate the analysis and findings of the Weitzman Market Study commissioned by the County.

3. Mitigation Measures

a. Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development included in the Master Development Plan and Phase 1.

L. Historic, Archaeological and Cultural Resources

1. Existing Conditions.

a. Describe historic resources on the Project Site, of in the surrounding area. Include information obtained from the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) and Mount Pleasant Historical Society.
b. Conduct a Phase 1 Archaeological Survey.
c. A descriptive detail of the Proposed Action including the proposed direct impact areas shall be submitted to the New York State Office of Parks, Recreation and Historic Preservation (NYOPRHP) as part of the SEQR consultation process. The project notification paperwork shall be submitted electronically to NYOPRHP using that agency's Cultural Resources Information System (CRIS).
d. Identify any properties listed on the State or National Register of Historic Places on or within a 1/2-mile of the subject site's boundaries.
e. Identify locally significant properties within a 1/2-mile of the subject site's boundaries.
f. Identify and map existing on-site man-made features, including stone walls, cisterns, storage areas, etc..

2. Potential Impacts.

a. Discuss how the Proposed Action would impact historic, cultural or archaeological resources on, or in the vicinity of the Project Site.

3. Mitigation Measures.

a. Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development included in the Master Development Plan and Phase 1.

M. Hazardous Materials

1. Existing Conditions

a. Investigate of the Project Site and surrounding area's history of the presence of hazardous substances through the analysis of historical records, aerial photographs, historic maps, municipal records, field observations and interviews with individuals familiar with the history of the area, most importantly County officials responsible for the use of the Project Site.
b. Review of federal and state databases and records for documentation of potential liabilities relevant to the Project Site, such as the US EPA's CERCLIS (Comprehensive Emergency Response Compensation and Liability Information System), the National Priorities List (NPL), NYSDEC Inactive Waste Disposal Report, New York Spills Database, among others.

c. Prepare and summarize the findings of a Phase I Environmental Site Assessment of the Project Site, and adjacent areas that influence the Site.

2. Potential Impacts

a. Identify impacts resulting from the presence of hazardous substances.
b. Identify impacts resulting from the bioscience and biomedical uses, including hazardous, biohazard, medical, chemical and nuclear wastes, etc.

3. Mitigation Measures

a. Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development included in the Master Development Plan and Phase 1.

N. Noise

1. Existing Conditions

a. Summarize a qualitative description of the existing noise environment at the Project Site, and at surrounding sensitive receptors.
b. Noise measurements shall be completed in general conformance with the NYSDEC Policy for "Assessing and Mitigating Noise Impacts" and consistent with American National Standards Institutive (ANSI) Standard S1.

2. Potential Impacts

a. Provide qualitative discussion of construction related impacts of noise and the Project's adherence to the local noise ordinance for the Master Development Plan and Phase 1.
b. Provide qualitative discussion of post construction noise and the Proposed Action's adherence to the Town of Mount Pleasant noise ordinance (Chapter 139) for the Master Development Plan and Phase 1. This shall address long term as well as short-term construction noise impacts.

3. Mitigation Measures

a. Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development included in the Master Development Plan and Phase 1.

O. Air Quality

1. Existing Conditions

a. Summarize existing ambient air quality conditions in the region based on published New York State Department of Environmental Conservation ambient air monitoring data.
b. Determine if the potential development of the Proposed Action under the proposed zoning would interfere with the attainment or maintenance of the New York and/or National Ambient Air Quality Standards (NAAQS) established by the Federal Clean Air Act Amendments.

2. Potential Impacts

a. Provide a qualitative analysis of the potential air impacts resulting from site preparation, construction activities, and post-construction activities for the Master Development Plan and Phase 1.

b. NYSDOT Environmental Procedures Manual identifies a screening process to determine if project specific (microscale) air quality analyses are warranted. Generally, intersections impacted by a project, with a build condition Level of Service (LOS) C or better are excluded from microscale air quality analysis. The screening process also considers proximity to potentially sensitive receptors (i.e. schools, hospitals). If, based on the results of the screening, further analysis is warranted, it will be determined if it is appropriate to conduct further analysis as part of the DGEIS, or as part of subsequent site-specific environmental analyses.

3. Mitigation Measures

a. Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development included in the Master Development Plan and Phase 1.

P. Greenhouse Gas Emissions, Energy Conservation, Green Building and Sustainability

1. Existing Conditions

a. Summarize the presence of energy resources at the Project Site, if any. This section will include a qualitative discussion of current greenhouse gas sources.

2. Potential Impacts

a. Summarize the sustainability goals of the Proposed Action

b. Summarize the use of energy resources to be used by the Proposed Action and strategies to reduce energy consumption. Provide a description of the effect of the Proposed Action on the conservation of energy resources; and a discussion of applicable energy building codes.

c. Analyze of greenhouse gas emissions that will result from development of the Proposed Action. The NYS Department of Environmental Conservation's Guides for Assessing Energy Use and Greenhouse Gas Emissions in Environmental Impact Statements will be used to guide this analysis.

d. Design elements suggested by the United States Green Building Council's Leadership in Energy and Environmental Design (LEED) program should be considered for potential incorporation in the project design. Given the nature of the Proposed Action – LEED for Neighborhood Development standards should be employed.

e. Identify how the Proposed Action achieves long term sustainability goals.

