

# The North 60

Hospital Road, Nilsson Drive, Stevens Avenue, Old Saw Mill River Road  
Town of Mount Pleasant, Westchester County, New York

## Final Environmental Impact Statement - Appendices



**Applicant:**

Fareri Associates / North 80 LLC

**Lead Agency:**

Mount Pleasant Planning Board

**Tax Map Designations**

111.20-1-80	116.8-1-6
116.8-1-3	116.8-1-7
116.8-1-4	116.8-1-8
116.8-1-5	116.8-1-9

**Prepared By:**



Date of Accepted DEIS: July 2, 2020

Date of Public Hearing: 09/03/20 & 10/01/20

Deadline to submit comments: Nov. 1, 2020

FEIS Submitted: Nov. 30, 2021

***Lead Agency:***

Mount Pleasant Planning Board  
One Town Hall Plaza  
Mount Pleasant, NY 10595  
(914) 742-2300

Contact: Michael H. McLaughlin, Planning Board Chairman

***Applicant:***

Fareri Associates / North 80 LLC  
One Greenwich Office Park South, Suite 350  
Greenwich, CT 06831  
(203) 422-6700 ext. 104  
Contact: Kevin Molnar, AIA

***Consultants that contributed to this document include:***

***Project Attorney:***

Blanchard & Wilson, LLP  
235 Main Street, Suite 330  
White Plains, New York 10601  
(914) 614-0339  
Contacts: Kristen K. Wilson, Esq.  
Mark Blanchard, Esq.

***Environmental Planning & EIS Preparation /  
Air Quality / Noise Assessment / Cultural Resources:***

VHB Engineering, Surveying, Landscape Architecture, and Geology P.C.  
50 Main Street, Suite 360  
White Plains, NY 10606  
(914) 467-6613  
Contact: Gina Martini, AICP

***Site Planning and Architecture:***

Torti Gallas + Partners  
1300 Spring Street, 4<sup>th</sup> Floor  
Silver Spring, MD 20910  
(301) 588-4800 x1162  
Contact: Erik J. Aulestia, AICP

***Site Engineering:***

Bibbo Associates, LLP  
293 Route 100, Suite 203  
Somers, NY 10589  
(914) 277-5805  
Contact: Timothy S. Allen, P.E.

***Traffic Engineering:***

Colliers Engineering & Design  
400 Columbus Avenue, Suite 180E  
Valhalla, NY 10595  
(914) 347-7500  
Contact: Ronald Rieman, P.E.

***Natural Resources:***

William Kenny Associates LLC  
195 Tunxis Hill Cutoff South  
Fairfield, CT 06825  
(203) 366 0588  
Contact: William L. Kenny, PWS, PLA

***Strategic Consultant:***

Divney Strategic Advisors  
333 Mamaroneck Avenue | PMB  
334 White Plains, NY 10605  
(914) 292-5006  
Contact: J. Michael Divney

***Public Relations:***

Thompson & Bender  
1192 Pleasantville Road  
Briarcliff Manor, NY 10510  
(914) 762-1900  
Contact: Geoff Thompson

***Arborist:***

Davey Resource Group  
67 West Street  
Brooklyn, NY 11222  
(610) 585-1714  
Contact: Sophia Rodbell

***Surveying:***

Ward Carpenter Engineers, Inc.  
76 Mamaroneck Avenue  
White Plains, NY 10601  
(914) 949-6000  
Contact: Susan Melillo, EIT

***Landscape Architecture:***

Studer Design Associates, Inc.  
679 Danbury Road  
Ridgefield, CT 06877  
(203) 894-1428  
Contact: Craig Studer

***Archeology:***

Hartgen Archeological Associates, Inc  
1744 Washington Avenue Ext.  
Rensselaer, NY 12144  
(518) 283-0534  
Contact: Justin DiVirgilio

***Environmental Site Assessment:***

Tim Miller Associates, Inc.  
10 North Street  
Cold Spring, NY 10516  
(845) 265-4400  
Contact: Tim Miller, AICP

***Utilities:***

Stantec Consulting Services, Inc.  
30 Oak Street, Suite 400  
Stamford, CT 06905  
(203) 352-1717  
Contact: Joseph R. Bartels, P.E., LEED AP



# Appendices

<b>Appendix</b>	<b>Description</b>
Appendix A	Public Hearing #1 – Transcript (September 3, 2020)
Appendix B	Public Hearing #2 – Transcript (October 1, 2020)
Appendix C	Letters and Written Comments Received on the DEIS: <ol style="list-style-type: none"><li>1. Letter dated September 15, 2020 from Richard Wisniewski.</li><li>2. Letter dated September 28, 2020 from Westchester County Planning Board.</li><li>3. Email dated September 29, 2020 from Bill Losapio.</li><li>4. Letter dated September 28, 2020 from Domenick Vita.</li><li>5. Email dated October 4, 2020 from Arline Segal.</li><li>6. Email dated October 12, 2020 from Ashley Pitrulle.</li><li>7. Letter dated October 11, 2020 from Mary Hegarty.</li><li>8. Letter dated October 19, 2020 from Jim Collins, Mount Pleasant Planning Board Member.</li><li>9. Email dated October 28, 2020 from Barbara Benson.</li><li>10. Letter dated October 30, 2020 from Mount Pleasant Conservation Advisory Council.</li><li>11. Letter dated October 1, 2020 from the Business Council of Westchester.</li><li>12. Memorandum dated October 30, 2020 from Provident Design Engineering.</li><li>13. Memorandum dated October 31, 2020 from Cleary Consulting.</li><li>14. Memorandum dated October 31, 2020 from James Lima Planning + Development.</li><li>15. Email dated November 1, 2020 from Sara Smiley.</li><li>16. Email dated November 1, 2020 from Katherine Meladossi.</li><li>17. Email dated November 1, 2020 from Peter &amp; Rita Curtin.</li><li>18. Letter dated January 13, 2021 from Tom Sialiano.</li></ol>
Appendix D	Vegetation and Wildlife Survey Supplement by William Kenny Associates (WKA) (September 21, 2020)
Appendix E	Traffic Plan
Appendix F	Traffic Appendices <ol style="list-style-type: none"><li>Attachment 1 – Build Analysis w/ Aquest Development</li><li>Attachment 2 – U.S. Census Data / ITE Parking Rates</li><li>Attachment 3 – TMC / ATR Comparison Table</li><li>Attachment 4 – NYSDOT Historical Data</li><li>Attachment 5 – Other Development Traffic Information</li><li>Attachment 6 – Traffic Count Data (3)</li><li>Attachment 7 – Sensitivity Analysis – NYS Route 9A/SMRP NB On/Off Ramp</li></ol>



Attachment 8 – Updated Bradhurst Avenue/Broadway/Memorial Drive Intersection  
Attachment 9 – Pedestrian Figures  
Attachment 10 – Traffic Signal Timing Plans  
Attachment 11 – NYS Route 100C/Woods Road/Taylor Road – EB Left Turn Storage  
Attachment 12 – Updated Conceptual Improvements Plans / Updated Intersection Analysis #8, and #9  
Attachment 13 – Updated LOS Summary Tables  
Attachment 14 – Additional Accident Information  
Attachment 15 – Turning Tracks  
Attachment 16 – Sight Distances  
Attachment 17 – Turning Tracks  
Attachment 18 – WMC, NYMC, WCDOC Interplay Credit

Appendix G	Former Nilsson Greenhouses Property Sampling Investigation by Tim Miller Associates (10/30/20)
Appendix H	Phase II Archeological Site Evaluation by Hartgen Archeological Associates Inc. (November 2020)
Appendix I	Visual Simulations (updated 12/2020)
Appendix J	Conceptual Site Plans
Appendix K	Street Sections
Appendix L	Correspondence from Emergency Service Providers
Appendix M	Tree Planting Plan (1/29/21)
Appendix N	Stormwater Pollution Prevention Plan (updated 5/12/21)
Appendix O	Draft Zoning Text Amendment
Appendix P	North 60 Phase 1 Plan Set (updated 5/12/21)
Appendix Q	North 60 Tree Removal Plan Phase 1
Appendix R	Letter dated February 12, 2021 from Westchester County Department of Environmental Facilities
Appendix S	Geotech: Retaining Wall Foundation Recommendations by Mekael Engineering & Consulting, Inc. (March 25, 2021)
Appendix T	West Street Alternative
Appendix U	Case Examples of Bio-Tech or Similar Campuses