3. Mitigation Measures

a. Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development included in the Master Development Plan and Phase 1.

Q. Construction

1. Potential Impacts

a. Assess potential construction-related impacts (noise, etc.) from the Master Development Plan and Phase 1.
b. Describe the construction schedule and construction phasing plan.
c. Discuss impacts on adjacent land uses, including hospital uses, associated with proposed construction activities, including access to the site for construction vehicles, effects of construction traffic on adjacent roadways, construction staging and management of fill export and import for the Master Development Plan and Phase 1.
d. Provide proposed techniques for rock removal, should it become necessary during construction and anticipated cut and fill. Describe potential impacts to adjacent properties that could result from rock removal for the Master Development Plan and Phase 1. Any required pre-blast surveys, photo/video demonstration, and seismic monitoring should be discussed.
e. Discuss traffic impacts during construction including number/size of trucks, potential truck routes (including discussions on truck restrictions) and length of construction for the various phases, including cut and fill. Include a discussion on the impacts to the current roadway pavements and the potential for repairs.
f. Identify the potential for local hiring programs, apprenticeship programs, minority business opportunities and the use of local suppliers.

2. Mitigation Measures

a. Discuss construction techniques and best management practices to be utilized to minimize potential adverse construction-related impacts, including potential rock removal.
b. Discuss techniques to properly dispose of excess soils and construction and demolition debris at approved off-site facilities.

Chapter IV: Alternatives

Provide a description of impacts for each alternative identified below. Include a comparable level of analysis for each potential impact area to allow the Lead Agency to evaluate the Proposed Action in relation to each of the alternatives below.

A. No Action Alternative

Under this alternative, the Project Site would remain as it exists now.

B. Alternative Plan Under the Existing Zoning

Under this alternative, the site would be redeveloped as permitted under the requirements of the existing zoning districts.

C. Alternative Development Program

Under this alternative, the development would include a new mixed-use community that incorporates approximately 3 million square feet of bio-tech/research and development related uses including medical offices, a children's living science education center, neighborhood retail, a hotel, and low impact residential uses that would cater to the

scientific community and may include student housing, senior housing and/or micro-unit and co-living housing as part of a comprehensive Master Development Plan. Residential uses to be analyzed under this alternative will include up to 660 units of low impact residential uses (as recommended in the Weitzman Market Study) including 150-175 residential units in Phase 1.

The analysis of the Alternative Development Program will include a comparable level of analysis for each potential impact area as well as an analysis of potential impacts from site generated resident population and potential impacts to the Mount Pleasant Central School District and the Pocantico Hills School District from public school children to be generated by the Project (if any) for the Master Development Plan and Phase 1.

D. Alternative Access

This alternative evaluates alternative access locations, including a different location(s) onto Route 9A, connection through to Skyline Drive, connection through County campus to the south on Woods Road.

E. Alternative Phasing Program

Under this alternative, modifications to the phasing plan would be evaluated, the objective being to devise a phasing plan that results in the fewest adverse impacts.

F. Reduced Environmental Impact Alternative

Under this alternative, the development would be modified to avoid any regulated wetland and wetland buffer areas, very and excessively steep slopes, floodplains or other designated sensitive environmental areas on the Project Site.

Chapter V: Adverse Environmental Impacts That Cannot Be Avoided

Identify adverse environmental impacts identified in Chapter III of the DEIS that cannot be avoided based on the implementation and construction of the Master Development Plan and Phase 1. Discussion will include short term construction impacts.

Chapter VI: Irreversible and Irretrievable Commitment of Resources

Identify natural and human resources that will be consumed, converted or made unavailable for future use from the implementation and construction of the Master Development Plan and Phase 1.

Chapter VII: Growth Inducing Impacts

Identify secondary and/or indirect impacts that could result as potential impacts from the implementation and construction of the Master Development Plan and Phase 1.

Chapter VIII: Effects on the Use and Conservation of Energy Resources

Summarize the use of energy resources to be used on-site and strategies to reduce energy consumption. Provide a description of the effect of the Proposed Action on the short and long-term use and conservation of energy resources; methods to reduce inefficient or unnecessary consumption of energy during construction and long-term operation; and a discussion of green building practices for the Master Development Plan and Phase 1.

Appendix:

A. Environmental Assessment Form (EAF) Parts 1, 2 and 3
B. Positive Declaration and Lead Agency notice
C. DEIS Scoping Outline
D. Copies of all official correspondence related to issues discussed in the DEIS
E. Full copy of N. 60 Lease
F. Natural resource reports or data
G. Wetland delineation report, as applicable
H. Stormwater Pollution Prevention Plan
I. Traffic Impact Study
J. Phase 1 Archaeological Survey
K. Other Technical Studies, as applicable